

Cost & Schedule Verification Study - Eugene School District 4J – Long Range Planning PIVOT Architecture

## MY1 b - Roosevelt Middle with Y at Roosevelt Site

Eugene School District 4j Long Range Planning Construction Cost Estimates

Area SF Cost/SF

Remarks

Cost

School Name: MY1 b - Middle School with Y on Roosevelt Site

Date of Construction: 8/15 to 9/16 Background data:



Background data:		Cost/SF	Cost	Remarks
Site Area	654,706			
Existing building area	105,770			
Existing building roof area	110,607			
Existing paved area	123,222			
Existing covered walkways	N/A			included in roof area
Existing track	N/A			
Construction Cost Data:				
Building Demolition - Total Removal	105,770	\$3.50	\$370,000	
Selective Building Demolition - for renovation	N/A		\$0	
Asbestos Removal prior to Demo	105,770	\$2.00	\$212,000	Allowance
Underground Storage Tank Removal	1	\$20,000.00	\$20,000	Allowance
Site pavement demolition	123,222	\$1.49	\$184,000	
Existing track demolition	N/A	\$0.00	\$0	
New building construction	97,500	\$189.00	-	650 student capacity
Existing building renovation	N/A	\$0.00	\$0	oss stauent capacity
New site pavement, hardscape	118,025	\$6.29		Includes sidewalks, play areas, vehicular paving
New site athletic fields or landscape	336,000	\$4.00		Includes all improved site areas that are "green"
New canopies for play area, bike shelter, etc.	2,500	\$54.91	\$1,344,000	· ·
New tennis courts, Hard surface with fence	4	\$60,000.00	\$240,000	
Mitigate endangered species habitat	1	\$60,000.00		Allowance; in eastern corner
Special Construction		\$0.00	\$0	
Pedestrian overpass		\$0.00	\$0	
1.5% solar	1.50%	\$21,737,000.00	\$326,000	
Subtotal	97,500	\$226.29	\$22,063,000	
Markups				GC general conditions, insurance, bonds and GC OH & fee
Contingency (Program + Estimating)	5.00%	22,063,000	1,103,000	
Escalation to Construction Mid-Point 8/15	11.48%	23,166,000	\$2,660,585	assume 3% for 2012, 3% 2013, 4% 2014, 5% 2015
Total Construction Cost	97,500	\$264.89	\$25,826,585	
"Soft Cost" Estimates				
Construction Cost Amount:			\$25,826,585	From prior work sheet
	(	% of Construction		Remarks
Design Services				
AE Team		15.00%	\$3,873,988	
Traffic Engineer		0.00%		In AE Team
				III AL ICUIII
		Allow		Prenare IDA Wetland Fill Permit
Environmental Consultant		Allow	\$50,000	Prepare JPA, Wetland Fill Permit
Environmental Consultant HAZMAT Consultant		Allow	\$50,000 <b>\$10,000</b>	HAZMAT studies done, 4j to provide info
Environmental Consultant  HAZMAT Consultant Geotechnical Engineer		Allow 0.00%	\$50,000 <b>\$10,000</b> \$0	HAZMAT studies done, 4j to provide info In AE Team
Environmental Consultant  HAZMAT Consultant Geotechnical Engineer Surveyor		0.00% 0.00%	\$50,000 <b>\$10,000</b> \$0 \$0	HAZMAT studies done, 4j to provide info In AE Team In AE Team
Environmental Consultant HAZMAT Consultant Geotechnical Engineer Surveyor LEED Administration		Allow 0.00%	\$50,000 <b>\$10,000</b> \$0	HAZMAT studies done, 4j to provide info In AE Team In AE Team
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Environmental Consultant HAZMAT Consultant Geotechnical Engineer Surveyor LEED Administration Regulatory Agencies Building Permit Phase	,	0.00% 0.00% 0.00% 1.30%	\$50,000 \$10,000 \$0 \$0 \$335,746	HAZMAT studies done, 4j to provide info In AE Team In AE Team
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Environmental Consultant  HAZMAT Consultant  Geotechnical Engineer  Surveyor  LEED Administration  Regulatory Agencies  Building Permit Phase  Site Review fees  SDC Charges  JPA Permit  Msc Expenses  Printing of Bid and Construction Documents  Owner moving costs  Safe Routes To Schools (SRTS)  Wetland Bank Payment  Quality Control  Earthwork related testing  Materials testing & Special Inspection  Project Management  Management, Bond Sale, Bond Counsel  Legal & Insurance  Furniture Fixtures & Equipment  Computers and IT  AV Equipment  Security  Phone  Furniture  Signage  Food Service Equipment	,	Allow 0.00% 0.00% 1.30% 0.00%	\$50,000 \$10,000 \$0 \$0 \$335,746 \$1,000 \$5,165 \$1,000 \$25,827 \$129,133 \$75,000 \$258,266 \$0 \$1,291,329 \$0 \$1,291,329 \$0 \$1,000 \$1,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	HAZMAT studies done, 4j to provide info In AE Team In AE Team Coordinate number of permits, percentage applies to each contract Allowance Ped and bike improvements, 1 mile radius at ES, 1.5 mile at MS \$50k/acre pay to city wetland bank, 1.5 acres  Wireless, iPad or laptop for all students Voice enhance, projectors, smart board, document camera Included in construction Included in construction Included in construction
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Environmental Consultant  HAZMAT Consultant  Geotechnical Engineer  Surveyor  LEED Administration  Regulatory Agencies  Building Permit Phase  Site Review fees  SDC Charges  JPA Permit  Msc Expenses  Printing of Bid and Construction Documents  Owner moving costs  Safe Routes To Schools (SRTS)  Wetland Bank Payment  Quality Control  Earthwork related testing  Materials testing & Special Inspection  Project Management  Management, Bond Sale, Bond Counsel  Legal & Insurance  Furniture Fixtures & Equipment  Computers and IT  AV Equipment  Security  Phone  Furniture  Signage  Food Service Equipment  Contingencies  Change order allowance	,	Allow  0.00% 0.00% 1.30% Allow 0.02% Allow 0.10% 0.50% 0.50% 1.00% 0.00% 1.00% 0.00% 0.00% 1.00% 0.00% 1.00%	\$50,000 \$10,000 \$0 \$0 \$335,746 \$1,000 \$5,165 \$1,000 \$25,827 \$129,133 \$75,000 \$258,266 \$1,291,329 \$0 \$1,291,329 \$0 \$1,033,063 \$0 \$1,033,063	HAZMAT studies done, 4j to provide info In AE Team In AE Team Coordinate number of permits, percentage applies to each contract Allowance Ped and bike improvements, 1 mile radius at ES, 1.5 mile at MS \$50k/acre pay to city wetland bank, 1.5 acres  Wireless, iPad or laptop for all students Voice enhance, projectors, smart board, document camera Included in construction Included in construction, serving ware separate budget Should be 5% min for new construction, 10% for renovation
Environmental Consultant  HAZMAT Consultant  Geotechnical Engineer  Surveyor  LEED Administration  Regulatory Agencies  Building Permit Phase  Site Review fees  SDC Charges  JPA Permit  Msc Expenses  Printing of Bid and Construction Documents  Owner moving costs  Safe Routes To Schools (SRTS)  Wetland Bank Payment  Quality Control  Earthwork related testing  Materials testing & Special Inspection  Project Management  Management, Bond Sale, Bond Counsel  Legal & Insurance  Furniture Fixtures & Equipment  Computers and IT  AV Equipment  Security  Phone  Furniture  Signage  Food Service Equipment  Contingencies  Change order allowance  Overall project contingency	,	Allow  0.00% 0.00% 1.30% Allow 0.02% Allow 0.10% 0.50% 0.50% 1.00% 0.00% 1.00% 0.00% 1.00% 0.00% 1.00% 0.00% 1.00% 0.00% 1.00%	\$50,000 \$10,000 \$0 \$0 \$335,746 \$1,000 \$5,165 \$1,000 \$25,827 \$129,133 \$75,000 \$258,266 \$1,291,329 \$0 \$1,033,063 \$0 \$1,033,063 \$0 \$1,033,063 \$0 \$1,033,063	HAZMAT studies done, 4j to provide info In AE Team In AE Team Coordinate number of permits, percentage applies to each contract Allowance Ped and bike improvements, 1 mile radius at ES, 1.5 mile at MS \$50k/acre pay to city wetland bank, 1.5 acres  Wireless, iPad or laptop for all students Voice enhance, projectors, smart board, document camera Included in construction Included in construction, serving ware separate budget Should be 5% min for new construction, 10% for renovation