

MACKENZIE.

DESIGN DRIVEN | CLIENT FOCUSED



SILVERTON CIVIC CENTER - CITY COUNCIL PRESENTATION

SILVERTON, OR | JULY 06, 2020

478

TOTAL RESPONSES



ENTRY PLAZA



GATHERING SPACE



SPLASH PAD



STADIUM SEATING



HYDROLOGICAL ELEMENTS



BANDSTAND



PRESERVATION OF TREES



FESTIVAL STREET

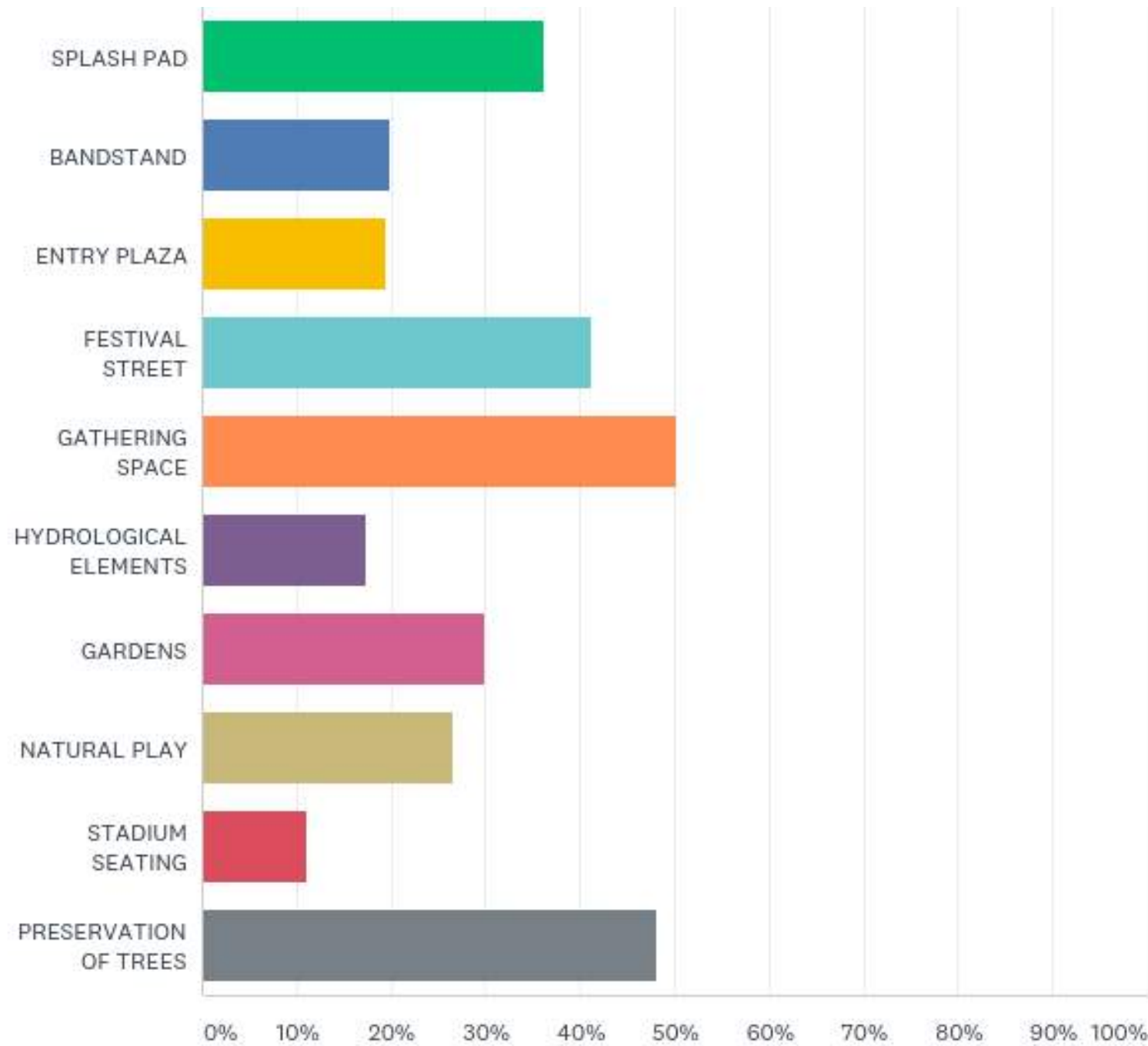


GARDENS



NATURAL PLAY

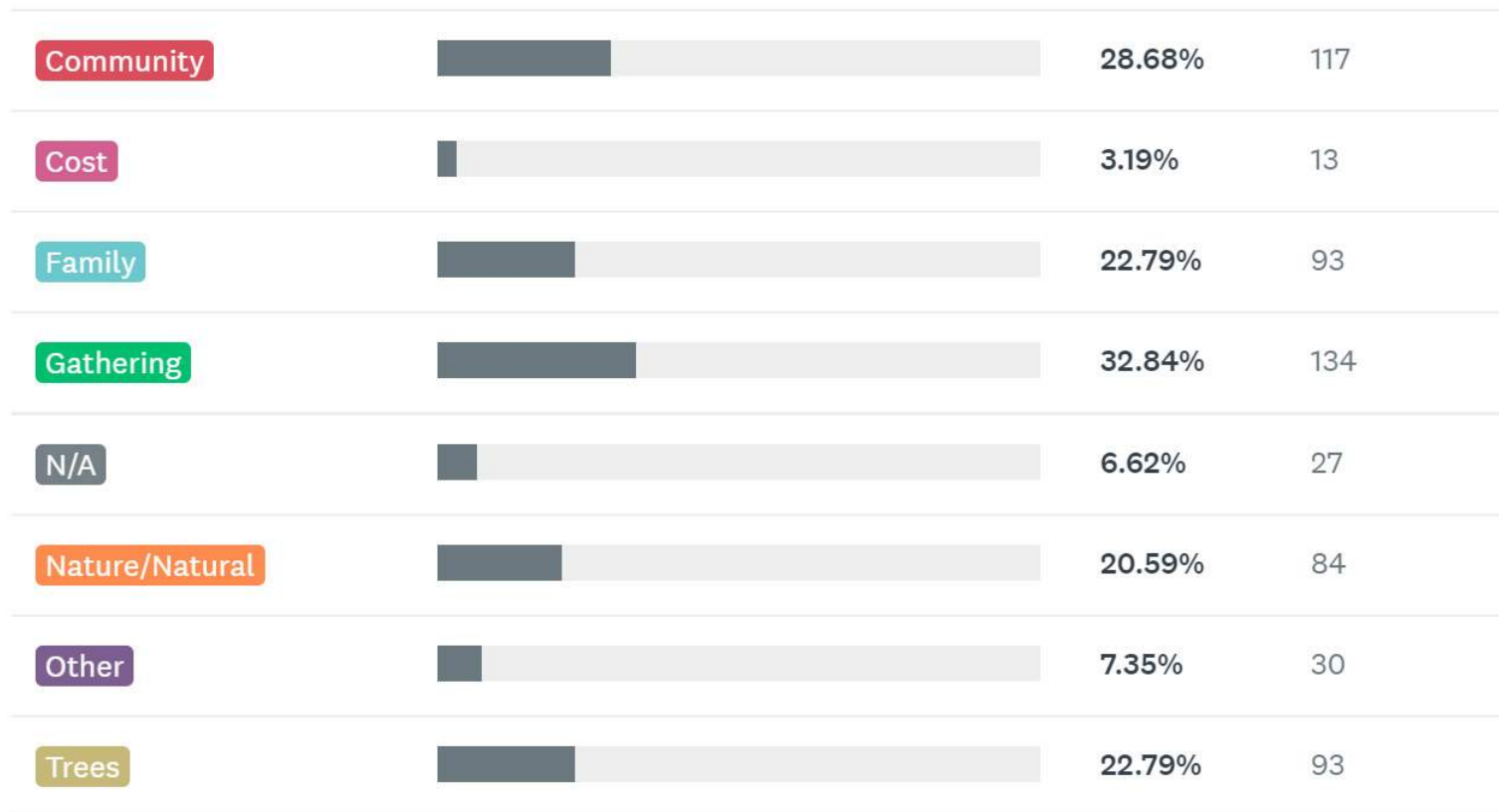
Q1: Considering the context of Silverton and the future Silverton Civic Center site, please select your THREE preferred SITE precedent images. (SELECT THREE OUT OF TEN IMAGES)



ANSWER CHOICES	RESPONSES
SPLASH PAD	36.19% 173
BANDSTAND	19.87% 95
ENTRY PLAZA	19.46% 93
FESTIVAL STREET	41.21% 197
GATHERING SPACE	50.21% 240
HYDROLOGICAL ELEMENTS	17.36% 83
GARDENS	29.92% 143
NATURAL PLAY	26.57% 127
STADIUM SEATING	11.09% 53
PRESERVATION OF TREES	48.12% 230
Total Respondents: 478	



Q2: Please explain why you chose the three site images in the previous question.



“... The gathering space really brings together the close caring theme of our town and makes the space inviting.”

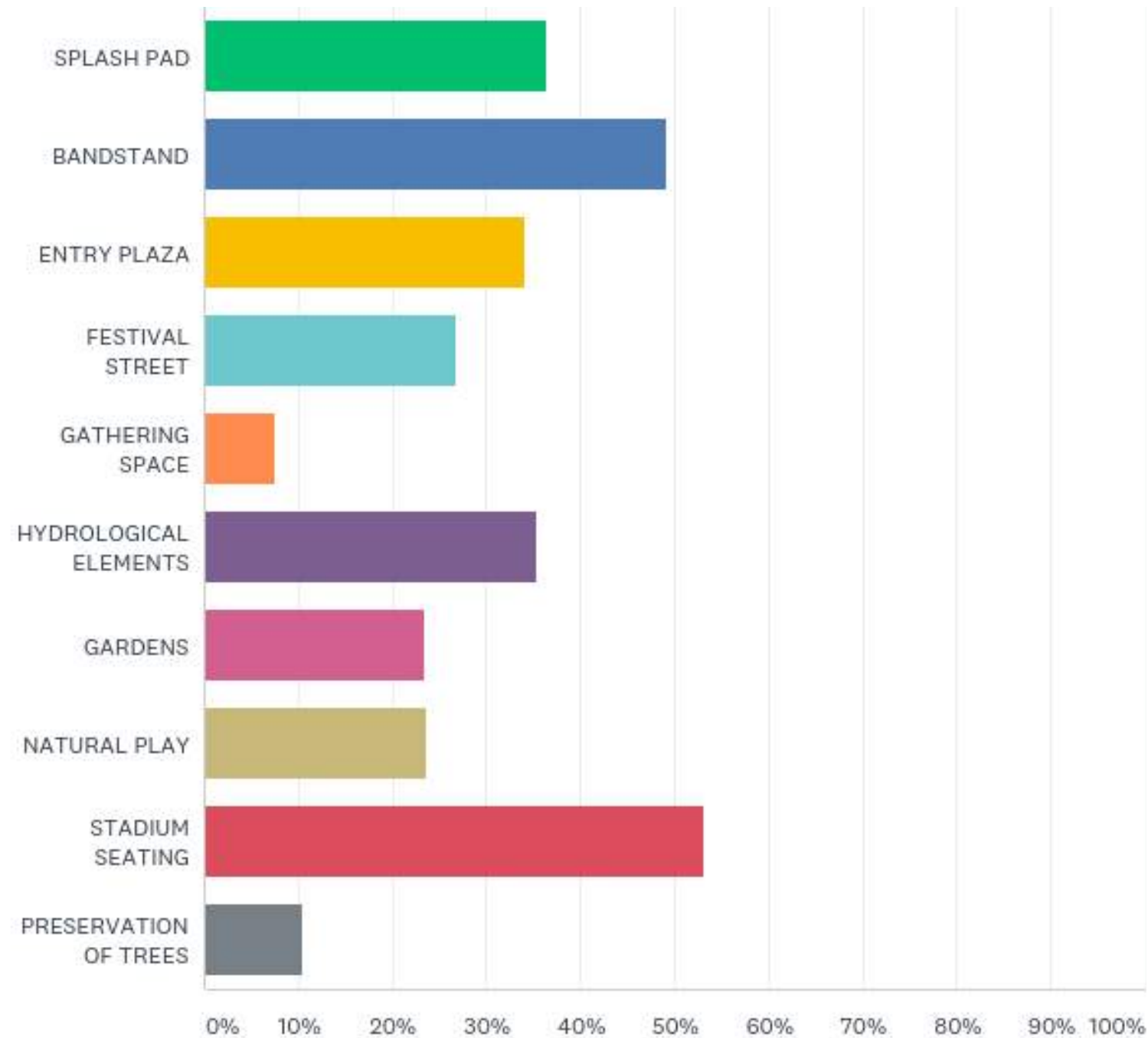
“Open area for the public to positively interact with police”

“More areas to build relationships/community”

“Encourages a wide variety of residents to use space”

“Keep communities together”

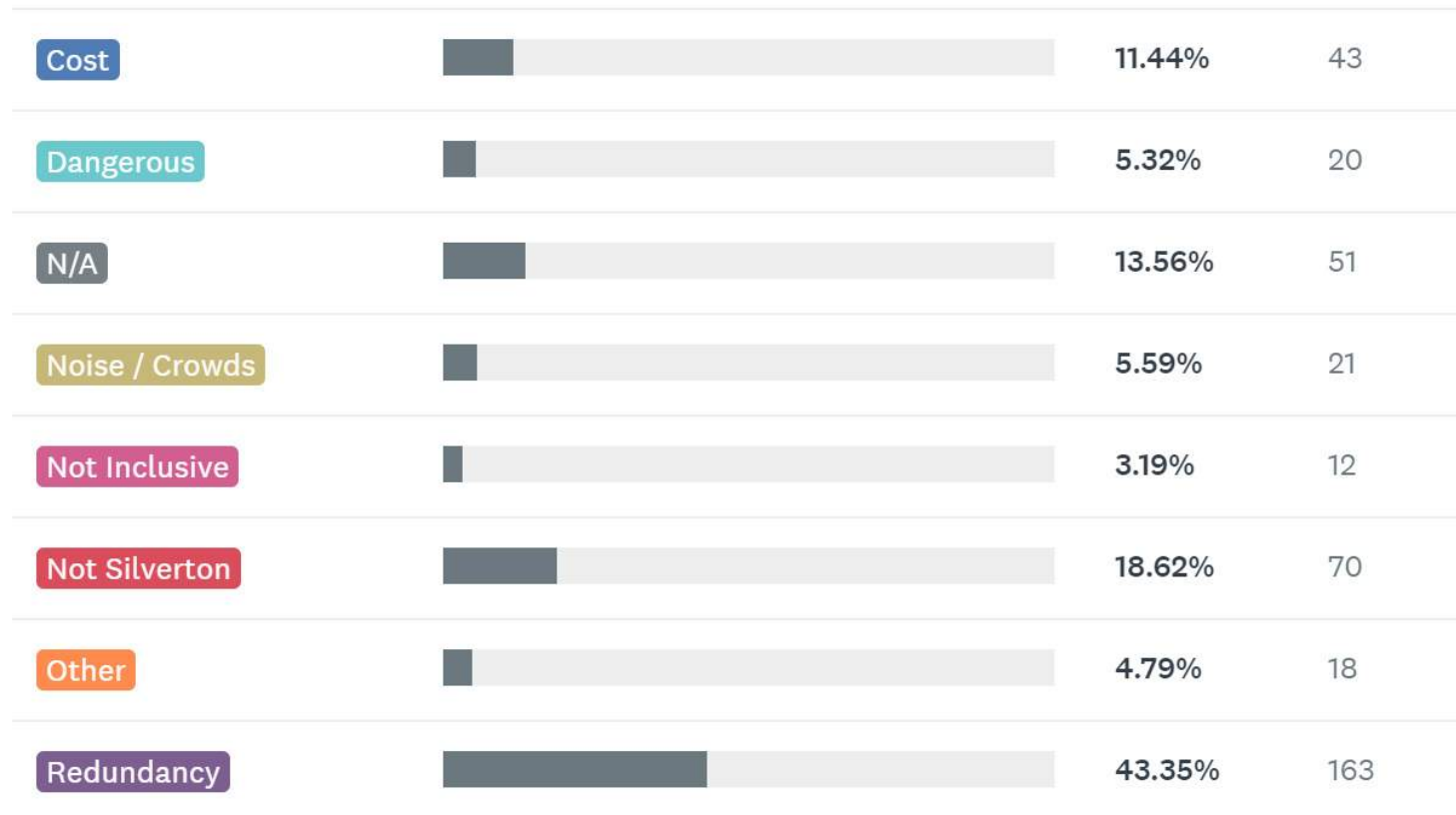
Q3: Considering the context of Silverton and the future Silverton Civic Center site, please select your THREE LEAST preferred SITE precedent images. (SELECT THREE OUT OF TEN IMAGES)



ANSWER CHOICES	RESPONSES
SPLASH PAD	36.41% 158
BANDSTAND	49.08% 213
ENTRY PLAZA	34.10% 148
FESTIVAL STREET	26.73% 116
GATHERING SPACE	7.60% 33
HYDROLOGICAL ELEMENTS	35.25% 153
GARDENS	23.50% 102
NATURAL PLAY	23.73% 103
STADIUM SEATING	53.23% 231
PRESERVATION OF TREES	10.37% 45
Total Respondents: 434	



Q4: Please explain why the three site images you chose in the previous question are your LEAST preferred.



“Silverton has a beautiful park, great river, and reservoir, and other great areas in the city center for meeting and gathering. Utilizing the new space for unique elements would be a wonderful addition rather than duplication of things the city currently has.”

“Too much concrete”

“... we want to preserve a more historic feel to downtown not provide a playground or venue.”



CITY HALL



GORDON HOUSE



WOLF BUILDING



COMMUNITY CENTER



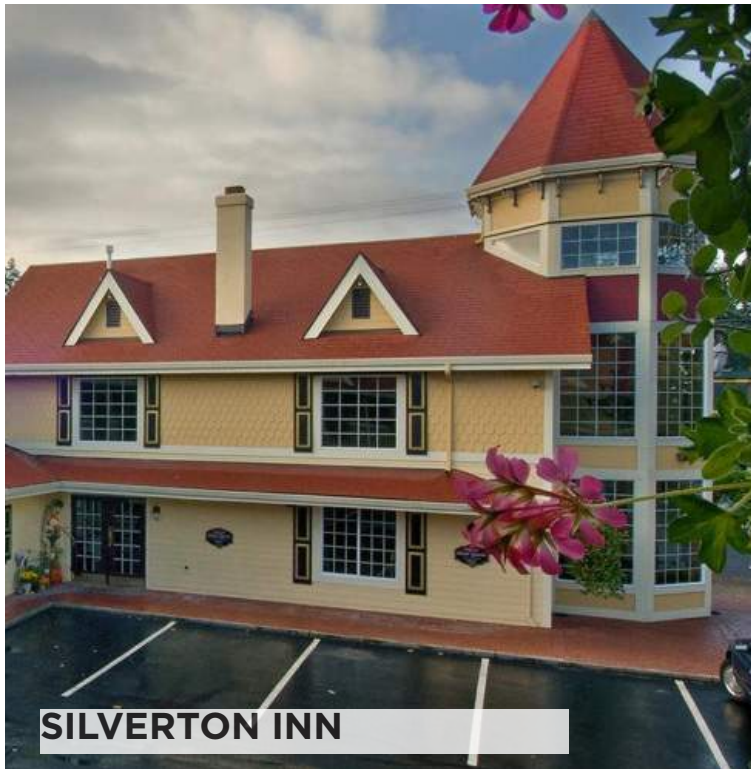
EUGENE FIELD ELEMENTARY



MASONIC HALL



SILVER FALLS LODGE



SILVERTON INN

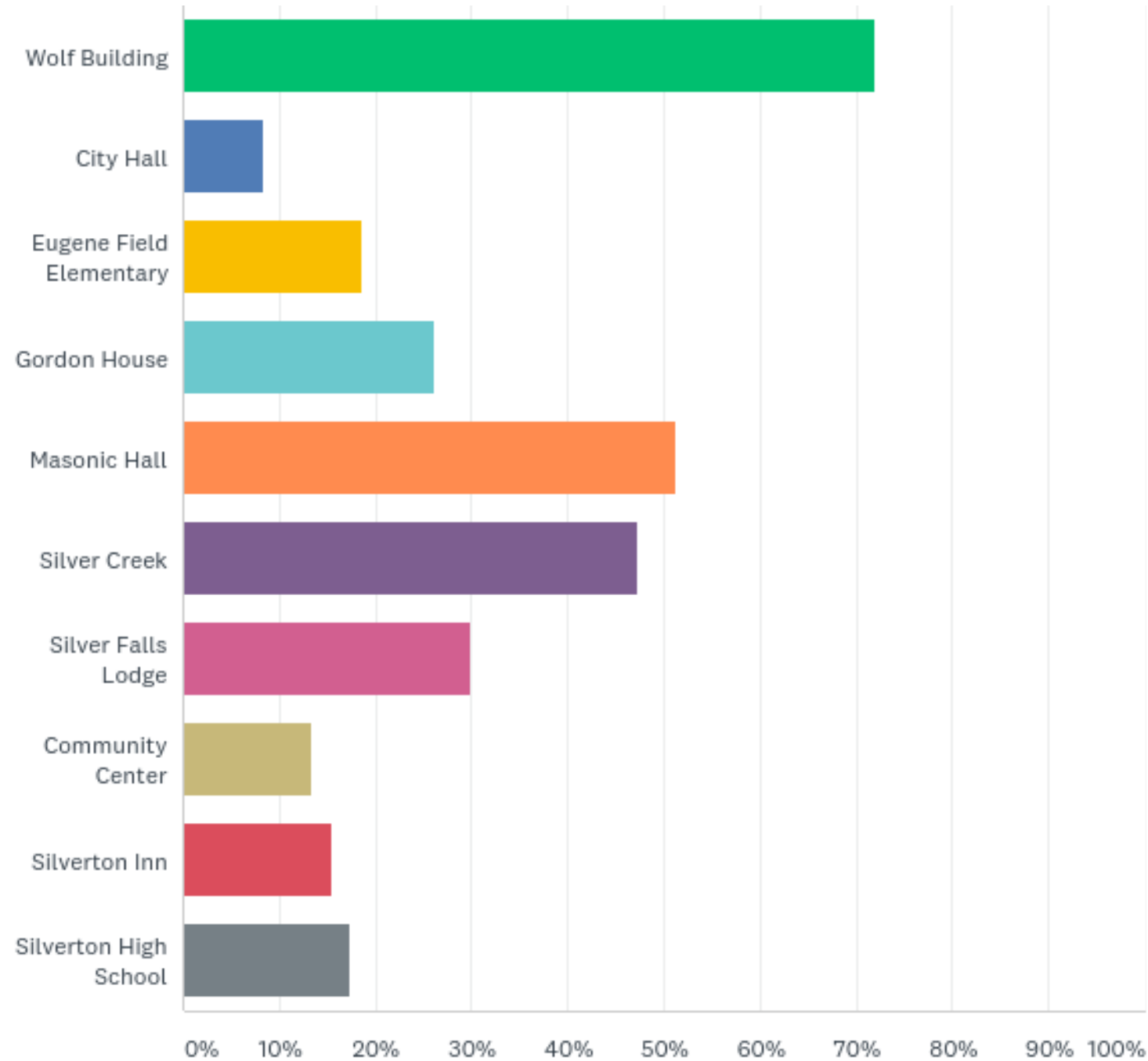


SILVERTON HIGH SCHOOL



SILVER CREEK

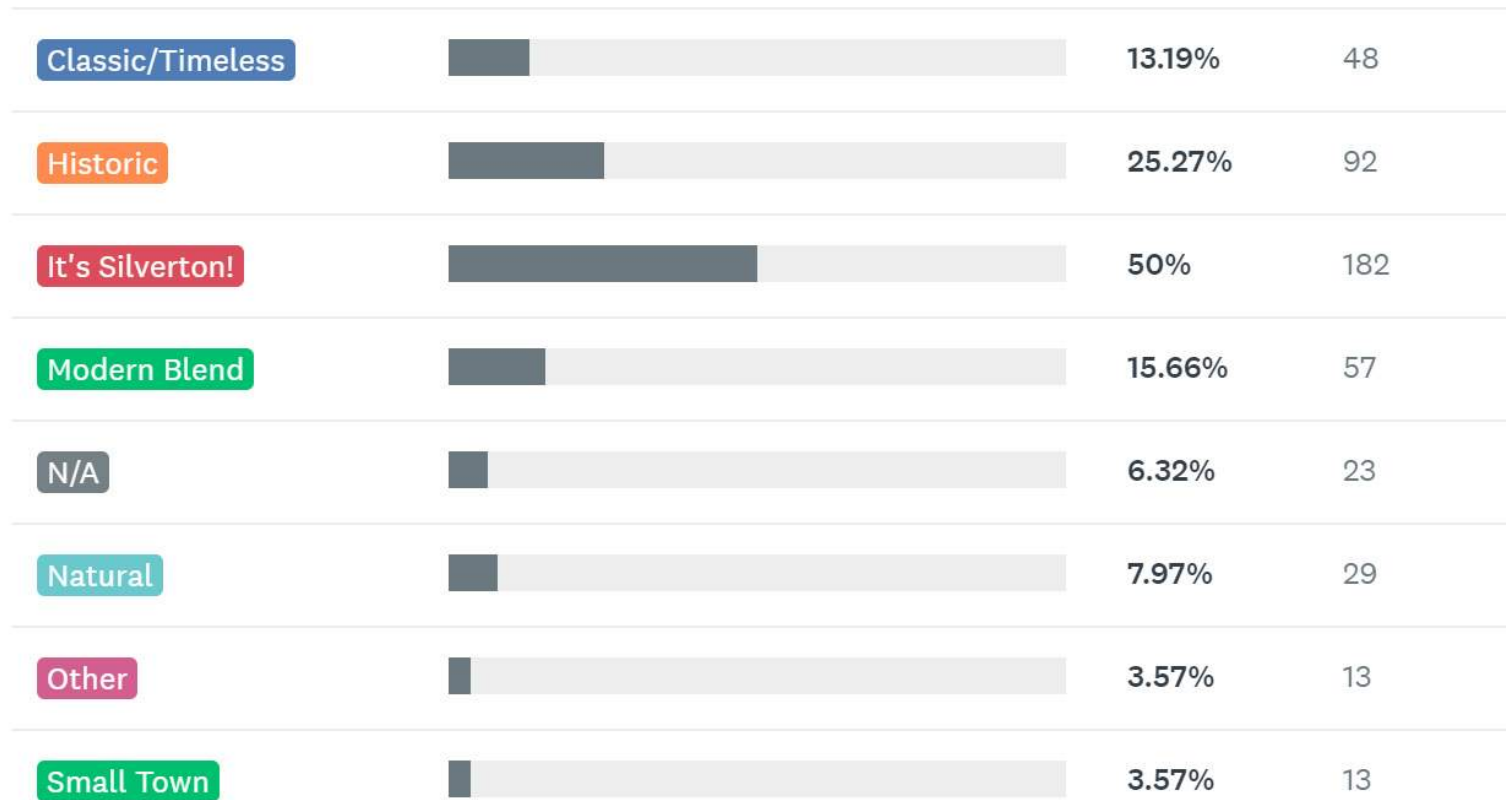
Q5: Considering the context of the future Silverton Civic Center, please select your THREE preferred BUILDING Silverton Context images. (SELECT THREE OUT OF TEN IMAGES)



ANSWER CHOICES	RESPONSES	
Wolf Building	72.01%	301
City Hall	8.37%	35
Eugene Field Elementary	18.66%	78
Gordon House	26.08%	109
Masonic Hall	51.20%	214
Silver Creek	47.37%	198
Silver Falls Lodge	29.90%	125
Community Center	13.40%	56
Silverton Inn	15.55%	65
Silverton High School	17.46%	73
Total Respondents: 418		



Q6: Please explain why you chose the three building images in the previous question.



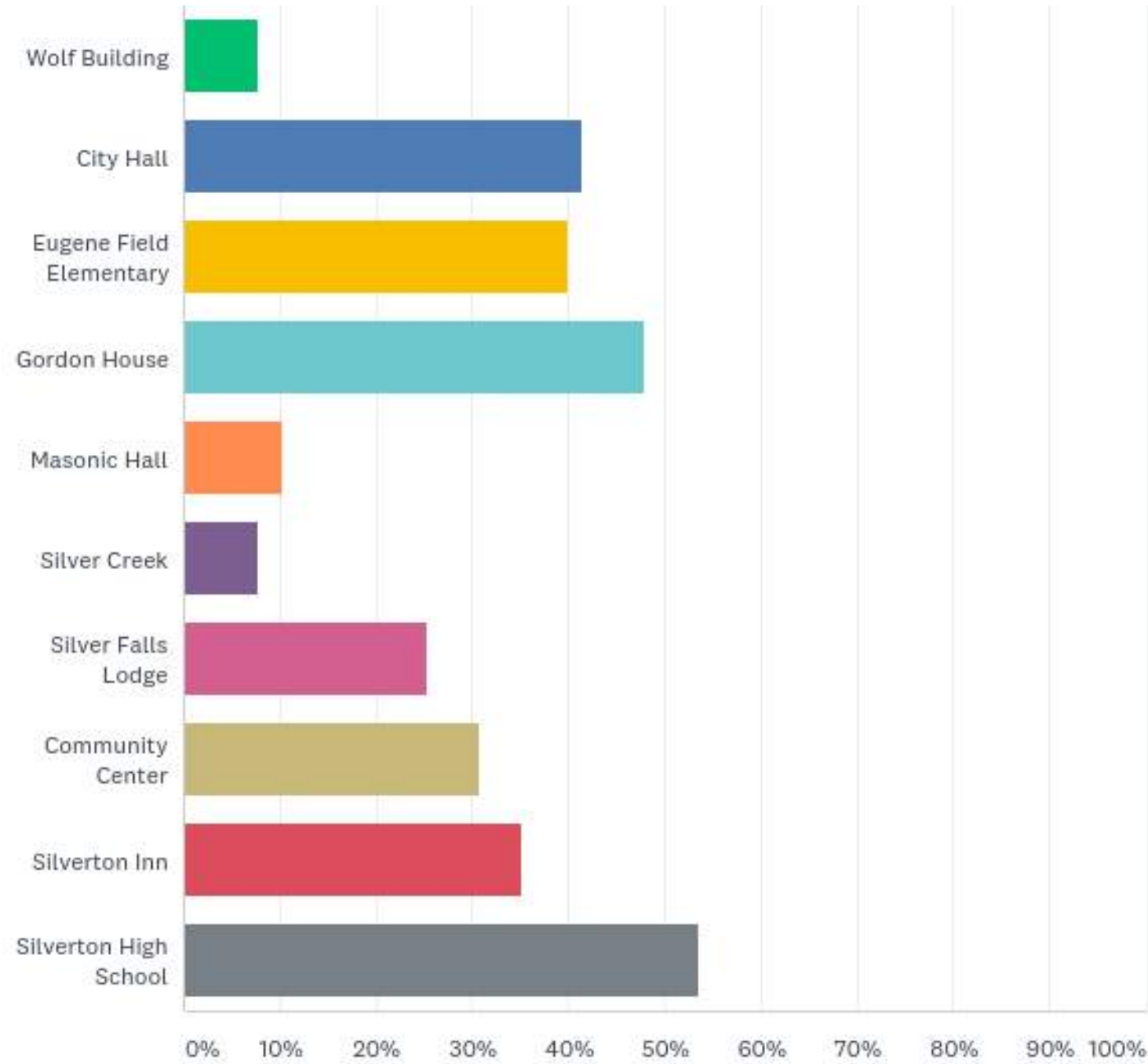
“Wolf = glass windows with grand architecture; Eugene Field = classic columns; Silver Creek = nature with functional space.”

“Big windows and a mix of modern and Silverton looks of buildings to blend in the new. Not complete modern buildings”

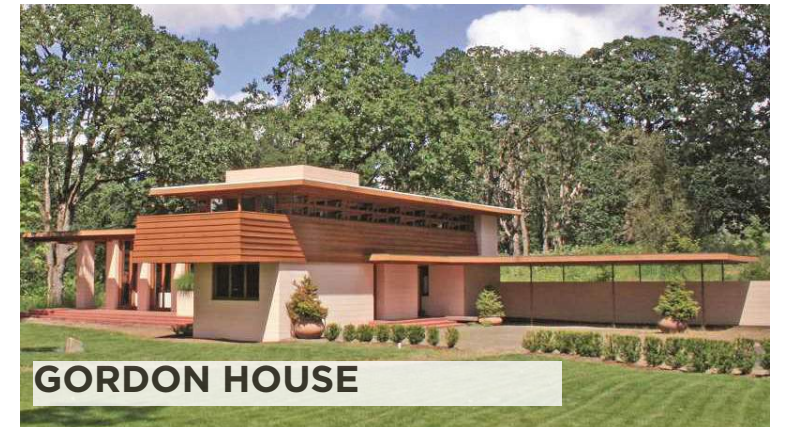
“... I think our City does seek to exude an artistic and welcoming feeling.”

“I appreciate these three buildings because they seem to promote the natural landscape or beauty of the area. They bring out to appreciate your natural setting. They compliment the natural setting.”

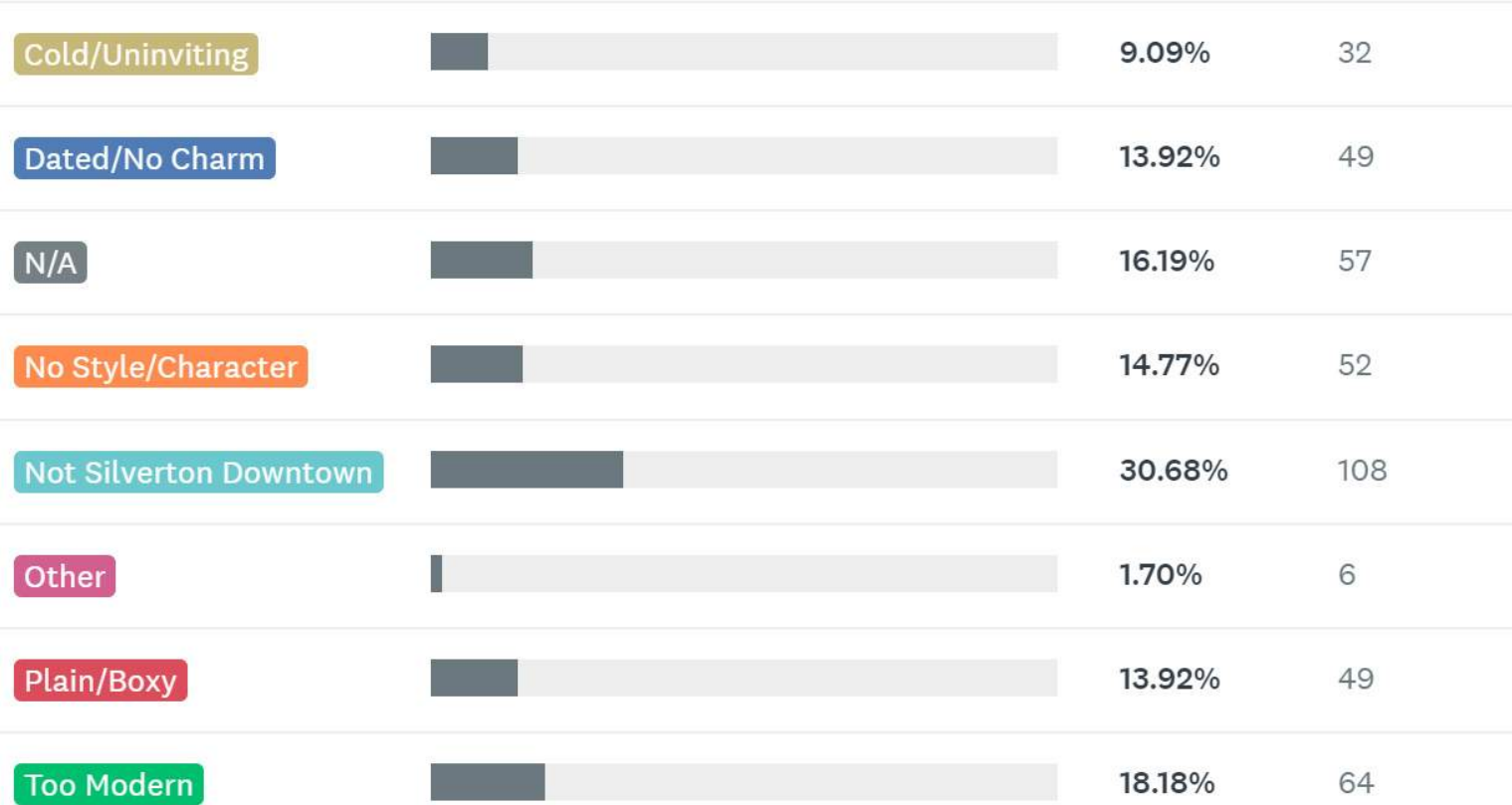
Q7: Considering the context of the future Silverton Civic Center, please select your THREE LEAST preferred BUILDING Silverton Context images. (SELECT THREE OUT OF TEN IMAGES)



ANSWER CHOICES	RESPONSES
Wolf Building	7.77% 32
City Hall	41.50% 171
Eugene Field Elementary	40.05% 165
Gordon House	47.82% 197
Masonic Hall	10.19% 42
Silver Creek	7.77% 32
Silver Falls Lodge	25.24% 104
Community Center	30.83% 127
Silverton Inn	35.19% 145
Silverton High School	53.64% 221
Total Respondents: 412	



Q8: Please explain why the three building images you chose in the previous question are your LEAST preferred.



“Bricks, wood, and northwest materials match Oregon and Silverton best.”

“These buildings are not consistent with the feel of downtown and will not look consistent with the existing structures downtown.”

“These buildings are not consistent with the feel of downtown and will not look consistent with the existing structures downtown.”

“Too boring and/or institutional (HS)--we have an opportunity to make this building a true focal point that reflects our community ...”



TERRACOTTA



SCHOOL



ALBANY POLICE



TORONTO LIBRARY



BAINBRIDGE ISLAND CITY HALL



PUBLIC SAFETY CENTER



KEIZER CIVIC CENTER



ALBANY FIRE

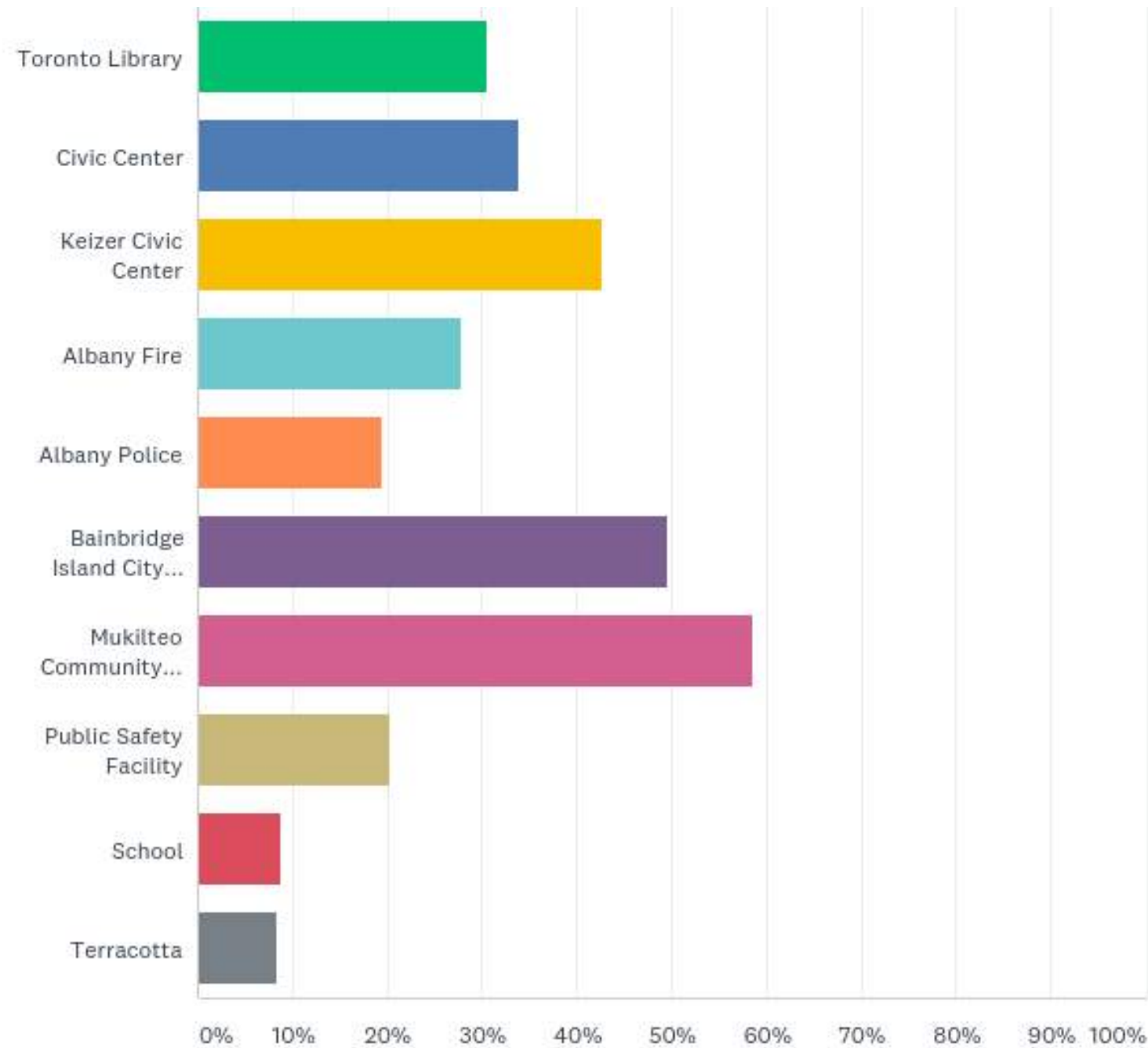


MANITOLE COMMUNITY CENTER



CIVIC CENTER

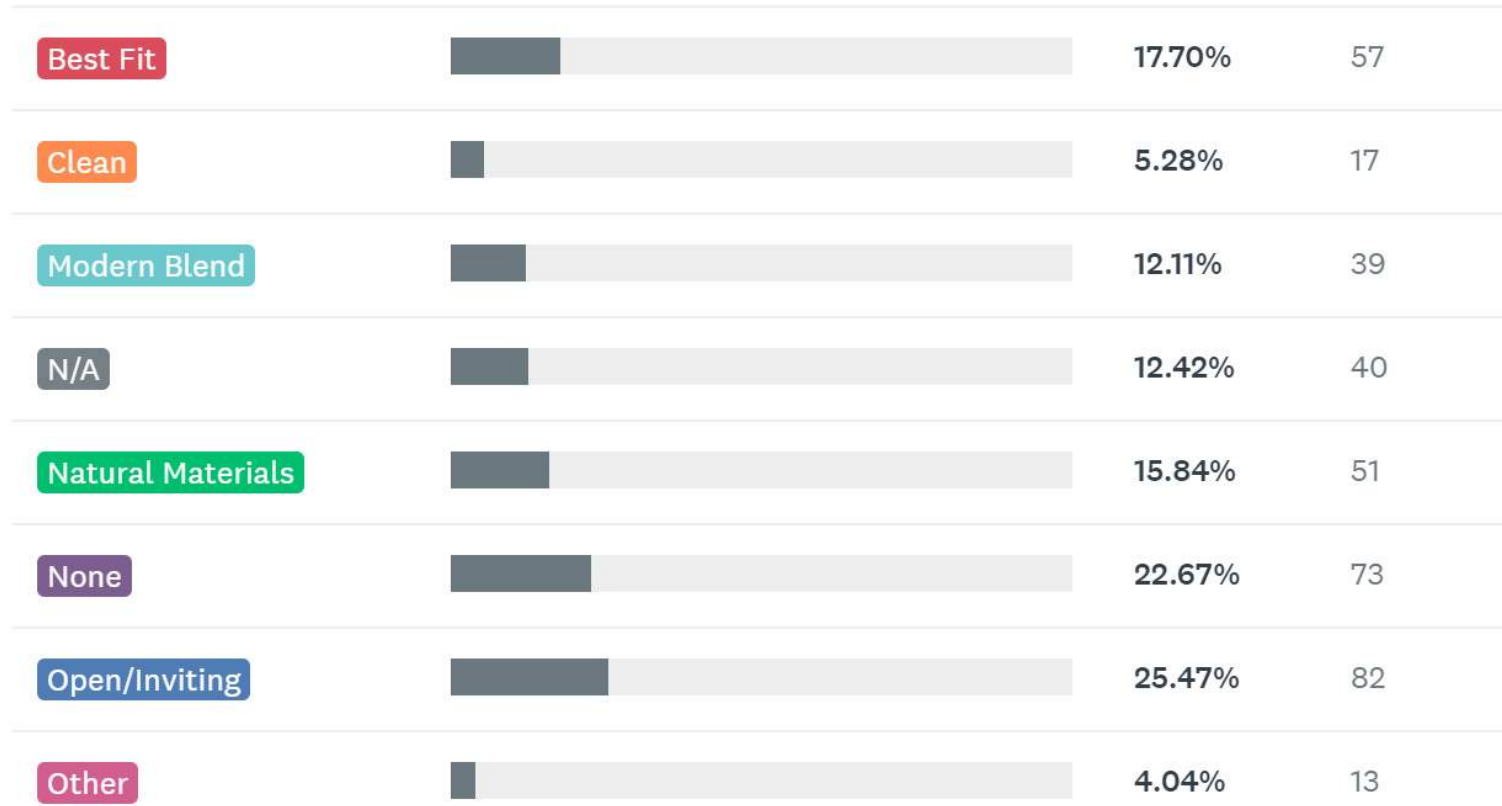
Q9: Considering the context of Silverton and the future Silverton Civic Center, please select your THREE preferred BUILDING precedent images. (SELECT THREE OUT OF TEN IMAGES)



ANSWER CHOICES	RESPONSES
Toronto Library	30.58% 122
Civic Center	33.83% 135
Keizer Civic Center	42.61% 170
Albany Fire	27.82% 111
Albany Police	19.55% 78
Bainbridge Island City Hall	49.62% 198
Mukilteo Community Center	58.65% 234
Public Safety Facility	20.30% 81
School	8.77% 35
Terracotta	8.27% 33
Total Respondents: 399	



Q10: Please explain why you chose the three building images in the previous question.



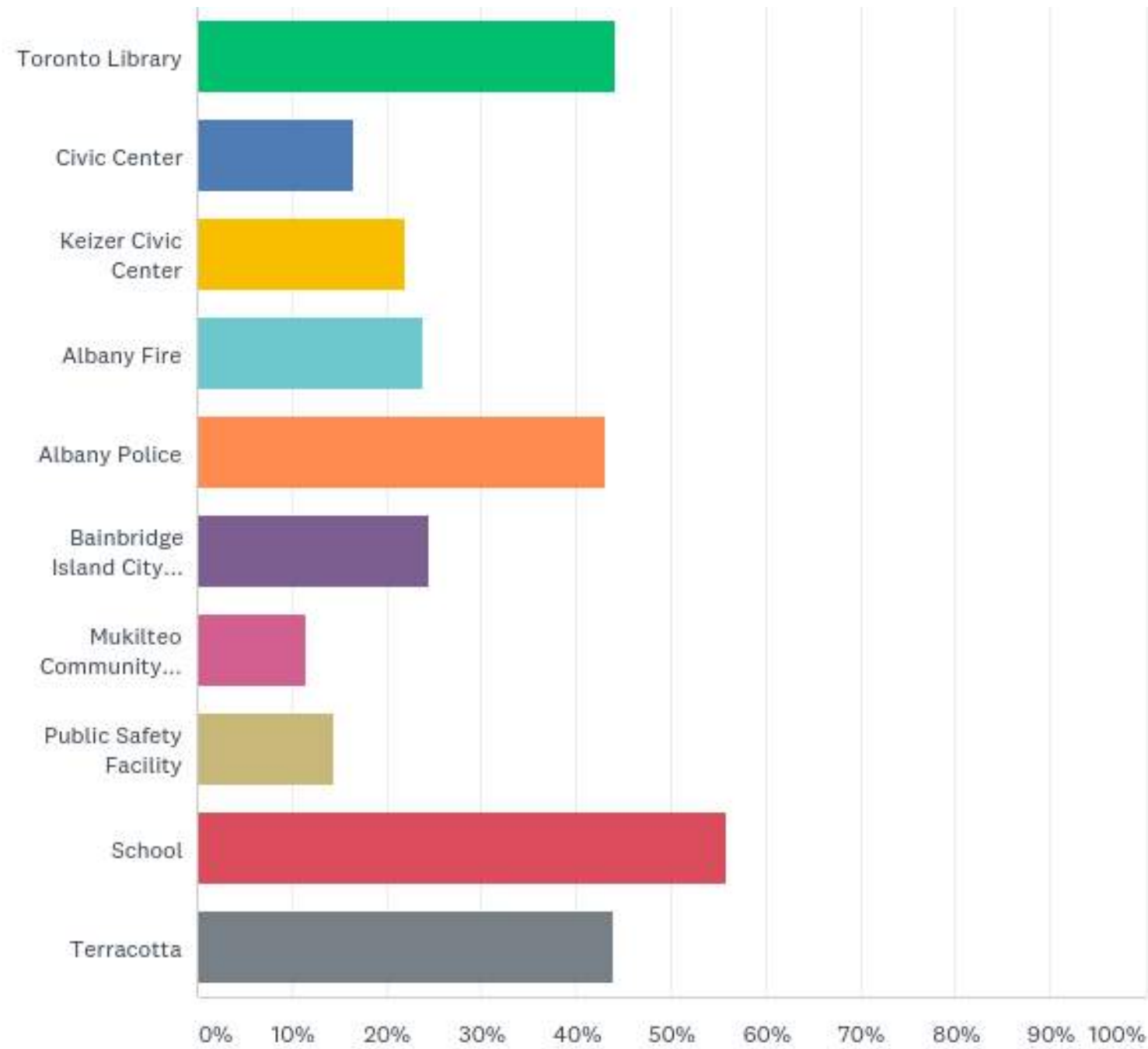
“I think they’re all too modern looking, but I like the incorporation of brick. Most of the downtown buildings have brick or other stone work”

“I like breaking up the visual line. Not so square/block-like.”

“Like the brick of one; like the use of glass; like the varying design levels.”

“They’re the ones that seem most likely to have an aesthetic shelf-life of more than just a few years. Lots of glass, multi-storied. Would prefer something more classical looking, but these are my favorites among the choices here.”

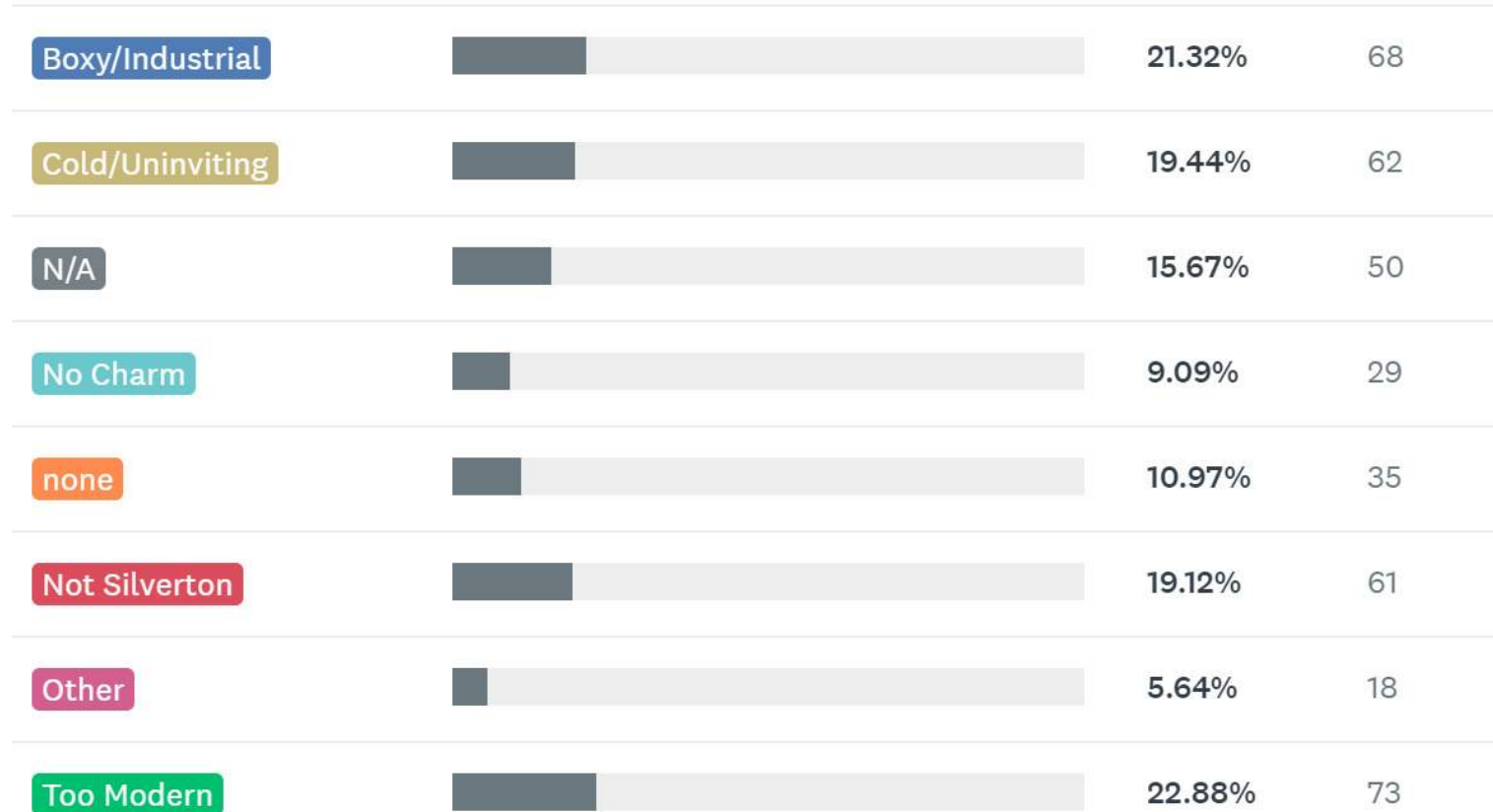
Q11: Considering the context of Silverton and the future Silverton Civic Center, please select your THREE LEAST preferred BUILDING precedent images. (SELECT THREE OUT OF TEN IMAGES)



ANSWER CHOICES	RESPONSES
Toronto Library	44.11% 176
Civic Center	16.54% 66
Keizer Civic Center	22.06% 88
Albany Fire	23.81% 95
Albany Police	43.11% 172
Bainbridge Island City Hall	24.56% 98
Mukilteo Community Center	11.53% 46
Public Safety Facility	14.54% 58
School	55.89% 223
Terracotta	43.86% 175
Total Respondents: 399	



Q12: Please explain why the three building images you chose in the previous question are your LEAST preferred.



“... too utilitarian- if you’re going to make a new building from the ground up we should try to make it beautiful. It brings down a towns morale when it’s buildings are an eye sore”

“The scale seems disconnected from the human scale; there seems to be little interaction with the walking public.”

“They are boxy, looming and heavy looking. Also, I’m not sure where to go when the building is separated or there are two buildings are connected by an overhang.”

“Use huge wood beams and black brackets with open style architecture and Stay away from a giant concrete box.”

“... Way to much big windows. Weird goofy architectural angles, useless artsy walls and for gods sake no all wood exteriors that rot. This thing has to stand for a 100years or more and needs a lot more practicality and less modern art.”

PUBLIC PARKING, CONVERT TO EVENT SPACE
SUCH AS A FARMERS MARKET

GARDEN AREA



SOLAR PANELS

ENTRY PLAZA

ROOF GARDEN

SPLASH PAD

BAND STAND

PLAY
EQUIPMENT



ENTRY PLAZA

TERRA COTTA
CLAY BRICK COLOR



ENTRY PLAZA

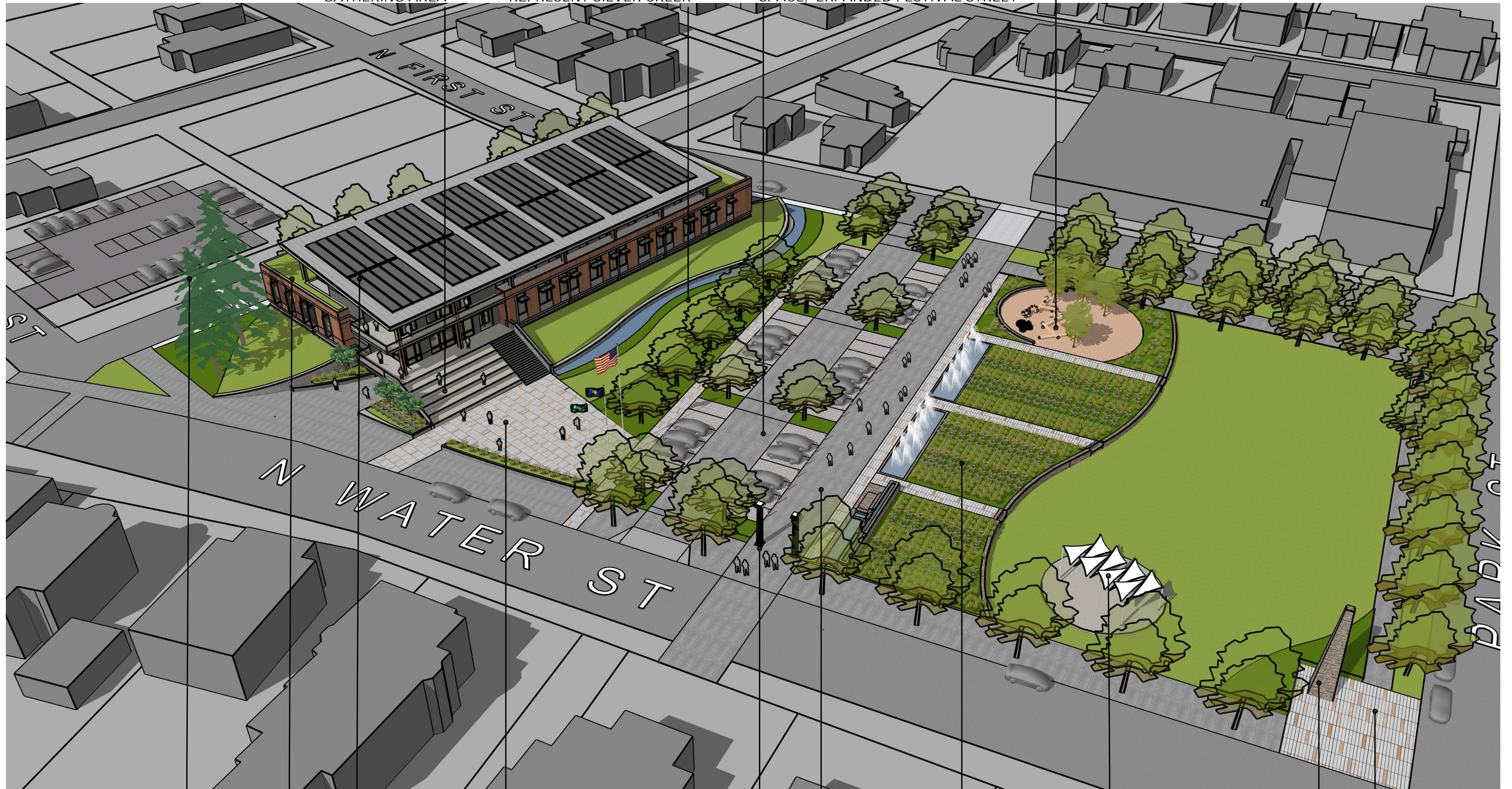
LANDSCAPED
PLANTER WALL

STADIUM SEATING COMMUNITY GATHERING AREA

STORM SWALE, TO REPRESENT SILVER CREEK

PUBLIC PARKING, CONVERTS TO EVENT SPACE, EXPANDED FESTIVAL STREET

PLAY EQUIPMENT



EXISTING EVERGREEN TREES TO BE FEATURED

ROOF GARDEN

SOLAR PANELS

ENTRY PLAZA

EUGENE SCHOOL COLUMNS

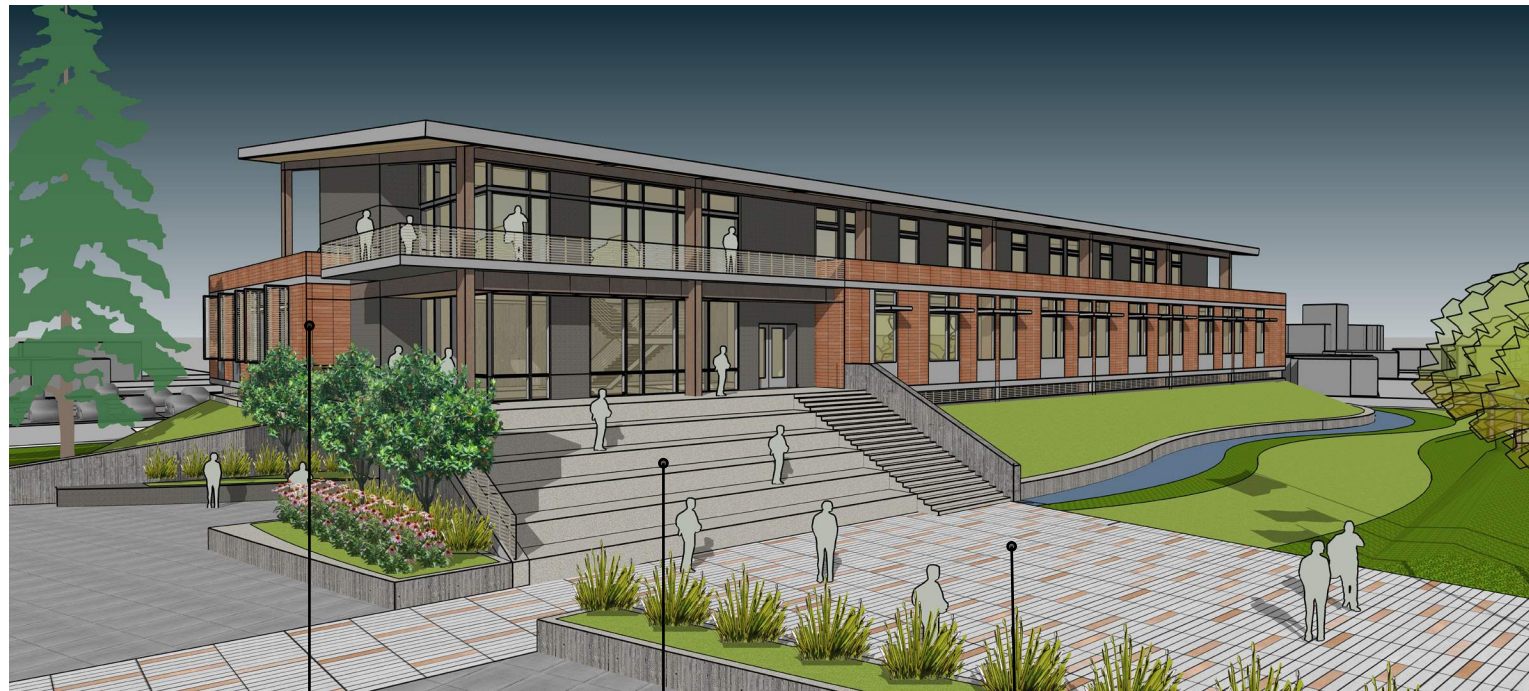
FESTIVAL STREET, PEDESTRIAN ONLY

GARDEN AREA, TO REPRESENT OREGON GARDENS

BAND STAND

FUTURE ART, (PLACEHOLDER SHOWN)

WELCOME PLAZA AT SW CORNER



TERRA COTTA
CLAY BRICK COLOR

STADIUM SEATING
GATHER AREA

ENTRY PLAZA

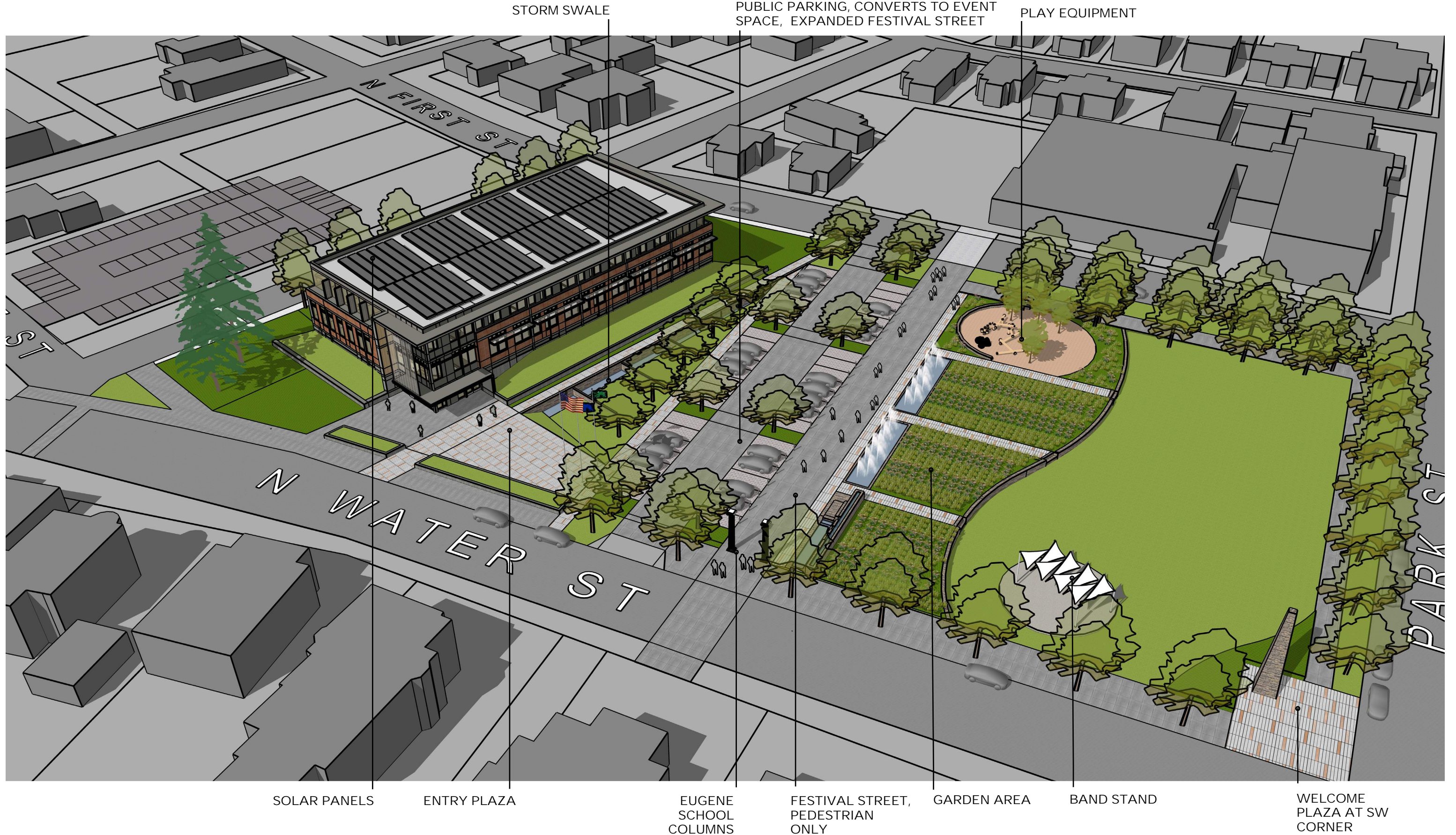


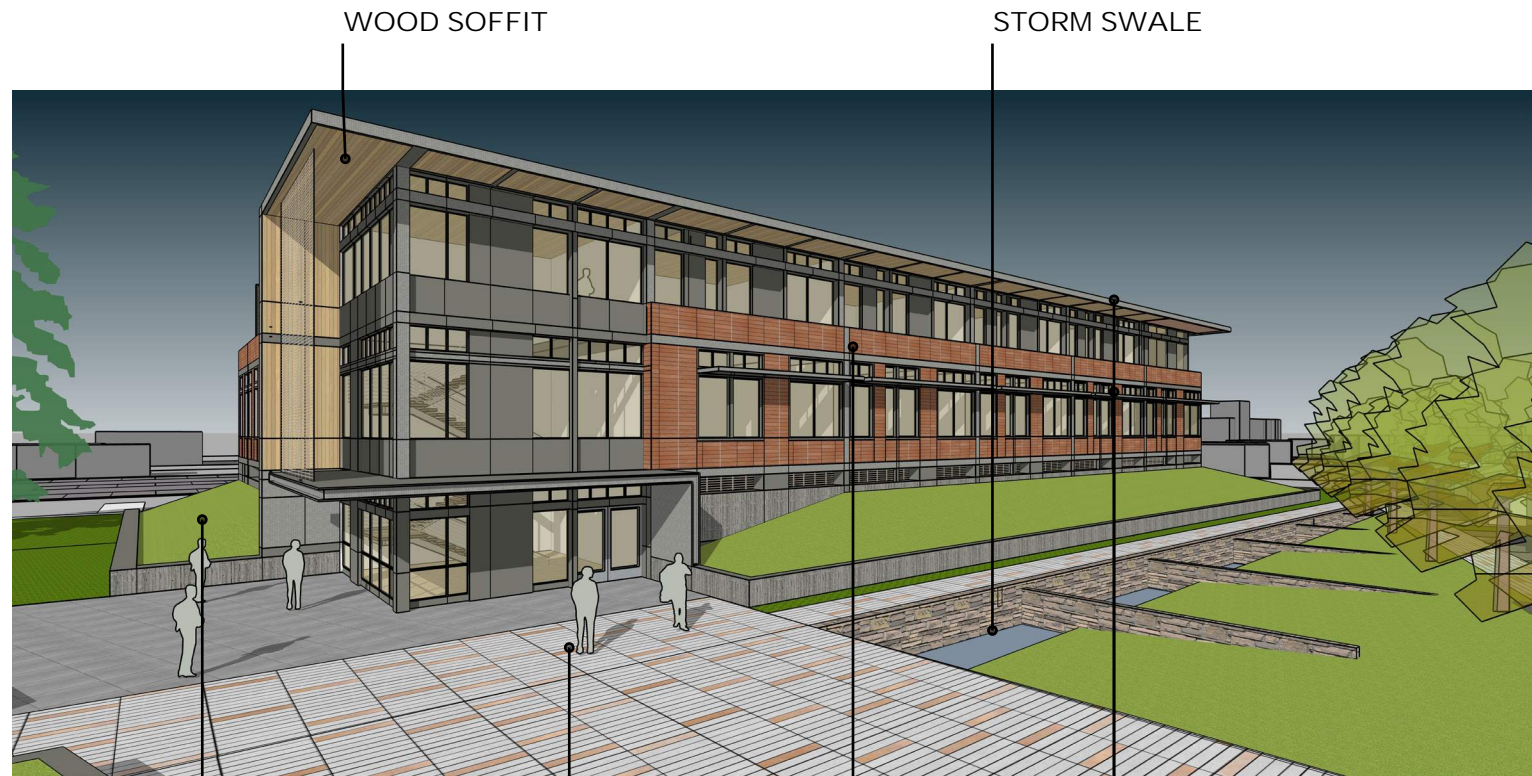
PUBLIC PATIO OUTSIDE
COUNCIL CHAMBER/
COMMUNITY ROOM

LANDSCAPED
BERM

ADA ENTRY

STORM WATER SWALE





LANDSCAPE BERM

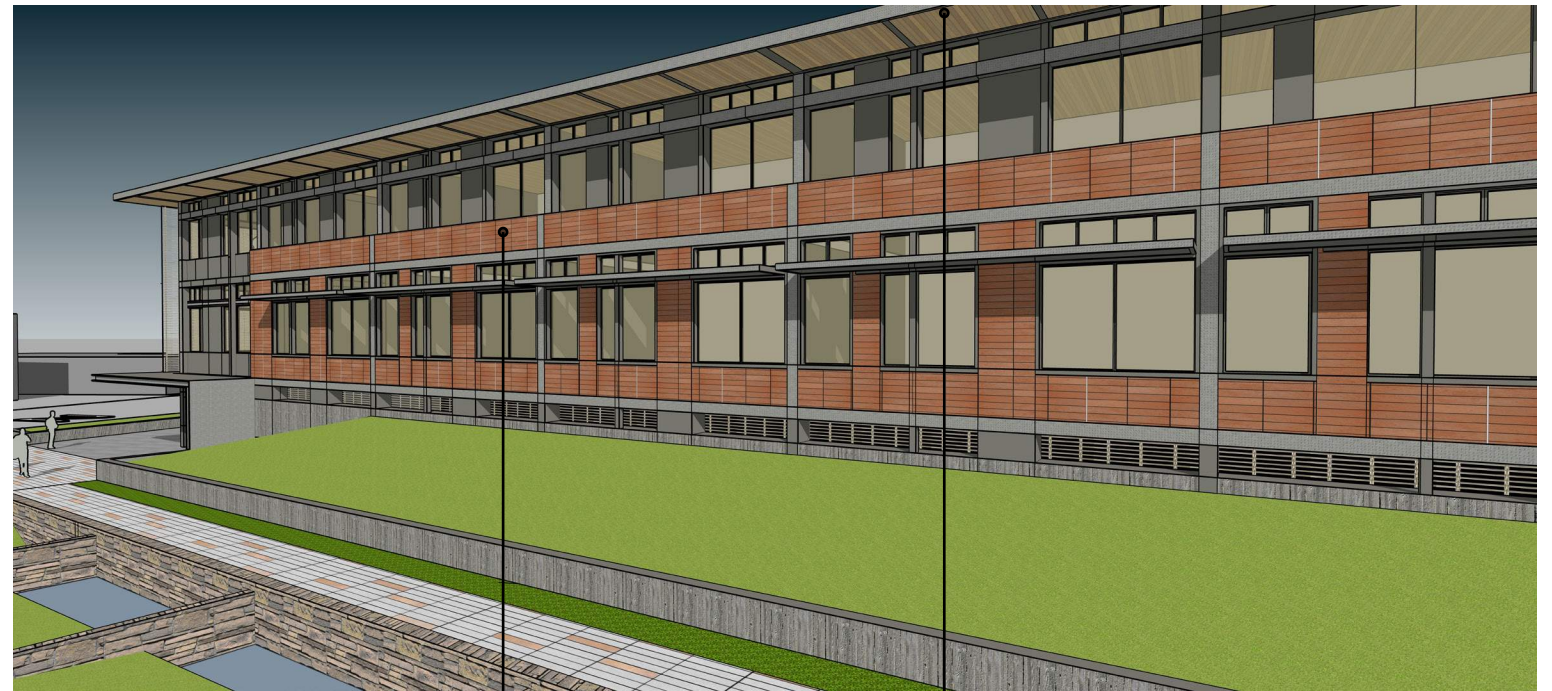
ENTRY PLAZA

TERRA COTTA
CLAY BRICK COLOR

OVERHANG AND
SUNSCREENS REDUCE
ENERGY COST

WOOD SOFFIT

STORM SWALE



TERRA COTTA
CLAY BRICK COLOR

WOOD SOFFIT



SITE OPTION 1

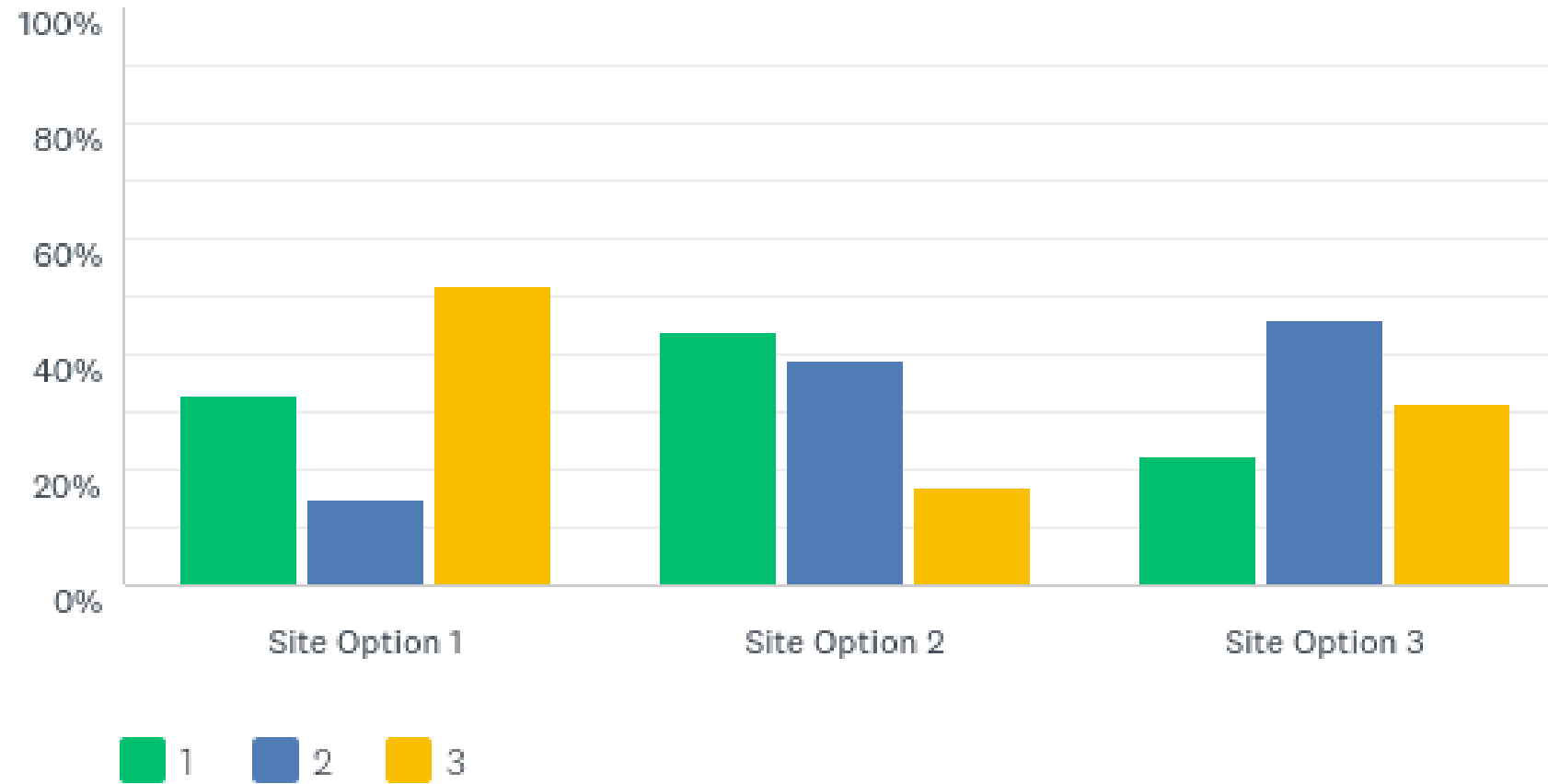





SITE OPTION 2



SITE OPTION 3

Q13: Please rank your most favorite (1) to your least favorite (3) conceptual site design options.
 (Please right click or select the image to make the image larger).



	1	2	3
 Site Option 1	33% 128	15% 58	52% 201
 Site Option 2	44% 171	39% 151	17% 65
 Site Option 3	23% 88	46% 178	31% 121



SITE OPTION 1

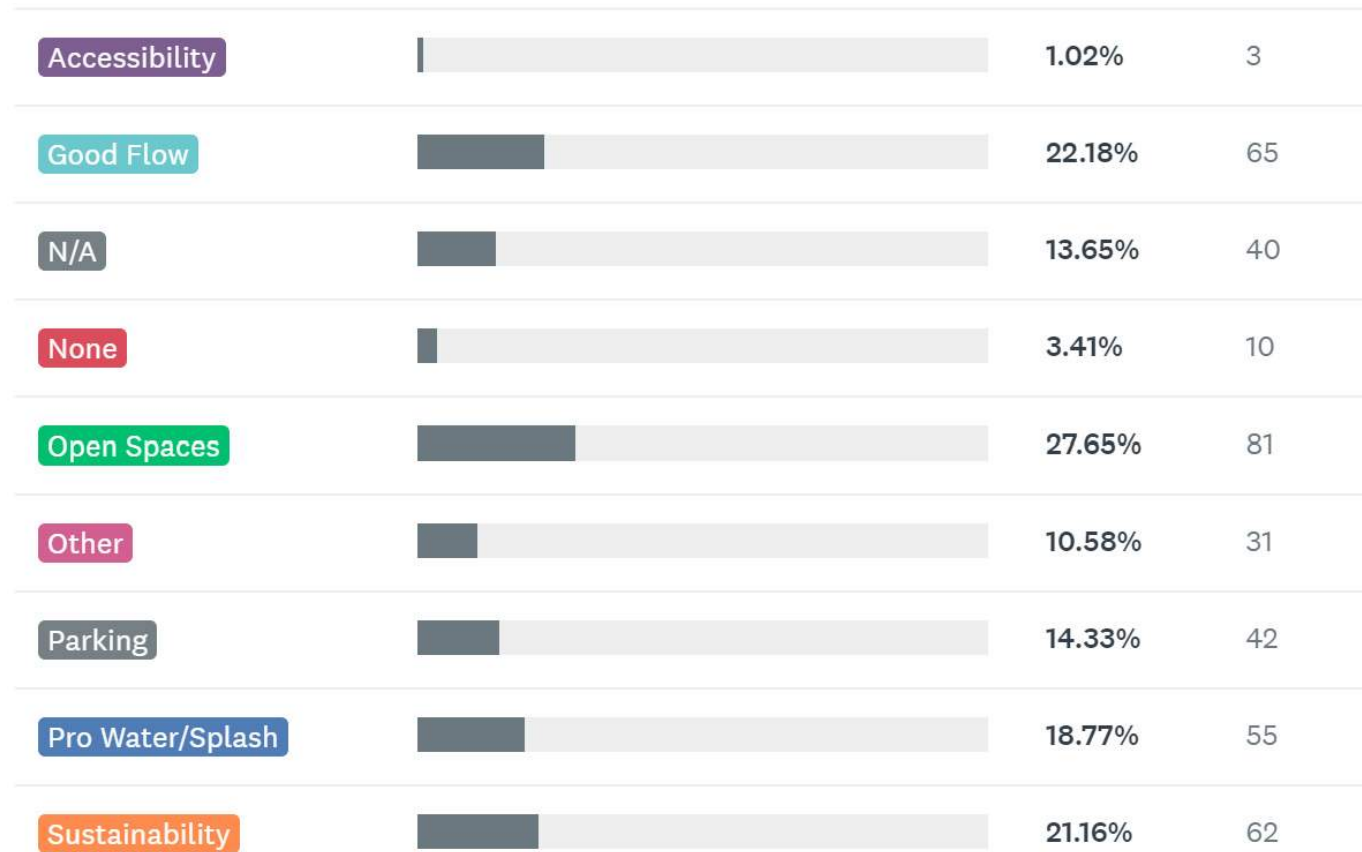


SITE OPTION 2



SITE OPTION 3

Q14: Please explain why you chose your favorite conceptual site design option.
Please list the features you like about it.



“Site option 1 is first choice because it eliminates stadium seating and replication of creek, also because the play area is in the grass and the bandstand is on the pavement. I prefer to exchange roof garden for open entry plaza with splash pad.”

“Option 2 b/c it combines many uses/needs into the space (keeps govt+police together; community use space; play spaces). The festival street, splash pad, and gathering space would get a lot of use in this town.”

“Prefer the smaller footprint building and efficient use of space and layout. Police services should remain on same level. Stairs nice. Outdoor decks on 2nd and 3rd floors nice. Maximize public use of footprint.”

“Option 2. I would like to see as much of the property used as public space as possible. The design of the building makes it attractive without making it too boxy. This also allows for some features on the property that make it beautiful and useful to the community ...”

“I chose site option 2 because I thought it was the most pleasing for gatherings and also including elements for all demographics.”

OPTION 1



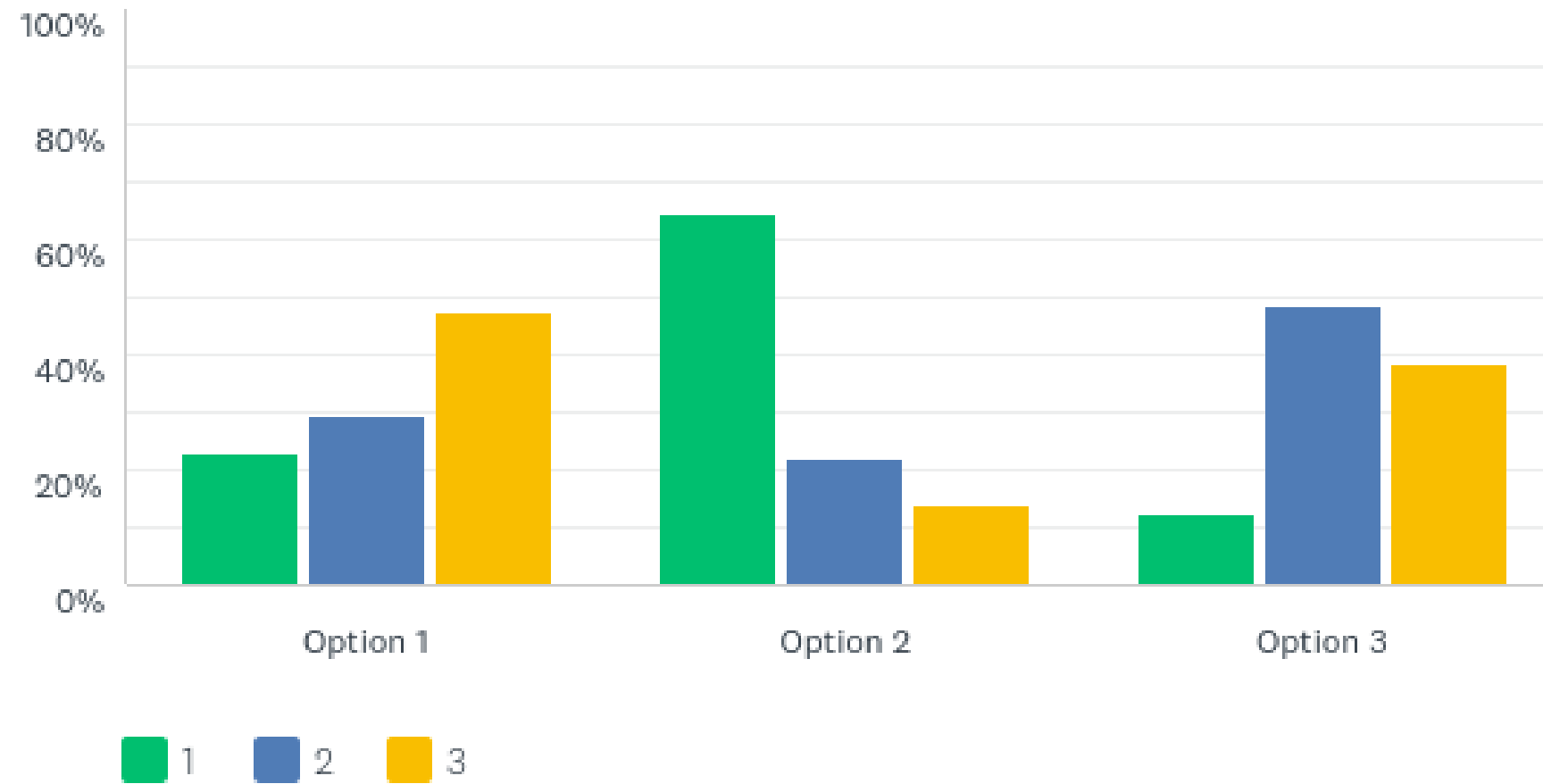
OPTION 2



OPTION 3



Q15: Please rank your most favorite (1) to your least favorite (3) conceptual building design options. (Please right click or select the image to make the image larger).



	1	2	3
Option 1	23% 83	30% 107	48% 172
Option 2	64% 233	22% 79	14% 50
Option 3	13% 46	49% 176	39% 140



OPTION 1

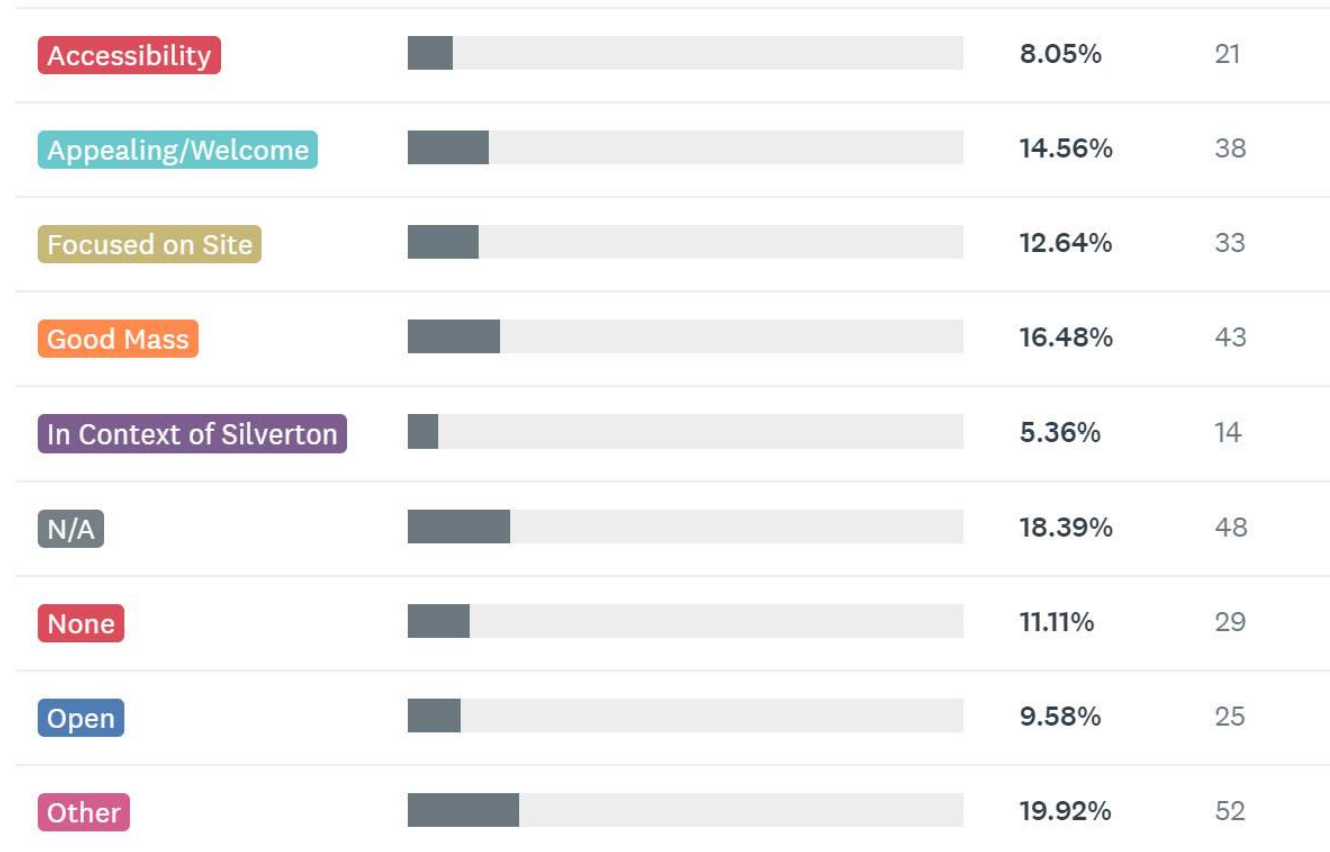


OPTION 2



OPTION 3

Q16: Please explain why you chose your favorite conceptual building design option.
Please list the features you like about it.



“Brick facade on just the second level is perfect. I like the stadium seating, but reduce its size ...”

“Option 2 is also desirable for creating an entryway that is also open and where people can congregate.”

“Breaks up the boxy feel, I like the balconies and entry steps ... Welcoming. I like that the top level is a different size than the one below, and that it has a more interesting roofline.”

“Option 1 reminds me of a school. I like the raised feature in Option 2 & 3. Option 3 looks a little too boxy for me.”

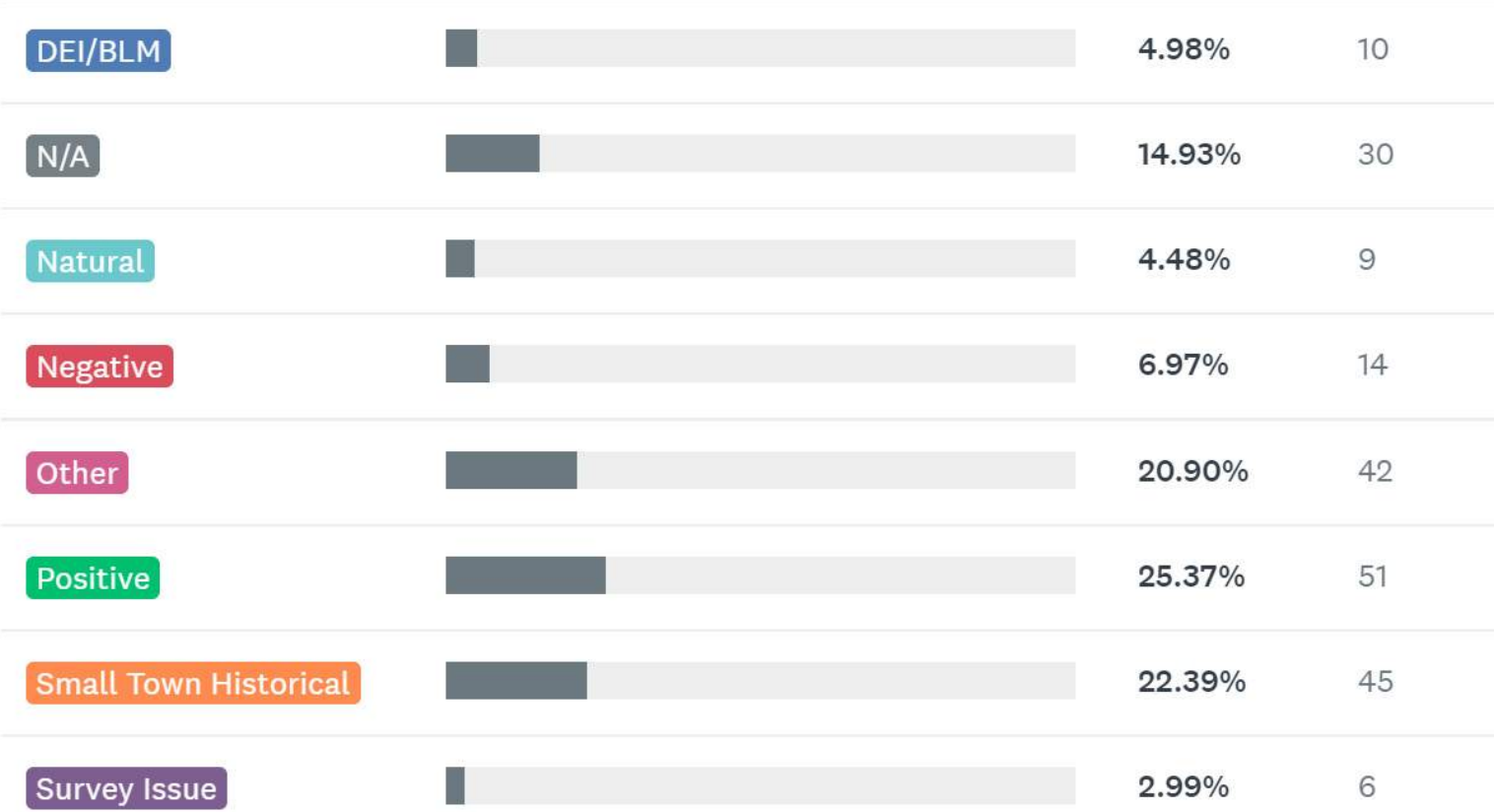
“#2 is just much more inviting, and its scale fits in better with Silverton. #3 looks too massive, and #1 takes too much land.”

“Small and simple represents respect for taxpayers and humility of public officials.”

“I like the simplicity of the design, the use of materials for color and softness, and the ease of the entry plaza not have steps in the way to the building.”

“I really like how this option breaks up the monolithic nature of the box building. The large overhangs and shed roof provide a more contemporary, but still PNW feel.”

Q17: Is there anything else you'd like to share?
Your feedback is welcome.



“1. It should look grand, like an important place.
2. It should look beautiful, to make Silverton attractive. 3. It should be a pleasant place to work.
4. Most importantly, it should look welcoming to citizens, inviting citizens to interact with city services and city employees. I really like the various park-like features that would make me want to hang out there with my family. And I appreciate the “stadium seating” concept, which I see as a critical place for peaceful demonstrations.”

“The property should become the center of all civic events, gatherings, and draw the community together at all times of the day/night.”

“Whatever the concept, keep the small town feel and community friendly.”

“Please remain cognizant of Silverton’s small-town, welcoming, family-oriented persona. Modern, industrial style/designs do not blend well with the down-town/home-town feel.”

COST ADJUSTMENTS AND VALUE

ENGINEERING

		OPTION 1	OPTION 2	OPTION 3	Y/M/N	COMMENTS
TOTAL CONSTRUCTION COST (HIGH)						
Date: June 18, 2020						
Revised w/ City Comments : July 01, 2020		\$30,085,377	\$27,053,307	\$26,821,264		
SITE:						
PARK IMPROVEMENTS						
PARK REALLOCATED FUNDS TO PARKS & REC		(\$721,488)	(\$865,500)	(\$951,500)	Y	
REDUCE OVERALL PARK AREA		15%	20%	20%		
REDUCTION IN ON-SITE HARDSCAPE (SIDEWALK, PLAZA)						
CONCRETE IN LIEU OF PAVERS FOR HARDSCAPE	\$20.00	(\$320,000)	(\$320,000)	(\$320,000)	Y	
CHANGE PAVERS TO ASPHALT AT PARKING	\$5.00	(\$195,000)	(\$150,000)	(\$56,500)	Y	Yes for pedestrian areas
REDUCE PUBLIC PARKING	\$10.00	(\$340,000)	(\$250,000)	(\$63,000)	Y	Keep pavers in the areas adjacent to pedestrian street
REDUCE # OF DRIVEWAYS	\$20.00	(\$80,000)	(\$80,000)	(\$80,000)	Y	REDUCE BY A ROW OF PARKING
OFF-SITE IMPROVEMENTS	QTY	(\$20,000)	(\$20,000)	(\$20,000)	Y	Needs further review (prefer additional access)
1/2 STREET IMPROVEMENT FOR A STREET STREET CORNER RAMPS						
ALL (4) CORNERS OF SITE		\$255,000	\$255,000	\$255,000		Note: high end of cost
NOT DEVELOP NORTH LOT - REDUCE OFF-SITE IMPROVEMENTS	\$12,000	\$12,000	\$12,000	\$12,000		Further clarification needed on # of corners and ODOT share
REALLOCATE FUNDS TO PARK OFF-SITE IMPROVEMENTS	\$50.00	(\$25,450)	(\$25,450)	(\$25,450)	Y	Confirmed
	\$50.00	(\$22,750)	(\$32,750)	(\$32,750)	M	Only applies to sidewalks (and possibly corner ADA)
BUILDING:						
REDUCE BUILDING SQ FT PROGRAM & CIRCULATION						
REDUCE SUB STRUCTURE	\$21.50	(\$43,791)	(\$81,734)	(\$82,451)	Y	REDUCTION IN PROGRAM SPACE AND CIRCULATION
REDUCE FLOOR CONSTRUCTION	\$70.00	(\$557,340)	(\$219,285)	(\$221,210)		Tied to parking - yes all the way down
REDUCE ROOF CONSTRUCTION	\$35.00	(\$278,670)	(\$69,773)	(\$70,385)		
REDUCE EXTERIOR MATERIAL	\$85.00	(\$95,200)	(\$95,200)	(\$95,200)		
VALIDATION & REDUCE INTERIOR WALLS	\$18.00	(\$664,919)	(\$664,919)	(\$664,919)		
REDUCE FLOOR FINISHES	\$8.00	(\$63,696)	(\$63,792)	(\$64,352)		
REDUCE CEILING FINISHES	\$7.50	(\$59,715)	(\$59,805)	(\$60,330)		
REDUCE GLAZING	\$100	(\$200,000)	(\$200,000)	(\$200,000)		
ROOFING MATERIAL CHANGE						
METAL ROOF TO TPO	\$7.00	(\$47,600)	(\$49,000)	(\$47,600)	Y	TPO = membrane. Works best w/o rooftop equipment. Discuss heating slab/NAF
LOW SLOPE - TPO NOT BUILT UP	\$1.25	(\$36,123)	(\$19,198)	(\$13,429)	Y	Needs further discussion
REMOVE GREEN ROOF		(\$450,000)	(\$33,930)	(\$9,000)	Y	Confirmed
REMOVE PARKING GARAGE AND ELEVATE BUILDING						
WITH FILL		36,452 SF	23,112 SF	18,297 SF	Y	BUILDING FOOTPRINT APPROX 8,000 SF
ADD SURFACE PARKING	\$20.00	\$320,000	\$160,000	\$160,000		
RAISE BUILDING WITH STRUCTURAL FILL 4'-0" ABOVE GRADE	\$5.00	\$120,750	\$115,560	\$91,485		STRUCTURAL FILL (4'-0 MAX APPROX - 1.5' (INUNDATION)
REDUCTION IN VERTICAL CIRCULATION	QTY	(\$470,000)	(\$180,000)	(\$180,000)		
REDUCE FLOOR CONSTRUCTION - PT FLOOR	\$70.00	(\$2,170,000)	(\$1,617,840)	(\$1,280,790)		
REDUCE EXTERIOR MATERIAL	\$85.00	(\$142,800)	(\$95,200)	(\$95,200)		
OR CITY HALL ON THE GROUND LEVEL		(IF ACCEPTING DELETE - ROW 44)			M	NO REQUIREMENT TO ELEVATE BUILDING Implications for larger room placement (possibly EOC/training/conference 2nd fir, Chambers/Conf 1st fir)-use cabinets. Consider access from 2 floors and dividers in both Please explore City Hall on Ground Floor
EXTERIOR MATERIALS						
CHANGE FROM TERRACOTTA TO MASONRY	\$4.00	(\$91,480)	(\$81,796)	(\$76,252)	Y	\$30/SF to \$26/SF
CHANGE FROM MASONRY TO FIBER CEMENT	\$11.00	(\$251,570)	(\$224,939)	(\$209,693)	M	\$26/SF to \$15/SF
REDUCE GLAZING BY 5%	\$100	(\$40,000)	(\$40,000)	(\$40,000)	Y	FROM 30% TO 25% OF EXTERIOR WALL GLAZING
REDUCE FLOOR TO FLOOR HEIGHT FROM 14'-0" TO 13'-6"		(\$43,095)	(\$47,260)	(\$50,320)	Y	Ongoing maintenance needs for all of the above? Need to see examples See as additive alternate. Also please explore cost of just building PD in Option 1
SHELL CITY HALL						
INTERIOR WALLS	\$18.00	(\$12,622)	(\$12,622)	(\$12,622)	M	Additional A/E Fees for add alternate of City Hall Shel
FLOOR FINISH	\$8.00	(\$50,488)	(\$50,488)	(\$50,488)		
CEILING FINISH	\$7.50	(\$47,333)	(\$47,333)	(\$47,333)		
PLUMBING	\$5.00	(\$31,555)	(\$31,555)	(\$31,555)		\$17 reduce to \$5
MECHANICAL - VRF SYSTEM	\$14.00	(\$88,354)	(\$88,354)	(\$88,354)		\$35 reduce to \$14 - further discussion
ELECTRICAL SERVICE DISTRIBUTION	\$12.60	(\$79,519)	(\$79,519)	(\$79,519)		\$14 reduce to \$12.60
ELECTRICAL LIGHTS	\$15.50	(\$97,821)	(\$97,821)	(\$97,821)		\$17.25 reduce to \$15.50
ELECTRICAL - SPECIAL ELECTRICAL SYSTEMS	\$20.70	(\$130,638)	(\$130,638)	(\$130,638)		\$23.00 reduce to \$20.70
REDUCE BULLET PROOF GLAZING						
	\$150.00	(\$684,450)	(\$613,800)	(\$594,000)	Y	STRATEGIC - ELEVATED GRADE / SELECTIVE LOCATION City Hall 1st floor - none (though consider for Finance)
MEP:						
REMOVE RADIANT SLAB	\$20.00	(\$729,040)	(\$719,000)	(\$731,880)	M	Discuss keeping this in and refine #
PLUMBING REDUCTION	\$3.00	(\$182,260)	(\$179,750)	(\$182,970)	Y	\$17 TO \$14/SF
REDUCTION IN OVERALL LIGHTING COST	\$1.75	(\$63,791)	(\$62,913)	(\$64,040)	Y	\$17.25 to \$15.50/SF
SUBTOTAL (ACCEPTED VE)		(\$8,873,205)	(\$7,109,600)	(\$6,555,463)		
MARKUPS:						
OR - GREEN TECHNOLOGY	1.5%	(\$133,098)	(\$106,644)	(\$98,332)		
ART	1.0%	(\$88,732)	(\$71,096)	(\$65,555)		
GENERAL CONDITIONS		(\$1,350,000)	(\$1,350,000)	(\$1,350,000)		
GC PROFIT & OVERHEAD	7.5%	(\$783,378)	(\$647,800)	(\$605,201)		
ESCALATION FACTOR	4.0%	(\$449,137)	(\$371,406)	(\$346,982)		
DESIGN AND ESTIMATE CONTINGENCY	17.0%	(\$1,985,183)	(\$1,641,613)	(\$1,533,661)		
TOTAL VE SAVINGS (HIGH):		(\$13,662,733)	(\$11,298,159)	(\$10,555,193)		
DESIGN AND ESTIMATE CONTINGENCY	12.0%	(\$1,401,306)	(\$1,158,785)	(\$1,082,584)		
TOTAL VE SAVINGS (LOW):		(\$13,078,856)	(\$10,815,331)	(\$10,104,117)		
REVISED TOTAL CONSTRUCTION COST (HIGH):						
		\$16,422,644	\$15,755,148	\$16,266,071		



Silverton Civic Center - Cost Summary - HIGH

New Construction

Rev. 07/05/20

Construction Cost of Facility	CONCEPTUAL DESIGN						Comments
	OPTION 1 COMBINED	OPTION 1 - SEPARATED			OPTION 2	OPTION 3	
		OPTION 1 - POLICE	OPTION 1 - CITY HALL	PARK ONLY			
Building Hardcost	\$17,633,588	\$10,102,152	\$6,634,734	\$0	\$15,326,122	\$15,136,054	
On-Site Hardcost	\$1,322,000	\$965,750	\$453,250	\$0	\$1,224,000	\$1,155,000	
Park Site Hardcost	\$721,488	\$0	\$0	\$721,488	\$865,500	\$951,500	
Off-Site Hardcost	\$127,800	\$102,350	\$34,600	\$32,750	\$127,800	\$127,800	
Subtotal	\$19,804,876	\$11,170,252	\$7,122,584	\$754,238	\$17,543,422	\$17,370,354	
Margins							
OR - Green Technology	\$297,073 ¹	\$167,554 ¹	\$106,839 ¹	\$11,314 ¹	\$263,151 ¹	\$260,555 ¹	1.5% of Cons. Hard
Art	\$198,049 ¹	\$111,703 ¹	\$71,226 ¹	\$7,542 ¹	\$175,434 ¹	\$173,704 ¹	1.0% of Cons. Hard
General Conditions	\$2,700,000	\$1,350,000	\$1,350,000	\$500,000	\$2,700,000	\$2,700,000	
GC Profit & Overhead	\$1,725,000	\$959,963	\$648,799	\$95,482	\$1,551,151	\$1,537,846	7.5%
Escalation Factor	\$989,000	\$550,379	\$371,978	\$54,743	\$889,326	\$881,698	4.0%
Design and Estimate Contingency	\$4,371,380 ²	\$2,432,675 ²	\$1,644,142 ²	\$241,964 ²	\$3,930,822 ²	\$3,897,107 ²	17.0% of Cons. Hard
Subtotal	\$10,280,501	\$5,572,273	\$4,192,983	\$911,045	\$9,509,885	\$9,450,910	
Construction Costs Before VE	\$30,085,377	\$16,742,524	\$11,315,567	\$1,665,283	\$27,053,307	\$26,821,264	
ACCEPTED VE STRATEGY	-\$13,662,733	-\$8,148,158	-\$5,432,105	\$0	-\$11,298,159	-\$10,555,193	
Total Construction Costs	\$16,422,644	\$8,594,366	\$5,883,462	\$1,665,283	\$15,755,148	\$16,266,071	
	\$534.00 /sf	\$465.77 /sf	\$478.25 /sf	\$31.88 /sf	\$512.30 /sf	\$528.91 /sf	
Consultants Costs	OPTION 1 - COMBINED	OPTION 1 - POLICE	OPTION 1 - CITY HALL	PARK ONLY	OPTION 2	OPTION 3	
A/E Design and Construction - Building	\$1,354,128 ³	\$677,064 ³	\$677,064 ³	\$0	\$1,304,924 ³	\$1,340,121 ³	
A/E Design and Construction - Park	\$0	\$0	\$0	\$125,000	\$0	\$0	
Reimbursables	\$20,312	\$10,156	\$10,156	\$1,875	\$19,574	\$20,102	1.5% Allowance
Owner's Project Manager	\$0	\$0	\$0	\$0	\$0	\$0	N/A
Marketing Materials	\$0	\$0	\$0	\$0	\$0	\$0	N/A - No Bond Campaign
Topo and Boundary Survey	\$10,250	\$2,563	\$2,563	\$5,125	\$10,250	\$10,250	Allowance
Geotechnical Investigations	\$15,000	\$9,000	\$6,000	\$0	\$15,000	\$15,000	Allowance
Geotechnical Field Inspections	\$35,000	\$21,000	\$14,000	\$0	\$35,000	\$35,000	Allowance
Special Inspections	\$46,131	\$27,679	\$18,452	\$0	\$46,131	\$46,131	\$1.5/SF Allowance
Environmental Services	\$0	\$0	\$0	\$0	\$0	\$0	N/A
Transportation Engineering	\$12,000	\$6,000	\$6,000	\$0	\$12,000	\$12,000	
Haz. Material Survey/Testing/Mitigation Specs	\$0	\$0	\$0	\$0	\$0	\$0	N/A
Enhanced Commissioning	\$0	\$0	\$0	\$0	\$0	\$0	Allowance
Energy Modeling	\$0	\$0	\$0	\$0	\$0	\$0	Allowance
Daylighting	\$0	\$0	\$0	\$0	\$0	\$0	Allowance
Arborist	\$5,000	\$2,500	\$1,000	\$1,500	\$5,000	\$5,000	Allowance
Subtotal - Consultants	\$1,497,821	\$755,961	\$735,234	\$133,500	\$1,447,879	\$1,483,603	
Consultants Contingency	\$74,891 ²	\$37,798 ²	\$36,762 ²	\$6,675 ²	\$72,394 ²	\$74,180 ²	5.0% of Cons. Costs
Total Consultants Costs	\$1,572,712	\$793,759	\$771,996	\$140,175	\$1,520,273	\$1,557,784	
	\$51.14 /sf	\$43.02 /sf	\$62.75 /sf	\$2.68 /sf	\$49.43 /sf	\$50.65 /sf	
Owner Costs	OPTION 1 - COMBINED	OPTION 1 - POLICE	OPTION 1 - CITY HALL	PARK ONLY	OPTION 2	OPTION 3	
Land Acquisition	\$0	\$0	\$0	\$0	\$0	\$0	N/A
Fixtures, Furniture & Equipment (FF&E)	\$750,000	\$402,500	\$347,500	\$0	\$750,000	\$750,000	Allowance
Mobile Shelving	\$150,000	\$90,000	\$45,000	\$0	\$150,000	\$150,000	Space Saver
Training/Fitness Equipment (OFCE)	\$15,000	\$15,000	\$0	\$0	\$15,000	\$15,000	Allowance
Audio / Visual Equipment (OFCE)	\$150,000	\$90,000	\$45,000	\$0	\$150,000	\$150,000	Allowance
Telephone / Data Equipment (OFCE)	\$100,000	\$60,000	\$30,000	\$0	\$100,000	\$100,000	Installation included in Construction Estimate
Security (OFOI)	\$50,000	\$30,000	\$15,000	\$5,000	\$50,000	\$50,000	Installation included in Construction Estimate
BOLI Fees	\$7,500	\$3,750	\$3,750	\$0	\$7,500	\$7,500	1/10% of Total Construction Costs (\$7,500 Max)
Moving Allowance	\$30,000	\$18,000	\$9,000	\$0	\$30,000	\$30,000	Allowance
Temporary Facilities	\$0	\$0	\$0	\$0	\$0	\$0	N/A
Building and Special Permit Fees	\$329,869	\$164,935	\$164,935	\$75,250	\$329,869	\$329,869	Allowance
System Development Charges (SDC)	\$0	\$0	\$0	\$0	\$0	\$0	N/A
Subtotal	\$1,582,369	\$874,185	\$660,185	\$80,250	\$1,582,369	\$1,582,369	
Owner Contingency	\$79,118 ²	\$43,709 ²	\$33,009 ²	\$4,013 ²	\$79,118 ²	\$79,118 ²	5.0% of Owner Costs
Total Owner Costs	\$1,661,487	\$917,894	\$693,194	\$84,263	\$1,661,487	\$1,661,487	
	\$54.03 /sf	\$49.74 /sf	\$56.35 /sf	\$1.61 /sf	\$54.03 /sf	\$54.03 /sf	
Individual Total Project Cost	\$19,656,843	\$10,306,019	\$7,348,652	\$1,889,721	\$18,936,909	\$19,485,342	
	\$639.16 /sf	\$558.53 /sf	\$597.35 /sf	\$36.17 /sf	\$615.75 /sf	\$633.59 /sf	
Building Size (SF):	72,904 SF	44,672 SF	27,996 SF	52,240 SF	59,062 SF	54,891 SF	
VE Building Size (SF):	30,754 SF	18,452 SF	12,302 SF		30,754 SF	30,754 SF	

Notes

- ¹ Per ORS
- ² Contingency
- ³ A/E Fee Guidelines - Office of Financial Management

Silverton Civic Center - Cost Summary - LOW

New Construction

Rev. 07/01/20

Construction Cost of Facility	CONCEPTUAL DESIGN						Comments
	OPTION 1 COMBINED	OPTION 1 - SEPARATED			OPTION 2	OPTION 3	
		OPTION 1 - POLICE	OPTION 1 - CITY HALL	PARK ONLY			
Building Hardcost	\$17,633,588	\$10,102,152	\$6,634,734	\$0	\$15,326,122	\$15,136,054	
On-Site Hardcost	\$1,322,000	\$965,750	\$453,250	\$0	\$1,224,000	\$1,155,000	
Park Site Hardcost	\$721,488	\$0	\$0	\$721,488	\$865,500	\$951,500	
Off-Site Hardcost	\$127,800	\$102,350	\$34,600	\$32,750	\$127,800	\$127,800	
Subtotal	\$19,804,876	\$11,170,252	\$7,122,584	\$754,238	\$17,543,422	\$17,370,354	
Margins							
OR - Green Technology	\$297,073 ¹	\$167,554 ¹	\$106,839 ¹	\$11,314 ¹	\$263,151 ¹	\$260,555 ¹	1.5% of Cons. Hard
Art	\$198,049 ¹	\$111,703 ¹	\$71,226 ¹	\$7,542 ¹	\$175,434 ¹	\$173,704 ¹	1.0% of Cons. Hard
Genral Conditions	\$2,700,000	\$1,350,000	\$1,350,000	\$500,000	\$2,700,000	\$2,700,000	
GC Profit & Overhead	\$1,725,000	\$959,963	\$648,799	\$95,482	\$1,551,151	\$1,537,846	7.5%
Escalation Factor	\$989,000	\$550,379	\$371,978	\$54,743	\$889,326	\$881,698	4.0%
Design and Estimate Contingency	\$3,085,680 ²	\$1,717,182 ²	\$1,160,571 ²	\$170,798 ²	\$2,774,698 ²	\$2,750,899 ²	12.0% of Cons. Hard
Subtotal	\$8,994,801	\$4,856,780	\$3,709,412	\$839,879	\$8,353,761	\$8,304,702	
Construction Costs Before VE	\$28,799,677	\$16,027,032	\$10,831,996	\$1,594,117	\$25,897,183	\$25,675,056	
ACCEPTED VE STRATEGY	-\$13,078,856	-\$7,799,946	-\$5,199,964	\$0	-\$10,815,331	-\$10,104,117	
Total Construction Costs	\$15,720,822	\$8,227,086	\$5,632,032	\$1,594,117	\$15,081,851	\$15,570,939	
	\$511.18 /sf	\$445.86 /sf	\$457.81 /sf	\$30.52 /sf	\$490.40 /sf	\$506.31 /sf	
Consultants Costs	OPTION 1 - COMBINED	OPTION 1 - POLICE	OPTION 1 - CITY HALL	PARK ONLY	OPTION 2	OPTION 3	
A/E Design and Construction - Building	\$1,297,982 ³	\$648,991 ³	\$648,991 ³	\$0	\$1,251,060 ³	\$1,284,510 ³	
A/E Design and Construction - Park	\$0	\$0	\$0	\$125,000	\$0	\$0	
Reimbursables	\$19,470	\$9,735	\$9,735	\$1,875	\$18,766	\$19,268	1.5% Allowance
Owner's Project Manager	\$0	\$0	\$0	\$0	\$0	\$0	N/A
Marketing Materials	\$0	\$0	\$0	\$0	\$0	\$0	N/A - No Bond Campaign
Topo and Boundary Survey	\$10,250	\$2,563	\$2,563	\$5,125	\$10,250	\$10,250	Allowance
Geotechnical Investigations	\$15,000	\$9,000	\$6,000	\$0	\$15,000	\$15,000	Allowance
Geotechnical Field Inspections	\$35,000	\$21,000	\$14,000	\$0	\$35,000	\$35,000	Allowance
Special Inspections	\$46,131	\$27,679	\$18,452	\$0	\$46,131	\$46,131	\$1.5/SF Allowance
Environmental Services	\$0	\$0	\$0	\$0	\$0	\$0	N/A
Transportation Engineering	\$12,000	\$6,000	\$6,000	\$0	\$12,000	\$12,000	
Haz. Material Survey/Testing/Mitigation Specs	\$0	\$0	\$0	\$0	\$0	\$0	N/A
Enhanced Commissioning	\$0	\$0	\$0	\$0	\$0	\$0	Allowance
Energy Modeling	\$0	\$0	\$0	\$0	\$0	\$0	Allowance
Daylighting	\$0	\$0	\$0	\$0	\$0	\$0	Allowance
Arborist	\$5,000	\$2,500	\$1,000	\$1,500	\$5,000	\$5,000	Allowance
Subtotal - Consultants	\$1,440,833	\$727,467	\$706,740	\$133,500	\$1,393,207	\$1,427,159	
Consultants Contingency	\$72,042 ²	\$36,373 ²	\$35,337 ²	\$6,675 ²	\$69,660 ²	\$71,358 ²	5.0% of Cons. Costs
Total Consultants Costs	\$1,512,874	\$763,841	\$742,077	\$140,175	\$1,462,868	\$1,498,517	
	\$49.19 /sf	\$41.40 /sf	\$60.32 /sf	\$2.68 /sf	\$47.57 /sf	\$48.73 /sf	
Owner Costs	OPTION 1 - COMBINED	OPTION 1 - POLICE	OPTION 1 - CITY HALL	PARK ONLY	OPTION 2	OPTION 3	
Land Acquisition	\$0	\$0	\$0	\$0	\$0	\$0	N/A
Fixtures, Furniture & Equipment (FF&E)	\$750,000	\$402,500	\$347,500	\$0	\$750,000	\$750,000	Allowance
Mobile Shelving	\$150,000	\$90,000	\$45,000	\$0	\$150,000	\$150,000	Space Saver
Training/Fitness Equipment (OFCE)	\$15,000	\$15,000	\$0	\$0	\$15,000	\$15,000	Allowance
Audio / Visual Equipment (OFCE)	\$150,000	\$90,000	\$45,000	\$0	\$150,000	\$150,000	Allowance
Telephone / Data Equipment (OFCE)	\$100,000	\$60,000	\$30,000	\$0	\$100,000	\$100,000	Installation included in Construction Estimate
Security (OFCE)	\$50,000	\$30,000	\$15,000	\$5,000	\$50,000	\$50,000	Installation included in Construction Estimate
BOLI Fees	\$7,500	\$3,750	\$3,750	\$0	\$7,500	\$7,500	1/10% of Total Construction Costs (\$7,500 Max)
Moving Allowance	\$30,000	\$18,000	\$9,000	\$0	\$30,000	\$30,000	Allowance
Temporary Facilities	\$0	\$0	\$0	\$0	\$0	\$0	N/A
Building and Special Permit Fees	\$329,869	\$164,935	\$164,935	\$75,250	\$329,869	\$329,869	Allowance
System Development Charges (SDC)	\$0	\$0	\$0	\$0	\$0	\$0	N/A
Subtotal	\$1,582,369	\$874,185	\$660,185	\$80,250	\$1,582,369	\$1,582,369	
Owner Contingency	\$79,118 ²	\$43,709 ²	\$33,009 ²	\$4,013 ²	\$79,118 ²	\$79,118 ²	5.0% of Owner Costs
Total Owner Costs	\$1,661,487	\$917,894	\$693,194	\$84,263	\$1,661,487	\$1,661,487	
	\$54.03 /sf	\$49.74 /sf	\$56.35 /sf	\$1.61 /sf	\$54.03 /sf	\$54.03 /sf	
Individual Total Project Cost	\$18,895,183	\$9,908,821	\$7,067,303	\$1,818,555	\$18,206,206	\$18,730,944	
	\$614.40 /sf	\$537.01 /sf	\$574.48 /sf	\$34.81 /sf	\$591.99 /sf	\$609.06 /sf	
Building Size (SF):	72,904 SF	44,672 SF	27,996 SF	52,240 SF	59,062 SF	54,891 SF	
VE Building Size (SF):	30,754 SF	18,452 SF	12,302 SF		30,754 SF	30,754 SF	

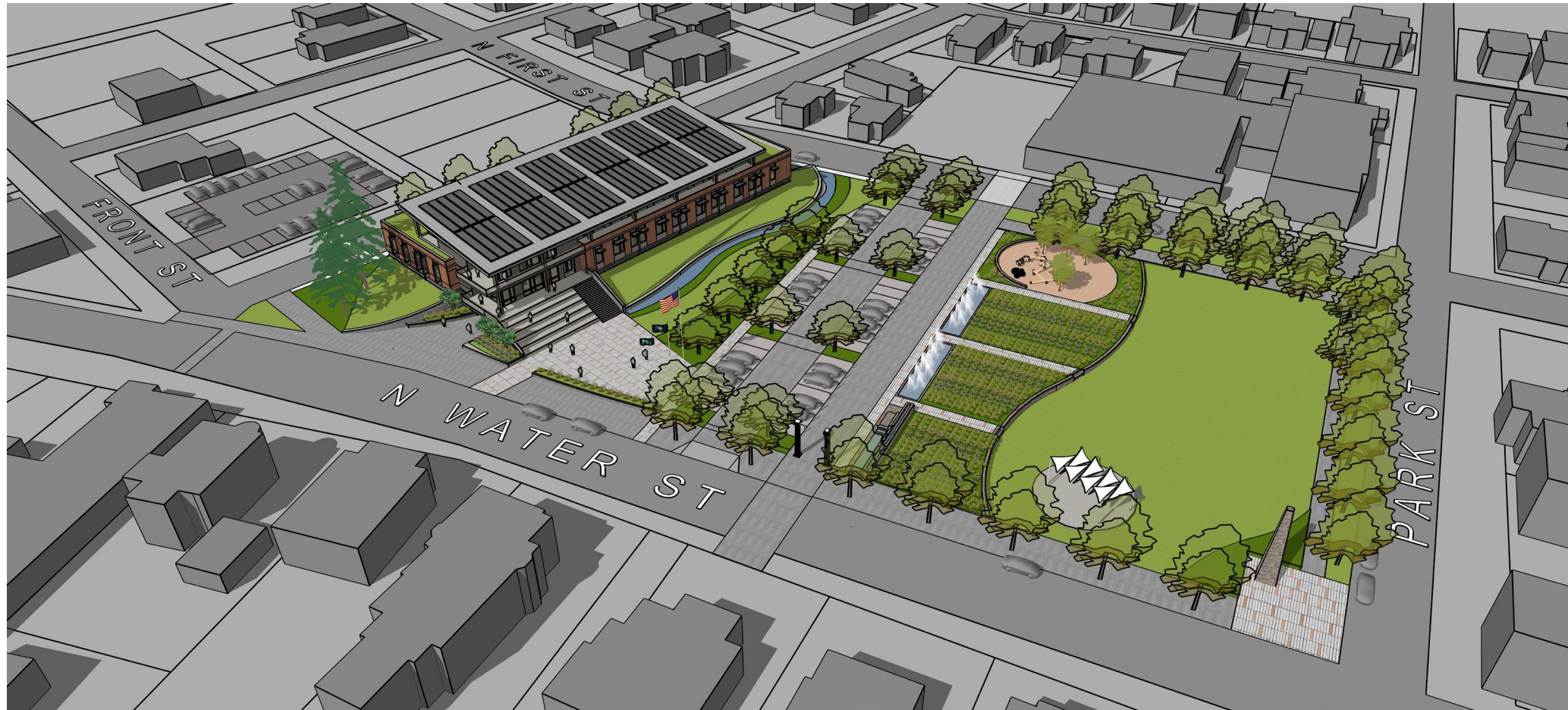
Notes

¹ Per ORS

² Contingency

³ A/E Fee Guidelines - Office of Financial Management





MILESTONE SCHEDULE:

- **July 6th** - City Council Meeting for Approval to proceed with Schematic Design
- **July 9th - Aug 20th** - Schematic Design Phase
- **Aug 20th - Sept 17th** - SD Cost Estimating
- **Sept 21st** - City Council Meeting - Present Schematic Design & Cost Estimate
- **September 24th - Nov. 5th** - Design Development Phase
- **Nov 5th - Dec 3** - DD Cost Estimating
- **Dec 7** - City Council Meeting - Present Design Development Documents & Cost Estimate

“Emphasis should be on the community center with an area for police and NOT a police station with an area for the community. “

“Please give space to recognize the native tribes who lived on this land.”

“... Too much noise is hard on people working inside the building. Discourage opportunities for disrespectful behavior by encouraging quiet and reflective behavior. We need more calmness in the world now, not more loud activity.”

“Have you done this survey in Spanish? And/or reached out to our communities of color? It would be nice to have a space that is inclusive and inviting to all of our community members.”

“I have discussed with city officials more than once about the need to incorporate a Silverton Police Memorial into the design (either close to the entryway or just inside the lobby) for those police officers who died in the ‘line of duty’ ...”

“... I want to invest in a future where children of all colors and backgrounds can learn to think for themselves, and to learn to be generous and kind to others. I think a pretty new building for those organizations that support people, rather than police people is where I want to put my money. Divest from Policing. Invest in Community and Kindness and Education.”

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