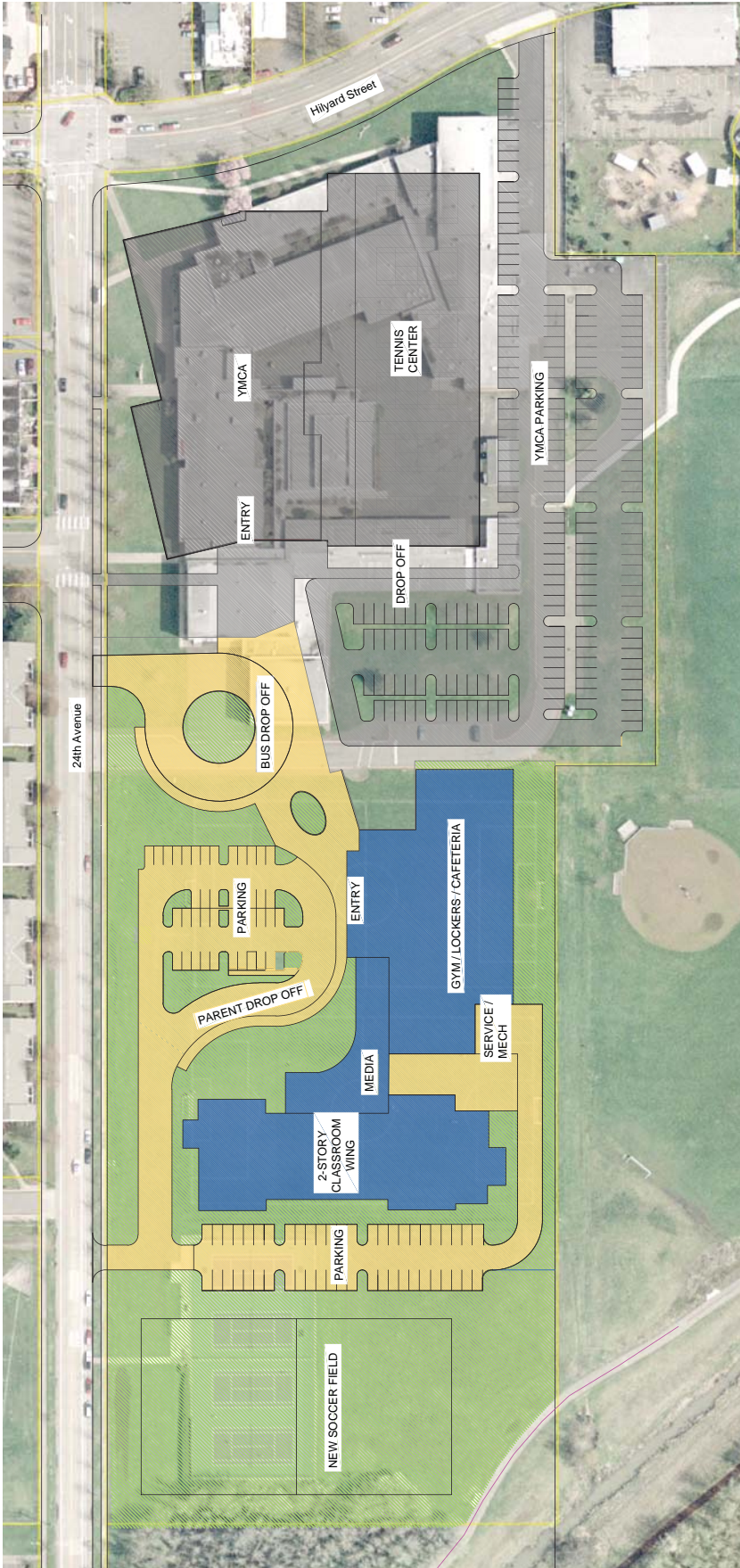







MY1 b - Roosevelt Middle with Y at Roosevelt Site



LEGEND

-  NEW/RENOVATED FIELDS/LANDSCAPE
-  NEW CONSTRUCTION
-  NEW/HARDSCAPE
-  RENOVATED BUILDING
-  DEMOLISHED BUILDING



PV0T

SCALE: 1"=100'-0"

MSY1-b- MIDDLE SCHOOL - ROOSEVELT SITE

AUGUST 24, 2012

# MY1 b - Roosevelt Middle with Y at Roosevelt Site

Eugene School District 4j Long Range Planning Construction Cost Estimates

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

Date of Construction: 8/15 to 9/16



Background data:	Area SF	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			
<b>Construction Cost Data:</b>				
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	\$18,428,000	650 student capacity
Existing building renovation	N/A	\$0.00	\$0	
New site pavement, hardscape	118,025	\$6.29	\$742,000	Includes sidewalks, play areas, vehicular paving
New site athletic fields or landscape	336,000	\$4.00	\$1,344,000	Includes all improved site areas that are "green"
New canopies for play area, bike shelter, etc.	2,500	\$54.91	\$137,000	
New tennis courts, Hard surface with fence	4	\$60,000.00	\$240,000	4 courts
Mitigate endangered species habitat	1	\$60,000.00	\$60,000	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			incl. in \$ / SF	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
<b>Total Construction Cost</b>	<b>97,500</b>	<b>\$264.89</b>	<b>\$25,826,585</b>	
<b>"Soft Cost" Estimates</b>				
Construction Cost Amount:			\$25,826,585	From prior work sheet
	% of Construction	Cost		Remarks
<b>Design Services</b>				
AE Team		15.00%	\$3,873,988	
Traffic Engineer		0.00%	\$0	In AE Team
Environmental Consultant	Allow		\$50,000	Prepare JPA, Wetland Fill Permit
HAZMAT Consultant	Allow		\$10,000	HAZMAT studies done, 4j to provide info
Geotechnical Engineer		0.00%	\$0	In AE Team
Surveyor		0.00%	\$0	In AE Team
LEED Administration		0.00%	\$0	
<b>Regulatory Agencies</b>				
Building Permit Phase		1.30%	\$335,746	Coordinate number of permits, percentage applies to each contract
Site Review fees	Allow		\$1,000	
SDC Charges		0.02%	\$5,165	
JPA Permit	Allow		\$1,000	Allowance
<b>Misc Expenses</b>				
Printing of Bid and Construction Documents		0.10%	\$25,827	
Owner moving costs		0.50%	\$129,133	
Safe Routes To Schools (SRTS)		0.50%	\$129,133	Ped and bike improvements, 1 mile radius at ES, 1.5 mile at MS
Wetland Bank Payment		1.00%	\$75,000	\$50k/acre pay to city wetland bank, 1.5 acres
<b>Quality Control</b>				
Earthwork related testing		0.00%	\$0	
Materials testing & Special Inspection		1.00%	\$258,266	
<b>Project Management</b>				
Management, Bond Sale, Bond Counsel		5.00%	\$1,291,329	
Legal & Insurance		0.00%	\$0	
<b>Furniture Fixtures &amp; Equipment</b>				
Computers and IT		2.00%	\$516,532	Wireless, iPad or laptop for all students
AV Equipment		1.00%	\$258,266	Voice enhance, projectors, smart board, document camera
Security		0.00%	\$0	Included in construction
Phone		0.00%	\$0	Included in construction
Furniture		4.00%	\$1,033,063	
Signage		0.00%	\$0	Included in construction
Food Service Equipment		0.00%	\$0	Included in construction, serving ware separate budget
<b>Contingencies</b>				
Change order allowance		10.00%	\$2,582,659	Should be 5% min for new construction, 10% for renovation
Overall project contingency		5.00%	\$1,291,329	
<b>Total</b>		<b>46.42%</b>	<b>\$11,867,435</b>	
<b>Total Construction Cost and Soft Cost</b>			<b>\$37,694,021</b>	