

MACKENZIE.

DESIGN DRIVEN | CLIENT FOCUSED



SILVERTON CIVIC CENTER - CITY COUNCIL PRESENTATION

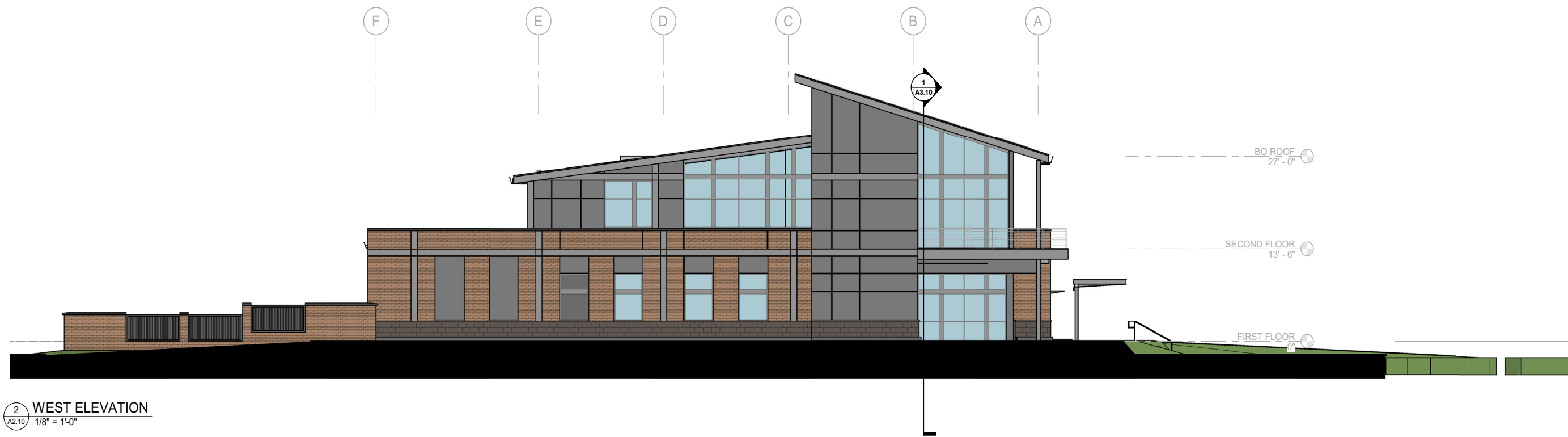
SILVERTON, OR | DECEMBER 07, 2020



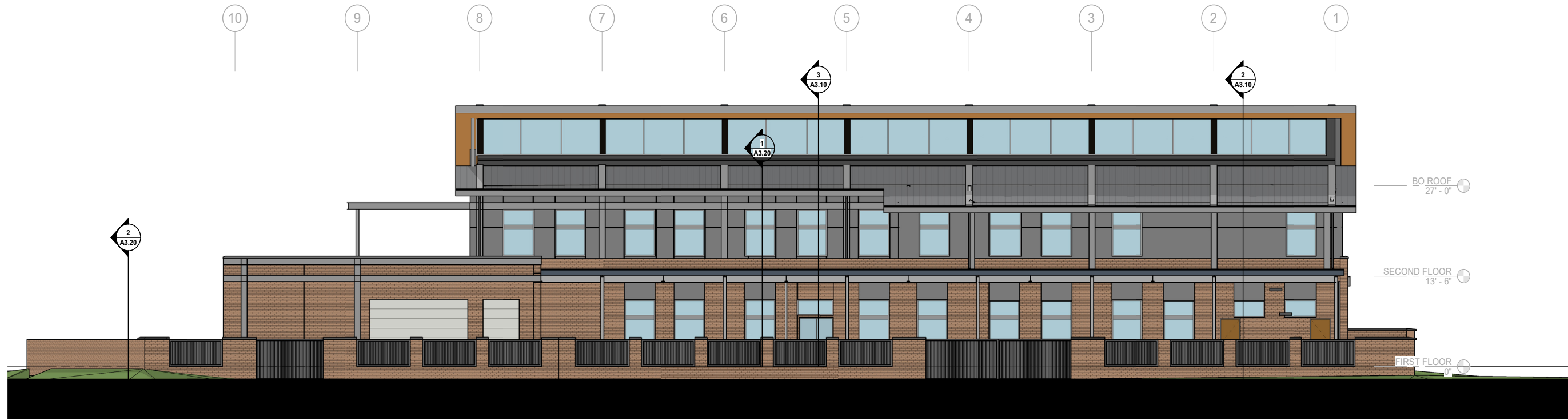




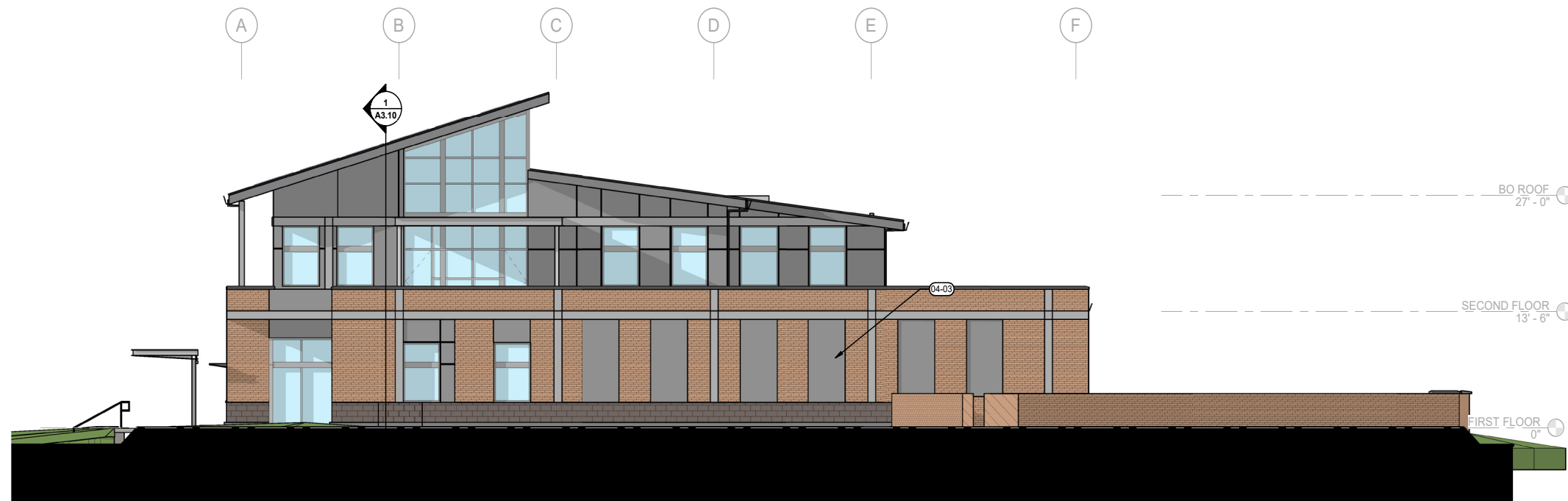
1 SOUTH ELEVATION
A2.10 1/8" = 1'-0"



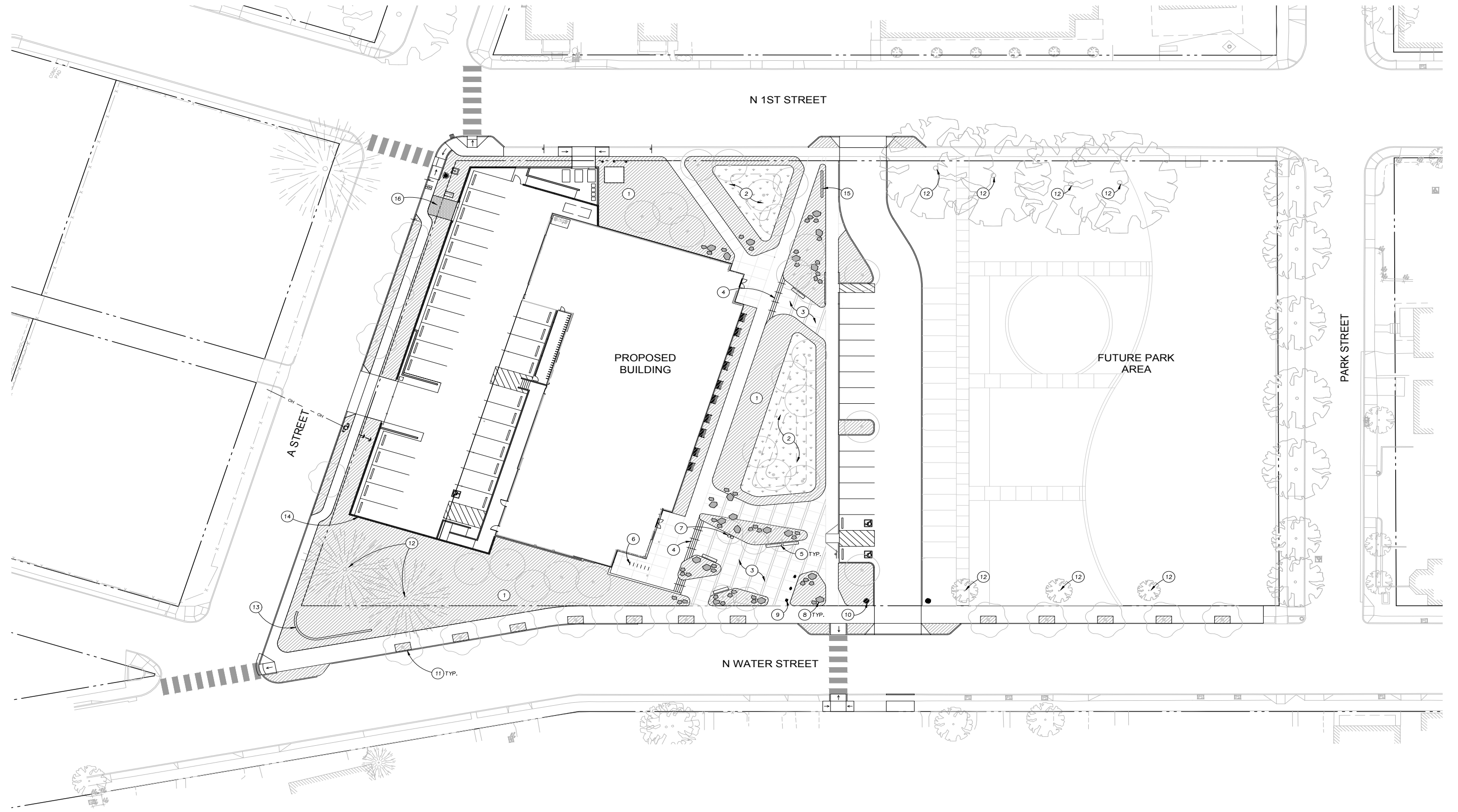
2 WEST ELEVATION
A2.10 1/8" = 1'-0"

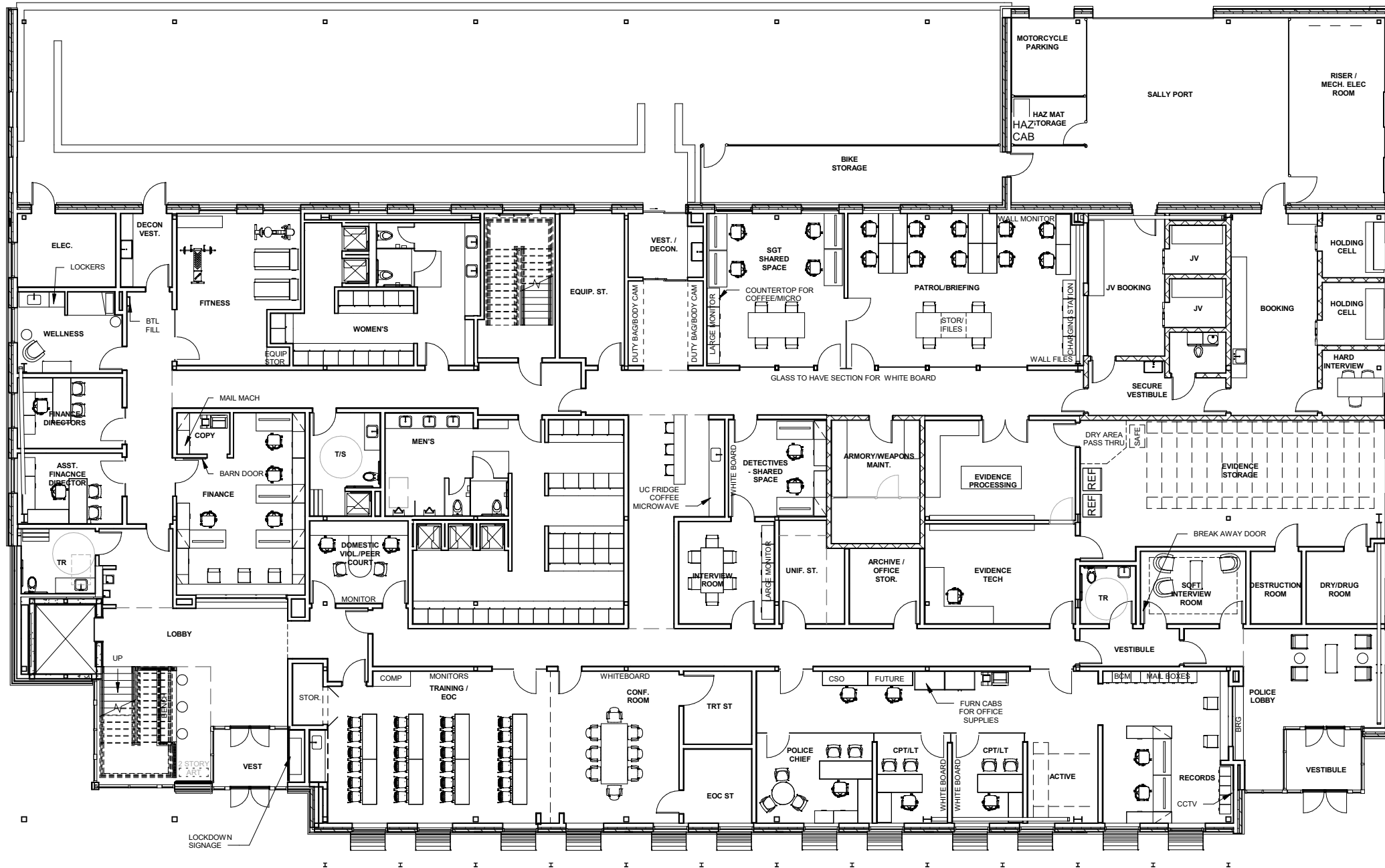


2 NORTH ELEVATION
A2.11 1/8" = 1'-0"



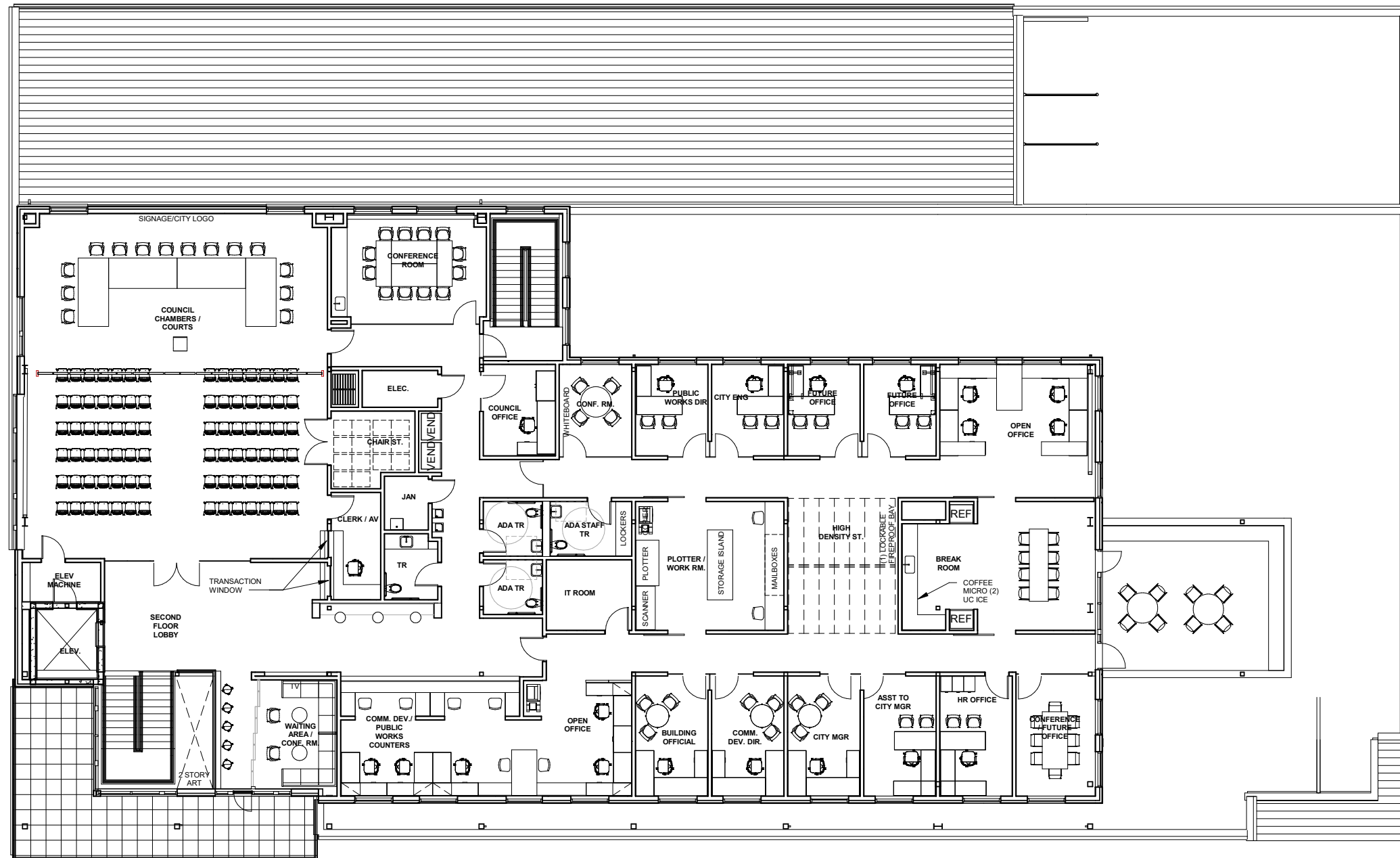
1 EAST ELEVATION
A2.11 1/8" = 1'-0"





1 A6.12/01 FIRST FLOOR FLOORING DIAGRAM
 A6.12 3/32" = 1'-0"





2 A6.12/02 SECOND FLOOR FLOORING DIAGRAM
 A6.12 3/32" = 1'-0"



Silverton Civic Center - Cost Summary - HIGH

New Construction

Rev. 12/3/20

	CONCEPTUAL DESIGN 07/06/2020	SCHEMATIC DESIGN 09/14/2020	CONCEPTUAL DESIGN 11/19/2020	Comments
Construction Cost of Facility				
Building Hardcost	\$15,326,122	\$11,687,947	\$9,871,501	
Site Hardcost	\$1,351,800	\$1,907,350	\$1,858,686	(Inclusive of Off-Site Hardcost)
Park Site Hardcost	\$865,500	\$0	\$0	\$865,500 - Reallocated to different funds
Subtotal	\$17,543,422	\$13,595,297	\$11,730,187	
Margins				
OR - Green Technology	\$263,151 ¹	\$203,929 ¹	\$175,953 ¹	1.5% of Cons. Hard
Art	\$175,434 ¹	\$137,992 ¹	\$119,061 ¹	1.0% of Cons. Hard
General Conditions	\$2,700,000	\$1,254,350	\$1,082,268	9.0% of Cons. Hard (Allowance @ Conceptual Design)
Bonds & Insurance (Assumes OCIP)		\$303,831	\$262,149	2.0% Includ. as GC Profit & Ovhd. at Conceptual Design
GC Profit & Overhead	\$1,551,151	\$542,339	\$467,937	3.5%
Escalation Factor	\$889,326	\$320,755	\$207,563	1.5% of Const. Hard (4% @ Conceptual Design)
Design and Estimate Contingency	\$3,930,822 ²	\$2,126,604 ²	\$1,825,865 ²	13.0% of Cons. Hard (15% @ Conceptual Design)
Subtotal	\$9,509,885	\$4,889,801	\$4,140,797	
Construction Costs Before VE	\$27,053,307	\$18,485,098	\$15,870,984	
Add Alt. 1: Radiant Slab - Entire Bldg		\$390,274	\$0	N Included in base, deduct in VE
Add Alt. 2: Relocate Overhead Services on N. Water		\$43,944	\$43,944	M
Add Alt. 3: Operable Partition in Council Chambers		\$43,678	\$43,678	M
Add Alt. 4: Walkway Canopy			\$120,446	?
Add Alt. 5: S. Window Shades with tracks			\$48,550	?
Anticipated Energy Trust of Oregon Savings		-\$386,437	-\$335,443	Estimate per discussion with ETO
ACCEPTED VE STRATEGY	-\$11,298,159	-\$2,431,493	-\$904,604	
Total Construction Costs	\$15,755,147	\$16,145,064	\$14,887,554	
	\$512.30 /sf	\$521.13 /sf	\$597.53 /sf	
Consultants Costs				
A/E Design and Construction - Building	\$1,304,924 ³	\$1,304,924 ³	\$1,304,924 ³	Include Conceptual Design to Design Development Fee
A/E Design and Construction - Park	\$0	\$0	\$0	
A/E Redesign	\$0	\$0	\$125,000	
Reimbursables	\$19,574	\$19,574	\$21,449	1.5% Allowance
Owner's Project Manager	\$0	\$250,000	\$250,000	Allowance
Marketing Materials	\$0	\$0	\$0	N/A - No Bond Campaign
Topo and Boundary Survey	\$10,250	\$10,250	\$10,250	per COS contract
Geotechnical Investigations	\$15,000	\$15,000	\$15,000	Allowance
Geotechnical Field Inspections	\$35,000	\$35,000	\$35,000	Allowance
Special Inspections	\$46,131	\$46,472	\$37,373	\$1.5/SF Allowance
Environmental Services	\$0	\$0	\$0	N/A
Transportation Engineering	\$12,000	\$12,000	\$12,000	Allowance
Haz. Material Survey/Testing/Mitigation Specs	\$0	\$0	\$0	N/A
Enhanced Commissioning	\$0	\$43,100	\$43,100	per M. Contract
Energy Modeling / Daylight Modeling	\$0	\$33,500	\$33,500	per M. Contract
Potential ETO Savings	\$0	-\$41,650	-\$41,650	Estimate per discussion with ETO
Arborist	\$5,000	\$5,000	\$5,000	Allowance
Subtotal - Consultants	\$1,447,879	\$1,733,169	\$1,850,945	
Consultants Contingency	\$72,394 ²	\$86,658 ²	\$92,547 ²	5.0% of Consultant Costs
Total Consultants Costs	\$1,520,273	\$1,819,828	\$1,943,493	
	\$49.43 /sf	\$58.74 /sf	\$78.00 /sf	
Owner Costs				
Land Acquisition	\$0	\$0	\$0	N/A
Fixtures, Furniture & Equipment (FF&E)	\$750,000	\$750,000	\$750,000	Allowance
Mobile Shelving / Lockers	\$150,000	\$150,000	\$150,000	Space Saver
Training/Fitness Equipment (OFCE)	\$15,000	\$15,000	\$15,000	Allowance
Audio / Visual Equipment (OFCE)	\$150,000	\$150,000	\$150,000	Allowance
Telephone / Data Equipment (OFCE)	\$100,000	\$100,000	\$100,000	Installation included in Construction Estimate
Security (OFCE)	\$50,000	\$50,000	\$50,000	Installation included in Construction Estimate
BOLI Fees	\$7,500	\$7,500	\$7,500	1/10% of Total Construction Costs (\$7,500 Max)
Moving Allowance	\$30,000	\$30,000	\$30,000	Allowance
Temporary Facilities	\$0	\$0	\$0	N/A
Building and Special Permit Fees	\$329,869	\$329,869	\$329,869	Allowance
System Development Charges (SDC)	\$0	\$0	\$0	N/A
Subtotal	\$1,582,369	\$1,582,369	\$1,582,369	
Owner Contingency	\$79,118 ²	\$79,118 ²	\$79,118 ²	5.0% of Owner Costs
Total Owner Costs	\$1,661,487	\$1,661,487	\$1,661,487	
	\$54.03 /sf	\$53.63 /sf	\$66.69 /sf	
Individual Total Project Cost	\$18,936,908	\$19,626,379	\$18,492,534	
	\$615.75 /sf	\$633.50 /sf	\$742.22 /sf	
Building Size (SF):	59,062 SF	30,981 SF	24,915 SF	
VE Building Size (SF):	30,754 SF	26,843 SF	24,915 SF	

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



COST ADJUSTMENTS AND VALUE

ENGINEERING

SCHEMATIC DESIGN

Y/M/N

TOTAL CONSTRUCTION COST (HIGH) <i>Date: December 3, 2020</i>		
	\$11,730,187	

SITE:

SITE IMPROVEMENTS

REDUCED COST OF SECURE FENCING		(\$44,385)	M
REDUCE LANDSCAPING		(\$40,000)	M

BUILDING:

ROOFING MATERIAL CHANGE (HIGH ROOF)

			M
SHED ROOFS TO BE METAL ROOFING INSTEAD OF TPO WOULD BE ADDITIONAL COST		\$114,765	

METAL CANOPY IN LIEU OF ROOF AND PARAPET FOR COVERED PARKING

REMOVE PATROL CAR PORT		(\$193,953)	
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EXTERIOR MATERIALS

CHANGE FROM BRICK TO CMU	\$6.00	(\$48,108)	Y
DECK - CHANGE FROM IPE TO CONCRETE PAVERS		(\$11,000)	Y

INTERIOR MATERIALS

CHANGE FIRST FLOOR HALLWAYS AND LOCKER ROOMS TO BE OPEN TO STRUCTURE OPERABLE PARTITION EOC	\$11.00	(\$38,750)	
		(\$27,882)	
CHANGE THE PERIMETER WALLS OF EVIDENCE/SALLY PORT TO BE METAL STUD AND PLYWOOD IN LIEU OF SOLID GROUTED CMU			Y

SHELL CITY HALL (5,600 SF)

INTERIOR WALLS	\$18.00	(\$600,000)	
FLOOR FINISH	\$8.00		
CEILING FINISH	\$7.50		
PLUMBING	\$5.00		
MECHANICAL - VRF SYSTEM	\$14.00		
ELECTRICAL SERVICE DISTRIBUTION	\$12.60		
ELECTRICAL LIGHTS	\$15.50		
ELECTRICAL - SPECIAL ELECTRICAL SYSTEMS	\$20.70		

MEP:

REMOVE RADIANT SLAB		(\$377,882)	Y
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SUBTOTAL (ACCEPTED VE)		(\$667,195)	
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MARKUPS:

OR - GREEN TECHNOLOGY	1.5%	(\$10,008)
ART	1.0%	(\$6,672)
GENERAL CONDITIONS	9.0%	(\$60,048)
GC PROFIT & OVERHEAD	5.5%	(\$40,916)
ESCALATION FACTOR	2.0%	(\$15,697)
DESIGN AND ESTIMATE CONTINGENCY	13.0%	(\$104,070)
TOTAL VE SAVINGS (HIGH):		(\$904,604)
DESIGN AND ESTIMATE CONTINGENCY	10.0%	(\$80,053)
TOTAL VE SAVINGS (LOW):		(\$880,588)

REVISED TOTAL CONSTRUCTION COST (HIGH):	\$10,825,583
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MILESTONE SCHEDULE:

- **DEC 07, 2020** - CITY COUNCIL MEETING
- **DEC 11, 2020 - JAN 28, 2021** - DESIGN DEVELOPMENT PHASE (DD)
 - DEI TASK FORCE MEETING - TBD IN JANUARY
- **JAN 28, 2021 - FEBRUARY 18, 2021** - DESIGN DEVELOPMENT COST ESTIMATING
- **FEB 01, 2021** - CITY COUNCIL MEETING - UPDATED FLOOR PLAN CHANGES
- **MARCH 01, 2021** - CITY COUNCIL MEETING - DESIGN DEVELOPMENT COST PRESENTATION AND APPROVAL TO PROCEED TO CONSTRUCTION DOCUMENTS PHASE

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Architecture · Interiors · Structural Engineering · Civil Engineering
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