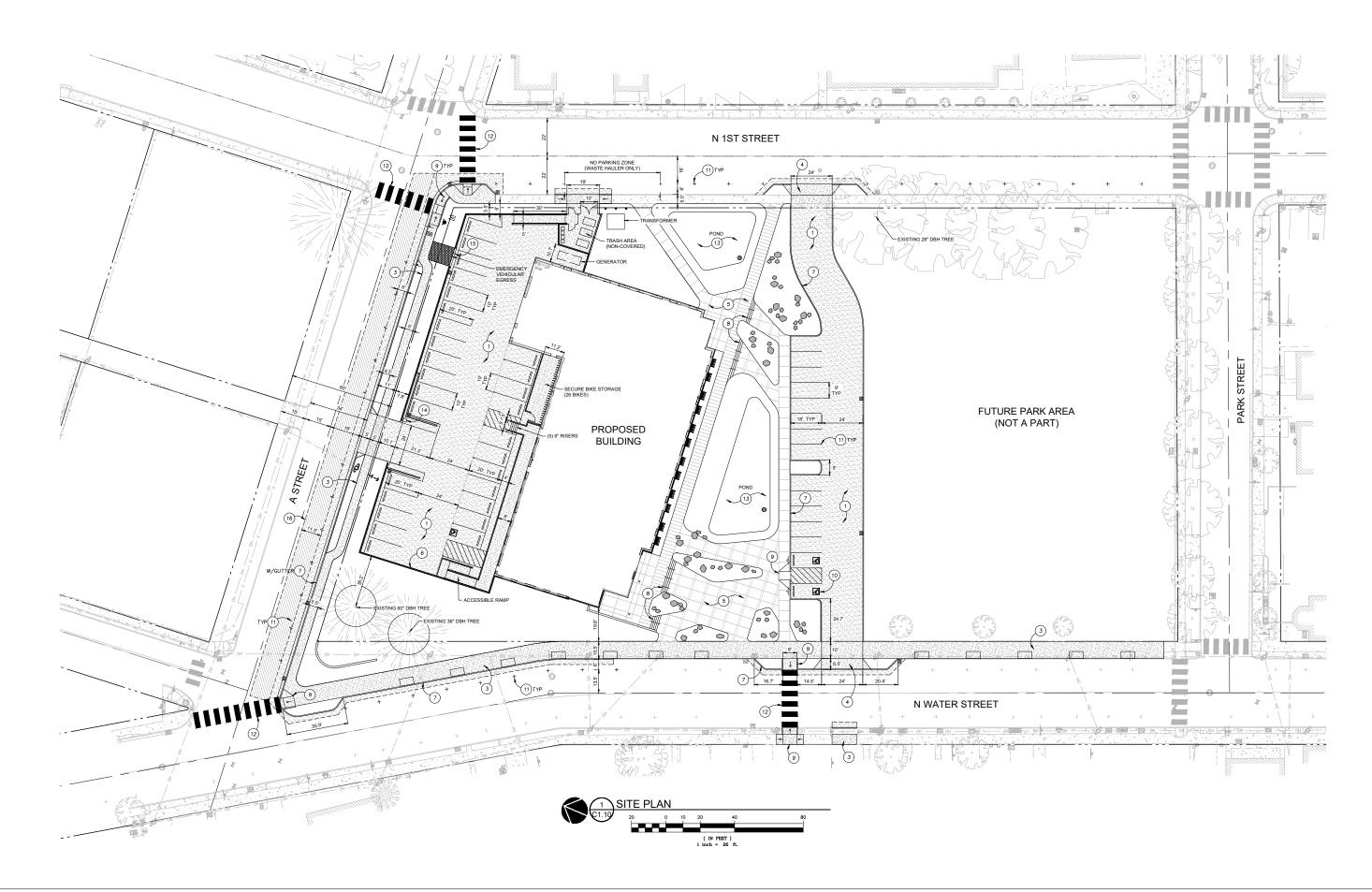
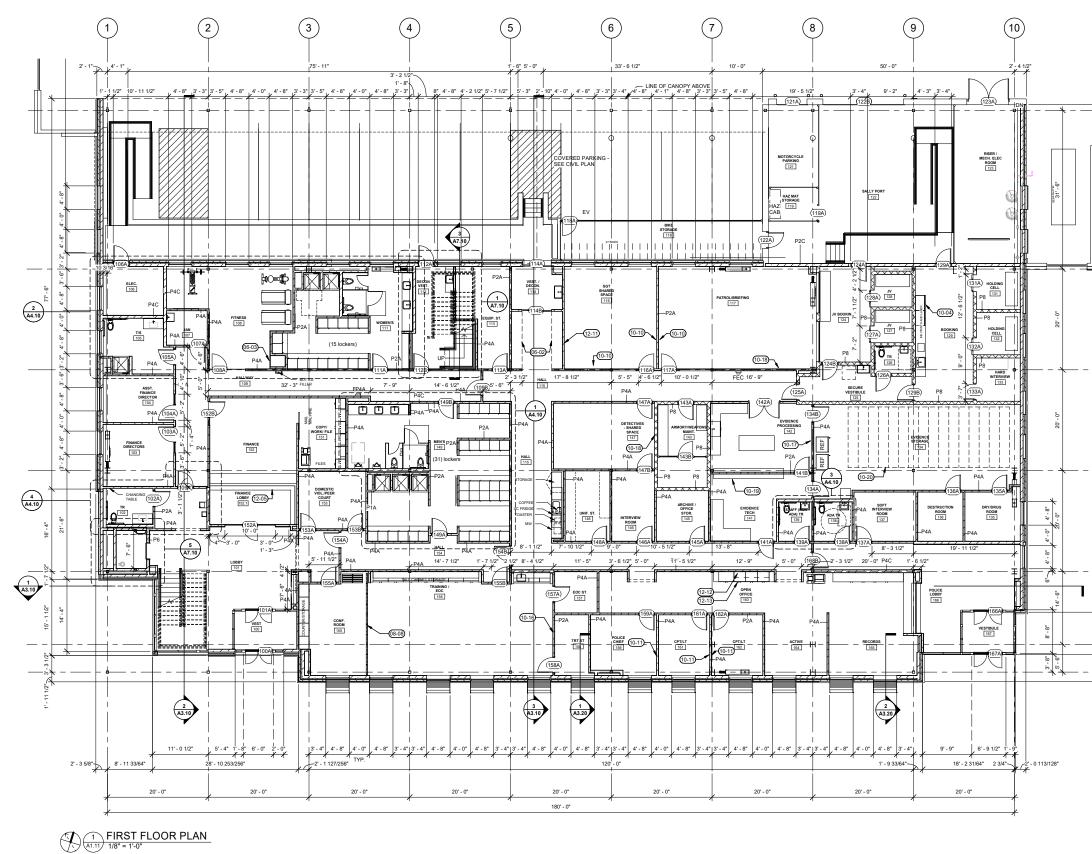


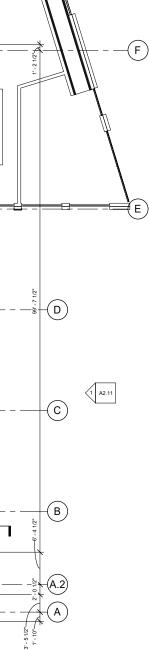
SILVERTON CIVIC CENTER - CITY COUNCIL PRESENTATION SILVERTON, OR | MARCH 01, 2021





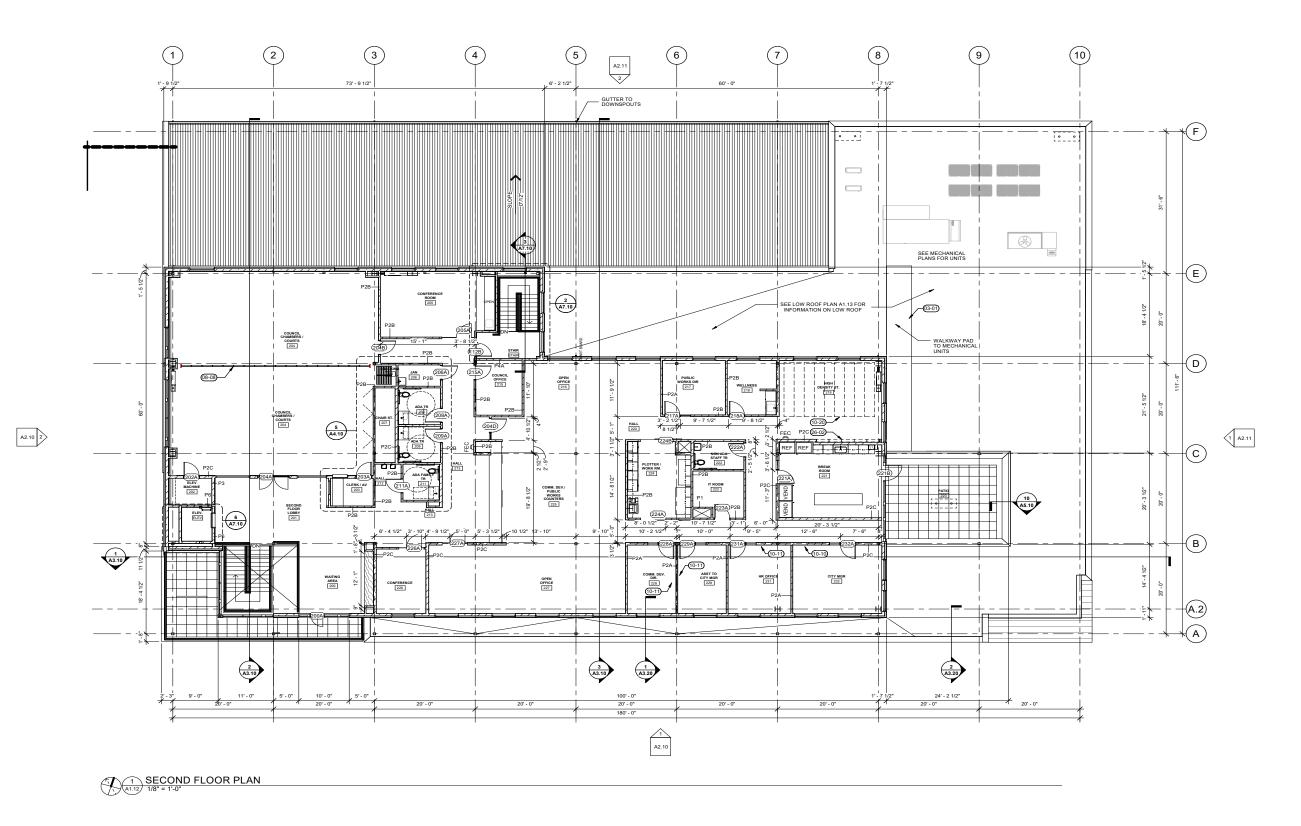
Silverton Civic Center - City Council Presentation





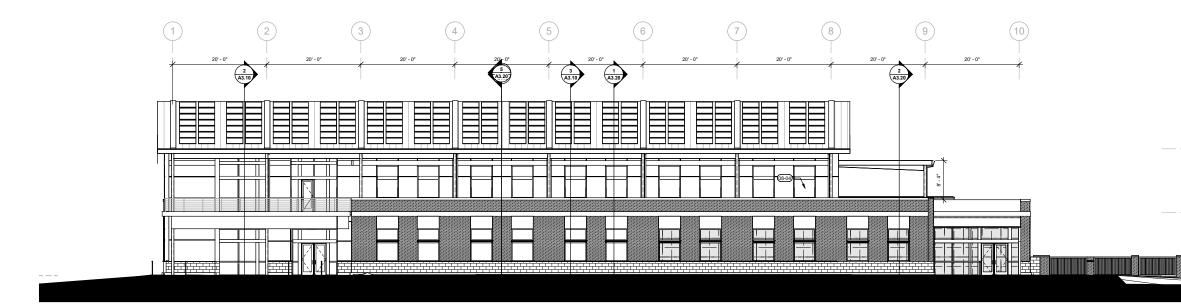


Floor Plan - First Floor © 2020 Mackenzie | 2200068.00

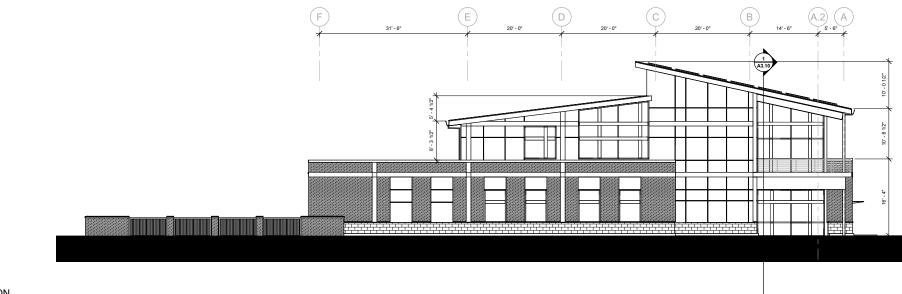




Floor Plan - Second Floor © 2020 Mackenzie | 2200068.00











E

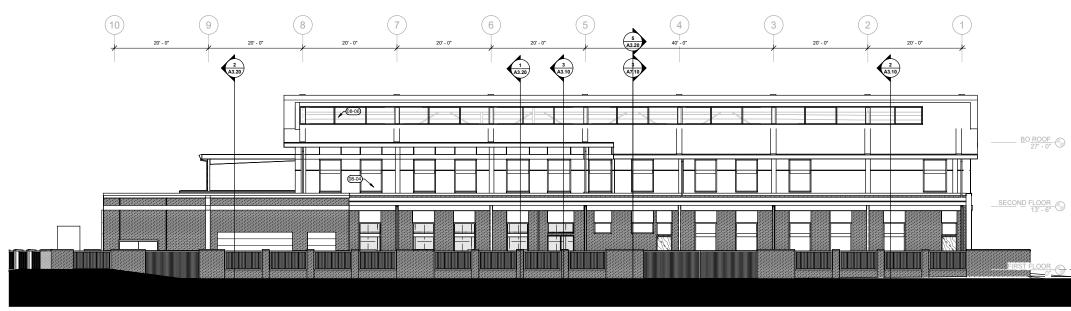
BO ROOF 27' - 0"

SECOND FLOOR 13' - 6"

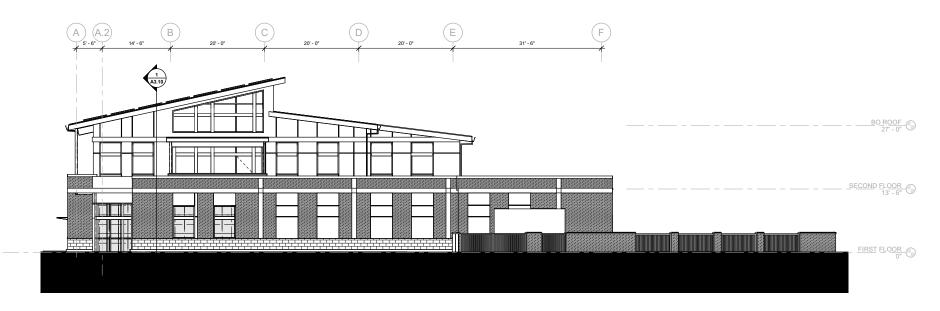
FIRST FLOOR

- - - <u>BO ROOF</u> 27' - 0"

SECOND FLOOR



2 NORTH ELEVATION 42:11 1/8" = 1'-0"



1 EAST ELEVATION (A2.11) 1/8" = 1'-0"



FIRST FLC DOR ____







Silverton	Civic	Center -	Cost	Summary	- HIGH
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	Rev. 02/25/2021				
					Comments
	CONCEPTUAL DESIGN	SCHEMATIC DESIGN	RE CONCEPTUAL DESIGN	DESIGN	
Construction Cost of Facility	07/06/2020	09/14/2020	11/19/2020	DEVELOPMENT 02/25/2021	
uilding Hardcost	\$15,326,122	\$11,687,947	\$9,871,501	\$9,336,929	
ite Hardcost	\$1,351,800	\$1,907,350	\$1,858,686	\$1,842,506	(Inclusive of Off-Site Hardcost)
ark Site Hardcost	\$865,500	\$0	\$0	\$0	\$865,500 - Reallocated to different funds
Subtotal	\$17,543,422	\$13,595,297	\$11,730,187	\$11,179,435	
Aargins					
OR - Green Technology	\$263,151 ¹	\$205,972 ¹	\$177,715 ¹	\$169,371 ¹	1.5% of Cons. Hard
Art	\$175,434 ¹	\$138,013 ¹	\$119,079 ¹	\$113,488 ¹	1.0% of Cons. Hard
General Conditions	\$2,700,000	\$1,254,535	\$1,082,428	\$1,031,606	9.0% of Cons. Hard (Allowance @ Conceptual Design)
Bonds & Insurance (Assumes OCIP)	\$2,700,000	\$303,876	\$262,188	\$249,878	2.0% Includ. as GC Profit & Ovhd. at Conceptual Design
GC Profit & Overhead	\$1,551,151	\$542,419	\$468,006	\$446,032	3.5%
Escalation Factor	\$889,326	\$320,802	\$207,563	\$527,592	4.0% of Const. Hard (4% @ Conceptual Design)
Design and Estimate Contingency	\$3,930,822 2	\$2,126,604 ²	\$1,825,865 ²	\$1,097,392 2	8.0% of Cons. Hard (15% @ Conceptual Design)
Subtotal	\$9,509,885	\$4,892,222	\$4,142,845	\$3,635,361	
onstruction Costs Before VE	\$27,053,307	\$18,487,519	\$15,873,032	\$14,814,796	
dd Alt. 1: Radiant Slab - Entire Bldg		\$390,274	\$0	\$0	N
dd Alt. 2: Relocate Overhead Services on N. Water		\$43,944	\$43,944	\$43,944	м
dd Alt. 3: Operable Partition in Council Chambers		\$43,678	\$43,678	\$57,306	M
dd Alt. 4: Walkway Canopy			\$120,446	\$0	N
dd Alt. 5: S. Window Shades with tracks			\$48,550	\$48,550	м
d Alt. 6: Operable Partition in EOC				\$33,419	м
dd Alt. 7: Mechanically Operable Windows				\$115,994	м
		\$296 437	-\$335,443	-\$335.443	
Anticipated Energy Trust of Oregon Savings ACCEPTED VE STRATEGY	-\$11,298,159	- \$386,437 -\$2,431,493	-\$335,443 -\$904,604	-\$335,443 \$0	Estimate per discussion with ETO
otal Construction Costs	\$15,755,147	\$16,147,485	\$14,889,602	\$14,778,565	
	\$512.30 /sf				
		\$521.21 /sf	\$597.62 /sf	\$573.06 /sf	
onsultants Costs	CONCEPTUAL DESIGN	SCHEMATIC DESIGN	RECONCEPTUAL DESIGN	DESIGN DEVELOPMENT	
/E Design and Construction - Building	\$1,304,924 ³	\$1,304,924 ³	\$1,304,924 ³	\$1,304,924 ³	Include Conceptual Design to Design Development Fee
/E Design and Construction - Park	\$0	\$0	\$0	\$0	
/E Redesign	\$0	\$0	\$125,000	\$125,000	
eimbursables	\$19,574	\$19,574	\$21,449	\$21,449	1.5% Allowance
rt Coordination (M. Additional Service)				\$5,000	Allowance
coustical Engineer				\$8,000	Allowance
wner's Project Manager	\$0	\$250,000	\$250,000	\$250,000	Allowance
larketing Materials	\$0	\$0	\$0 * • • • • •	\$0	N/A - No Bond Campaign
opo and Boundary Survey	\$10,250	\$10,250	\$10,250	\$10,250	per COS contract
eotechnical Investigations	\$15,000	\$15,000	\$15,000	\$15,000	per COS contract
eotechnical Field Inspections	\$35,000	\$35,000	\$35,000	\$35,000	Allowance
pecial Inspections	\$46,131	\$46,472 \$0	\$37,373	\$38,684 \$0	\$1.5/SF Allowance
nvironmental Services ransportation Engineering (M. Consultant)	\$0 \$12,000	\$12,000	\$0 \$12,000	\$12,000	N/A
az. Material Survey/Testing/Mitigation Specs	\$12,000	\$12,000	\$12,000	\$12,000	N/A
nhanced Commissioning	\$0 \$0	\$43,100	\$43,100	\$43,100	per M. Contract
nergy Modeling / Daylight Modeling	\$0 \$0	\$33,500	\$33,500	\$33,500	per M. Contract
otential ETO Savings	\$0 \$0	-\$41,650	-\$41,650	-\$41,650	Estimate per discussion with ETO
rborist	\$5,000	\$5,000	\$5,000	\$5,000	Allowance
ubtotal - Consultants	\$1,447,879		<i>\$3,000</i>		
		\$1.733.169	\$1.850.945	\$1.865.256	
onsultants Contingency		\$1,733,169 \$86,658 ²	\$1,850,945 \$92,547 ²	\$1,865,256 \$93,263 ²	5.0% of Consultant Costs
	\$1,447,879 \$72,394 ² \$1,520,273	\$1,733,169 \$86,658 ² \$1,819,828	\$1,850,945 \$92,547 ² \$1,943,493	\$1,865,256 \$93,263 ² \$1,958,519	5.0% of Consultant Costs
	\$72,394 ² \$1,520,273	\$86,658 ² \$1,819,828	\$92,547 ² \$1,943,493	\$93,263 ²	5.0% of Consultant Costs
otal Consultants Costs	\$72,394 ² \$1,520,273 \$49.43 /sf	\$86,658 ² \$1,819,828 \$58.74 /sf	\$92,547 ² \$1,943,493 \$78.00 /sf	\$93,263 ² \$1,958,519 \$75.94 /sf	5.0% of Consultant Costs
otal Consultants Costs Wner Costs	\$72,394 ² \$1,520,273 \$49.43 /sf CONCEPTUAL DESIGN	\$86,658 ² \$1,819,828 \$58.74 /sf SCHEMATIC DESIGN	\$92,547 ² \$1,943,493 \$78.00 /sf RECONCEPTUAL DESIGN	\$93,263 ² \$1,958,519 \$75.94 /sf DESIGN DEVELOPMENT	
otal Consultants Costs wner Costs nd Acquisition	\$72,394 ² \$1,520,273 \$49.43 /sf CONCEPTUAL DESIGN \$0	\$86,658 ² \$1,819,828 \$58.74 /sf SCHEMATIC DESIGN \$0	\$92,547 ² \$1,943,493 \$78.00 /sf RECONCEPTUAL DESIGN \$0	\$93,263 ² \$1,958,519 \$75.94 /sf DESIGN DEVELOPMENT \$0	N/A
otal Consultants Costs Winer Costs ind Acquisition xtures, Furniture & Equipment (FF&E)	\$72,394 ² \$1,520,273 \$49.43 /sf CONCEPTUAL DESIGN \$0 \$750,000	\$86,658 ² \$1,819,828 \$58.74 /sf SCHEMATIC DESIGN \$0 \$750,000	\$92,547 ² \$1,943,493 \$78.00 /sf RECONCEPTUAL DESIGN \$0 \$750,000	\$93,263 ² \$1,958,519 \$75.94 /sf DESIGN DEVELOPMENT \$0 \$750,000	N/A Allowance - Quote provided by Pacific WRO
otal Consultants Costs wner Costs nd Acquisition «tures, Furniture & Equipment (FF&E) obile Shelving / Lockers	\$72,394 ² \$1,520,273 \$49.43 /sf CONCEPTUAL DESIGN \$0 \$750,000 \$150,000	\$86,658 ² \$1,819,828 \$58.74 /sf SCHEMATIC DESIGN \$0 \$750,000 \$150,000	\$92,547 ² \$1,943,493 \$78.00 /sf RECONCEPTUAL DESIGN \$0 \$750,000 \$150,000	\$93,263 ² \$1,958,519 \$75.94 /sf DESIGN DEVELOPMENT \$0 \$750,000 \$250,000	N/A Allowance - Quote provided by Pacific WRO Space Saver - Quote based on 2/20/21
otal Consultants Costs wner Costs nd Acquisition «tures, Furniture & Equipment (FF&E) oblie Shelving / Lockers aining/Fitness Equipment (OFOI)	\$72,394 ² \$1,520,273 \$49.43 /sf CONCEPTUAL DESIGN \$0 \$750,000 \$150,000 \$15,000	\$86,658 ² \$1,819,828 \$58.74 /sf SCHEMATIC DESIGN \$0 \$750,000 \$150,000 \$15,000	\$92,547 ² \$1,943,493 \$78.00 /sf RECONCEPTUAL DESIGN \$0 \$750,000 \$150,000 \$15,000	\$93,263 ² \$1,958,519 \$75.94 /sf DESIGN DEVELOPMENT \$0 \$750,000 \$250,000 \$15,000	N/A Allowance - Quote provided by Pacific WRO Space Saver - Quote based on 2/20/21 Allowance
otal Consultants Costs wner Costs nd Acquisition ktures, Furniture & Equipment (FF&E) obile Shelving / Lockers aining/Fitness Equipment (OFOI) udio / Visual Equipment (OFOI)	\$72,394 ² \$1,520,273 \$49.43 /sf CONCEPTUAL DESIGN \$0 \$750,000 \$150,000 \$15,000 \$150,000	\$86,658 ² \$1,819,828 \$58.74 /sf \$CHEMATIC DESIGN \$0 \$750,000 \$150,000 \$15,000 \$150,000	\$92,547 ² \$1,943,493 \$78.00 /sf RECONCEPTUAL DESIGN \$0 \$750,000 \$150,000 \$150,000 \$150,000	\$93,263 ² \$1,958,519 \$75.94 /sf DESIGN DEVELOPMENT \$0 \$750,000 \$250,000 \$15,000 \$109,000	N/A Allowance - Quote provided by Pacific WRO Space Saver - Quote based on 2/20/21 Allowance Allowance inclusive of consultant cost
otal Consultants Costs wner Costs nd Acquisition ktures, Furniture & Equipment (FF&E) obile Shelving / Lockers aining/Fitness Equipment (OFOI) idio / Visual Equipment (OFOI) idephone / Data Equipment (OFOI)	\$72,394 ² \$1,520,273 \$49.43 /sf CONCEPTUAL DESIGN \$0 \$750,000 \$150,000 \$15,000 \$150,000 \$150,000	\$86,658 ² \$1,819,828 \$58.74 /sf SCHEMATIC DESIGN \$0 \$750,000 \$150,000 \$15,000 \$150,000 \$150,000	\$92,547 ² \$1,943,493 \$78.00 /sf RECONCEPTUAL DESIGN \$0 \$750,000 \$150,000 \$150,000 \$150,000 \$150,000 \$150,000	\$93,263 ² \$1,958,519 \$75.94 /sf DESIGN DEVELOPMENT \$0 \$750,000 \$250,000 \$15,000 \$109,000 \$100,000	N/A Allowance - Quote provided by Pacific WRO Space Saver - Quote based on 2/20/21 Allowance Allowance inclusive of consultant cost Allowance inclusive of consultant cost
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Acquisition nd Acquisition Acquisition (tures, Furniture & Equipment (FF&E) obile Shelving / Lockers aining/Fitness Equipment (OFOI) dido / Visual Equipment (OFOI) elephone / Data Equipment (OFOI) curity (OFOI) DLI Fees	\$72,394 ² \$1,520,273 \$49.43 /sf CONCEPTUAL DESIGN \$0 \$750,000 \$100,000 \$100,0000 \$100,000 \$100,000 \$100,0000	\$86,658 ² \$1,819,828 \$58.74 /sf \$CHEMATIC DESIGN \$0 \$750,000 \$150,000 \$15,000 \$15,000 \$150,000 \$150,000 \$50,000 \$7,500	\$92,547 2 \$1,943,493 \$78.00 /sf RECONCEPTUAL DESIGN \$0 \$750,000 \$100,000 \$100,000 \$150,000 \$150,000 \$100,000 \$150,000 \$10,000 \$100,00	\$93,263 ² \$1,958,519 \$75.94 /sf DESIGN DEVELOPMENT \$0 \$750,000 \$250,000 \$15,000 \$10,000 \$100,000 \$550,000 \$75,500	N/A Allowance - Quote provided by Pacific WRO Space Saver - Quote based on 2/20/21 Allowance Allowance inclusive of consultant cost Allowance inclusive of consultant cost Allowance 1/10% of Total Construction Costs (57,500 Max)
atal Consultants Costs wner Costs nd Acquisition ktures, Furniture & Equipment (FF&E) obile Shelving / Lockers aining/Fitness Equipment (OFOI) udio / Visual Equipment (OFOI) lephone / Data Equipment (OFOI) curity (OFOI) DI Fees oving Allowance	\$72,394 ² \$1,520,273 \$49.43 /sf CONCEPTUAL DESIGN \$0 \$750,000 \$150,000 \$15,000 \$150,000 \$150,000 \$100,000 \$50,000	\$86,658 ² \$1,819,828 \$58.74 /sf SCHEMATIC DESIGN \$0 \$750,000 \$150,000 \$150,000 \$100,000 \$50,000	\$92,547 ² \$1,943,493 \$78.00 /sf RECONCEPTUAL DESIGN \$0 \$750,000 \$150,000 \$150,000 \$150,000 \$150,000 \$150,000 \$150,000 \$150,000	\$93,263 ² \$1,958,519 \$75.94 /sf DESIGN DEVELOPMENT \$0 \$750,000 \$250,000 \$15,000 \$109,000 \$109,000 \$100,000 \$50,000	N/A Allowance - Quote provided by Pacific WRO Space Saver - Quote based on 2/20/21 Allowance Allowance inclusive of consultant cost Allowance inclusive of consultant cost Allowance
tal Consultants Costs wner Costs nd Acquisition (tures, Furniture & Equipment (FF&E) oblie Shelving / Lockers aining/Fitness Equipment (OFOI) Idio / Visual Equipment (OFOI) lephone / Data Equipment (OFOI) curity (OFOI) DLI Fees oving Allowance mporary Facilities ilding and Special Permit Fees	\$72,394 ² \$1,520,273 \$49.43 /sf CONCEPTUAL DESIGN \$0 \$750,000 \$150,000 \$15,000 \$15,000 \$150,000 \$150,000 \$150,000 \$30,000	\$86,658 ² \$1,819,828 \$58.74 /sf \$CHEMATIC DESIGN \$0 \$150,000 \$150,000 \$150,000 \$150,000 \$100,000 \$50,000 \$7,500 \$30,000	\$92,547 ² \$1,943,493 \$78.00 /sf RECONCEPTUAL DESIGN \$0 \$750,000 \$150,000 \$150,000 \$150,000 \$150,000 \$150,000 \$300,000 \$300,000	\$93,263 ² \$1,958,519 \$75.94 /sf DESIGN DEVELOPMENT \$0 \$750,000 \$250,000 \$15,000 \$109,000 \$109,000 \$109,000 \$100,000 \$50,000 \$57,500 \$30,000	N/A Allowance - Quote provided by Pacific WRO Space Saver - Quote based on 2/20/21 Allowance Allowance inclusive of consultant cost Allowance inclusive of consultant cost Allowance Inclusive of consultant cost Allowance Total Construction Costs (\$7,500 Max) Allowance
btal Consultants Costs Iwner Costs Ind Acquisition ktures, Furniture & Equipment (FF&E) obile Shelving / Lockers aining/Fitness Equipment (OFOI) udio / Visual Equipment (OFOI) lephone / Data Equipment (OFOI) kcurity (OFOI) DJ Fees oving Allowance emporary Facilities uiding and Special Permit Fees Istem Development Charges (SDC)	\$72,394 ² \$1,520,273 \$49.43 /sf CONCEPTUAL DESIGN \$0 \$750,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$0,0000 \$0,0000 \$0,0000 \$0,0000 \$0,0000 \$0,0000 \$0,0000 \$0,0000 \$0,0000 \$0,0000 \$0,0000 \$0,00000 \$0,00000 \$0	\$86,658 ² \$1,819,828 \$58.74 /sf SCHEMATIC DESIGN \$0 \$750,000 \$150,000 \$150,000 \$150,000 \$100,000 \$50,000 \$77,500 \$30,000 \$30,000 \$30,000 \$0 \$30,000 \$329,869 \$0	\$92,547 ² \$1,943,493 \$78.00 /sf RECONCEPTUAL DESIGN \$0 \$750,000 \$150,000 \$150,000 \$150,000 \$150,000 \$150,000 \$30,000 \$30,000 \$329,869 \$0	\$93,263 ² \$1,958,519 \$75.94 /sf DESIGN DEVELOPMENT \$0 \$750,000 \$250,000 \$15,000 \$109,000 \$109,000 \$109,000 \$109,000 \$30,000 \$50,000 \$30,000 \$30,000 \$329,869 \$0	N/A Allowance - Quote provided by Pacific WRO Space Saver - Quote based on 2/20/21 Allowance Allowance inclusive of consultant cost Allowance inclusive of consultant cost Allowance 1/10% of Total Construction Costs (\$7,500 Max) Allowance N/A
otal Consultants Costs Dwner Costs and Acquisition xtures, Furniture & Equipment (FF&E) lobile Shelving / Lockers raining/Fitness Equipment (OFOI) dulo / Visual Equipment (OFOI) scurity (OFOI) OLI Fees loving Allowance emporary Facilities uilding and Special Permit Fees system Development Charges (SDC) Subtotal	\$72,394 ² \$1,520,273 \$49.43 /sf CONCEPTUAL DESIGN \$0 \$750,000 \$150,000 \$15,000 \$15,000 \$150,000 \$150,000 \$100,000 \$100,000 \$100,000 \$30,000 \$30,000 \$329,869 \$0 \$0 \$1,582,369	\$86,658 ² \$1,819,828 \$58.74 /sf SCHEMATIC DESIGN \$350,000 \$150,000 \$150,000 \$150,000 \$150,000 \$100,000 \$300,000 \$30,000 \$329,869 \$0 \$1,582,369	\$92,547 2 \$1,943,493 \$78.00 /sf RECONCEPTUAL DESIGN \$0 \$750,000 \$100,000 \$00 \$00 \$00 \$00 \$00 \$00 \$0	\$93,263 ² \$1,958,519 \$75.94 /sf DESIGN DEVELOPMENT \$0 \$750,000 \$250,000 \$109,000 \$109,000 \$100,000 \$100,000 \$100,000 \$3109,000 \$329,869 \$0 \$329,869 \$0 \$1,641,369	N/A Allowance - Quote provided by Pacific WRO Space Saver - Quote based on 2/20/21 Allowance Allowance inclusive of consultant cost Allowance 1/10% of Total Construction Costs (57,500 Max) Allowance N/A Allowance N/A
batal Consultants Costs Wuner Costs Ind Acquisition xtures, Furniture & Equipment (FF&E) obile Shelving / Lockers aining/Fitness Equipment (OFOI) did o / Visual Equipment (OFOI) elephone / Data Equipment (OFOI) currly (OFOI) DLI Fees audiong and Special Permit Fees ailding and Special Permit Fees stem Development Charges (SDC) Subtotal wner Contingency	\$72,394 ² \$1,520,273 \$49.43 /sf CONCEPTUAL DESIGN \$0 \$750,000 \$15,000 \$15,000 \$15,000 \$15,000 \$15,000 \$15,000 \$15,000 \$15,000 \$30,000 \$30,000 \$329,869 \$329,869 \$329	\$86,658 ² \$1,819,828 \$58.74 /sf SCHEMATIC DESIGN \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	\$92,547 2 \$1,943,493 \$78.00 /sf RECONCEPTUAL DESIGN \$0 \$750,000 \$100,000 \$00 \$00 \$00 \$00 \$00 \$00 \$0	\$93,263 ² \$1,958,519 \$75.94 /sf DESIGN DEVELOPMENT \$0 \$750,000 \$15,000 \$100,000 \$100,000 \$100,000 \$100,000 \$30,000 \$310,000 \$30,000 \$329,869 \$0 \$329,869 \$0 \$1,641,369 \$82,068 2	N/A Allowance - Quote provided by Pacific WRO Space Saver - Quote based on 2/20/21 Allowance inclusive of consultant cost Allowance inclusive of consultant cost Allowance 1/10% of Total Construction Costs (57,500 Max) Allowance N/A Allowance
btal Consultants Costs Wmer Costs Ind Acquisition ktures, Furniture & Equipment (FF&E) obile Shelving / Lockers aining/Fitness Equipment (OFOI) dio / Visual Equipment (OFOI) slephone / Data Equipment (OFOI) currly (OFOI) DLI Fees oving Allowance mporary Facilities ailding and Special Permit Fees stem Development Charges (SDC) Subtotal wner Contingency	\$72,394 ² \$1,520,273 \$49.43 /sf CONCEPTUAL DESIGN \$0 \$750,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$0,000 \$10,000 \$0,000 \$1,582,369 \$0,001 \$1,582,369 \$0,001 \$1,582,369 \$0,001 \$1,582,369 \$1,58	\$86,658 ² \$1,819,828 \$58.74 /sf SCHEMATIC DESIGN \$0 \$750,000 \$150,000 \$150,000 \$150,000 \$150,000 \$100,000 \$50,000 \$30,000 \$30,000 \$30,000 \$329,869 \$0 \$329,869 \$0 \$1,582,369 \$79,118 ² \$1,661,487	\$92,547 2 \$1,943,493 \$78.00 /sf RECONCEPTUAL DESIGN \$0 \$750,000 \$100,000 \$150,000 \$100,0000 \$100,000 \$100,000 \$100,0000 \$10,	\$93,263 ² \$1,958,519 \$75.94 /sf DESIGN DEVELOPMENT \$0 \$750,000 \$250,000 \$15,000 \$100,000 \$100,000 \$100,000 \$50,000 \$30,000 \$30,000 \$30,000 \$30,000 \$31,000 \$30,000 \$30,000 \$32,9,869 \$0 \$32,9,869 \$0 \$1,41,369 \$82,068 ² \$1,723,437	N/A Allowance - Quote provided by Pacific WRO Space Saver - Quote based on 2/20/21 Allowance Allowance inclusive of consultant cost Allowance 1/10% of Total Construction Costs (57,500 Max) Allowance N/A Allowance N/A
batal Consultants Costs burner Costs burner Costs burner Costs burner Costs burner Costs burner & Equipment (FF&E) bobile Shelving / Lockers aning/Fitness Equipment (OFOI) budio / Visual Equ	\$72,394 ² \$1,520,273 \$49.43 /sf CONCEPTUAL DESIGN \$0 \$750,000 \$10,50,000 \$10,500,000,000 \$10,500,000,000 \$10,500,000,000,000 \$10,50	\$86,658 ² \$1,819,828 \$58.74 /sf \$CHEMATIC DESIGN \$0 \$750,000 \$150,000 \$150,000 \$150,000 \$150,000 \$100,000 \$50,000 \$30,000 \$329,869 \$0 \$329,869 \$0 \$1,582,369 \$79,118 ² \$1,661,487 \$53.63 /sf	\$92,547 2 \$1,943,493 \$78.00 /sf RECONCEPTUAL DESIGN \$0 \$750,000 \$150,000 \$150,000 \$150,000 \$150,000 \$150,000 \$50,0000 \$50,000 \$50,000 \$50,000 \$50,000	\$93,263 ² \$1,958,519 \$75.94 /sf DESIGN DEVELOPMENT \$0 \$750,000 \$250,000 \$15,000 \$10,000 \$10,000 \$10,000 \$50,000 \$50,000 \$50,000 \$50,000 \$30,000 \$30,000 \$30,000 \$30,000 \$31,000 \$30,000 \$31,000 \$30,000 \$32,9,869 \$0 \$1,641,369 \$82,068 ² \$1,723,437 \$66.83 /sf	N/A Allowance - Quote provided by Pacific WRO Space Saver - Quote based on 2/20/21 Allowance Allowance inclusive of consultant cost Allowance 1/10% of Total Construction Costs (57,500 Max) Allowance N/A Allowance N/A
onsultants Contingency otal Consultants Costs Dwner Costs and Acquisition xtures, Furniture & Equipment (FF&E) lobile Shelving / Lockers raining/Fitness Equipment (OFOI) didio / Visual Equipment (OFOI) curity (OFOI) DUI Fees Uning Allowance emporary Facilities uilding and Special Permit Fees system Development Charges (SDC) Subtotal wner Contingency otal Owner Costs	\$72,394 ² \$1,520,273 \$49.43 /sf CONCEPTUAL DESIGN \$0 \$750,000 \$10,000 \$10,000	\$86,658 ² \$1,819,828 \$58.74 /sf \$CHEMATIC DESIGN \$0 \$750,000 \$150,000 \$150,000 \$150,000 \$100,000 \$100,000 \$100,000 \$30,000 \$30,000 \$330,000 \$332,869 \$30 \$329,869 \$0 \$1,582,369 \$0 \$1,582,369 \$1,582,360 \$1,582,3	\$92,547 ² \$1,943,493 \$78.00 /sf RECONCEPTUAL DESIGN \$0 \$750,000 \$150,000 \$150,000 \$150,000 \$150,000 \$150,000 \$150,000 \$150,000 \$30,0000 \$30,000 \$30,000 \$30,000 \$30,0000 \$30	\$93,263 ² \$1,958,519 /sf DESIGN DEVELOPMENT \$0 \$75,94 /sf DESIGN DEVELOPMENT \$0 \$750,000 \$250,000 \$15,000 \$109,000 \$100,000	N/A Allowance - Quote provided by Pacific WRO Space Saver - Quote based on 2/20/21 Allowance Allowance inclusive of consultant cost Allowance 1/10% of Total Construction Costs (\$7,500 Max) Allowance N/A Allowance N/A
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batal Consultants Costs Wmer Costs Main Acquisition Actures, Furniture & Equipment (FF&E) obile Shelving / Lockers aining/Fitness Equipment (OFOI) udio / Visual Equipment (OFOI) udio	\$72,394 ² \$1,520,273 \$49.43 /sf CONCEPTUAL DESIGN \$0 \$750,000 \$10,000 \$10,000	\$86,658 ² \$1,819,828 \$58.74 /sf \$CHEMATIC DESIGN \$0 \$750,000 \$150,000 \$150,000 \$150,000 \$150,000 \$100,000 \$100,000 \$50,000 \$30,000 \$330,000 \$332,869 \$30 \$329,869 \$0 \$1,582,369 \$0 \$1,582,369 \$1,582,360 \$1,582,3	\$92,547 ² \$1,943,493 \$78.00 /sf RECONCEPTUAL DESIGN \$0 \$150,000 \$150,000 \$150,000 \$150,000 \$150,000 \$100,000 \$100,000 \$500,000 \$300,0000 \$300,000 \$300,000 \$300,0000 \$3	\$93,263 ² \$1,958,519 /sf DESIGN DEVELOPMENT \$0 \$75,94 /sf DESIGN DEVELOPMENT \$0 \$750,000 \$250,000 \$15,000 \$109,000 \$100,000	N/A Allowance - Quote provided by Pacific WRO Space Saver - Quote based on 2/20/21 Allowance Allowance inclusive of consultant cost Allowance 1/10% of Total Construction Costs (\$7,500 Max) Allowance N/A Allowance N/A
batal Consultants Costs bwner Costs where Costs where Costs advisition where & Equipment (FF&E) bobile Shelving / Lockers aining/Fitness Equipment (OFOI) udio / Visual Equipment (OFOI) elephone / Data Equipment (OFOI) currity (OFOI) DUI Fees loving Allowance emporary Facilities uilding and Special Permit Fees stem Development Charges (SDC) Subtotal wher Contingency botal Owner Costs uilding Size (SF):	\$72,394 ² \$1,520,273 \$49.43 /sf CONCEPTUAL DESIGN \$0 \$750,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,000 \$10,800 \$10	\$86,658 ² \$1,819,828 \$58.74 /sf \$CHEMATIC DESIGN \$0 \$750,000 \$150,000 \$150,000 \$150,000 \$150,000 \$150,000 \$150,000 \$30,000 \$30,000 \$30,000 \$329,869 \$0 \$329,869 \$0 \$1,582,369 \$77,118 ² \$1,661,487 \$53.63 /sf \$19,628,800 \$633.58 /sf 30,981 \$F	\$92,547 ² \$1,943,493 \$78.00 /sf RECONCEPTUAL DESIGN \$0 \$750,000 \$150,000 \$150,000 \$150,000 \$150,000 \$150,000 \$150,000 \$150,000 \$150,000 \$100,000 \$50,000 \$7,500 \$30,000 \$7,500 \$329,869 \$0 \$1,582,369 \$79,118 2 \$1,661,487 \$66.69 \$18,494,582 \$742.31 \$742.31 \$4,9215	\$93,263 ² \$1,958,519 \$75.94 /sf DESIGN DEVELOPMENT \$0 \$750,000 \$250,000 \$15,000 \$10,000 \$2329,869 \$0 \$134,641,369 \$82,068 2 \$1,723,437 \$66.83 \$18,460,522 \$715.83 \$15 \$25,789	N/A Allowance - Quote provided by Pacific WRO Space Saver - Quote based on 2/20/21 Allowance Allowance inclusive of consultant cost Allowance 1/10% of Total Construction Costs (\$7,500 Max) Allowance N/A Allowance N/A
otal Consultants Costs burner	\$72,394 ² \$1,520,273 \$49.43 /sf CONCEPTUAL DESIGN \$0 \$750,000 \$150,000 \$150,000 \$150,000 \$150,000 \$150,000 \$150,000 \$30,000 \$30,000 \$30,000 \$30,000 \$30,000 \$329,869 \$0 \$1,582,369 \$0 \$1,582,369 \$7,5118 2 \$1,661,487 \$54.03 /sf \$18,936,908 \$615.75 /sf	\$86,658 ² \$1,819,828 \$58.74 /sf \$CHEMATIC DESIGN \$0 \$750,000 \$150,000 \$150,000 \$150,000 \$150,000 \$100,000 \$50,000 \$50,000 \$50,000 \$32,9,869 \$0 \$32,9,869 \$0 \$1,582,369 \$0 \$0 \$1,582,369 \$0 \$0 \$1,582,369 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	\$92,547 ² \$1,943,493 \$78.00 /sf RECONCEPTUAL DESIGN \$0 \$150,000 \$150,000 \$150,000 \$150,000 \$150,000 \$100,000 \$100,000 \$500,000 \$300,0000 \$300,000 \$300,000 \$300,0000 \$3	\$93,263 ² \$1,958,519 \$75.94 /sf DESIGN DEVELOPMENT \$0 \$750,000 \$250,000 \$15,000 \$10,000 \$10,000 \$100,000 \$100,000 \$100,000 \$100,000 \$100,000 \$100,000 \$100,000 \$100,000 \$239,869 \$0 \$1,641,369 \$82,068 2 \$1,723,437 \$66.83 /sf \$18,460,522 \$715.83 /sf	N/A Allowance - Quote provided by Pacific WRO Space Saver - Quote based on 2/20/21 Allowance Allowance inclusive of consultant cost Allowance 1/10% of Total Construction Costs (\$7,500 Max) Allowance N/A Allowance N/A

3 A/E Fee Guidlines - Office of Financial Management

Schematic Design - Cost Summary © 2020 Mackenzie | 2200068.00

Silverton Civic Center - Cost Summary - LOW

lew Construction	Rev. 02/25/2021				Comments
				DESIGN	Comments
	CONCEPTUAL DESIGN 07/06/2020	SCHEMATIC DESIGN 09/14/2020	RECONCEPTUAL DESIGN 11/19/2020	DEVELOPMENT	
Construction Cost of Facility				02/25/21	-
uilding Hardcost	\$15,326,122	\$11,687,947	\$9,871,501	\$9,336,929	
ite Hardcost Park Site Hardcost	\$1,351,800	\$1,907,350	\$1,858,686	\$1,842,506	(Inclusive of Off-Site Hardcost)
Subtotal	\$865,500 \$17,543,422	\$0 \$13,595,297	\$0 \$11,730,187	\$0 \$11,179,435	\$865,500 - Reallocated to different funds
Aargins	Ş17,343,422	<i>413,333,231</i>	<i>JII,730,107</i>	<i><i>viiiiiiiiiiiii</i></i>	
OR - Green Technology	\$263,151 ¹	\$205,972 ¹	\$177,715 ¹	\$169,371 ¹	1.5% of Cons. Hard
Art	\$175,434 ¹	\$138,013 ¹	\$119,079 ¹	\$111,794 1	1.0% of Cons. Hard
General Conditions	\$2,700,000	\$1,254,535	\$1,082,428	\$1,031,454	9.0% of Cons. Hard (Allowance @ Conceptual Design)
Bonds & Insurances	\$2,700,000	\$303,876	\$262,188	\$249,841	2.0% Includ. as GC Profit & Ovhd. at Conceptual Design
GC Profit & Overhead	\$1,551,151	\$542,419	\$468,006	\$445,966	3.5%
Escalation Factor	\$889,326	\$320,802	\$207,563	\$527,514	4.0% of Const. Hard (4% @ Conceptual Design)
Design and Estimate Contingency	\$2,774,698 ²	\$1,635,849 ²	\$1,404,512 ²	\$822,923 ²	6.0% of Cons. Hard (13% @ Conceptual Design)
Subtotal	\$8,353,761	\$4,401,467	\$3,721,492	\$3,358,864	-
Construction Costs Before VE	\$25,897,183	\$17,996,764	\$15,451,679	\$14,538,299	
dd Alt. 1: Radiant Slab - Entire Bldg		\$390,274	\$0	\$0	N Included in base, deduct in VE
dd Alt. 2: Relocate Overhead Services on N. Water		\$43,944	\$43,944	\$43,944	M \$43,944
dd Alt. 3: Operable Partition in Council Chambers		\$43,678	\$43,678	\$57,306	M \$43,678
Add Alt. 4: Walkway Canopy		. ,	\$120,446	\$0	N
, ,,					
Add Alt. 5: S. Window Shades with tracks			\$48,550	\$48,550	M
dd Alt. 6: Operable Partition in EOC				\$33,419	M
dd Alt. 7: Mechanically Operable Windows				\$115,994	M
Anticipated Energy Trust of Oregon Savings		-\$386,437	-\$386,437	-\$386,437	Estimate per discussion with ETO
ACCEPTED VE STRATEGY	-\$10,815,332	-\$2,407,313	-\$880,588	\$0	
Total Construction Costs	\$15,081,851	\$15,680,910	\$14,441,271	\$14,451,075	
	\$490.40 /sf	\$506.15 /sf	\$466.13 /sf	\$560.36 /sf	
Consultants Costs	CONCEPTUAL DESIGN	SCHEMATIC DESIGN	RECONCEPTUAL DESIGN	DESIGN DEVELOPMEN	r
/E Design and Construction - Building	\$1,304,924 ³	\$1,304,924 ³	\$1,304,924 ³	\$1,304,924 ³	Include Conceptual Design to Design Development Fee
/E Design and Construction - Park	\$0	\$0	\$0	\$0	
/E Redesign	\$0	\$0	\$125,000	\$125,000	
teimbursables	\$19,574	\$19,574	\$19,574	\$19,574	1.5% Allowance
Art Coordination (M. Additional Service)				\$5,000	Allowance
Acoustical Engineer				\$8,000	Allowance
Owner's Project Manager	\$0	\$250,000	\$250,000	\$250,000	Allowance
Aarketing Materials	\$0	\$0	\$0	\$0	N/A - No Bond Campaign
opo and Boundary Survey	\$10,250	\$10,250	\$10,250	\$10,250	per COS contract
Geotechnical Investigations Geotechnical Field Inspections	\$15,000 \$35,000	\$15,000 \$35,000	\$15,000 \$35,000	\$15,000 \$35,000	per COS contract Allowance
pecial Inspections	\$46,131	\$46,472	\$46,472	\$38,684	\$1.5/SF Allowance
invironmental Services	\$0	\$0	\$0	\$0	N/A
ransportation Engineering (M. Consultant)	\$12,000	\$12,000	\$12,000	\$12,000	
laz. Material Survey/Testing/Mitigation Specs	\$0	\$0	\$0	\$0	N/A
inhanced Commissioning	\$0	\$43,100	\$43,100	\$43,100	per M. Contract
nergy Modeling / Daylight Modeling	\$0	\$33,500	\$33,500	\$33,500	per M. Contract
otential EOT Savings	\$0	-\$41,650	-\$41,650	-\$41,650	Estimate per discussion with ETO
vrborist	\$5,000	\$5,000	\$5,000	\$5,000	-
Subtotal - Consultants	\$1,447,879	\$1,733,169	\$1,858,169	\$1,863,381	-
Consultants Contingency Total Consultants Costs	\$72,394 ²	\$86,658 ² \$1,819,828	\$92,908 ²	\$93,169 2	5.0% of Consultant Costs
otal consultants costs	\$1,520,273 \$49.43 /sf	\$1,819,828 \$58.74 /sf	\$1,951,078 \$62.98 /sf	\$1,956,550 \$75.87	-6
Owner Costs	CONCEPTUAL DESIGN	SCHEMATIC DESIGN		DESIGN DEVELOPMEN	
and Acquisition	\$0	\$0	\$0	\$0	N/A
ixtures, Furniture & Equipment (FF&E)	\$750,000	\$550,000	\$550,000	\$550,000	Allowance - Quote provided by Pacific WRO
Nobile Shelving / Lockers	\$150,000	\$150,000	\$150,000	\$250,000	Space Saver - Quote based on 2/20/21
raining/Fitness Equipment (OFOI)	\$15,000	\$15,000 \$150,000	\$15,000 \$150,000	\$15,000 \$109,000	Allowance Allowance inclusive of consultant cost
	C150.000				
udio / Visual Equipment (OFOI)	\$150,000 \$100,000		\$100.000		Allowance inclusive of consultant cost
udio / Visual Equipment (OFOI) elephone / Data Equipment (OFOI)	\$100,000	\$100,000	\$100,000 \$50,000	\$100,000 \$50.000	Allowance inclusive of consultant cost
udio / Visual Equipment (OFOI) elephone / Data Equipment (OFOI) ecurity (OFOI)			\$100,000 \$50,000 \$7,500	\$100,000 \$50,000 \$7,500	Allowance Allowance 1/10% of Total Construction Costs (\$7,500 Max)
uudio / Visual Equipment (OFOI) elephone / Data Equipment (OFOI) ecurity (OFOI) IOLI Fees	\$100,000 \$50,000	\$100,000 \$50,000	\$50,000	\$50,000	Allowance
udio / Visual Equipment (OFOI) elephone / Data Equipment (OFOI) ecurity (OFOI) IOLI Fees Aoving Allowance emporary Facilities	\$100,000 \$50,000 \$7,500 \$30,000 \$0	\$100,000 \$50,000 \$7,500 \$30,000 \$0	\$50,000 \$7,500 \$30,000 \$0	\$50,000 \$7,500 \$30,000 \$0	Allowance 1/10% of Total Construction Costs (\$7,500 Max) Allowance N/A
udio / Visual Equipment (OFOI) elephone / Data Equipment (OFOI) ecurity (OFOI) OLI Fees Aoving Allowance emporary Facilities uilding and Special Permit Fees	\$100,000 \$50,000 \$7,500 \$30,000 \$0 \$329,869	\$100,000 \$50,000 \$7,500 \$30,000 \$0 \$329,869	\$50,000 \$7,500 \$30,000 \$0 \$329,869	\$50,000 \$7,500 \$30,000 \$0 \$329,869	Allowance 1/10% of Total Construction Costs (\$7,500 Max) Allowance N/A Allowance
udio / Visual Equipment (OFOI) elephone / Data Equipment (OFOI) ecurity (OFOI) OIL Fees Aoving Allowance emporary Facilities uilding and Special Permit Fees ystem Development Charges (SDC)	\$100,000 \$50,000 \$7,500 \$30,000 \$0 \$329,869 \$0	\$100,000 \$50,000 \$7,500 \$30,000 \$0 \$329,869 \$0	\$50,000 \$7,500 \$30,000 \$0 \$329,869 \$0	\$50,000 \$7,500 \$30,000 \$0 \$329,869 \$0	Allowance 1/10% of Total Construction Costs (\$7,500 Max) Allowance N/A
uudio / Visual Equipment (OFOI) elephone / Data Equipment (OFOI) ecurity (OFOI) JOLI Fees Aoving Allowance emporary Facilities building and Special Permit Fees	\$100,000 \$50,000 \$7,500 \$30,000 \$0 \$329,869	\$100,000 \$50,000 \$7,500 \$30,000 \$0 \$329,869	\$50,000 \$7,500 \$30,000 \$0 \$329,869	\$50,000 \$7,500 \$30,000 \$0 \$329,869	Allowance 1/10% of Total Construction Costs (\$7,500 Max) Allowance N/A Allowance
uudio / Visual Equipment (OFOI) 'elephone / Data Equipment (OFOI) ecurity (OFOI) IOLI Fees Aoving Allowance 'emporary Facilities uuliding and Special Permit Fees ystem Development Charges (SDC) Subtotal	\$100,000 \$50,000 \$7,500 \$30,000 \$0 \$329,869 \$0 \$1,582,369	\$100,000 \$50,000 \$7,500 \$30,000 \$0 \$329,869 \$0 \$1,382,369	\$50,000 \$7,500 \$30,000 \$0 \$329,869 \$0 \$1,382,369	\$50,000 \$7,500 \$30,000 \$0 \$39,869 \$0 \$1,441,369	Allowance 1/10% of Total Construction Costs (\$7,500 Max) Allowance N/A Allowance N/A
uudio / Visual Equipment (OFOI) 'elephone / Data Equipment (OFOI) ecurity (OFOI) IOLI Fees Adving Allowance 'emporary Facilities iuliding and Special Permit Fees ystem Development Charges (SDC) Subtotal Dwner Contingency	\$100,000 \$50,000 \$7,500 \$30,000 \$0 \$329,869 \$0 \$1,582,369 \$79,118 z	\$100,000 \$50,000 \$7,500 \$30,000 \$0 \$329,869 \$0 \$1,382,369 \$69,118 z	\$50,000 \$7,500 \$30,000 \$0 \$329,869 \$0 \$1,382,369 \$69,118 2	\$50,000 \$7,500 \$30,000 \$0 \$329,869 \$0 \$0 \$1,441,369 \$72,068 z	Allowance 1/10% of Total Construction Costs (\$7,500 Max) Allowance N/A Allowance N/A 5.0% of Owner Costs
uudio / Visual Equipment (OFOI) elephone / Data Equipment (OFOI) ecurity (OFOI) OIL Fees Aoving Allowance emporary Facilities uilding and Special Permit Fees ystem Development Charges (SDC) Subtotal Woner Contingency Total Owner Costs	\$100,000 \$50,000 \$7,500 \$30,000 \$0 \$329,869 \$0 \$1,582,369 \$79,118 2 \$1,661,487	\$100,000 \$50,000 \$7,500 \$30,000 \$0 \$329,869 \$0 \$1,323,369 \$69,118 2 \$69,118 2	\$50,000 \$7,500 \$30,000 \$0 \$329,869 \$0 \$1,382,369 \$69,118 2 \$1,451,487	\$50,000 \$7,500 \$30,000 \$0 \$329,869 \$0 \$1,441,369 \$72,068 2 \$1,513,437	Allowance 1/10% of Total Construction Costs (\$7,500 Max) Allowance N/A Allowance N/A 5.0% of Owner Costs
udio / Visual Equipment (OFOI) elephone / Data Equipment (OFOI) ecurity (OFOI) OUI Fees Aoving Allowance emporary Facilities uiuding and Special Permit Fees ystem Development Charges (SDC) Subtotal Wher Contingency otal Owner Costs	\$100,000 \$50,000 \$7,500 \$30,000 \$0 \$329,869 \$0 \$1,582,369 \$79,118 2 \$1,661,487 \$54.03 /sf	\$100,000 \$50,000 \$7,500 \$30,000 \$0 \$329,869 \$0 \$1,382,369 \$59,118 2 \$1,451,487 \$46.85 /sf	\$50,000 \$7,500 \$30,000 \$0 \$329,869 \$0 \$1,382,369 \$69,118 2 \$1,451,487 \$46.85 /sf	\$50,000 \$7,500 \$30,000 \$0 \$1,441,369 \$72,068 2 \$1,513,437 \$58.69 /	Allowance 1/10% of Total Construction Costs (57,500 Max) Allowance N/A Allowance N/A 5.0% of Owner Costs
uudio / Visual Equipment (OFOI) lelephone / Data Equipment (OFOI) lecurity (OFOI) OIL Fees Aoving Allowance temporary Facilities suididing and Special Permit Fees system Development Charges (SDC) Subtotal Subtotal Subtotal Subtotal Individual Total Project Cost	\$100,000 \$50,000 \$7,500 \$30,000 \$0 \$329,869 \$0 \$1,582,369 \$79,118 2 \$1,661,487 \$54.03 /sf \$18,263,611 \$593.86 /sf	\$100,000 \$50,000 \$7,500 \$30,000 \$329,869 \$00 \$1,382,369 \$69,118 2 \$1,451,487 \$1,451,487 \$1,451,487 \$18,952,225 \$611,74 /sf	\$50,000 \$7,500 \$30,000 \$0 \$329,869 \$0 \$1,382,369 \$0 \$1,382,369 \$0 \$1,382,369 \$0 \$1,451,487 \$46.85 \$1,451,483 \$46.85 \$1,57 \$17,843,837 \$575.96 \$575	\$50,000 \$7,500 \$30,000 \$329,869 \$0 \$1,441,369 \$72,068 2 \$1,513,437 \$58.69 / \$17,921,062 \$694,91 /	Allowance 1/10% of Total Construction Costs (\$7,500 Max) Allowance N/A 5.0% of Owner Costs f f
uudio / Visual Equipment (OFOI) elephone / Data Equipment (OFOI) ecurity (OFOI) OIL Fees Aoving Allowance emporary Facilities uilding and Special Permit Fees ystem Development Charges (SDC) Subtotal Woner Contingency Total Owner Costs	\$100,000 \$50,000 \$7,500 \$30,000 \$0 \$329,869 \$0 \$1,582,369 \$79,118 2 \$1,661,487 \$\$4.03 /sf \$18,263,611	\$100,000 \$50,000 \$7,500 \$30,000 \$329,869 \$0 \$1,382,369 \$69,118 2 \$1,451,487 \$1,451,487 \$46.85 /sf \$18,952,225	\$50,000 \$7,500 \$30,000 \$0 \$329,869 \$0 \$1,382,369 \$359,118 2 \$1,451,487 \$46.85 /sf \$17,843,837	\$50,000 \$7,500 \$30,000 \$329,869 \$0 \$1,441,369 \$72,068 2 \$1,513,437 \$58.69 / \$17,921,062	Allowance 1/10% of Total Construction Costs (\$7,500 Max) Allowance N/A 5.0% of Owner Costs f f
udio / Visual Equipment (OFOI) elephone / Data Equipment (OFOI) ecurity (OFOI) OLI Fees Aoving Allowance emporary Facilities uilding and Special Permit Fees system Development Charges (SDC) Subtotal wher Contingency otal Owner Costs adividual Total Project Cost	\$100,000 \$50,000 \$7,500 \$30,000 \$0 \$329,869 \$0 \$1,582,369 \$79,118 2 \$1,661,487 \$54.03 /sf \$18,263,611 \$593.86 /sf	\$100,000 \$50,000 \$7,500 \$30,000 \$329,869 \$00 \$1,382,369 \$69,118 2 \$1,451,487 \$1,451,487 \$1,451,487 \$18,952,225 \$611,74 /sf	\$50,000 \$7,500 \$30,000 \$0 \$329,869 \$0 \$1,382,369 \$0 \$1,382,369 \$0 \$1,382,369 \$0 \$1,451,487 \$46.85 \$1,451,483 \$46.85 \$1,57 \$17,843,837 \$575.96 \$575	\$50,000 \$7,500 \$30,000 \$329,869 \$0 \$1,441,369 \$72,068 2 \$1,513,437 \$58.69 / \$17,921,062 \$694,91 /	Allowance 1/10% of Total Construction Costs (\$7,500 Max) Allowance N/A Allowance N/A 5.0% of Owner Costs

9

Schematic Design - Cost Summary © 2020 Mackenzie | 2200068.00

COST ADJUSTMENTS AND VALUE

Design Development

ENGINEERING TOTAL CONSTRUCTION COST (HIGH)						
Date:February 22, 2021		\$14,778,565				
		CONSTRUCTION	DESIGN	NET SAVINGS		
SITE: SITE IMPROVEMENTS						
PERVIOUS PAVING (FESTIVAL STREET) AS A REDUCTION						
TO STORMWATER BASIN TREATMENT		TBD	\$0	TBD		
LINE 351 - 3 BENCHES IN LIEU OF 5		(\$2,400)	\$0	(\$2,400)		
LINE 368 - REDUCE BY 20 BOULDERS		(\$5,000)	\$0	(\$5,000)		
LINE 374 - REDUCE PLANTING BY 1000 SF		(\$5,000)	\$0	(\$5,000)		
LINE 376 - REDUCE STORMWATER PLANTING DENSITY		(\$10,000)	\$0	(\$10,000)		
LINE 347 - TREE PROTECTION VALIDATION - ONLY		(\$900)	\$0	(\$900)	Y	
REQUIRE 3		(\$500)	ŲŪ	(\$500)	•	
BUILDING:						
EXTERIOR:						
REMOVE PATROL CAR PORT		(\$193,953)			Ν	
EXTERIOR MATERIALS						
MPP TO STEEL DECK AND BEAMS		(\$274,000)	\$20,000	(\$254,000)		
INTERIOR MATERIALS						
LINE 148 - REDUCE TILE HEIGHT IN RESTROOMS TO 5'		(\$16.674)	ćo.	(\$16 674)		
AFF, 1,500 SF		(\$16,674)	\$0	(\$16,674)		
LINE 147 & 148 - REMOVE INTERIOR BRICK FROM INTERIOR FINISH		(\$34,275)	\$0	(\$34,275)		
REMOVE COUNCIL CHAMBER WOOD PANELS FROM			4-			
PROJECT		(\$33,460)	\$0	(\$33,460)		
LINE 305 - ELIMINATE CASEWORK AT CONFERENCE ROOM 155		(\$5,850)	\$0	(\$5,850)		
LINE 295 - ALLOWANCE FOR MISC. UNDESIGNED &						
UNDOCUMENTED CASEWORK/FURNISHINGS -		(\$6,447)	\$0	(\$6,447)	Y	
VALIDATION						
LINE 298 - BOOKCASES - OFOI - FURNITURE - VALIDATION		(\$2,000)	\$0	(\$2,000)	Y	
LINE 117 - INTERIOR DOORS - REMOVE GLAZING		(642,500)	ćo.	(642 500)		
PANELS AT OFFICE AND CONFERENCE ROOM DOORS		(\$13,500)	\$0	(\$13,500)		
SHELL CITY HALL (5,600 SF)						
INTERIOR WALLS						
FLOOR FINISH CEILING FINISH						
PLUMBING		(\$600,000)			N	
MECHANICAL - VRF SYSTEM		(\$600,000)			IN	
ELECTRICAL SERVICE DISTRIBUTION ELECTRICAL LIGHTS						
ELECTRICAL - SPECIAL ELECTRICAL SYSTEMS						
MEP:						
USE SOLID WALL PVC PIPING FOR BELOW GRADE						
SANITARY AND STORM PIPING		(\$12,000)	\$0	(\$12,000)		
USE FOAM CORE PVC PIPING FOR ABOVE GRADE VENT PIPINNG		(\$15,000)	\$0	(\$15,000)		
			<u>é</u> 0			
USE PEX WATER PIPING FOR 1" AND BELOW		(\$25,000)	\$0	(\$25,000)		
ELIMINATE THE COVID-19 STRATEGIES (MERV 13		(\$2,000)	\$0	(\$2,000)		
FILTERS AND BI-POLAR IONIZATION) LINE 262 - ELIMINATE DAYLIGHT HARVESTING WHERE						
NOT REQUIRED.		(\$12,895)	\$0	(\$12,895)		
SUBTOTAL (ACCEPTED VE)		(\$10,247)		(\$10,247)		
MARKUPS:						
OR - GREEN TECHNOLOGY 1	1.5%	(\$154)		(\$154)		
ART 1	1.0%	(\$102)		(\$102)		
	9.0%	(\$922) (\$628)		(\$922) (\$628)		
	5.5% 4.0%	(\$628) (\$482)		(\$628) (\$482)		
	8.0%	(\$1,003)		(\$1,003)		
TOTAL VE SAVINGS (HIGH):		(\$13,539)		(\$13,539)		
	6.0%	(\$15,559)		(\$752)	1	
TOTAL VE SAVINGS (LOW):	0.070	(\$752)		(\$752)		
		(919,200)		(913,200)	I	
REVISED TOTAL CONSTRUCTION COST						
		\$14,765,026		\$14,765,026		

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ID	Task Name	Duration	Start	Finish	Qtr 2, 2020		1, 2021 Qtr 2, 2021	Qtr 3, 2021	Qtr 4, 2021	Qtr 1, 2022	Qtr 2, 2022	Qtr 3, 2022	Qtr 4, 2022	Qtr 1, 2023	Qtr 2, 2023
82	Design-Bid-Build - GCs Delayed Start	0 days	Wed 4/1/20	Wed 4/1/20	rAorMavJun_ ▲ 4/1	_ Jul _ Aug _ Sep _ Oct _ Nov _ Dec	Jan Feb Mar Apr Ma	av Jun Jul Aua	Sep Oct Nov De	ecJanFebMa	Ir <u>Apr</u> Mav	Jun Jul Aua Sep		Dec Jan Feb Mar	rApr
3	Phase I - Preliminary Design to Design Development		Mon 4/6/20	Mon 4/5/21	· -	· · · · · · · · · · · · · · · · · · ·			·	<mark>-</mark>	- -	[']	-¦	· +	-+
4	Pre-Design		Mon 4/6/20	Tue 7/7/20									-		-+
3	Schematic Design	62 days		Mon 10/5/20							- <u>-</u>		-i		- -
99	Conceptual ReDesign and Schematic ReDesign Efforts	20 days	Mon 10/5/20	Mon 11/2/20	· -							+	-		-+
02	Design Development	107 days	Thu 11/5/20	Mon 4/5/21		·····									
03	Redesign Second Floor		Thu 11/5/20					!							
04	DD Document Development		Thu 11/19/20	Wed 1/27/21											
)5	DD Document Release		Thu 1/28/21	Thu 1/28/21			1/28	k	J			<u> </u>		<u>_</u>	
6	DD Pricing		Thu 1/28/21	Wed 2/10/21		· · · · · · · · · · · · · · · · · · ·									- +
70	DD Client Review			Wed 2/10/21	· _				·			.		·	_ <u>_</u>
8	VE & Adjustments		Thu 2/11/21	Wed 2/17/21	· -				·			+	-¦		
)9 10	Negotiate A/E contract for next phase of project		Thu 2/18/21	Wed 2/24/21 Mon 3/1/21		· •							_		- +
10	City Council Meeting - Approval of DD City Council Meeting - Notice to Proceed w/ Phase II	0 days 0 days	Mon 3/1/21 Mon 4/5/21	Mon 4/5/21	· · · · · · · · · · · · · · · · · · ·		4/5		· · · ·				1		· · · ·
2	Phase II - Design Development and Bidding Services	192 days		Wed 12/29/21		·		+			-+	+	-!		-+
23	Construction Documents	96 days		Tue 8/17/21	· -¦					<mark>"</mark>			-¦		$-\frac{1}{1}$
4	CD Document Development		Tue 4/6/21	Mon 6/28/21							-+	+			-+
5	CD Document Release (90% Complete CDs)		Tue 6/29/21	Tue 6/29/21	· - ¦			6/29	· '				-'		
6	CD Pricing		Tue 6/29/21	Mon 7/12/21		- +	╶┥╴╴╴╴╴╴┝╶╶╶┥┲╼				- +	+	-		-+
7	CD Client Review		Tue 6/29/21	Mon 7/12/21	· - '									·	
8	VE & Adjustments		Tue 7/13/21	Mon 7/19/21									-		
9	City Council Approval	0 days	Mon 8/2/21	Mon 8/2/21				8/2							
0	Client Approval to Proceed		Tue 8/3/21	Tue 8/3/21		· · · · · · · · · · · · · · · · · · ·		8/3				T		·····	
1	Finalize CDs	10 days		Mon 8/16/21				i							
2	CD Document Release (Bid/Permit Set)		Tue 8/17/21	Tue 8/17/21	 -	· · · · · · · · · · · · · · · · · · ·		3	3/17 				_		-+
3	Land Use Review Process		Mon 5/3/21	Fri 8/6/21	!	· · · · · · · · · · · · · · · · · · ·									
4	Pre-Application Meeting		Mon 5/3/21	Mon 5/3/21	· -	· +		3				+	-		-+
5	Public Notice		Tue 5/4/21	Mon 5/17/21	!			5/17	/				_!	· !	_ +
6 7	Neighborhood Meeting		Mon 5/17/21	Mon 5/17/21	· -	· +		5/17				+	-	+	-+
27	Submit Application Completeness		Wed 5/19/21 Wed 5/19/21	Wed 5/19/21 Tue 6/1/21			*							·	
20 29	Public Comment and Staff Review Period		Wed 5/19/21 Wed 5/19/21	Tue 6/29/21	· -				·			· +		· 'r	- +
30	Planning Commission Meeting		Wed 6/30/21	Wed 6/30/21				6/30					-!		
31	City Council Meeting		Tue 7/6/21	Tue 7/6/21	· - ¦	- ;	i					<u>+</u>	-i	· 	- -
32	Planning Commission Hearing / Decision		Fri 7/23/21	Fri 7/23/21		- +		7/23				+	-	+	-+
33	Appeal Period		Mon 7/26/21	Fri 8/6/21		- ;			·				-i		-÷
34	Permitting	45 days	Tue 8/17/21	Mon 10/18/21											-+
5	Submit for Building Permit	0 days	Tue 8/17/21	Tue 8/17/21				Ť	3/17						
6	Plan Review	8 wks	Tue 8/17/21	Mon 10/11/21									-		-+
7	Respond to Plan Review Comments			Mon 10/18/21				I							
8	Building Permit Issued		Mon 10/18/21			· · · · · · · · · · · · · · · · · · ·			10/18				_	L	
9	Bidding		Thu 10/21/21					+					_!		
0	Public Notice for Bidding Issued		Thu 10/21/21		· _	, 	,	[']	10/21	<u>-</u>	_ <u>_</u>			·	_ +
1	Issue Bid Set			Thu 10/21/21	· -¦				10/21				-¦		- +
2	GC Bidding Cut-Off for Add 1 Questions			Thu 12/16/21	· - İ	· · · · · · · · · · · · · · · · · · ·			→ 11/3]_i	_ +		_i	· +	- +
3 4	Addendum 1 Release		Wed 11/3/21 Tue 11/9/21	Tue 11/9/21					·						
4 5	Optional Pre-Bid (If Held)		Fri 11/12/21		· - !								-!		-+
6	Cut-Off for Add 2 Questions		Wed 11/24/21		· -				11/2	4	- <u>-</u>		-!	·	
7	Addendum 2 Release		Tue 11/30/21					+	- 11	/30	- +	+			-+
8	Bid Opening		Thu 12/16/21		· - '			<u>i</u>		12/16			-'		
9	Notice of Intent to Award		Fri 12/17/21		·					12/17			- ₁	·	- T
0	Protest Period		Mon 12/20/21						·					·	
1	City Council Contract Award		Tue 12/28/21		· -					¥12/28			- ₁	·	
2	Notice To Proceed	0 days	Wed 12/29/21	Wed 12/29/21						12/28 12/29]				
3	Phase III - Construction Services		Wed 3/23/22			· · · · · · · · · · · · · · · · · · ·					F		-		-+
1	Construction		Wed 3/23/22		!	· •		į							
5	Site Mobilization		Wed 3/23/22		· -						3/23	<u> </u>			-+
6	Site and Foundation Work		Thu 3/24/22		!	. <u>.</u>		į					_ <u></u>	<u> Ĺ</u>	<u>_i_</u>
_	Building Construction		Tue 6/7/22	Mon 4/10/23	· -										
3	Substantial Completion		Fri 3/10/23	Fri 3/10/23	!	. <u>.</u>							_!	↓ →_3/	×10
9	Agency Move-In	,	Tue 4/11/23	Mon 4/24/23	· -¦				·			· +	-¦	·	-+
)	Project Completion	0 days	Mon 4/24/23	Mon 4/24/23	l	· · · · · · · · · · · · · · · · · · ·			i					L	_1



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