

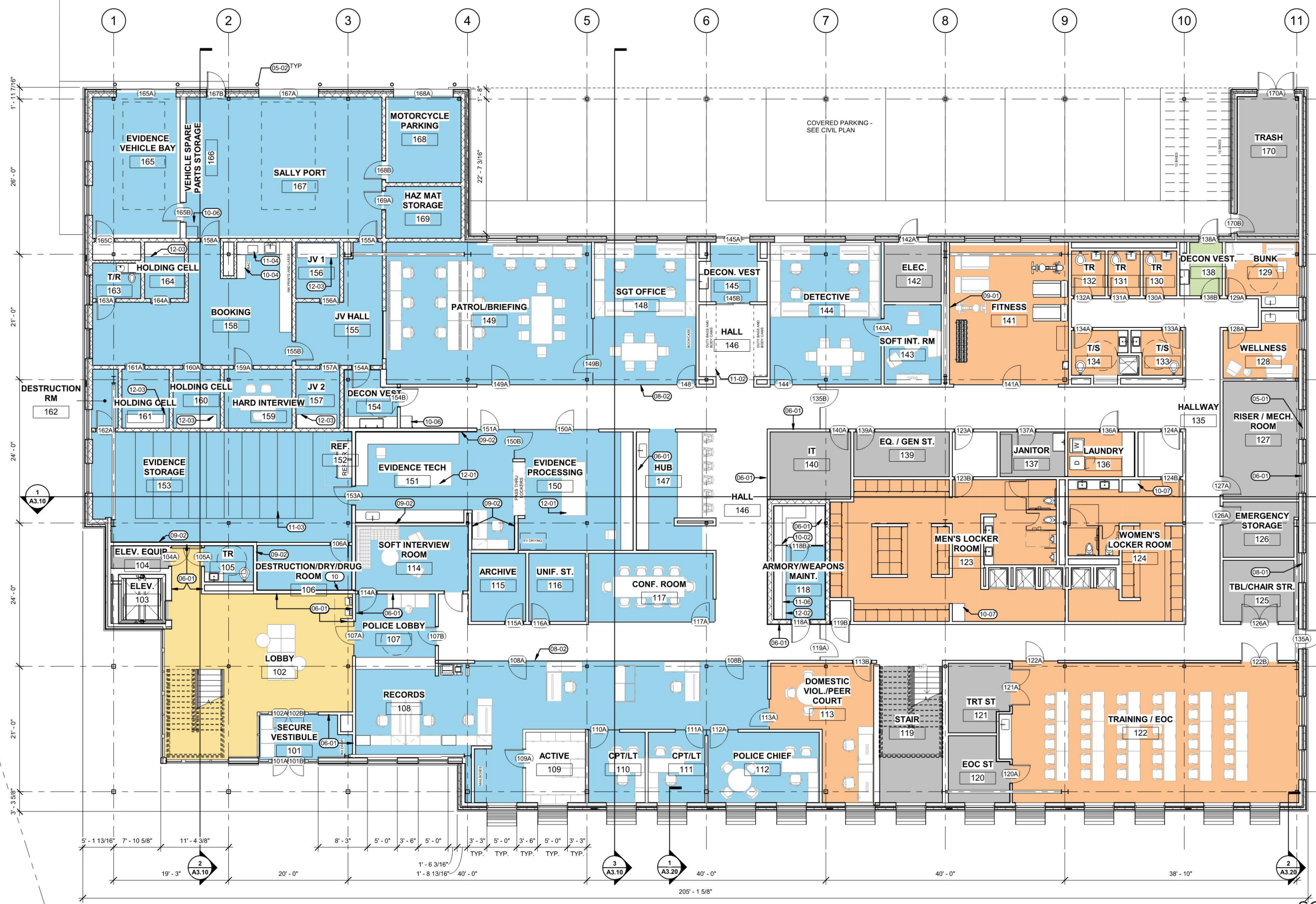
**MACKENZIE.**

DESIGN DRIVEN | CLIENT FOCUSED



# SILVERTON CIVIC CENTER - CITY COUNCIL WORK SESSION PRESENTATION

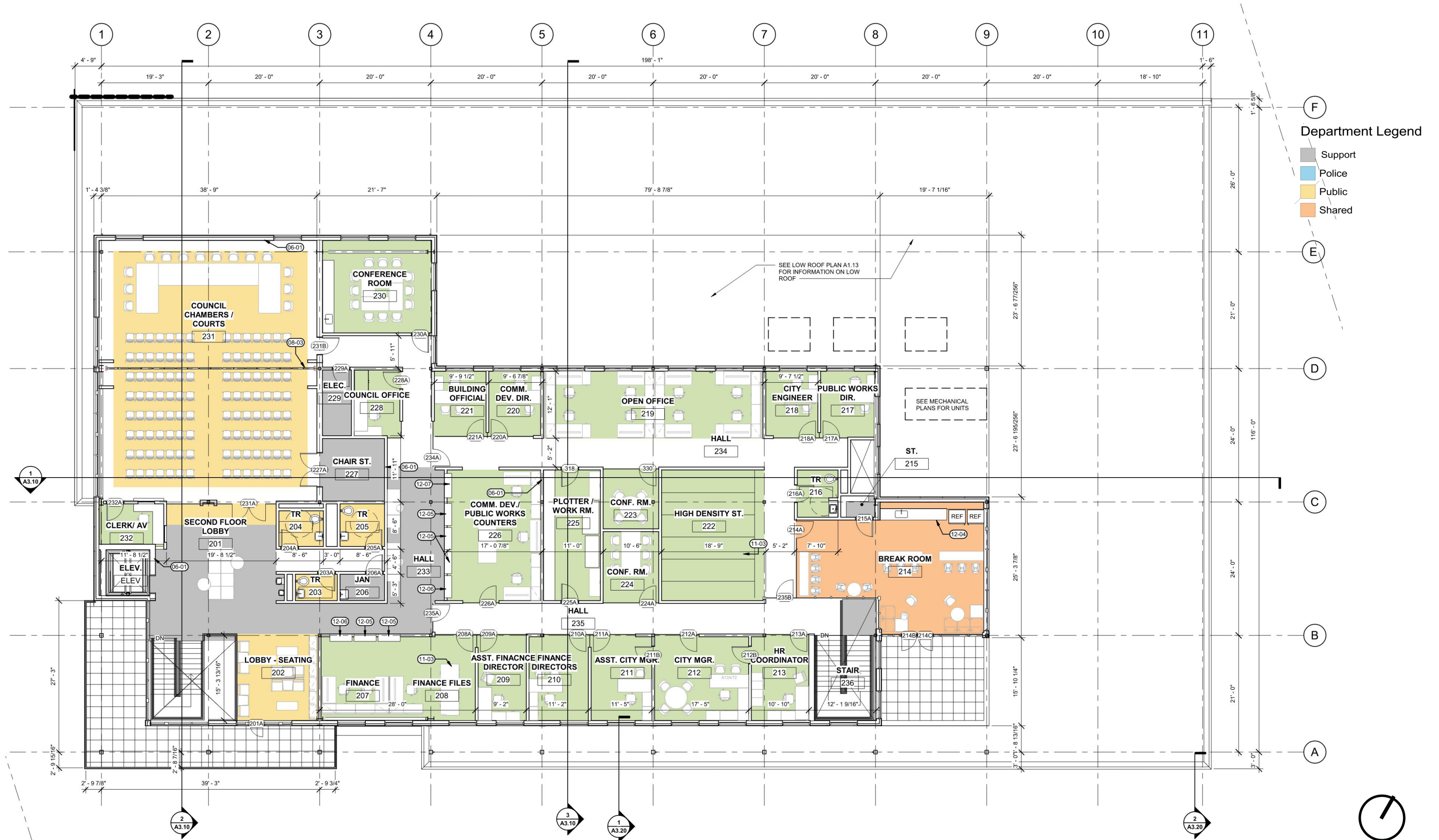
SILVERTON, OR | OCTOBER 19, 2020



**Department Legend**

- Support
- Police
- Public
- Shared





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





**SCHEMATIC DESIGN COST ESTIMATE - HIGH  
WITH ADD ALTERNATE  
ACCEPTED VALUE ENGINEERING  
NO SQUARE FOOTAGE REDUCTION**

**Silverton Civic Center - Cost Summary - HIGH**

New Construction		Rev. 09/23/20		Comments
	CONCEPTUAL DESIGN 07/06/2020	SCHEMATIC DESIGN 09/14/2020		
<b>Construction Cost of Facility</b>				
Building Hardcost	\$15,326,122	\$11,687,947		
Site Hardcost	\$1,351,800	\$1,907,350		
Park Site Hardcost	\$865,500	\$0		(Inclusive of Off-Site Hardcost) \$865,500 - Reallocated to different funds
<b>Subtotal</b>	<b>\$17,543,422</b>	<b>\$13,595,297</b>		
<b>Margins</b>				
OR - Green Technology	\$263,151 <sup>1</sup>	\$203,929 <sup>1</sup>		1.5% of Cons. Hard
Art	\$175,434 <sup>1</sup>	\$137,992 <sup>1</sup>		1.0% of Cons. Hard
General Conditions	\$2,700,000	\$1,254,350		9.0% of Cons. Hard (Allowance @ Conceptual Design)
Bonds & Insurance (Assumes OCIP)		\$303,831		2.0% Includ. as GC Profit & Ovhd. at Conceptual Design
GC Profit & Overhead	\$1,551,151	\$542,339		3.5%
Escalation Factor	\$889,326	\$320,755		2.0% of Const. Hard (4% @ Conceptual Design)
Design and Estimate Contingency	\$3,930,822 <sup>2</sup>	\$2,126,604 <sup>2</sup>		13.0% of Cons. Hard (13% @ Conceptual Design)
<b>Subtotal</b>	<b>\$9,509,885</b>	<b>\$4,889,801</b>		
<b>Construction Costs Before VE</b>	<b>\$27,053,307</b>	<b>\$18,485,098</b>		
Add Alt. 1: Over Excavate In Lieu of Agg. Piers			N	\$811,680
Add Alt. 2: Radiant Slab - Entire Bldg		\$390,274	Y	\$390,274
Add Alt. 3: Relocate Overhead Services on N. Water		\$43,944	M	\$43,944
Add Alt. 4: Operable Partition in Council Chambers		\$43,678	M	\$43,678
Anticipated Energy Trust of Oregon Savings ACCEPTED VE STRATEGY		-\$386,437		Estimate per discussion with ETO
	-\$11,298,159	-\$910,778		
<b>Total Construction Costs</b>	<b>\$15,755,147</b>	<b>\$17,665,779</b>		
	\$512.30 /sf	\$570.21 /sf		
<b>Consultants Costs</b>				
A/E Design and Construction - Building	\$1,304,924 <sup>3</sup>	\$1,304,924 <sup>3</sup>		Include Conceptual Design to Design Development Fee
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 ETO Savings	\$0	-\$41,650		Estimate per discussion with ETO
Arborist	\$5,000	\$5,000		Allowance
<b>Subtotal - Consultants</b>	<b>\$1,447,879</b>	<b>\$1,733,169</b>		
Consultants Contingency	\$72,394 <sup>2</sup>	\$86,658 <sup>2</sup>		5.0% of Consultant Costs
<b>Total Consultants Costs</b>	<b>\$1,520,273</b>	<b>\$1,819,828</b>		
	\$49.43 /sf	\$58.74 /sf		
<b>Owner Costs</b>				
Land Acquisition	\$0	\$0		N/A
Fixtures, Furniture & Equipment (FF&E)	\$750,000	\$750,000		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 (OFI)	\$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
<b>Subtotal</b>	<b>\$1,582,369</b>	<b>\$1,582,369</b>		
Owner Contingency	\$79,118 <sup>2</sup>	\$79,118 <sup>2</sup>		5.0% of Owner Costs
<b>Total Owner Costs</b>	<b>\$1,661,487</b>	<b>\$1,661,487</b>		
	\$54.03 /sf	\$53.63 /sf		
<b>Individual Total Project Cost</b>	<b>\$18,936,908</b>	<b>\$21,147,094</b>		
	\$615.75 /sf	\$682.58 /sf		
Building Size (SF):	59,062 SF	30,981 SF		
VE Building Size (SF):	30,754 SF	24,915 SF		
Notes				
<sup>1</sup> Per ORS				
<sup>2</sup> Contingency				
<sup>3</sup> A/E Fee Guidelines - Office of Financial Management				

PLEASE SEE  
ACCEPTED VE LIST  
FOR DETAILS

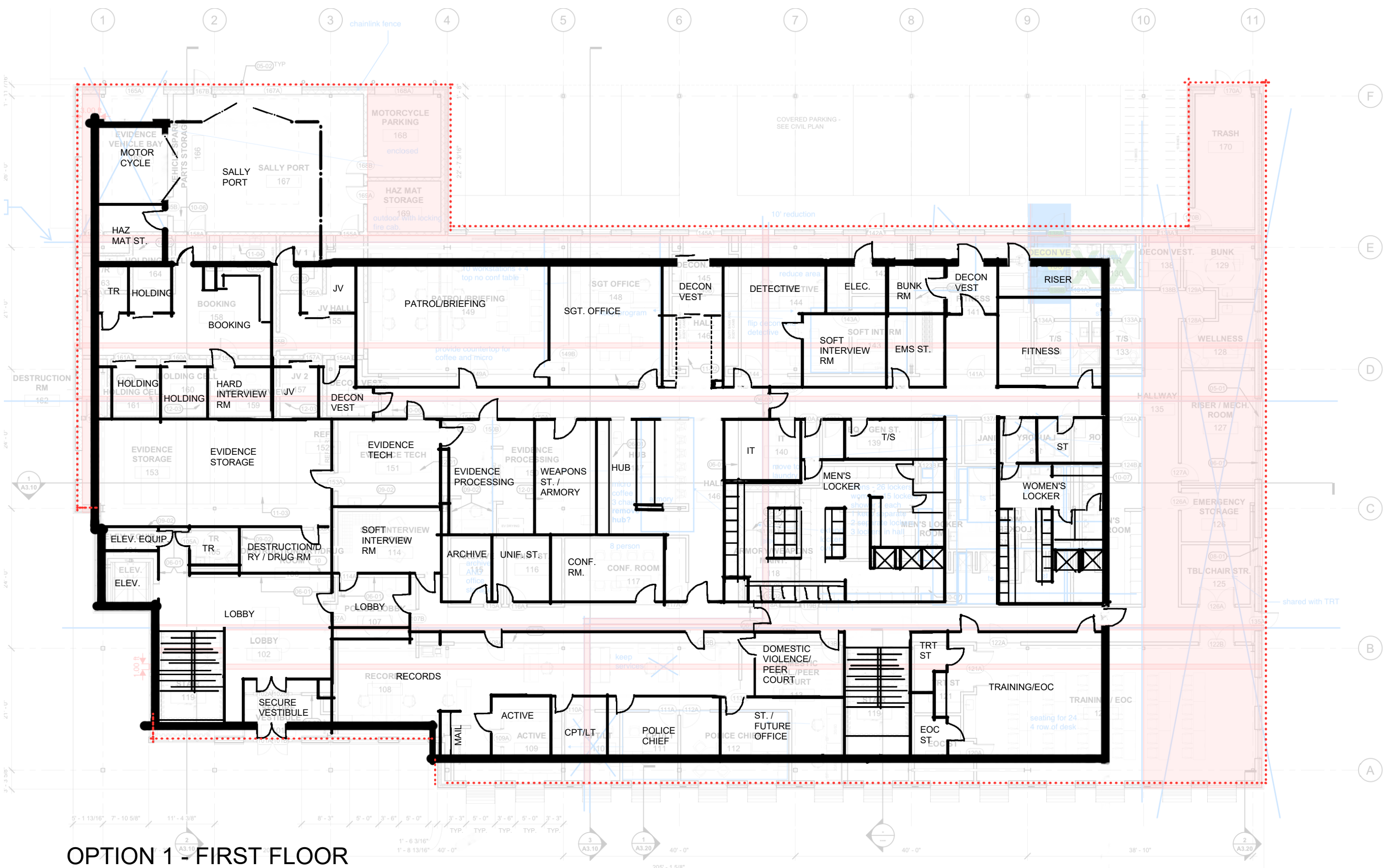
**SUMMARY OF PROJECT COST SUMMARY SHEET**

	SF REDUCTION	COST REDUCTION (HIGH)	TOTAL CONST. COST (HIGH)	TOTAL PROJ. COST (HIGH)
SCHEMATIC DESIGN COST	-	-	\$18,576,556	\$22,057,872
<b>SCHEMATIC DESIGN COST VE W/ ADD ALT</b>	-	-\$910,778	\$17,665,779	<b>\$21,147,094</b>
SCHEMATIC DESIGN VE + NO ADD ALT	-	-\$910,778	\$17,187,883	\$20,669,198
ONE BAY REDUCTION	4,138 SF	-\$2,431,493	\$16,145,064	\$19,626,379
ONE BAY REDUCTION + NO ADD ALT.	4,138 SF	-\$2,431,493	\$15,667,168	\$19,148,483
TWO BAY REDUCTION	6,066 SF	-\$3,140,033	\$15,436,524	\$18,917,839
TWO BAY REDUCTION + NO ADD ALT.	6,066 SF	-\$3,140,033	\$14,958,628	\$18,439,943

**SCHEMATIC DESIGN COST ESTIMATE -**

**ACCEPTED VALUE ENGINEERING**

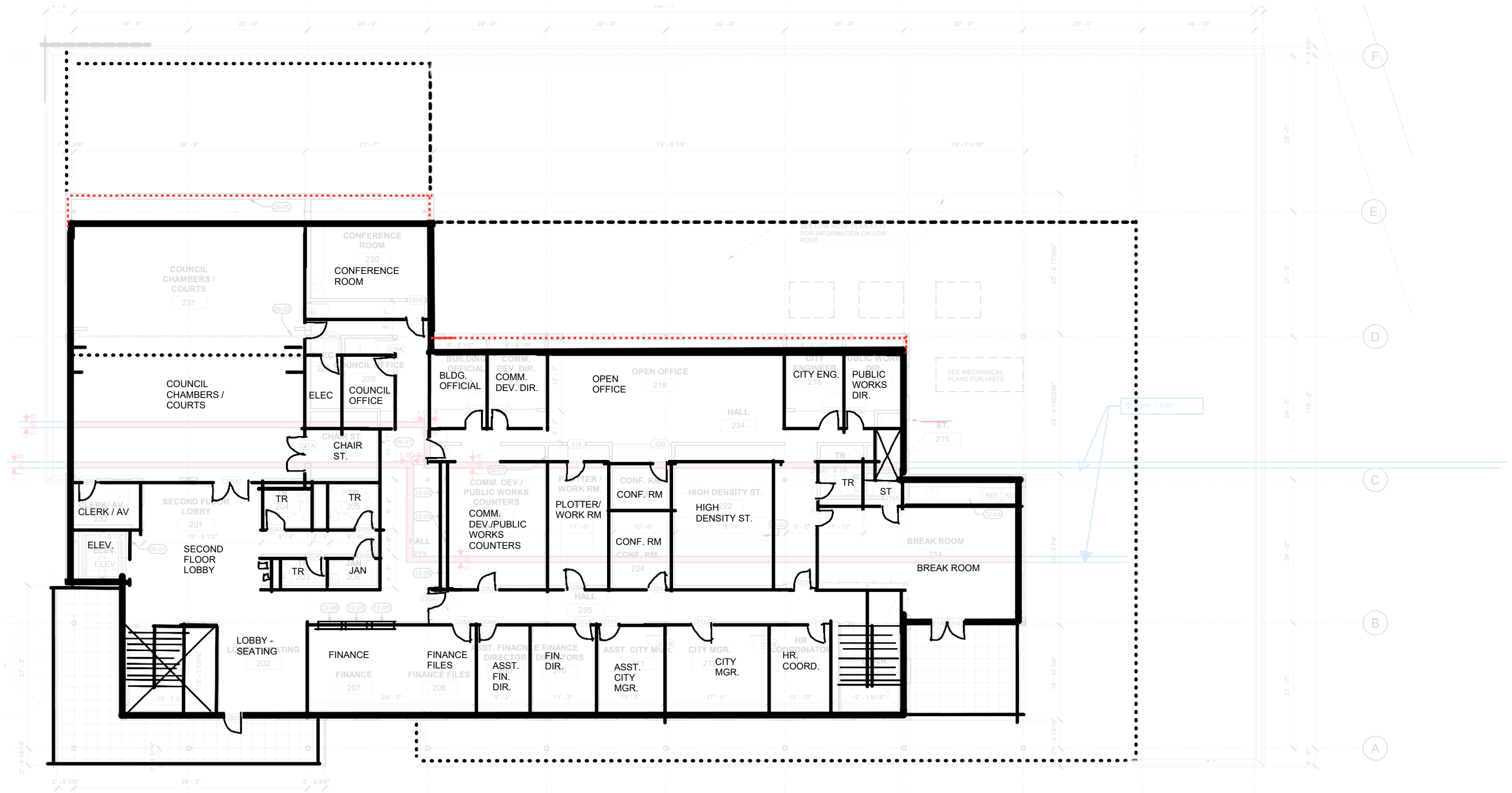
COST ADJUSTMENTS AND VALUE ENGINEERING		SCHEMATIC DESIGN	Y/M/N	COMMENTS
<b>TOTAL CONSTRUCTION COST (HIGH)</b>				
Date: September 14, 2020 Revised w/ City Comments: September 16, 2020		\$18,485,098		COS staff making the approval to proceed or do we need further discussion and approval by City Council?
<b>SITE:</b>				
<b>SITE IMPROVEMENTS</b>				
REDUCED COST OF SECURE FENCING		(\$44,385)	M	USE ART FUNDS? - concern about chain link. Need more examples. Could be addressed at later stage. Mackenzie to give options for fencing. (Options to COS by next week) Decision needed by October 15th.
REDUCE LANDSCAPING		(\$40,000)	M	Would need more examples for consideration. Could be addressed at later stage. (Options to COS by next week) Decision needed by October 15th.
<b>BUILDING:</b>				
<b>WOOD STUD IN LIEU OF METAL STUDS</b>				
ALL WOOD STRUCTURE ROMEX WIRING		(\$100,000) (\$49,000)	M	Confirm that this is for interior walls. Will there be anticipated savings w/new wildfire reality? The cost was inclusive of all structure and all walls to be wood. This may increase the size of the beams and walls increasing the floor to floor height. Possibly a deductive alternate - look into what the cost would be if it was just interior walls. Also watch impact of wildfire on wood supply.
<b>VINYL WINDOWS IN LIEU OF STOREFRONT</b>				
WINDOW (2ND FLOOR)		(\$127,000)	M	Need to harden building envelope; this would be a concern. Want consistency among floors. Harden as in security (7). Mackenzie to show the difference and consistency between first floor vs second floor window appearance. Decision required by October 8th.
<b>ROOFING MATERIAL CHANGE (HIGH ROOF)</b>				
METAL ROOF TO TPO		(\$114,765)	M	No aesthetic concerns. Concern is re: fire danger and maintenance. Solar panels will need to be serviced. TPO roofs have problems w/o proper walk paths. Metal is harder to get up but hose bib will need to go up there so roof can be cleaned. 80 mil TPO - higher durability, 30 year warranty.
<b>REDUCE FINISH FLOOR ELEVATION</b>				
REDUCE THE FINISHED FLOOR HEIGHT BY 4" (248.1" IN LIEU OF 248.5") THEREFORE REDUCING FILL		(\$15,800)	Y	W End of parking is higher up. Trying to get cars in at 2-5% slope all the way up to saltpop. Expect # of savings to increase with D. Jones proposal for parking. Dropping the secure parking lot by 2" and adding stairs and ramps. Keep the building FFE as noted. 6" curb at secure entrance into the ... ADA parking closer to the West (police entrance).
<b>STOREFRONT WINDOWS IN LIEU OF CURTAIN WALL (VALIDATION)</b>				
936 SF		(\$23,800)	Y	Need clarification. Is it a high stem wall? NOTES FROM TEAM DISCUSSION: Storefront is an infill system - solid wall with big panels within the wall. Curtain wall means entire wall looks like glass. Could insert cement panel strips in between and a valance in the ceiling space. Clarification required. Curtain wall is a structural window system. This is no longer an issue and has been resolved to be storefront. No aesthetic changes.
<b>REDUCE THE SIZE OF THE COUNCIL CHAMBERS (VALIDATION)</b>				
320 SF	\$450.00	(\$2,400)	Y	D. Jones: reduce a row of seats and occupant load. Would also reduce size to structural gridline. Expecting more overall \$ savings from this change. Further clarification required in regards to reduction in size to the structural gridline ...
<b>METAL CANOPY IN LIEU OF ROOF AND PARAPET FOR COVERED PARKING</b>				
BETWEEN GL-11 & GL E - D ADD METAL DECK CARPORT PAINTED		(\$47,000)	Y	Need to ensure easy maintenance. Prefer 1:12 pitch away from the building ... structural metal deck w/ roof membrane.
<b>EXTERIOR MATERIALS</b>				
CHANGE FROM BRICK TO CMU REDUCE HEIGHT OF HIGH ROOF (1'-6" TO 2'-0")	\$6.00	(\$48,300)	Y	Good examples around town - CMU at Silver Falls Brewery for example. Quik-link is the material; comparable to CMU cost vs. brick. Order samples
DECK - CHANGE FROM IPE TO CONCRETE PAVERS		(\$207,000)	Y	
		(\$13,000)	Y	
<b>INTERIOR MATERIALS</b>				
CHANGE FIRST FLOOR HALLWAYS AND LOCKER ROOMS TO BE OPEN TO STRUCTURE CHANGE THE PERIMETER WALLS OF EMERGENCY EXIT PORT TO BE METAL STUD AND PLYWOOD IN LIEU OF SOLID GROUTED CMU	\$11.00	(\$18,750)	Y	Concerns: locker room moisture due to shower use (what about a lid? Exhaust fan will have to handle more). Open duct work needs cleaning. Does it change how much heating is needed? (not with radiant floor slab) Not a thermal barrier so not an issue with heating ...
<b>SHELL CITY HALL (5,600 SF)</b>				
INTERIOR WALLS	\$18.00		N	Additional A/E Fees for add alternate of City Hall Shell
FLOOR FINISH	\$8.00			
CEILING FINISH	\$7.50			
PLUMBING	\$5.00			
MECHANICAL - VRF SYSTEM	\$14.00			
ELECTRICAL SERVICE DISTRIBUTION	\$12.80			
ELECTRICAL LIGHTS	\$15.50			
ELECTRICAL - SPECIAL ELECTRICAL SYSTEMS	\$20.70			
		(\$600,000)		
<b>MEP:</b>				
REMOVE RADIANT SLAB 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 ALUMINUM CONDUCTORS FOR ALL FEEDERS RATED 100A OR MORE		(\$10,500) (\$15,900) (\$13,000) (\$15,000) (\$13,700)	N Y Y Y Y	Discussion of radiant floor slab in lobby vs. all areas. No need to finish slab beyond pigment. Learned about other PGE grant options that could help with slab.  Want consistent fixtures  How many? Prefer to futureproof (Electric vehicle charging stations add is \$12,000 each single, \$10,000 each more than 1)
REDUCE ELEC VEHICLE CHARGING STATIONS				General notes: spandrel (interior glazing) glass removal not yet accounted for. Door removal proposed by D. Jones and J. Anglemier not yet incorporated.  Could reduce # of bathrooms needed downstairs from 5 to 2 (which would be an additional \$ savings). Further discussion required. Per plumbing calculations discussed with D. Jones about code and occupant load, we cannot eliminate 3 toilet rooms. We can eliminate 4 toilet room on the first floor.
Additional Items:				
<b>SUBTOTAL (ACCEPTED VE)</b>		<b>(\$671,748)</b>		
<b>MARKUPS:</b>				
OR - GREEN TECHNOLOGY	1.5%	(\$10,076)		
ART	1.0%	(\$6,717)		
GENERAL CONDITIONS	6.0%	(\$60,457)		
GC PROFIT & OVERHEAD	5.5%	(\$41,195)		
ESCALATION FACTOR	2.0%	(\$15,804)		
DESIGN AND ESTIMATE CONTINGENCY	10.0%	(\$104,780)		
<b>TOTAL VE SAVINGS (HIGH)</b>		<b>(\$910,773)</b>		
DESIGN AND ESTIMATE CONTINGENCY		10.0%	(\$91,077)	
<b>TOTAL VE SAVINGS (LOW)</b>		<b>(\$819,696)</b>		
<b>REVISED TOTAL CONSTRUCTION COST (HIGH)</b>		<b>\$17,574,320</b>		



**OPTION 1 - FIRST FLOOR**

\* NOT A CONCEPTUAL DESIGN BUT A DIAGRAM TO ILLUSTRATE THE POSSIBILITIES





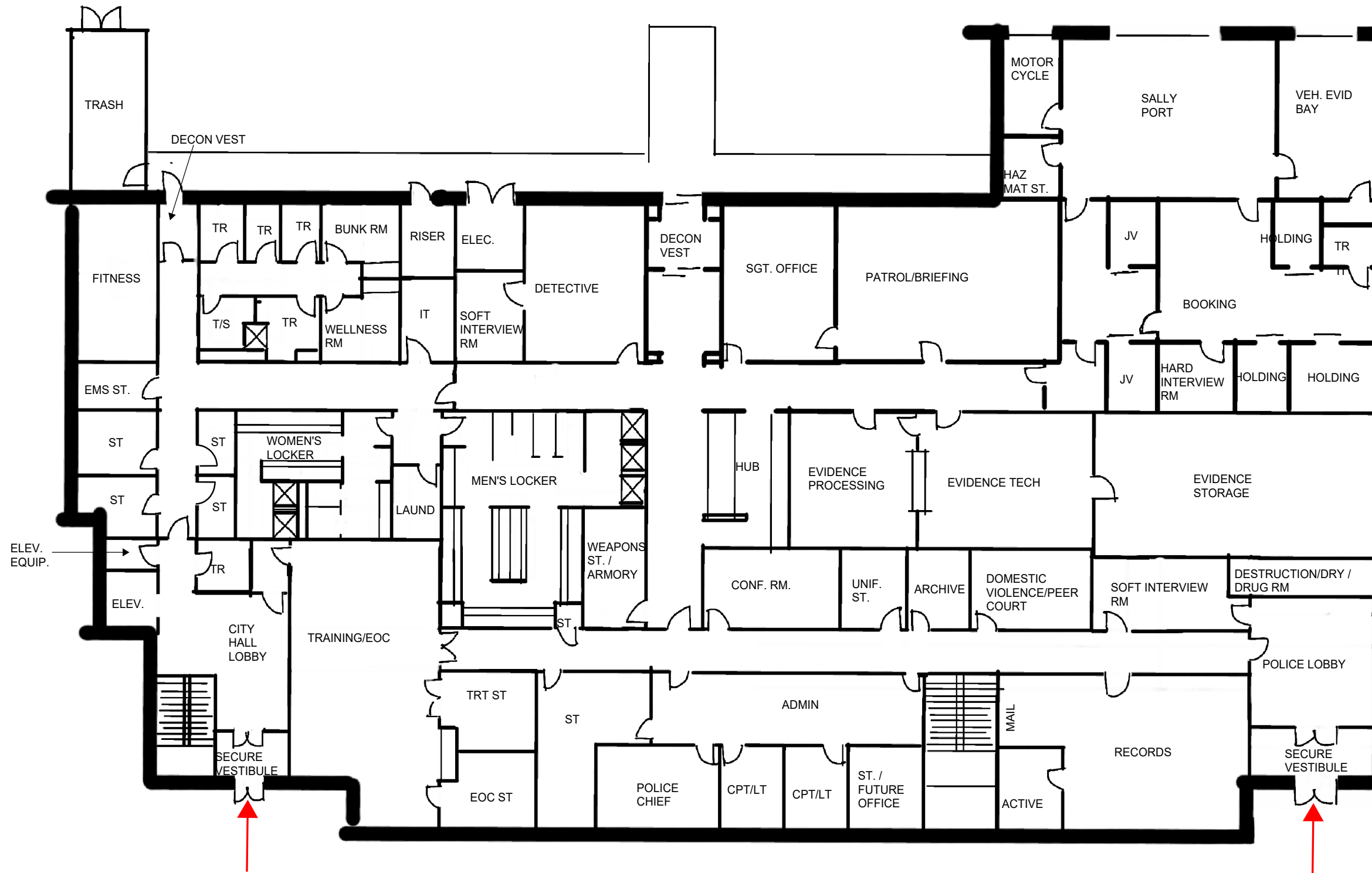
### OPTION 1 - SECOND FLOOR

\* NOT A CONCEPTUAL DESIGN BUT A DIAGRAM TO ILLUSTRATE THE POSSIBILITIES

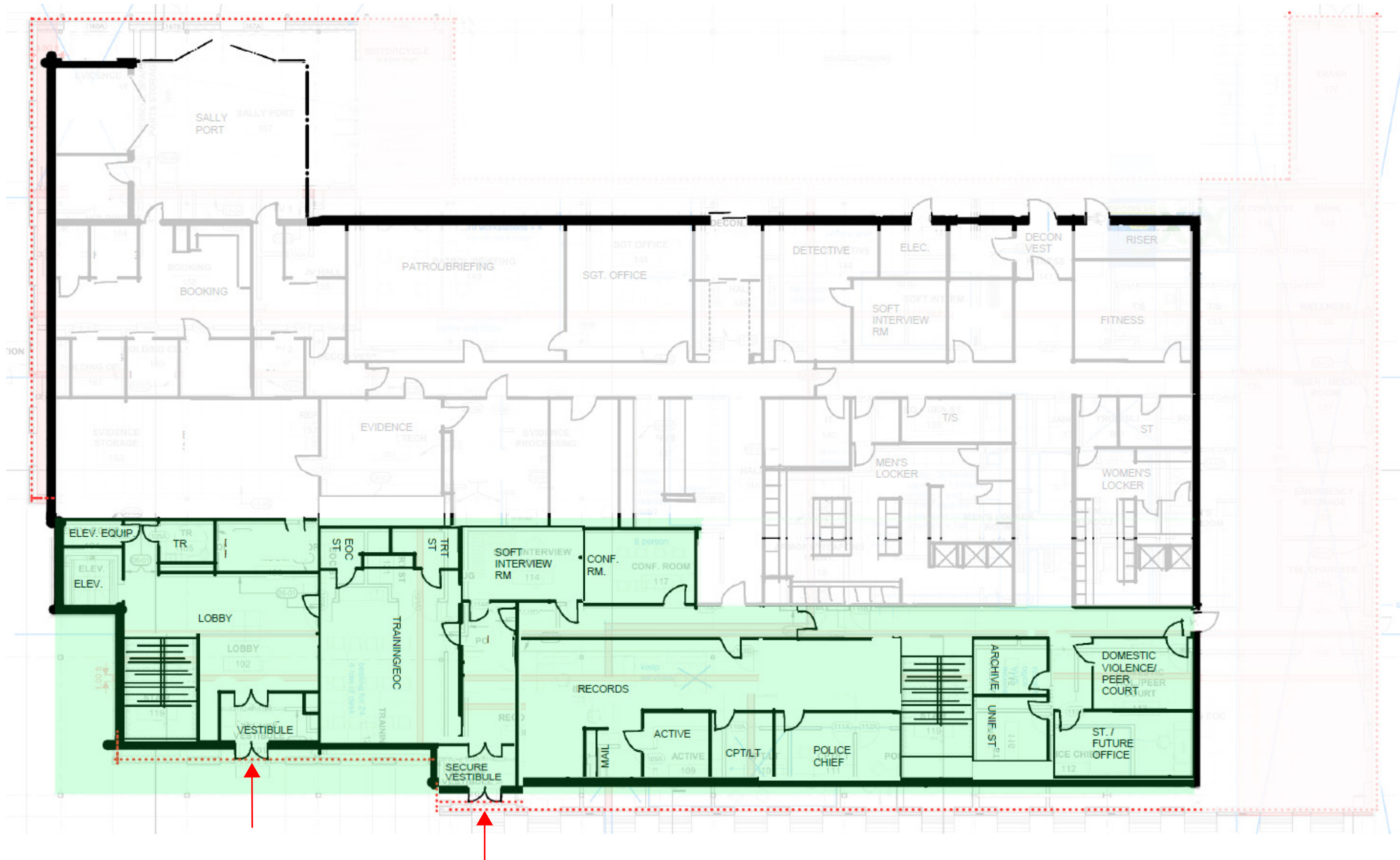
1 SECOND FLOOR PLAN

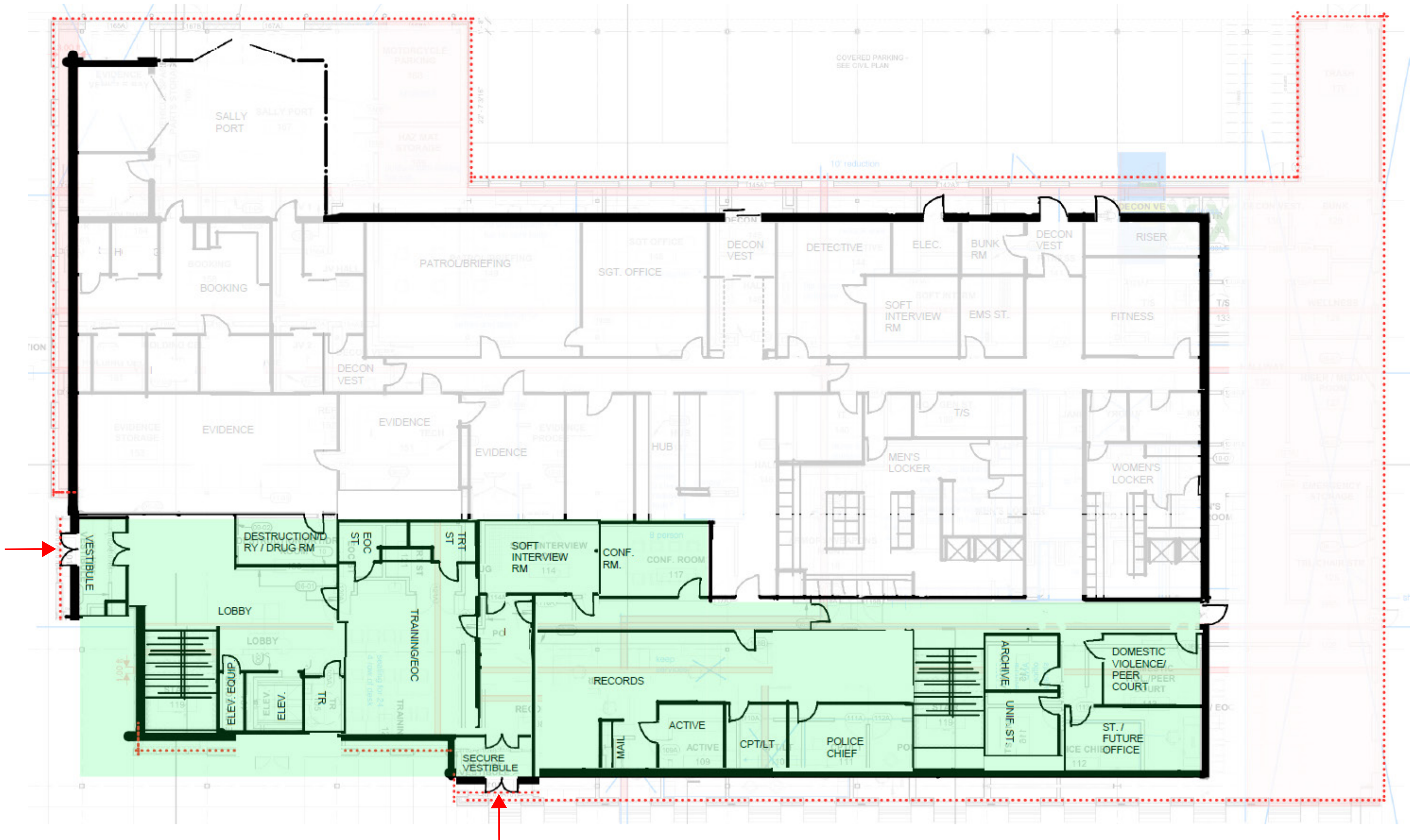


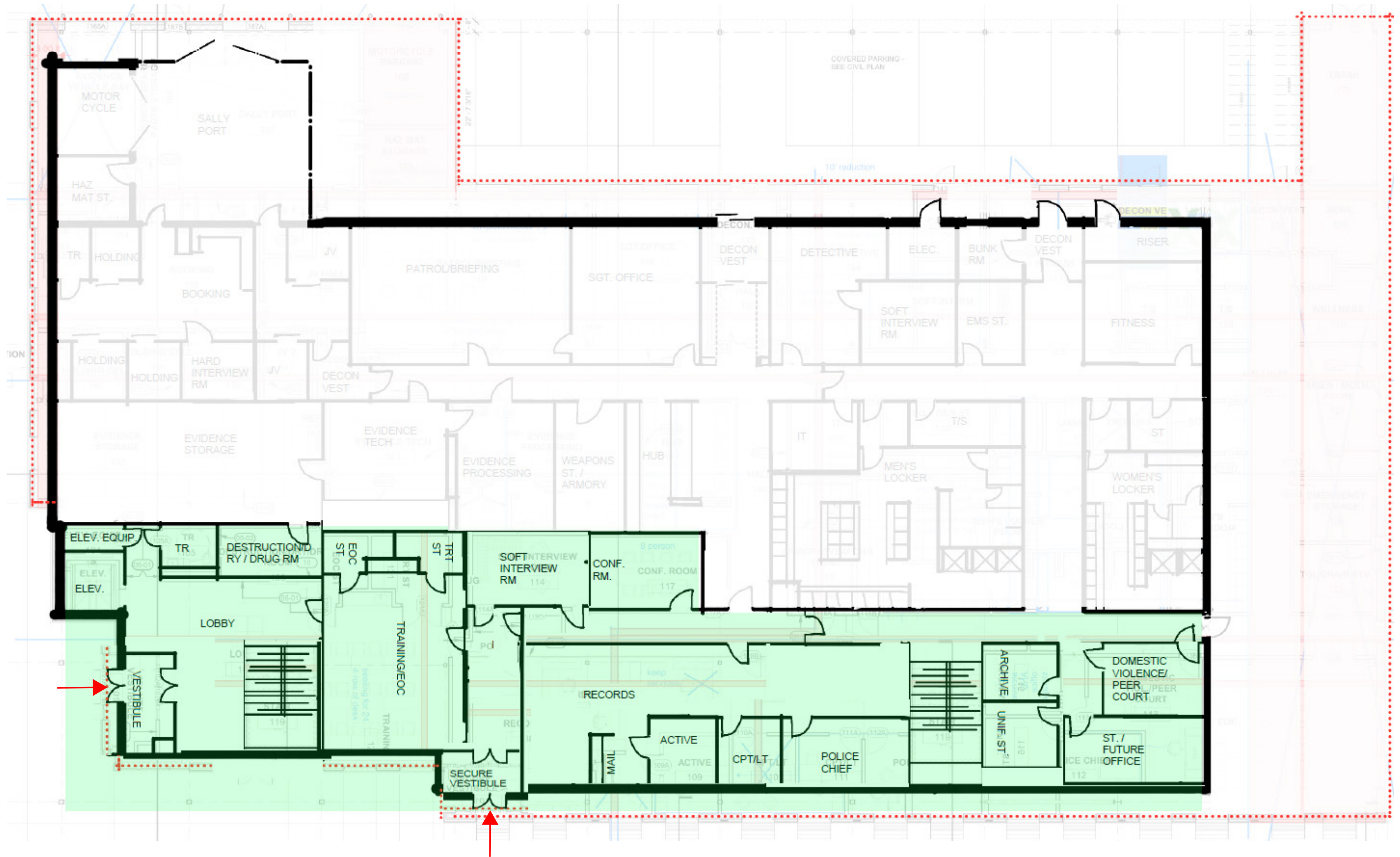




**OPTION - SEPARATE ENTRY (NO SQUARE FOOTAGE/BAY REDUCTION) - FIRST FLOOR**  
 \* NOT A CONCEPTUAL DESIGN BUT A DIAGRAM TO ILLUSTRATE THE POSSIBILITIES







**SCHEMATIC DESIGN COST ESTIMATE - HIGH  
WITH ADD ALTERNATE  
ACCEPTED VALUE ENGINEERING  
ONE STRUCTURAL BAY SQUARE FOOTAGE REDUCTION**

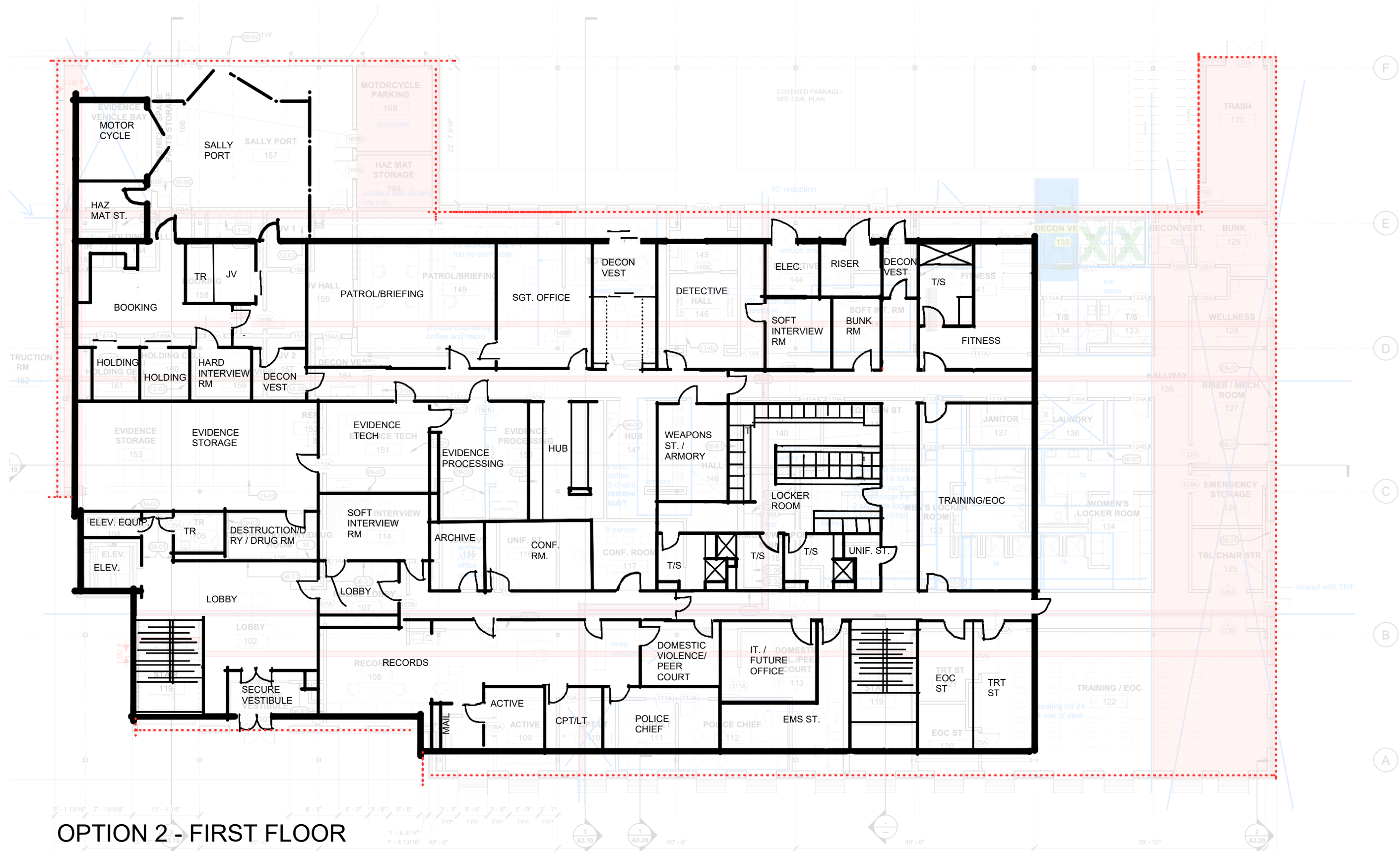
**Silverton Civic Center - Cost Summary - HIGH**

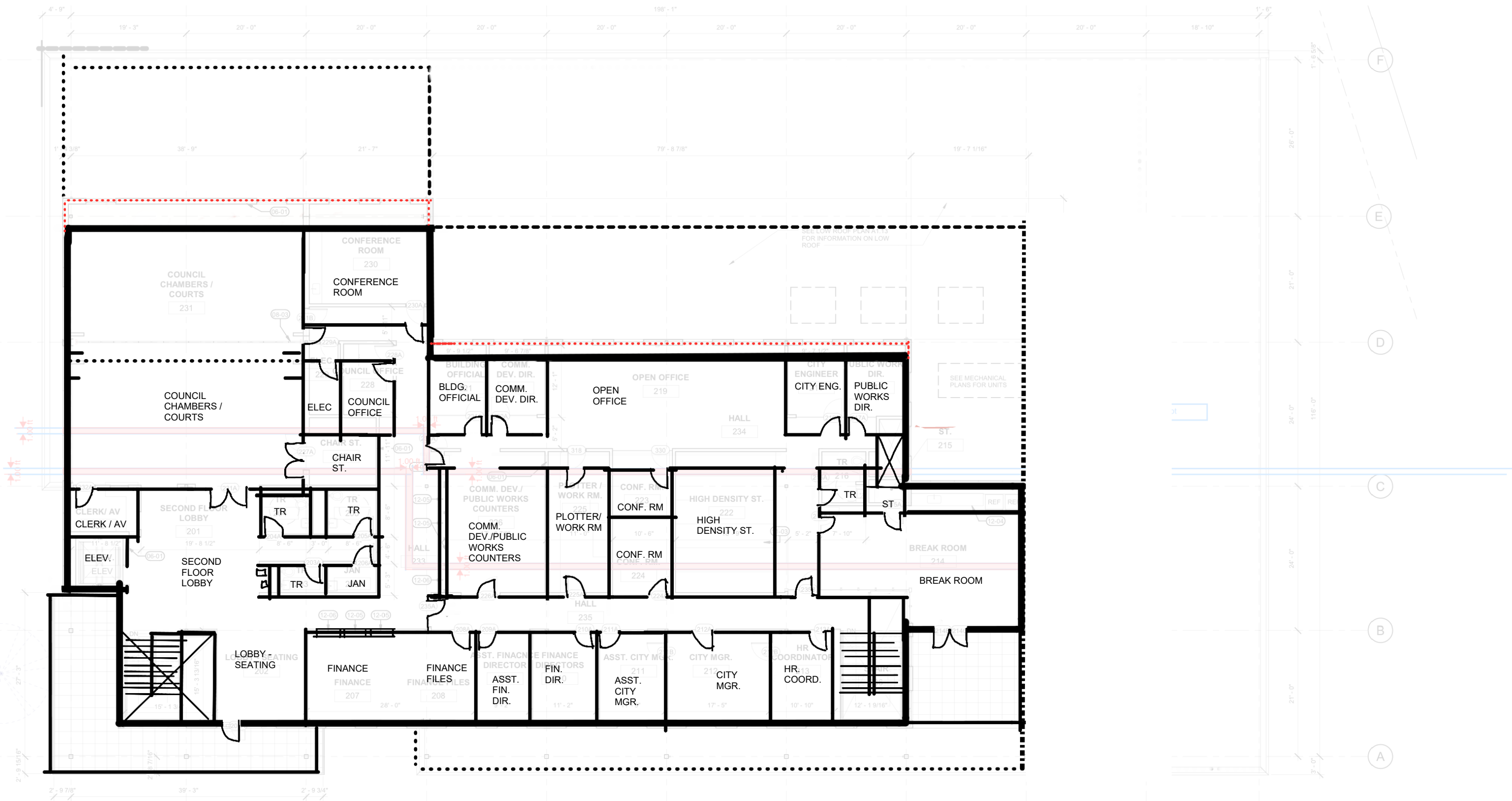
New Construction		Rev. 09/23/20		Comments
	CONCEPTUAL DESIGN 07/06/2020	SCHEMATIC DESIGN 09/14/2020		
<b>Construction Cost of Facility</b>				
Building Hardcost	\$15,326,122	\$11,687,947		
Site Hardcost	\$1,351,800	\$1,907,350		(Inclusive of Off-Site Hardcost)
Park Site Hardcost	\$865,500	\$0		\$865,500 - Reallocated to different funds
<b>Subtotal</b>	<b>\$17,543,422</b>	<b>\$13,595,297</b>		
<b>Margins</b>				
OR - Green Technology	\$263,151 <sup>1</sup>	\$203,929 <sup>1</sup>		1.5% of Cons. Hard
Art	\$175,434 <sup>1</sup>	\$137,992 <sup>1</sup>		1.0% of Cons. Hard
General Conditions		\$1,254,350		9.0% of Cons. Hard (Allowance @ Conceptual Design)
Bonds & Insurance (Assumes OCIP)	\$2,700,000	\$303,831		2.0% Includ. as GC Profit & Ovhd. at Conceptual Design
GC Profit & Overhead	\$1,551,151	\$542,339		3.5%
Escalation Factor	\$889,326	\$320,755		2.0% of Const. Hard (4% @ Conceptual Design)
Design and Estimate Contingency	\$3,930,822 <sup>2</sup>	\$2,126,604 <sup>2</sup>		13.0% of Cons. Hard (13% @ Conceptual Design)
<b>Subtotal</b>	<b>\$9,509,885</b>	<b>\$4,889,801</b>		
<b>Construction Costs Before VE</b>	<b>\$27,053,307</b>	<b>\$18,485,098</b>		
Add Alt. 1: Over Excavate in Lieu of Agg. Piers			N	\$811,680
Add Alt. 2: Radiant Slab - Entire Bldg		\$390,274	Y	\$390,274
Add Alt. 3: Relocate Overhead Services on N. Water		\$43,944	M	\$43,944
Add Alt. 4: Operable Partition in Council Chambers		\$43,678	M	\$43,678
Anticipated Energy Trust of Oregon Savings		-\$386,437		Estimate per discussion with ETO
ACCEPTED VE STRATEGY	-\$11,298,159	-\$2,431,493		
<b>Total Construction Costs</b>	<b>\$15,755,147</b>	<b>\$16,145,064</b>		
	\$512.30 /sf	\$521.13 /sf		
<b>Consultants Costs</b>				
A/E Design and Construction - Building	\$1,304,924 <sup>3</sup>	\$1,304,924 <sup>3</sup>		Include Conceptual Design to Design Development Fee
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 ETO Savings	\$0	-\$41,650		Estimate per discussion with ETO
Arborist	\$5,000	\$5,000		Allowance
<b>Subtotal - Consultants</b>	<b>\$1,447,879</b>	<b>\$1,733,169</b>		
Consultants Contingency	\$72,394 <sup>2</sup>	\$86,658 <sup>2</sup>		5.0% of Consultant Costs
<b>Total Consultants Costs</b>	<b>\$1,520,273</b>	<b>\$1,819,828</b>		
	\$49.43 /sf	\$58.74 /sf		
<b>Owner Costs</b>				
Land Acquisition	\$0	\$0		N/A
Fixtures, Furniture & Equipment (FF&E)	\$750,000	\$750,000		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 (OFDI)	\$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
<b>Subtotal</b>	<b>\$1,582,369</b>	<b>\$1,582,369</b>		
Owner Contingency	\$79,118 <sup>2</sup>	\$79,118 <sup>2</sup>		5.0% of Owner Costs
<b>Total Owner Costs</b>	<b>\$1,661,487</b>	<b>\$1,661,487</b>		
	\$54.03 /sf	\$53.63 /sf		
<b>Individual Total Project Cost</b>	<b>\$18,936,908</b>	<b>\$19,626,379</b>		
	\$615.75 /sf	\$633.50 /sf		
Building Size (SF):	59,062 SF	30,981 SF		
VE Building Size (SF):	30,754 SF	24,915 SF		
<b>Notes</b>				
1 Per ORS				
2 Contingency				
3 A/E Fee Guidelines - Office of Financial Management				

PLEASE SEE  
ACCEPTED VE LIST +  
ONE STRUCTURAL BAY  
REDUCTION FOR  
DETAILS

**SUMMARY OF PROJECT COST SUMMARY SHEET**

	SF REDUCTION	COST REDUCTION (HIGH)	TOTAL CONST. COST (HIGH)	TOTAL PROJ. COST (HIGH)
SCHEMATIC DESIGN COST	-	-	\$18,576,556	\$22,057,872
SCHEMATIC DESIGN COST VE W/ ADD ALT	-	-\$910,778	\$17,665,779	\$21,147,094
SCHEMATIC DESIGN VE + NO ADD ALT	-	-\$910,778	\$17,187,883	\$20,669,198
<b>ONE BAY REDUCTION</b>	4,138 SF	-\$2,431,493	\$16,145,064	<b>\$19,626,379</b>
<b>ONE BAY REDUCTION + NO ADD ALT.</b>	4,138 SF	-\$2,431,493	\$15,667,168	<b>\$19,148,483</b>
<b>TWO BAY REDUCTION</b>	6,066 SF	-\$3,140,033	\$15,436,524	<b>\$18,917,839</b>
<b>TWO BAY REDUCTION + NO ADD ALT.</b>	6,066 SF	-\$3,140,033	\$14,958,628	<b>\$18,439,943</b>





## OPTION 2 - SECOND FLOOR

\* NOT A CONCEPTUAL DESIGN BUT A DIAGRAM TO ILLUSTRATE THE POSSIBILITIES



**SCHEMATIC DESIGN COST ESTIMATE - HIGH  
WITH ADD ALTERNATE  
ACCEPTED VALUE ENGINEERING  
TWO STRUCTURAL BAY SQUARE FOOTAGE REDUCTION**

**Silverton Civic Center - Cost Summary - HIGH**

New Construction		Rev. 09/23/20		Comments
	CONCEPTUAL DESIGN 07/06/2020	SCHEMATIC DESIGN 09/14/2020		
<b>Construction Cost of Facility</b>				
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
<b>Subtotal</b>	<b>\$17,543,422</b>	<b>\$13,595,297</b>		
<b>Margins</b>				
OR - Green Technology	\$263,151 <sup>1</sup>	\$203,929 <sup>1</sup>		1.5% of Cons. Hard
Art	\$175,434 <sup>1</sup>	\$137,992 <sup>1</sup>		1.0% of Cons. Hard
General Conditions	\$2,700,000	\$1,254,350		9.0% of Cons. Hard (Allowance @ Conceptual Design)
Bonds & Insurance (Assumes OCIP)		\$303,831		2.0% Includ. as GC Profit & Ovhd. at Conceptual Design
GC Profit & Overhead	\$1,551,151	\$542,339		3.5%
Escalation Factor	\$889,326	\$320,755		2.0% of Const. Hard (4% @ Conceptual Design)
Design and Estimate Contingency	\$3,930,822 <sup>2</sup>	\$2,126,604 <sup>2</sup>		13.0% of Cons. Hard (13% @ Conceptual Design)
<b>Subtotal</b>	<b>\$9,509,885</b>	<b>\$4,889,801</b>		
<b>Construction Costs Before VE</b>	<b>\$27,053,307</b>	<b>\$18,485,098</b>		
Add Alt. 1: Over Excavate In Lieu of Agg. Piers			N	\$811,680
Add Alt. 2: Radiant Slab - Entire Bldg		\$390,274	Y	\$390,274
Add Alt. 3: Relocate Overhead Services on N. Water		\$43,944	M	\$43,944
Add Alt. 4: Operable Partition in Council Chambers		\$43,678	M	\$43,678
Anticipated Energy Trust of Oregon Savings ACCEPTED VE STRATEGY	-\$11,298,159	-\$3,140,033		Estimate per discussion with ETO
<b>Total Construction Costs</b>	<b>\$15,755,147</b>	<b>\$15,436,524</b>		
	\$512.30 /sf	\$498.26 /sf		
<b>Consultants Costs</b>				
A/E Design and Construction - Building	\$1,304,924 <sup>3</sup>	\$1,304,924 <sup>3</sup>		Include Conceptual Design to Design Development Fee
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 ETO Savings	\$0	-\$41,650		Estimate per discussion with ETO
Arborist	\$5,000	\$5,000		Allowance
<b>Subtotal - Consultants</b>	<b>\$1,447,879</b>	<b>\$1,733,169</b>		
Consultants Contingency	\$72,394 <sup>2</sup>	\$86,658 <sup>2</sup>		5.0% of Consultant Costs
<b>Total Consultants Costs</b>	<b>\$1,520,273</b>	<b>\$1,819,828</b>		
	\$49.43 /sf	\$58.74 /sf		
<b>Owner Costs</b>				
Land Acquisition	\$0	\$0		N/A
Fixtures, Furniture & Equipment (FF&E)	\$750,000	\$750,000		Allowance
Mobile Shelving / Lockers	\$150,000	\$150,000		Space Saver
Training/Fitness Equipment (OFCE)	\$15,000	\$15,000		Allowance
Audio / Visual Equipment (OFCE)	\$150,000	\$150,000		Allowance
Telephone / Data Equipment (OFCE)	\$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
<b>Subtotal</b>	<b>\$1,582,369</b>	<b>\$1,582,369</b>		
Owner Contingency	\$79,118 <sup>2</sup>	\$79,118 <sup>2</sup>		5.0% of Owner Costs
<b>Total Owner Costs</b>	<b>\$1,661,487</b>	<b>\$1,661,487</b>		
	\$54.03 /sf	\$53.63 /sf		
<b>Individual Total Project Cost</b>	<b>\$18,936,908</b>	<b>\$18,917,839</b>		
	\$615.75 /sf	\$610.63 /sf		
<b>Building Size (SF):</b>	<b>59,062 SF</b>	<b>30,981 SF</b>		
<b>VE Building Size (SF):</b>	<b>30,754 SF</b>	<b>24,915 SF</b>		
<b>Notes</b>				
1 Per ORS				
2 Contingency				
3 A/E Fee Guidelines - Office of Financial Management				

PLEASE SEE  
ACCEPTED VE LIST +  
TWO STRUCTURAL  
BAY REDUCTION FOR  
DETAILS

**SUMMARY OF PROJECT COST SUMMARY SHEET**

	SF REDUCTION	COST REDUCTION (HIGH)	TOTAL CONST. COST (HIGH)	TOTAL PROJ. COST (HIGH)
SCHEMATIC DESIGN COST	-	-	\$18,576,556	\$22,057,872
SCHMATIC DESIGN COST VE W/ ADD ALT	-	-\$910,778	\$17,665,779	\$21,147,094
SCHEMATIC DESIGN VE + NO ADD ALT	-	-\$910,778	\$17,187,883	\$20,669,198
ONE BAY REDUCTION	4,138 SF	-\$2,431,493	\$16,145,064	\$19,626,379
ONE BAY REDUCTION + NO ADD ALT.	4,138 SF	-\$2,431,493	\$15,667,168	\$19,148,483
<b>TWO BAY REDUCTION</b>	<b>6,066 SF</b>	<b>-\$3,140,033</b>	<b>\$15,436,524</b>	<b>\$18,917,839</b>
<b>TWO BAY REDUCTION + NO ADD ALT.</b>	<b>6,066 SF</b>	<b>-\$3,140,033</b>	<b>\$14,958,628</b>	<b>\$18,439,943</b>





# MACKENZIE.

833.317.9051 | [mcknze.com](http://mcknze.com)

Architecture · Interiors · Structural Engineering · Civil Engineering  
Land Use Planning · Transportation Planning · Landscape Architecture

Copyright © 2019 Mackenzie, All Rights Reserved.