

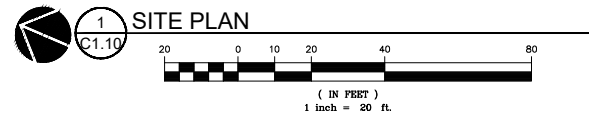
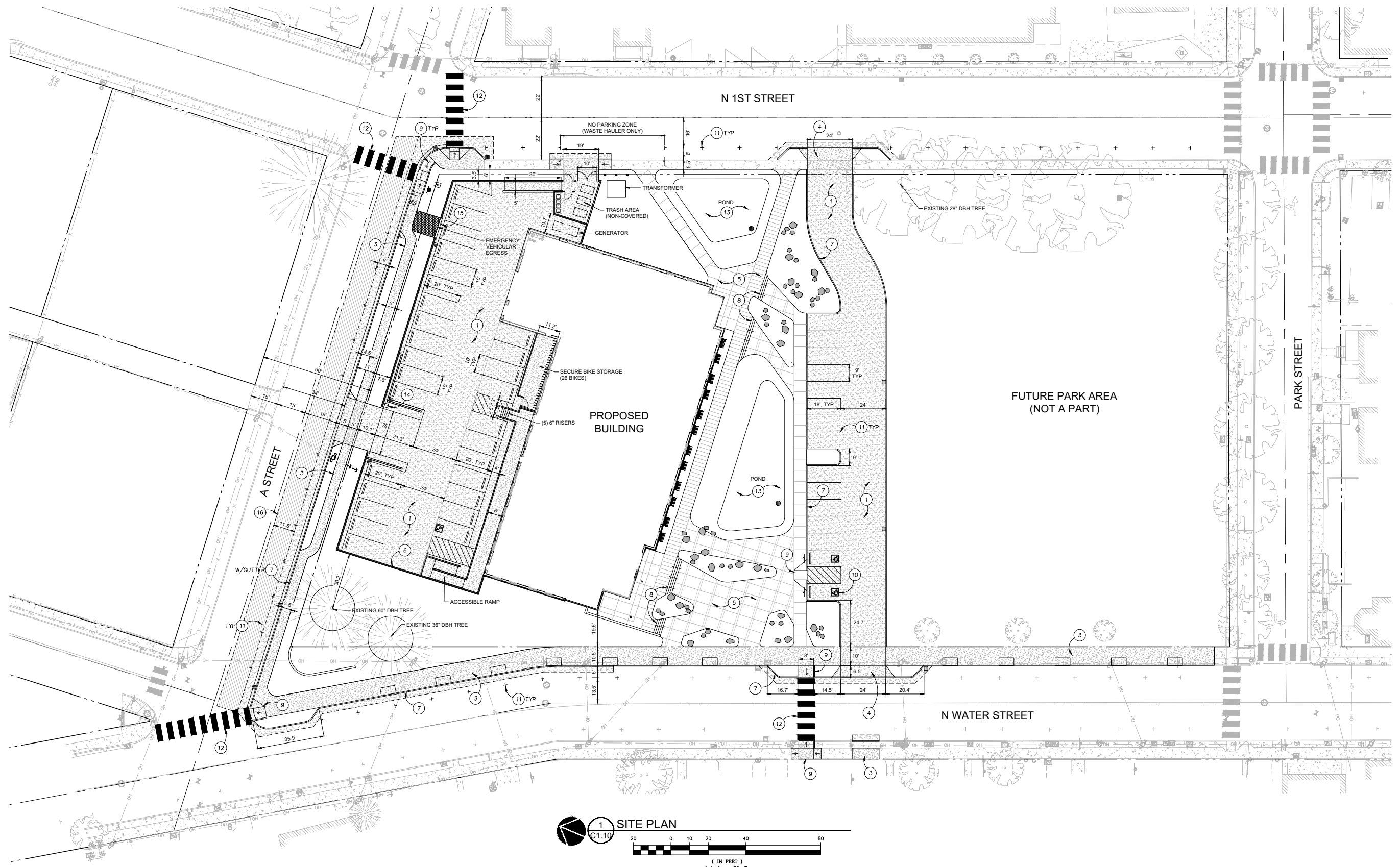
**MACKENZIE.**

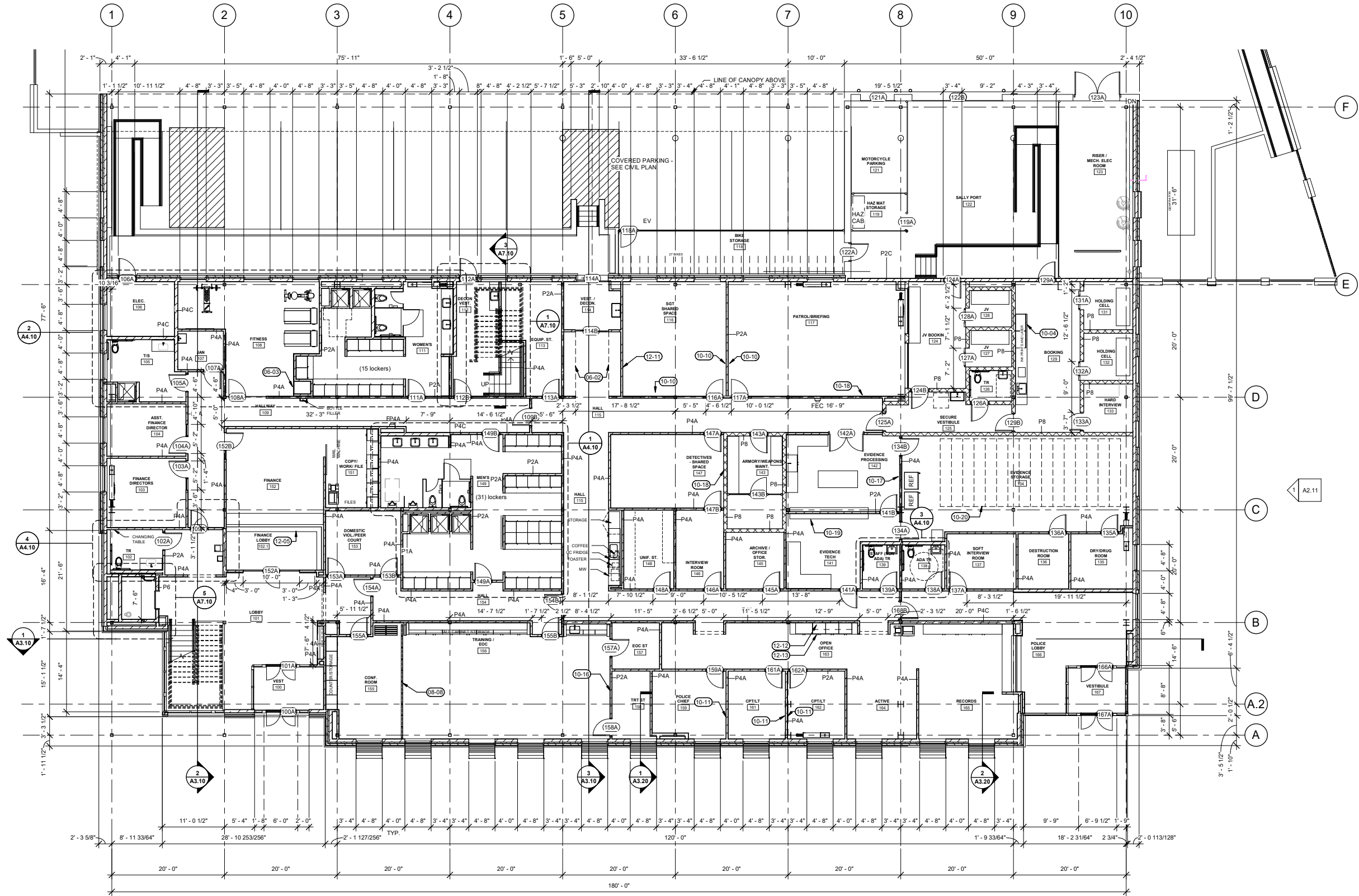
DESIGN DRIVEN | CLIENT FOCUSED



# SILVERTON CIVIC CENTER - CITY COUNCIL PRESENTATION

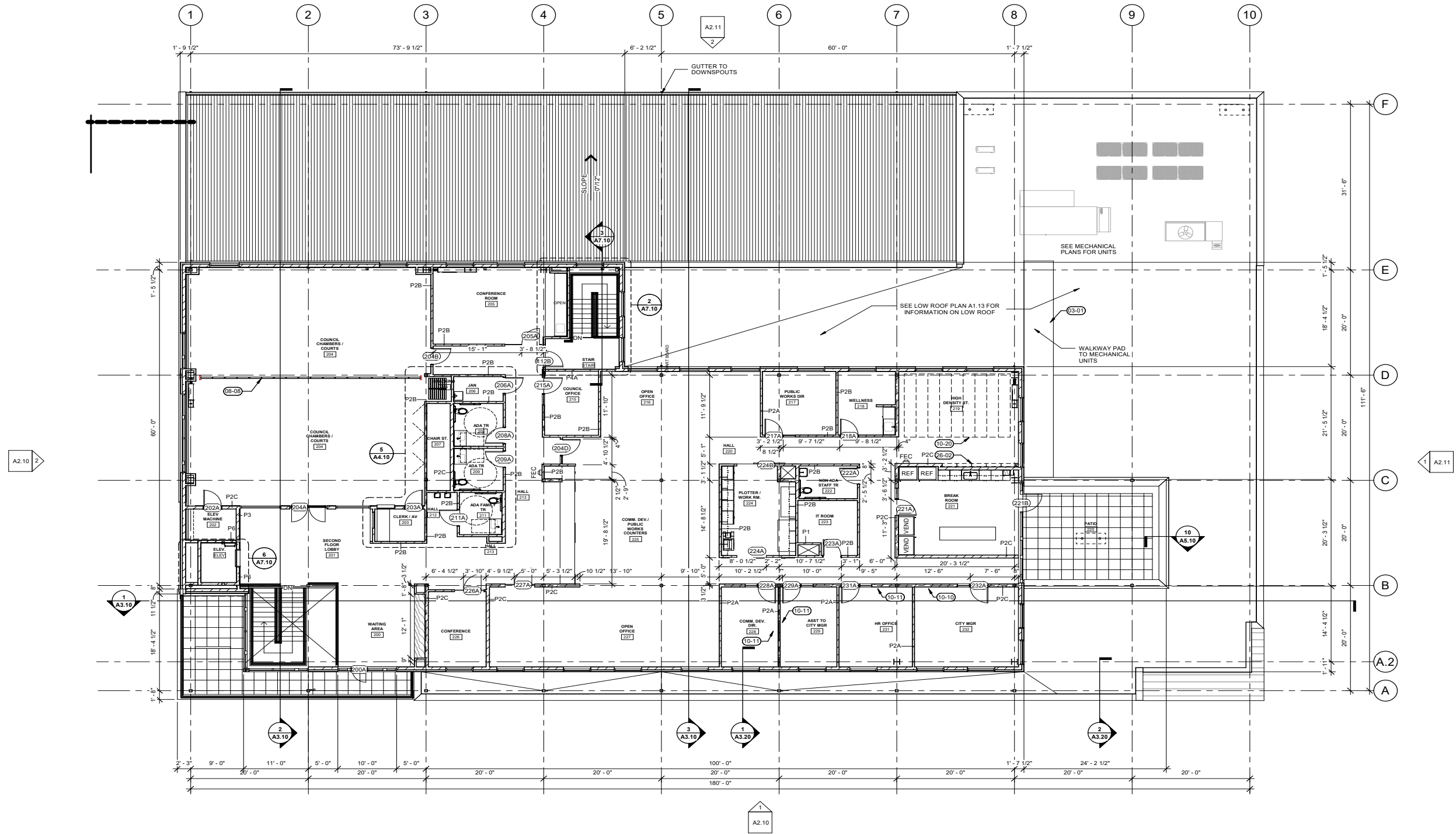
SILVERTON, OR | MARCH 01, 2021



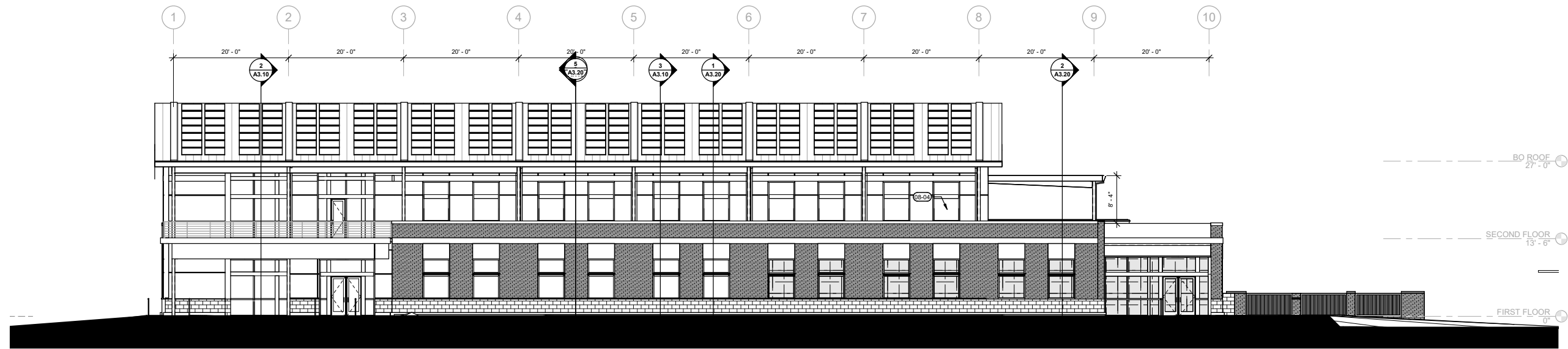


1 FIRST FLOOR PLAN  
 A1.11 1/8" = 1'-0"

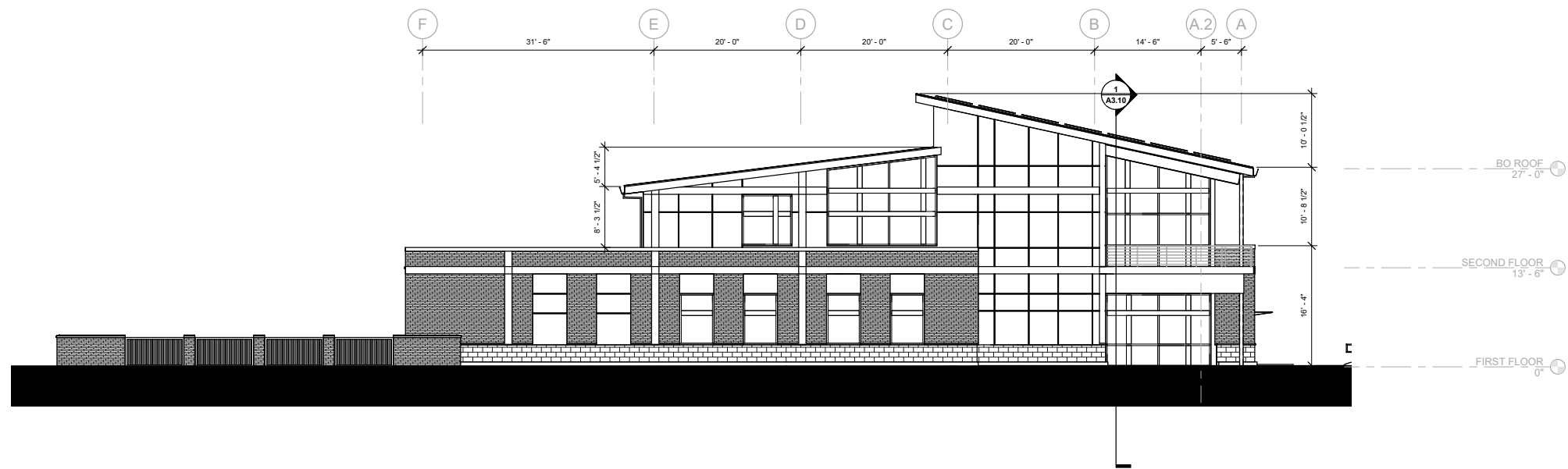




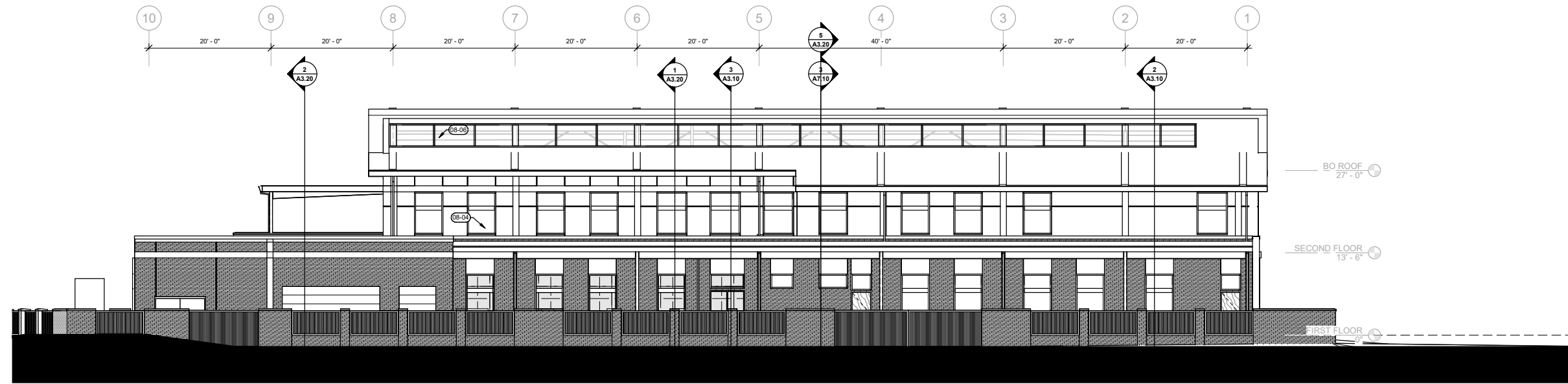
1 SECOND FLOOR PLAN  
 1/8" = 1'-0"



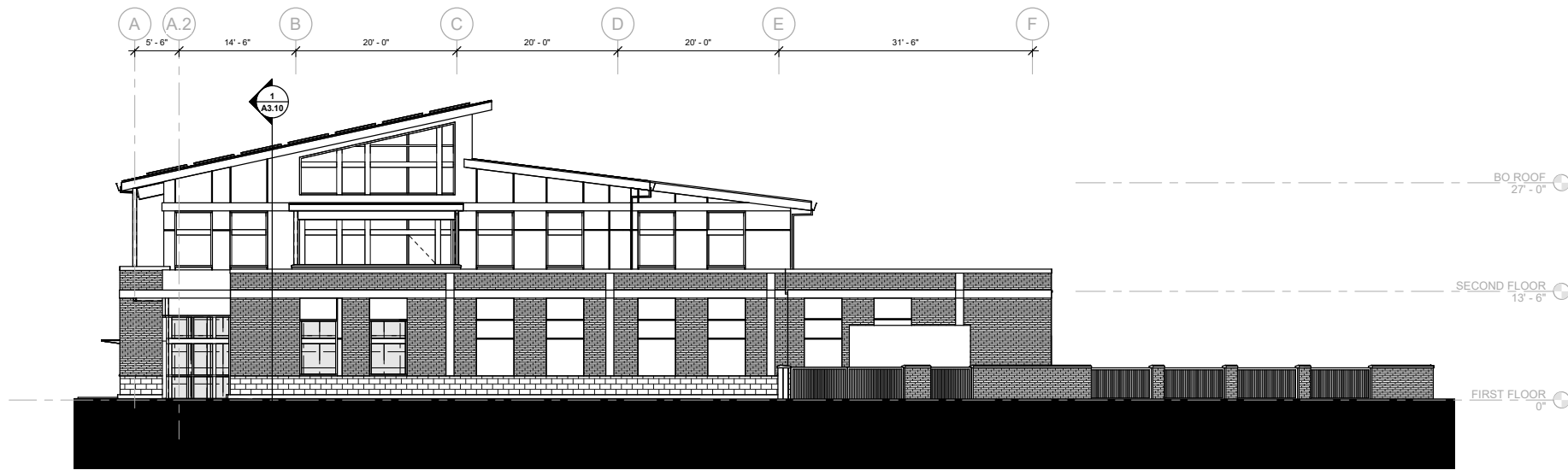
1 SOUTH ELEVATION  
A2.10 1/8" = 1'-0"



2 WEST ELEVATION  
A2.10 1/8" = 1'-0"



2 NORTH ELEVATION  
A2.11 1/8" = 1'-0"



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



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

New Construction

Rev. 02/25/2021

| Construction Cost of Facility                      | Rev. 02/25/2021                 |                                |                                    |                                  | Comments                                               |
|----------------------------------------------------|---------------------------------|--------------------------------|------------------------------------|----------------------------------|--------------------------------------------------------|
|                                                    | CONCEPTUAL DESIGN<br>07/06/2020 | SCHEMATIC DESIGN<br>09/14/2020 | RE CONCEPTUAL DESIGN<br>11/19/2020 | DESIGN DEVELOPMENT<br>02/25/2021 |                                                        |
| <b>Building Hardcost</b>                           | \$15,326,122                    | \$11,687,947                   | \$9,871,501                        | \$9,336,929                      |                                                        |
| <b>Site Hardcost</b>                               | \$1,351,800                     | \$1,907,350                    | \$1,858,686                        | \$1,842,506                      | (Inclusive of Off-Site Hardcost)                       |
| <b>Park Site Hardcost</b>                          | \$865,500                       | \$0                            | \$0                                | \$0                              | \$865,500 - Reallocated to different funds             |
| <b>Subtotal</b>                                    | <b>\$17,543,422</b>             | <b>\$13,595,297</b>            | <b>\$11,730,187</b>                | <b>\$11,179,435</b>              |                                                        |
| <b>Margins</b>                                     |                                 |                                |                                    |                                  |                                                        |
| OR - Green Technology                              | \$263,151 <sup>1</sup>          | \$205,972 <sup>1</sup>         | \$177,715 <sup>1</sup>             | \$169,371 <sup>1</sup>           | 1.5% of Cons. Hard                                     |
| Art                                                | \$175,434 <sup>1</sup>          | \$138,013 <sup>1</sup>         | \$119,079 <sup>1</sup>             | \$113,488 <sup>1</sup>           | 1.0% of Cons. Hard                                     |
| General Conditions                                 | \$1,254,535                     | \$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 <sup>2</sup>        | \$2,126,604 <sup>2</sup>       | \$1,825,865 <sup>2</sup>           | \$1,097,392 <sup>2</sup>         | 8.0% of Cons. Hard (15% @ Conceptual Design)           |
| <b>Subtotal</b>                                    | <b>\$9,509,885</b>              | <b>\$4,892,222</b>             | <b>\$4,142,845</b>                 | <b>\$3,635,361</b>               |                                                        |
| <b>Construction Costs Before VE</b>                | <b>\$27,053,307</b>             | <b>\$18,487,519</b>            | <b>\$15,873,032</b>                | <b>\$14,814,796</b>              |                                                        |
| Add Alt. 1: Radiant Slab - Entire Bldg             |                                 | \$390,274                      | \$0                                | \$0                              | N                                                      |
| Add Alt. 2: Relocate Overhead Services on N. Water |                                 | \$43,944                       | \$43,944                           | \$43,944                         | M                                                      |
| Add Alt. 3: Operable Partition in Council Chambers |                                 | \$43,678                       | \$43,678                           | \$57,306                         | M                                                      |
| Add Alt. 4: Walkway Canopy                         |                                 |                                | \$120,446                          | \$0                              | N                                                      |
| Add Alt. 5: S. Window Shades with tracks           |                                 |                                | \$48,550                           | \$48,550                         | M                                                      |
| Add Alt. 6: Operable Partition in EOC              |                                 |                                |                                    | \$33,419                         | M                                                      |
| Add Alt. 7: Mechanically Operable Windows          |                                 |                                |                                    | \$115,994                        | M                                                      |
| Anticipated Energy Trust of Oregon Savings         |                                 | -\$386,437                     | -\$335,443                         | -\$335,443                       | Estimate per discussion with ETO                       |
| ACCEPTED VE STRATEGY                               | -\$11,298,159                   | -\$2,431,493                   | -\$904,604                         | \$0                              |                                                        |
| <b>Total Construction Costs</b>                    | <b>\$15,755,147</b>             | <b>\$16,147,485</b>            | <b>\$14,889,602</b>                | <b>\$14,778,565</b>              |                                                        |

| Consultants Costs                             | Rev. 02/25/2021                 |                                |                                   |                                  | Comments                                            |
|-----------------------------------------------|---------------------------------|--------------------------------|-----------------------------------|----------------------------------|-----------------------------------------------------|
|                                               | CONCEPTUAL DESIGN<br>07/06/2020 | SCHEMATIC DESIGN<br>09/14/2020 | RECONCEPTUAL DESIGN<br>11/19/2020 | DESIGN DEVELOPMENT<br>02/25/2021 |                                                     |
|                                               | \$512.30 /sf                    | \$521.21 /sf                   | \$597.62 /sf                      | \$573.06 /sf                     |                                                     |
| A/E Design and Construction - Building        | \$1,304,924 <sup>3</sup>        | \$1,304,924 <sup>3</sup>       | \$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                            | \$0                               | \$0                              |                                                     |
| A/E Redesign                                  | \$0                             | \$0                            | \$125,000                         | \$125,000                        |                                                     |
| Reimbursables                                 | \$19,574                        | \$19,574                       | \$21,449                          | \$21,449                         | 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                                           |
| Marketing Materials                           | \$0                             | \$0                            | \$0                               | \$0                              | N/A - No Bond Campaign                              |
| Topo and Boundary Survey                      | \$10,250                        | \$10,250                       | \$10,250                          | \$10,250                         | per COS contract                                    |
| Geotechnical Investigations                   | \$15,000                        | \$15,000                       | \$15,000                          | \$15,000                         | per COS contract                                    |
| Geotechnical Field Inspections                | \$35,000                        | \$35,000                       | \$35,000                          | \$35,000                         | Allowance                                           |
| Special Inspections                           | \$46,131                        | \$46,472                       | \$37,373                          | \$38,684                         | \$1.5/SF Allowance                                  |
| Environmental Services                        | \$0                             | \$0                            | \$0                               | \$0                              | N/A                                                 |
| Transportation Engineering (M. Consultant)    | \$12,000                        | \$12,000                       | \$12,000                          | \$12,000                         |                                                     |
| Haz. Material Survey/Testing/Mitigation Specs | \$0                             | \$0                            | \$0                               | \$0                              | N/A                                                 |
| Enhanced Commissioning                        | \$0                             | \$43,100                       | \$43,100                          | \$43,100                         | per M. Contract                                     |
| Energy Modeling / Daylight Modeling           | \$0                             | \$33,500                       | \$33,500                          | \$33,500                         | per M. Contract                                     |
| Potential ETO Savings                         | \$0                             | -\$41,650                      | -\$41,650                         | -\$41,650                        | Estimate per discussion with ETO                    |
| Arborist                                      | \$5,000                         | \$5,000                        | \$5,000                           | \$5,000                          | Allowance                                           |
| <b>Subtotal - Consultants</b>                 | <b>\$1,447,879</b>              | <b>\$1,733,169</b>             | <b>\$1,850,945</b>                | <b>\$1,865,256</b>               |                                                     |
| Consultants Contingency                       | \$72,394 <sup>2</sup>           | \$86,658 <sup>2</sup>          | \$92,547 <sup>2</sup>             | \$93,263 <sup>2</sup>            | 5.0% of Consultant Costs                            |
| <b>Total Consultants Costs</b>                | <b>\$1,520,273</b>              | <b>\$1,819,828</b>             | <b>\$1,943,493</b>                | <b>\$1,958,519</b>               |                                                     |

| Owner Costs                            | Rev. 02/25/2021                 |                                |                                   |                                  | Comments                                        |
|----------------------------------------|---------------------------------|--------------------------------|-----------------------------------|----------------------------------|-------------------------------------------------|
|                                        | CONCEPTUAL DESIGN<br>07/06/2020 | SCHEMATIC DESIGN<br>09/14/2020 | RECONCEPTUAL DESIGN<br>11/19/2020 | DESIGN DEVELOPMENT<br>02/25/2021 |                                                 |
|                                        | \$49.43 /sf                     | \$58.74 /sf                    | \$78.00 /sf                       | \$75.94 /sf                      |                                                 |
| Land Acquisition                       | \$0                             | \$0                            | \$0                               | \$0                              | N/A                                             |
| Fixtures, Furniture & Equipment (FF&E) | \$750,000                       | \$750,000                      | \$750,000                         | \$750,000                        | Allowance - Quote provided by Pacific WRO       |
| Mobile Shelving / Lockers              | \$150,000                       | \$150,000                      | \$150,000                         | \$250,000                        | Space Saver - Quote based on 2/20/21            |
| Training/Fitness Equipment (OFOI)      | \$15,000                        | \$15,000                       | \$15,000                          | \$15,000                         | Allowance                                       |
| Audio / Visual Equipment (OFOI)        | \$150,000                       | \$150,000                      | \$150,000                         | \$109,000                        | Allowance inclusive of consultant cost          |
| Telephone / Data Equipment (OFOI)      | \$100,000                       | \$100,000                      | \$100,000                         | \$100,000                        | Allowance inclusive of consultant cost          |
| Security (OFOI)                        | \$50,000                        | \$50,000                       | \$50,000                          | \$50,000                         | Allowance                                       |
| BOLI Fees                              | \$7,500                         | \$7,500                        | \$7,500                           | \$7,500                          | 1/10% of Total Construction Costs (\$7,500 Max) |
| Moving Allowance                       | \$30,000                        | \$30,000                       | \$30,000                          | \$30,000                         | Allowance                                       |
| Temporary Facilities                   | \$0                             | \$0                            | \$0                               | \$0                              | N/A                                             |
| Building and Special Permit Fees       | \$329,869                       | \$329,869                      | \$329,869                         | \$329,869                        | Allowance                                       |
| System Development Charges (SDC)       | \$0                             | \$0                            | \$0                               | \$0                              | N/A                                             |
| <b>Subtotal</b>                        | <b>\$1,582,369</b>              | <b>\$1,582,369</b>             | <b>\$1,582,369</b>                | <b>\$1,641,369</b>               |                                                 |
| Owner Contingency                      | \$79,118 <sup>2</sup>           | \$79,118 <sup>2</sup>          | \$79,118 <sup>2</sup>             | \$82,068 <sup>2</sup>            | 5.0% of Owner Costs                             |
| <b>Total Owner Costs</b>               | <b>\$1,661,487</b>              | <b>\$1,661,487</b>             | <b>\$1,661,487</b>                | <b>\$1,723,437</b>               |                                                 |

| Individual Total Project Cost | CONCEPTUAL DESIGN<br>07/06/2020 | SCHEMATIC DESIGN<br>09/14/2020 | RECONCEPTUAL DESIGN<br>11/19/2020 | DESIGN DEVELOPMENT<br>02/25/2021 |
|-------------------------------|---------------------------------|--------------------------------|-----------------------------------|----------------------------------|
|                               | \$615.75 /sf                    | \$633.58 /sf                   | \$742.31 /sf                      | \$715.83 /sf                     |
| <b>Building Size (SF):</b>    | <b>59,062 SF</b>                | <b>30,981 SF</b>               | <b>24,915 SF</b>                  | <b>25,789 SF</b>                 |
| <b>VE Building Size (SF):</b> | <b>30,754 SF</b>                | <b>26,843 SF</b>               | <b>24,915 SF</b>                  | <b>25,789 SF</b>                 |

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





**Silverton Civic Center - Cost Summary - LOW**

| New Construction                                   |                          | Rev. 02/25/2021          |                          |                          |                    | Comments                                               |
|----------------------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------|--------------------------------------------------------|
|                                                    |                          | CONCEPTUAL DESIGN        | SCHEMATIC DESIGN         | RECONCEPTUAL DESIGN      | DESIGN DEVELOPMENT |                                                        |
| Construction Cost of Facility                      |                          | 07/06/2020               | 09/14/2020               | 11/19/2020               | 02/25/21           |                                                        |
| Building Hardcost                                  | \$15,326,122             | \$11,687,947             | \$9,871,501              | \$9,336,929              |                    |                                                        |
| Site Hardcost                                      | \$1,351,800              | \$1,907,350              | \$1,858,686              | \$1,842,506              |                    | (Inclusive of Off-Site Hardcost)                       |
| Park Site Hardcost                                 | \$865,500                | \$0                      | \$0                      | \$0                      |                    | \$865,500 - Reallocated to different funds             |
| <b>Subtotal</b>                                    | <b>\$17,543,422</b>      | <b>\$13,595,297</b>      | <b>\$11,730,187</b>      | <b>\$11,179,435</b>      |                    |                                                        |
| <b>Margins</b>                                     |                          |                          |                          |                          |                    |                                                        |
| OR - Green Technology                              | \$263,151 <sup>1</sup>   | \$205,972 <sup>1</sup>   | \$177,715 <sup>1</sup>   | \$169,371 <sup>1</sup>   |                    | 1.5% of Cons. Hard                                     |
| Art                                                | \$175,434 <sup>1</sup>   | \$138,013 <sup>1</sup>   | \$119,079 <sup>1</sup>   | \$111,794 <sup>1</sup>   |                    | 1.0% of Cons. Hard                                     |
| General Conditions                                 | \$1,254,535              | \$1,082,428              | \$1,031,454              | \$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 <sup>2</sup> | \$1,635,849 <sup>2</sup> | \$1,404,512 <sup>2</sup> | \$822,923 <sup>2</sup>   |                    | 6.0% of Cons. Hard (13% @ Conceptual Design)           |
| <b>Subtotal</b>                                    | <b>\$8,353,761</b>       | <b>\$4,401,467</b>       | <b>\$3,721,492</b>       | <b>\$3,358,864</b>       |                    |                                                        |
| <b>Construction Costs Before VE</b>                | <b>\$25,897,183</b>      | <b>\$17,996,764</b>      | <b>\$15,451,679</b>      | <b>\$14,538,299</b>      |                    |                                                        |
| Add Alt. 1: Radiant Slab - Entire Bldg             |                          | \$390,274                | \$0                      | \$0                      |                    | N Included in base, deduct in VE                       |
| Add Alt. 2: Relocate Overhead Services on N. Water |                          | \$43,944                 | \$43,944                 | \$43,944                 |                    | M \$43,944                                             |
| Add 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: Window Shades with tracks              |                          |                          | \$48,550                 | \$48,550                 |                    | M                                                      |
| Add Alt. 6: Operable Partition in EOC              |                          |                          |                          | \$33,419                 |                    | M                                                      |
| Add 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                       |
| <b>ACCEPTED VE STRATEGY</b>                        | <b>-\$10,815,332</b>     | <b>-\$2,407,313</b>      | <b>-\$880,588</b>        | <b>\$0</b>               |                    |                                                        |
| <b>Total Construction Costs</b>                    | <b>\$15,081,851</b>      | <b>\$15,680,910</b>      | <b>\$14,441,271</b>      | <b>\$14,451,075</b>      |                    |                                                        |
|                                                    | \$490.40 /sf             | \$506.15 /sf             | \$466.13 /sf             | \$560.36 /sf             |                    |                                                        |
| <b>Consultants Costs</b>                           |                          |                          |                          |                          |                    |                                                        |
| A/E Design and Construction - Building             | \$1,304,924 <sup>3</sup> | \$1,304,924 <sup>3</sup> | \$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                      | \$0                      | \$0                      |                    |                                                        |
| A/E Redesign                                       | \$0                      | \$0                      | \$125,000                | \$125,000                |                    |                                                        |
| Reimbursables                                      | \$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                                              |
| Marketing Materials                                | \$0                      | \$0                      | \$0                      | \$0                      |                    | N/A - No Bond Campaign                                 |
| Topo and Boundary Survey                           | \$10,250                 | \$10,250                 | \$10,250                 | \$10,250                 |                    | per COS contract                                       |
| Geotechnical Investigations                        | \$15,000                 | \$15,000                 | \$15,000                 | \$15,000                 |                    | per COS contract                                       |
| Geotechnical Field Inspections                     | \$35,000                 | \$35,000                 | \$35,000                 | \$35,000                 |                    | Allowance                                              |
| Special Inspections                                | \$46,131                 | \$46,472                 | \$46,472                 | \$38,684                 |                    | \$1.5/SF Allowance                                     |
| Environmental Services                             | \$0                      | \$0                      | \$0                      | \$0                      |                    | N/A                                                    |
| Transportation Engineering (M. Consultant)         | \$12,000                 | \$12,000                 | \$12,000                 | \$12,000                 |                    |                                                        |
| Haz. Material Survey/Testing/Mitigation Specs      | \$0                      | \$0                      | \$0                      | \$0                      |                    | N/A                                                    |
| Enhanced Commissioning                             | \$0                      | \$43,100                 | \$43,100                 | \$43,100                 |                    | per M. Contract                                        |
| Energy Modeling / Daylight Modeling                | \$0                      | \$33,500                 | \$33,500                 | \$33,500                 |                    | per M. Contract                                        |
| Potential EOT Savings                              | \$0                      | -\$41,650                | -\$41,650                | -\$41,650                |                    | Estimate per discussion with ETO                       |
| Arborist                                           | \$5,000                  | \$5,000                  | \$5,000                  | \$5,000                  |                    |                                                        |
| <b>Subtotal - Consultants</b>                      | <b>\$1,447,879</b>       | <b>\$1,733,169</b>       | <b>\$1,858,169</b>       | <b>\$1,863,381</b>       |                    |                                                        |
| Consultants Contingency                            | \$72,394 <sup>2</sup>    | \$86,658 <sup>2</sup>    | \$92,908 <sup>2</sup>    | \$93,169 <sup>2</sup>    |                    | 5.0% of Consultant Costs                               |
| <b>Total Consultants Costs</b>                     | <b>\$1,520,273</b>       | <b>\$1,819,828</b>       | <b>\$1,951,078</b>       | <b>\$1,956,550</b>       |                    |                                                        |
|                                                    | \$49.43 /sf              | \$58.74 /sf              | \$62.98 /sf              | \$75.87 /sf              |                    |                                                        |
| <b>Owner Costs</b>                                 |                          |                          |                          |                          |                    |                                                        |
| Land Acquisition                                   | \$0                      | \$0                      | \$0                      | \$0                      |                    | N/A                                                    |
| Fixtures, Furniture & Equipment (FF&E)             | \$750,000                | \$550,000                | \$550,000                | \$550,000                |                    | Allowance - Quote provided by Pacific WRO              |
| Mobile Shelving / Lockers                          | \$150,000                | \$150,000                | \$150,000                | \$250,000                |                    | Space Saver - Quote based on 2/20/21                   |
| Training/Fitness Equipment (OFOI)                  | \$15,000                 | \$15,000                 | \$15,000                 | \$15,000                 |                    | Allowance                                              |
| Audio / Visual Equipment (OFOI)                    | \$150,000                | \$150,000                | \$150,000                | \$109,000                |                    | Allowance inclusive of consultant cost                 |
| Telephone / Data Equipment (OFOI)                  | \$100,000                | \$100,000                | \$100,000                | \$100,000                |                    | Allowance inclusive of consultant cost                 |
| Security (OFOI)                                    | \$50,000                 | \$50,000                 | \$50,000                 | \$50,000                 |                    | Allowance                                              |
| BOLI Fees                                          | \$7,500                  | \$7,500                  | \$7,500                  | \$7,500                  |                    | 1/10% of Total Construction Costs (\$7,500 Max)        |
| Moving Allowance                                   | \$30,000                 | \$30,000                 | \$30,000                 | \$30,000                 |                    | Allowance                                              |
| Temporary Facilities                               | \$0                      | \$0                      | \$0                      | \$0                      |                    | N/A                                                    |
| Building and Special Permit Fees                   | \$329,869                | \$329,869                | \$329,869                | \$329,869                |                    | Allowance                                              |
| System Development Charges (SDC)                   | \$0                      | \$0                      | \$0                      | \$0                      |                    | N/A                                                    |
| <b>Subtotal</b>                                    | <b>\$1,582,369</b>       | <b>\$1,382,369</b>       | <b>\$1,382,369</b>       | <b>\$1,441,369</b>       |                    |                                                        |
| Owner Contingency                                  | \$79,118 <sup>2</sup>    | \$69,118 <sup>2</sup>    | \$69,118 <sup>2</sup>    | \$72,068 <sup>2</sup>    |                    | 5.0% of Owner Costs                                    |
| <b>Total Owner Costs</b>                           | <b>\$1,661,487</b>       | <b>\$1,451,487</b>       | <b>\$1,451,487</b>       | <b>\$1,513,437</b>       |                    |                                                        |
|                                                    | \$54.03 /sf              | \$46.85 /sf              | \$46.85 /sf              | \$58.69 /sf              |                    |                                                        |
| <b>Individual Total Project Cost</b>               | <b>\$18,263,611</b>      | <b>\$18,952,225</b>      | <b>\$17,843,837</b>      | <b>\$17,921,062</b>      |                    |                                                        |
|                                                    | \$593.86 /sf             | \$611.74 /sf             | \$575.96 /sf             | \$694.91 /sf             |                    |                                                        |
| Building Size (SF):                                | 59,062 SF                | 30,981 SF                | 30,981 SF                | 25,789 SF                |                    |                                                        |
| VE Building Size (SF):                             | 30,754 SF                | 24,915 SF                | 24,915 SF                | 25,789 SF                |                    |                                                        |

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

**COST ADJUSTMENTS AND VALUE**

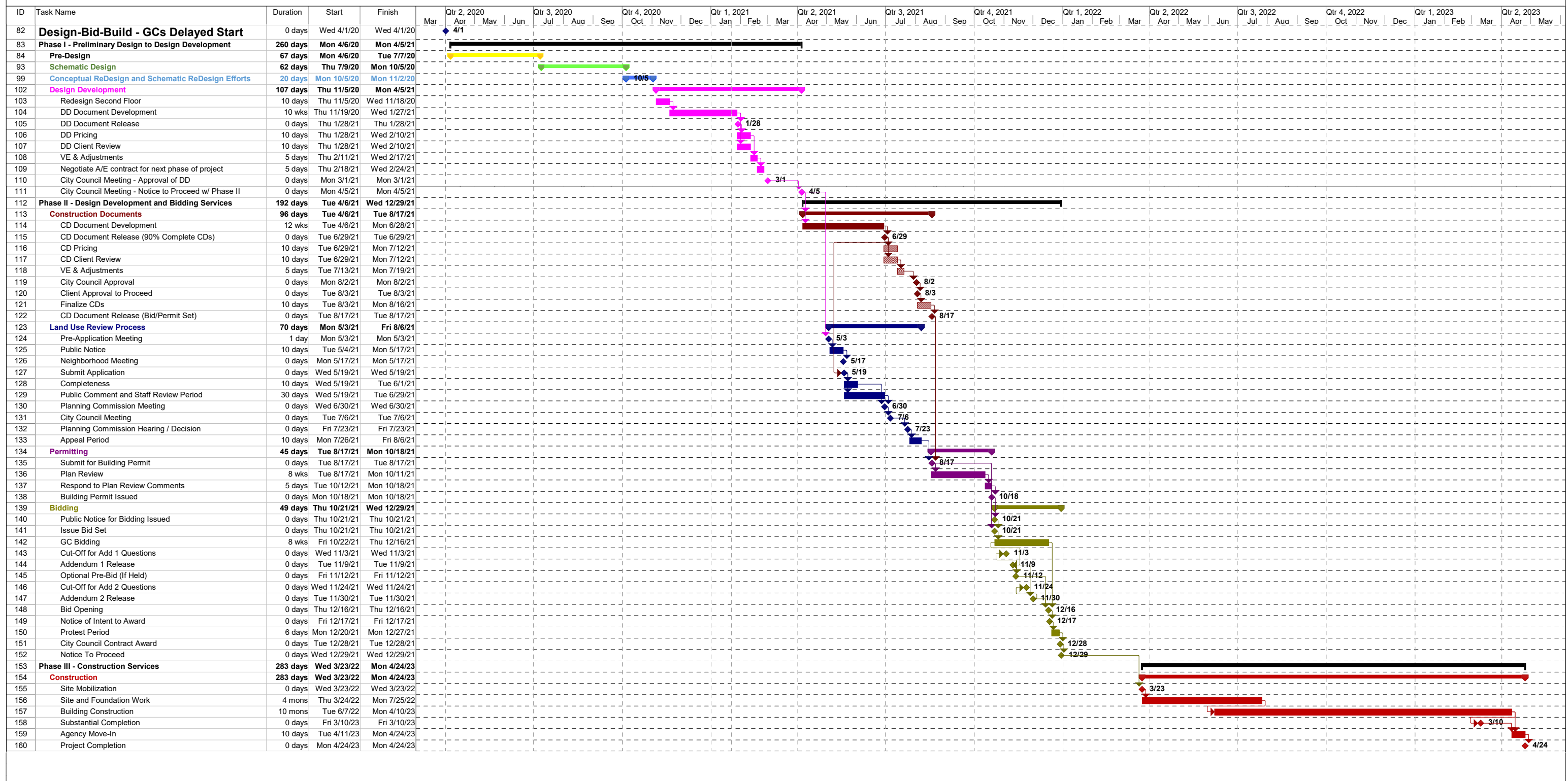
Design Development

**ENGINEERING**

Y/M/N

| TOTAL CONSTRUCTION COST (HIGH)                                                                                                                                                             |              |                     |                     |   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------------|---------------------|---|
| Date: February 22, 2021                                                                                                                                                                    |              | \$14,778,565        |                     |   |
|                                                                                                                                                                                            | CONSTRUCTION | DESIGN              | NET SAVINGS         |   |
| <b>SITE:</b>                                                                                                                                                                               |              |                     |                     |   |
| <b>SITE IMPROVEMENTS</b>                                                                                                                                                                   |              |                     |                     |   |
| 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 REQUIRE 3                                                                                                                                     | (\$900)      | \$0                 | (\$900)             | Y |
| <b>BUILDING:</b>                                                                                                                                                                           |              |                     |                     |   |
| <b>EXTERIOR:</b>                                                                                                                                                                           |              |                     |                     |   |
| REMOVE PATROL CAR PORT                                                                                                                                                                     | (\$193,953)  |                     |                     | N |
| <b>EXTERIOR MATERIALS</b>                                                                                                                                                                  |              |                     |                     |   |
| MPP TO STEEL DECK AND BEAMS                                                                                                                                                                | (\$274,000)  | \$20,000            | (\$254,000)         |   |
| <b>INTERIOR MATERIALS</b>                                                                                                                                                                  |              |                     |                     |   |
| LINE 148 - REDUCE TILE HEIGHT IN RESTROOMS TO 5' 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 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 - VALIDATION                                                                                                 | (\$6,447)    | \$0                 | (\$6,447)           | Y |
| LINE 298 - BOOKCASES - OFOI - FURNITURE - VALIDATION                                                                                                                                       | (\$2,000)    | \$0                 | (\$2,000)           | Y |
| LINE 117 - INTERIOR DOORS - REMOVE GLAZING PANELS AT OFFICE AND CONFERENCE ROOM DOORS                                                                                                      | (\$13,500)   | \$0                 | (\$13,500)          |   |
| <b>SHELL CITY HALL (5,600 SF)</b>                                                                                                                                                          |              |                     |                     |   |
| INTERIOR WALLS<br>FLOOR FINISH<br>CEILING FINISH<br>PLUMBING<br>MECHANICAL - VRF SYSTEM<br>ELECTRICAL SERVICE DISTRIBUTION<br>ELECTRICAL LIGHTS<br>ELECTRICAL - SPECIAL ELECTRICAL SYSTEMS | (\$600,000)  |                     |                     | N |
| <b>MEP:</b>                                                                                                                                                                                |              |                     |                     |   |
| 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 PIPING                                                                                                                                       | (\$15,000)   | \$0                 | (\$15,000)          |   |
| USE PEX WATER PIPING FOR 1" AND BELOW                                                                                                                                                      | (\$25,000)   | \$0                 | (\$25,000)          |   |
| ELIMINATE THE COVID-19 STRATEGIES (MERV 13 FILTERS AND BI-POLAR IONIZATION)                                                                                                                | (\$2,000)    | \$0                 | (\$2,000)           |   |
| LINE 262 - ELIMINATE DAYLIGHT HARVESTING WHERE NOT REQUIRED.                                                                                                                               | (\$12,895)   | \$0                 | (\$12,895)          |   |
| <b>SUBTOTAL (ACCEPTED VE)</b>                                                                                                                                                              |              | <b>(\$10,247)</b>   | <b>(\$10,247)</b>   |   |
| <b>MARKUPS:</b>                                                                                                                                                                            |              |                     |                     |   |
| OR - GREEN TECHNOLOGY                                                                                                                                                                      | 1.5%         | (\$154)             | (\$154)             |   |
| ART                                                                                                                                                                                        | 1.0%         | (\$102)             | (\$102)             |   |
| GENERAL CONDITIONS                                                                                                                                                                         | 9.0%         | (\$922)             | (\$922)             |   |
| GC PROFIT & OVERHEAD                                                                                                                                                                       | 5.5%         | (\$628)             | (\$628)             |   |
| ESCALATION FACTOR                                                                                                                                                                          | 4.0%         | (\$482)             | (\$482)             |   |
| DESIGN AND ESTIMATE CONTINGENCY                                                                                                                                                            | 8.0%         | (\$1,003)           | (\$1,003)           |   |
| <b>TOTAL VE SAVINGS (HIGH):</b>                                                                                                                                                            |              | <b>(\$13,539)</b>   | <b>(\$13,539)</b>   |   |
| DESIGN AND ESTIMATE CONTINGENCY                                                                                                                                                            | 6.0%         | (\$752)             | (\$752)             |   |
| <b>TOTAL VE SAVINGS (LOW):</b>                                                                                                                                                             |              | <b>(\$13,288)</b>   | <b>(\$13,288)</b>   |   |
| <b>REVISED TOTAL CONSTRUCTION COST (HIGH):</b>                                                                                                                                             |              | <b>\$14,765,026</b> | <b>\$14,765,026</b> |   |

## SILVERTON CIVIC CENTER - TRADITIONAL DESIGN BID BUILD - DELAY CONSTRUCTION



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