

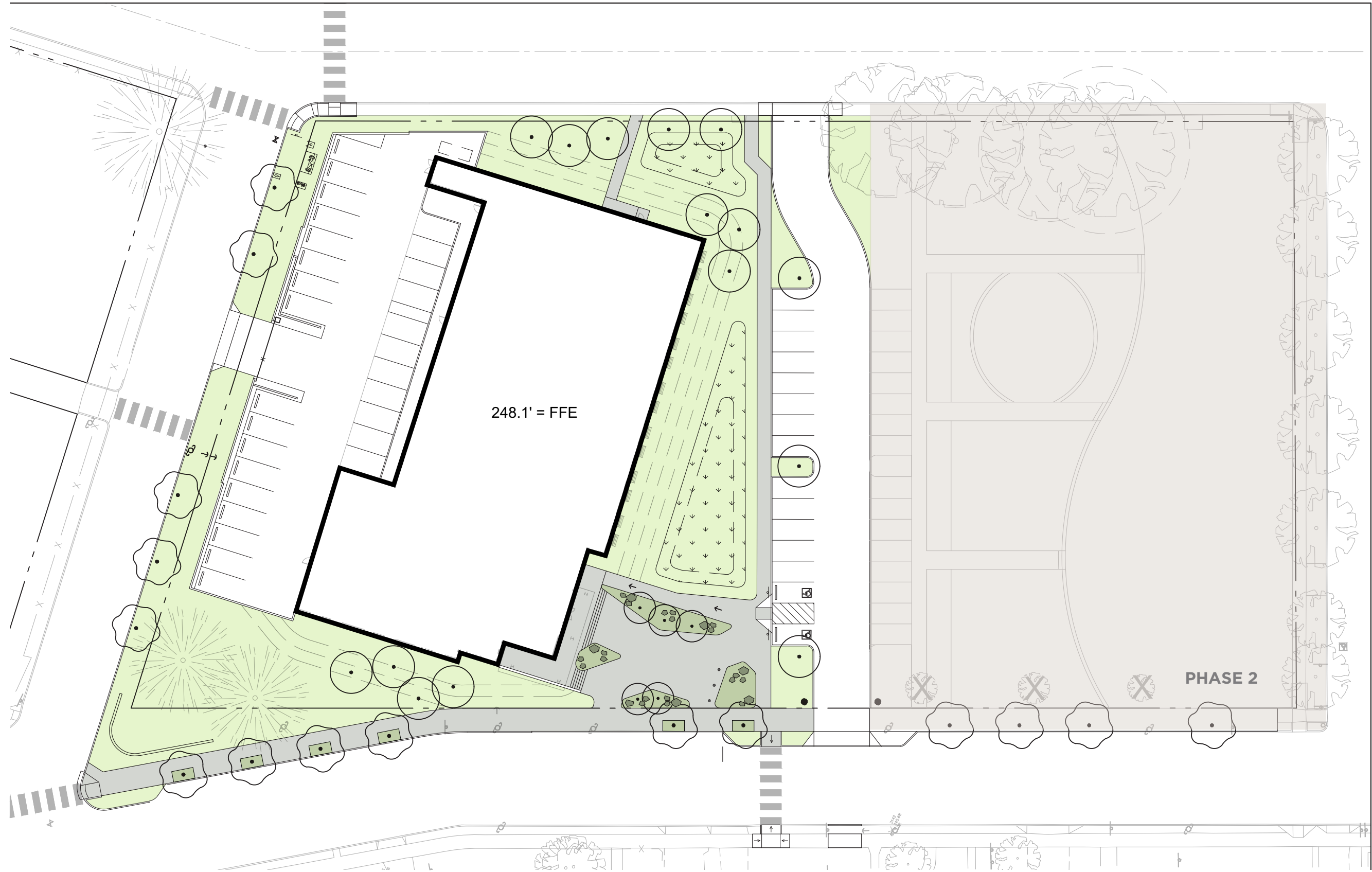
MACKENZIE.

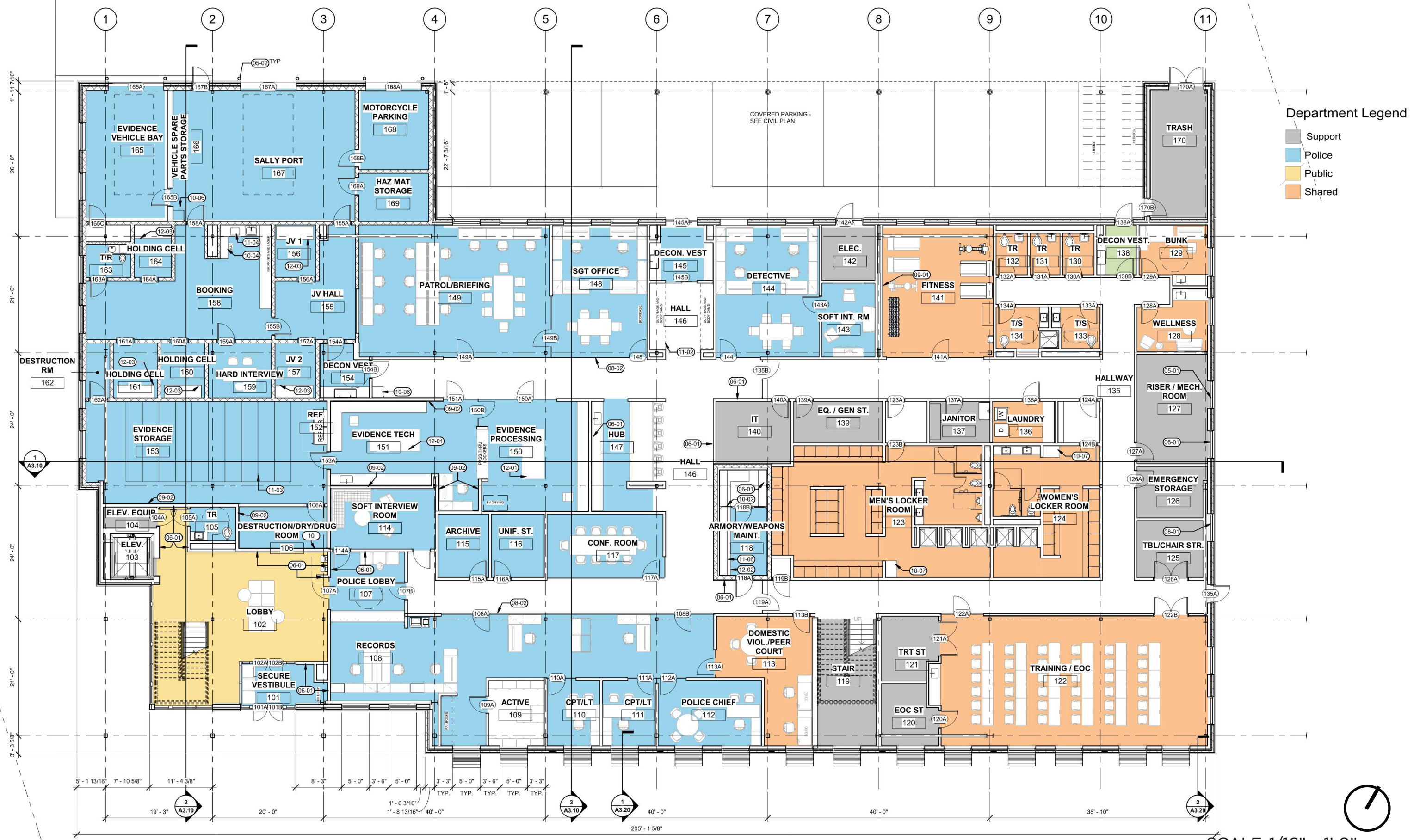
DESIGN DRIVEN | CLIENT FOCUSED



SILVERTON CIVIC CENTER - CITY COUNCIL PRESENTATION

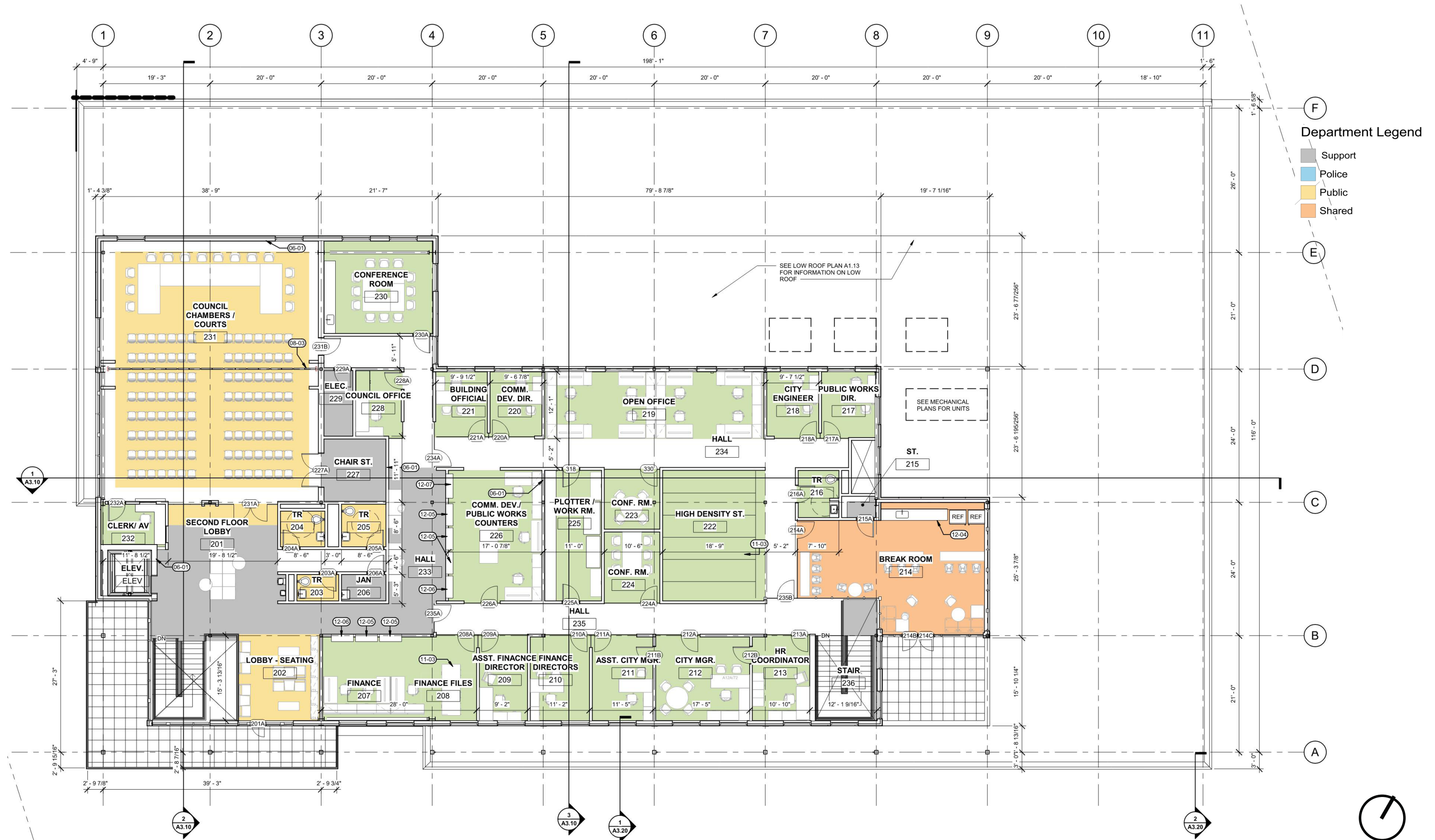
SILVERTON, OR | SEPTEMBER 14, 2020





SCALE: 1/16" = 1'-0"

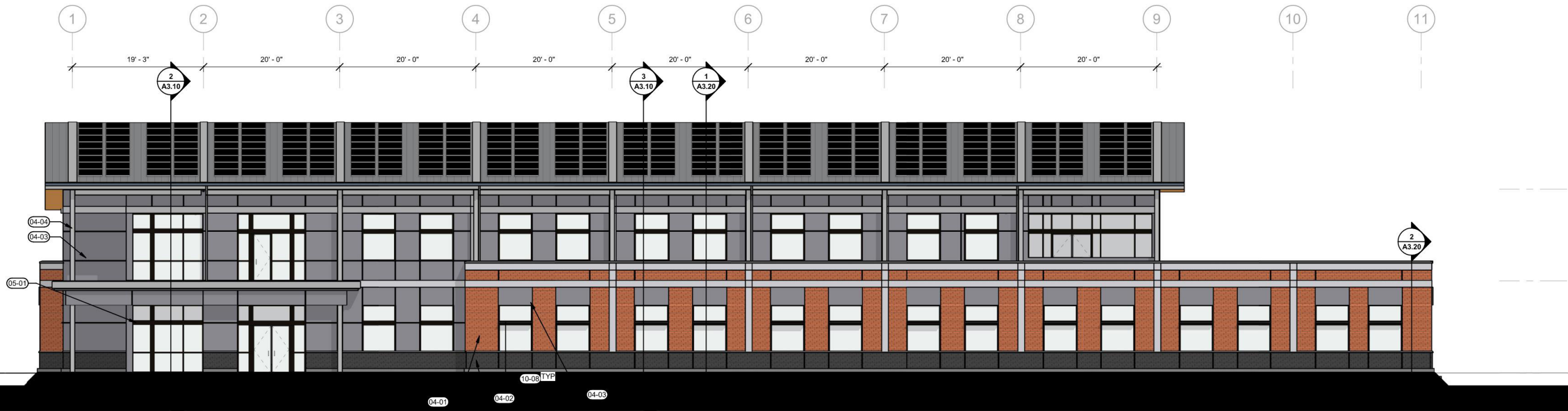




- Department Legend**
- Support
 - Police
 - Public
 - Shared

SCALE: 1/16" = 1'-0"





SOUTH ELEVATION

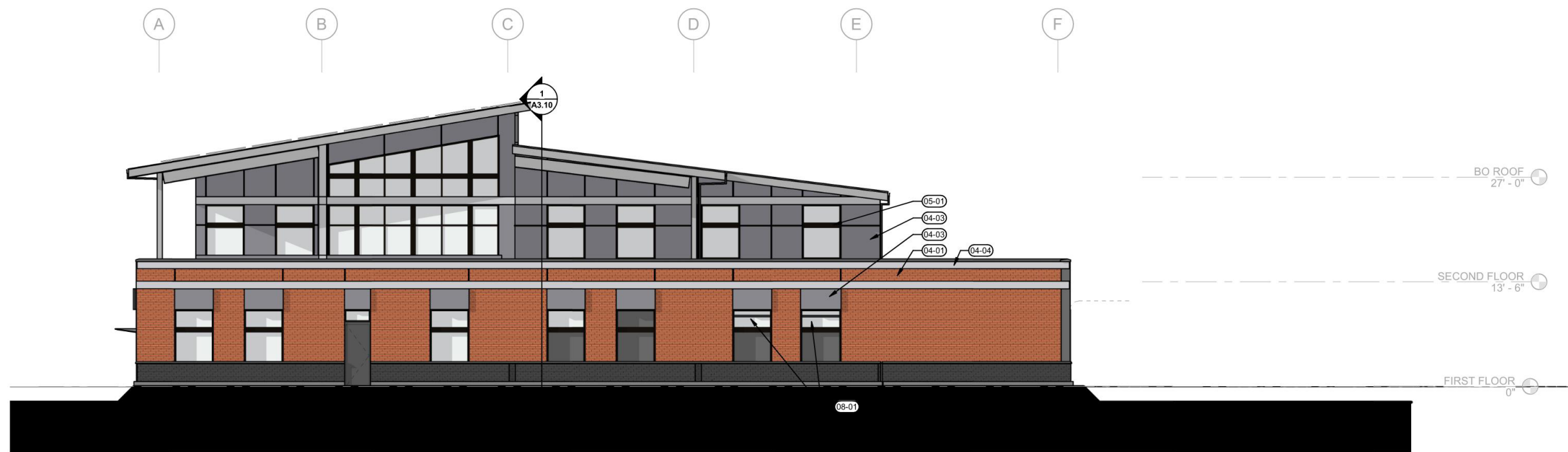


WEST ELEVATION

SCALE: 1/16" = 1'-0"



NORTH ELEVATION



EAST ELEVATION

SCALE: 1/16" = 1'-0"



Q1: WHAT DOES INCLUSIVE DESIGN MEAN TO YOU?

A word cloud visualization of responses to the question 'Q1: WHAT DOES INCLUSIVE DESIGN MEAN TO YOU?'. The words are arranged in a non-uniform, overlapping manner. The most prominent words, shown in the largest font sizes, are 'WELCOMING', 'SAFE PLACES', 'DIVERSITY', 'ATMOSPHERE', 'SIGNAGE', and 'GENERATIONAL'. Other visible words include 'COMFORT', 'SAFETY', 'LANGUAGE BARRIERS REMOVED', 'REPRESENTATIVE OF THE COMMUNITY', 'DIFFERENT ABILITIES', 'WELCOMING', 'WAYFINDING', 'GENDER NEUTRAL', and 'SAFE PLACES'. The colors of the words range from light blue to dark blue and brownish-grey.

Q2: WHAT WORD(S) WOULD YOU USE TO DESCRIBE YOUR PAST EXPERIENCES WITH EXISTING SILVERTON FACILITIES?

SEPARATED DATED
ALONE BODY LANGUAGE
NOT CHANGE WHO YOU ARE
"I FEEL DIFFERENT" UNWELCOME
OUT OF PLACE BULKY
UNSURE CLOSED OFF
GATE KEEPER OF INFORMATION
PROHIBITIVE ACCESSIBILITY
OLD UNCOMFORTABLE
ISOLATION

Q3: WHAT DOES SUCCESS LOOK LIKE FOR THIS PROJECT &
FOR THE SILVERTON COMMUNITY?



Q4: WHAT WORD(S) WOULD YOU USE TO DESCRIBE YOUR IDEAL NEW SILVERTON CIVIC CENTER?



Silverton Civic Center - Cost Summary - LOW

New Construction		Rev. 09/14/20		Comments
Construction Cost of Facility		CONCEPTUAL DESIGN	SCHEMATIC DESIGN	
Building Hardcost	\$15,326,122	\$11,687,947		
Site Hardcost	\$1,351,800	\$1,907,350		(Inclusive of Off-Site Hardcost)
Park Site Hardcost	\$865,500	\$0		\$865,500 - Reallocated to different funds
Subtotal	\$17,543,422	\$13,595,297		
Margins				
OR - Green Technology	\$263,151 ¹	\$203,929 ¹		1.5% of Cons. Hard
Art	\$175,434 ¹	\$137,992 ¹		1.0% of Cons. Hard
General Conditions	\$2,700,000	\$1,254,350		9.0% of Cons. Hard
Bonds & Insurances		\$303,831		2.0% Includ. as Gen. Cond. at Conceptual Design
GC Profit & Overhead	\$1,551,151	\$542,339		3.5%
Escalation Factor	\$889,326	\$320,755		2.0%
Design and Estimate Contingency	\$2,774,698 ²	\$1,635,849 ²		10.0% of Cons. Hard (13% @ Conceptual Design)
Subtotal	\$8,353,761	\$4,399,046		
Construction Costs Before VE	\$25,897,183	\$17,994,343		
Add Alt. 1: Over Excavate In Lieu of Agg. Piers				N \$811,680
Add Alt. 2: Radiant Slab - Entire Bldg				N \$390,274
Add Alt. 3: Relocate Overhead Services on N. Water				N \$43,944
Add Alt. 4: Operable Partition in Council Chambers				N \$43,678
Anticipated Energy Trust of Oregon Savings		-\$386,437		Estimate per discussion with ETO
ACCEPTED VE STRATEGY	-\$10,815,331	-\$2,456,661		
Total Construction Costs	\$15,081,851	\$15,537,682		
	\$490.40 /sf	\$501.52 /sf		
Consultants Costs				
A/E Design and Construction - Building	\$1,304,924 ³	\$1,304,924 ³		
A/E Design and Construction - Park	\$0	\$0		
Reimbursables	\$19,574	\$19,574		1.5% Allowance
Owner's Project Manager	\$0	\$250,000		Allowance
Marketing Materials	\$0	\$0		N/A - No Bond Campaign
Topo and Boundary Survey	\$10,250	\$10,250		per COS contract
Geotechnical Investigations	\$15,000	\$15,000		Allowance
Geotechnical Field Inspections	\$35,000	\$35,000		Allowance
Special Inspections	\$46,131	\$46,472		\$1.5/SF Allowance
Environmental Services	\$0	\$0		N/A
Transportation Engineering	\$12,000	\$12,000		
Haz. Material Survey/Testing/Mitigation Specs	\$0	\$0		N/A
Enhanced Commissioning	\$0	\$43,100		per M. Contract
Energy Modeling / Daylight Modeling	\$0	\$33,500		per M. Contract
Potential EOT Savings	\$0	-\$41,650		Estimate per discussion with ETO
Arborist	\$5,000	\$5,000		Allowance
Subtotal - Consultants	\$1,447,879	\$1,733,169		
Consultants Contingency	\$72,394 ²	\$86,658 ²		5.0% of Consultant Costs
Total Consultants Costs	\$1,520,273	\$1,819,828		
	\$49.43 /sf	\$58.74 /sf		
Owner Costs				
Land Acquisition	\$0	\$0		N/A
Fixtures, Furniture & Equipment (FF&E)	\$750,000	\$550,000		Allowance
Mobile Shelving / Lockers	\$150,000	\$150,000		Space Saver
Training/Fitness Equipment (OFCI)	\$15,000	\$15,000		Allowance
Audio / Visual Equipment (OFCI)	\$150,000	\$150,000		Allowance
Telephone / Data Equipment (OFCI)	\$100,000	\$100,000		Installation included in Construction Estimate
Security (OFOI)	\$50,000	\$50,000		Installation included in Construction Estimate
BOLI Fees	\$7,500	\$7,500		1/10% of Total Construction Costs (\$7,500 Max)
Moving Allowance	\$30,000	\$30,000		Allowance
Temporary Facilities	\$0	\$0		N/A
Building and Special Permit Fees	\$329,869	\$329,869		Allowance
System Development Charges (SDC)	\$0	\$0		N/A
Subtotal	\$1,582,369	\$1,382,369		
Owner Contingency	\$79,118 ²	\$69,118 ²		5.0% of Owner Costs
Total Owner Costs	\$1,661,487	\$1,451,487		
	\$54.03 /sf	\$46.85 /sf		
Individual Total Project Cost	\$18,263,612	\$18,808,997		
	\$593.86 /sf	\$607.11 /sf		
Building Size (SF):	59,062 SF	30,981 SF		
VE Building Size (SF):	30,754 SF			

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

Silverton Civic Center - Cost Summary - HIGH

New Construction		Rev. 09/14/20		Comments
Construction Cost of Facility		CONCEPTUAL DESIGN	SCHEMATIC DESIGN	
Building Hardcost	\$15,326,122	\$11,687,947		
Site Hardcost	\$1,351,800	\$1,907,350		(Inclusive of Off-Site Hardcost)
Park Site Hardcost	\$865,500	\$0		\$865,500 - Reallocated to different funds
Subtotal	\$17,543,422	\$13,595,297		
Margins				
OR - Green Technology	\$263,151 ¹	\$203,929 ¹		1.5% of Cons. Hard
Art	\$175,434 ¹	\$137,992 ¹		1.0% of Cons. Hard
General Conditions	\$2,700,000	\$1,254,350		9.0% of Cons. Hard
Bonds & Insurance (Assumes OCIP)		\$303,831		2.0% Includ. as Gen. Cond. at Conceptual Design
GC Profit & Overhead	\$1,551,151	\$542,339		3.5%
Escalation Factor	\$889,326	\$320,755		2.0%
Design and Estimate Contingency	\$3,930,822 ²	\$2,126,604 ²		13.0% of Cons. Hard (17% @ Conceptual Design)
Subtotal	\$9,509,885	\$4,889,801		
Construction Costs Before VE	\$27,053,307	\$18,485,098		
Add Alt. 1: Over Excavate In Lieu of Agg. Piers				N \$811,680
Add Alt. 2: Radiant Slab - Entire Bldg				N \$390,274
Add Alt. 3: Relocate Overhead Services on N. Water				N \$43,944
Add Alt. 4: Operable Partition in Council Chambers				N \$43,678
Anticipated Energy Trust of Oregon Savings		-\$386,437		Estimate per discussion with ETO
ACCEPTED VE STRATEGY	-\$11,298,159	-\$2,523,661		
Total Construction Costs	\$15,755,148	\$15,975,000		
	\$512.30 /sf	\$502.73 /sf		
Consultants Costs				
A/E Design and Construction - Building	\$1,304,924 ³	\$1,304,924 ³		
A/E Design and Construction - Park	\$0	\$0		
Reimbursables	\$19,574	\$19,574		1.5% Allowance
Owner's Project Manager	\$0	\$250,000		Allowance
Marketing Materials	\$0	\$0		N/A - No Bond Campaign
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Environmental Services	\$0	\$0		N/A
Transportation Engineering	\$12,000	\$12,000		
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Enhanced Commissioning	\$0	\$43,100		per M. Contract
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Total Owner Costs	\$1,661,487	\$1,661,487		
	\$54.03 /sf	\$53.63 /sf		
Individual Total Project Cost	\$18,936,908	\$19,056,315		
	\$615.75 /sf	\$615.10 /sf		
Building Size (SF):	59,062 SF	30,981 SF		
VE Building Size (SF):	30,754 SF			

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



COST ADJUSTMENTS AND VALUE

ENGINEERING	SCHEMATIC DESIGN	Y/M/N	COMMENTS
TOTAL CONSTRUCTION COST (HIGH)			
Date: September 14, 2020			
Revised w/ City Comments : September ##, 2020			
	\$18,485,098		
SITE:			
SITE IMPROVEMENTS			
REDUCED COST OF SECURE FENCING	(\$44,385)		USE ART FUNDS?
REDUCE LANDSCAPING	(\$40,000)		
BUILDING:			
WOOD STUD IN LIEU OF METAL STUDS			
ALL WOOD STRUCTURE	(\$300,000)		
ROMEX WIRING	\$7.00	(\$49,000)	
VINYL WINDOWS IN LIEU OF STOREFRONT			
WINDOW (2ND FLOOR)		(\$127,000)	
ROOFING MATERIAL CHANGE (HIGH ROOF)			
METAL ROOF TO TPO	\$7.50	(\$114,765)	
REDUCE FINISH FLOOR ELEVATION			
REDUCE THE FINISHED FLOOR HEIGHT BY .4' (248.1' IN LIEU OF 248.5") THEREFORE REDUCING FILL	\$45.00	(\$15,000)	
STOREFRONT WINDOWS IN LIEU OF CURTAIN WALL (VALIDATION)			
936 SF	\$25.00	(\$23,400)	
REDUCE THE SIZE OF THE COUNCIL CHAMBERS (VALIDATION)			
320 SF	\$450.00	(\$2,240)	
METAL CANOPY IN LIEU OF ROOF AND PARAPET FOR COVERED PARKING			
BETWEEN GL 4-11 & GL E - D		(\$47,000)	
ADD METAL DECK CARPORT PAINTED			
EXTERIOR MATERIALS			
CHANGE FROM BRICK TO CMU	\$6.00	(\$48,108)	
REDUCE HEIGHT OF HIGH ROOF (1'-6" TO 2'-0")	\$40.00	(\$24,000)	
DECK - CHANGE FROM IPE TO CONCRETE PAVERS		(\$11,000)	
INTERIOR MATERIALS			
CHANGE FIRST FLOOR HALLWAYS AND LOCKER ROOMS TO BE OPEN TO STRUCTURE	\$11.00	(\$224,939)	
SHELL CITY HALL (5,600 SF)			
INTERIOR WALLS	\$18.00		
FLOOR FINISH	\$8.00		
CEILING FINISH	\$7.50		
PLUMBING	\$5.00	(\$600,000)	
MECHANICAL - VRF SYSTEM	\$14.00		
ELECTRICAL SERVICE DISTRIBUTION	\$12.60		
ELECTRICAL LIGHTS	\$15.50		
ELECTRICAL - SPECIAL ELECTRICAL SYSTEMS	\$20.70		
MEP:			
REMOVE RADIANT SLAB		(\$10,500)	
PEX PIPING			
PVC PIPING FOR BELOW GRADE WASTE, STORM, AND VENT. CAST IRON REMAINS FOR ABOVE GRADE STORM.			
FLOOR MOUNTED FIXTURES IN LIEU OF WALL HUNG FIXTURES			
REDUCE ELEC VEHICLE CHARGING STATIONS			
SUBTOTAL (ACCEPTED VE)		(\$1,861,337)	
MARKUPS:			
OR - GREEN TECHNOLOGY	1.5%	(\$27,920)	
ART	1.0%	(\$18,613)	
GENERAL CONDITIONS	9.0%	(\$167,520)	
GC PROFIT & OVERHEAD	5.5%	(\$114,146)	
ESCALATION FACTOR	2.0%	(\$43,791)	
DESIGN AND ESTIMATE CONTINGENCY	13.0%	(\$290,333)	
TOTAL VE SAVINGS (HIGH):		(\$2,523,661)	
DESIGN AND ESTIMATE CONTINGENCY	10.0%	(\$223,333)	
TOTAL VE SAVINGS (LOW):		(\$2,456,661)	
REVISED TOTAL CONSTRUCTION COST (HIGH):		\$15,961,437	



MILESTONE SCHEDULE:

- JULY 9th - AUG 20th - SCHEMATIC DESIGN PHASE (SD)
- AUG 3, 2020 - CITY COUNCIL MEETING
- AUG 20th - RELEASE SD SET FOR CITY STAFF & COUNCIL REVIEW
- AUG 27th - COMMENTS DUE BACK TO MACKENZIE
- **AUG 20th - SEPT 17th - SD COST ESTIMATING**
- SEPT 24th - NOV 5th - DESIGN DEVELOPMENT PHASE (DD)
- NOV 5th - DEC 3RD - DD COST ESTIMATING
- DEC 7th - CITY COUNCIL MEETING - PRESENT DD DOCUMENTS & COST ESTIMATE

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Land Use Planning · Transportation Planning · Landscape Architecture

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