

BOND SUMMATION

Project Location: Fern Ridge School District
 Updated: 5/27/2014

Project Site: Bond Summary
 District Account Struc: _____

#	ACCT CODE	DESCRIPTION	BUDGET	CONTRACT(S)	PAID OUT	REMAINING CONTRACT	PROJECTED COSTS	SURPLUS / SHORTFALL
Consultants								
1		Archit / Engr Design	\$2,110,000	\$0	\$0	\$0	\$2,110,000	\$0
2		District Personnel	\$250,000	\$0	\$0	\$0	\$250,000	\$0
3		Legal	\$50,000	\$0	\$0	\$0	\$50,000	\$0
4		Asbestos Survey	\$115,000	\$0	\$0	\$0	\$115,000	\$0
5		Reimbursables	\$60,000	\$0	\$0	\$0	\$60,000	\$0
6		Sub-Total	\$2,585,000	\$0	\$0	\$0	\$2,585,000	\$0
Inspection, Testing & Removal								
7		Geotechnical	\$110,000	\$0	\$0	\$0	\$110,000	\$0
8		Abatement	\$325,000	\$0	\$0	\$0	\$325,000	\$0
9		Surveying	\$90,000	\$0	\$0	\$0	\$90,000	\$0
10		Construction	\$160,000	\$0	\$0	\$0	\$160,000	\$0
11		Commissioning	\$215,000	\$0	\$0	\$0	\$215,000	\$0
12		Sub-Total	\$900,000	\$0	\$0	\$0	\$900,000	\$0
Incidentals								
13		Printing	\$80,000	\$0	\$0	\$0	\$80,000	\$0
14		Permits & Fees	\$360,000	\$0	\$0	\$0	\$360,000	\$0
15		Advertisement	\$30,000	\$0	\$0	\$0	\$30,000	\$0
16		Temporary Facilities	\$250,000	\$0	\$0	\$0	\$250,000	\$0
17		Bond Administration	\$330,000	\$0	\$0	\$0	\$330,000	\$0
18		Utilities Fees	\$90,000	\$0	\$0	\$0	\$90,000	\$0
19		Sub-Total	\$1,140,000	\$0	\$0	\$0	\$1,140,000	\$0
Construction								
20		Elmira ES	\$8,680,000	\$0	\$0	\$0	\$8,680,000	\$0
21		Veneta ES	\$2,950,000	\$0	\$0	\$0	\$2,950,000	\$0
22		Fern Ridge MS	\$1,370,000	\$0	\$0	\$0	\$1,370,000	\$0
23		Elmira HS	\$4,220,000	\$0	\$0	\$0	\$4,220,000	\$0
24		District Office	\$685,000	\$0	\$0	\$0	\$685,000	\$0
25		District-Wide	\$0	\$0	\$0	\$0	\$0	\$0
26		Sub-Total	\$17,905,000	\$0	\$0	\$0	\$17,905,000	\$0
Furnishings & Equipment								
27		Furniture & Equipment	\$1,480,000	\$0	\$0	\$0	\$1,480,000	\$0
28		Sub-Total	\$1,480,000	\$0	\$0	\$0	\$1,480,000	\$0
Contingency								
29		Owner's Contingency	\$2,660,000	\$0	\$0	\$0	\$2,660,000	\$0
30		Bond Interest	\$0	\$0	\$0	\$0	\$0	\$0
31		Sub-Total	\$2,660,000	\$0	\$0	\$0	\$2,660,000	\$0
32		GRAND TOTAL	\$26,670,000	\$0	\$0	\$0	\$26,670,000	\$0

Foot Notes:

1. Grand Total Budget is assumed till Bond Sales are Final
2. This budget does not reflect any grants or bond interest at this time. As these are realized, they will be added to the total under their own line items

BOTTOM LINE

FEES

COMPARABLE FEES OF SIMILAR WORK & PROPOSED FEE SCHEDULE

Similar (Planning & Follow-On Bond)	Construction Value	A/E Fee	% of Construction
Scappoose	\$26,453,210	\$3,056,512	11.55%
Dallas	\$2,178,970	\$294,287	13.51%
Banks	\$8,501,670	\$970,555	11.42%
Ashland	\$27,112,110	\$3,633,572	13.40%
Nestucca Valley	\$7,512,411	\$813,143	10.82%
Fern Ridge	\$17,905,000	\$2,109,862	11.80% (Proposed)

Fern Ridge School District
Overall Bond Work
DLR Group Fee Structure & Proposal

NOTE: As the State of Oregon has not adopted a public works design fee schedule, this fee proposal is based on the 2013 Washington Fee Schedule and Guidelines

Assumed Construction Budget (based on 5/19/14 Budget Break Down)	
Elmira Elementary - all work	\$8,680,000
Veneta Elementary - all work	\$2,950,000
Fern Ridge Middle School - all work	\$1,370,000
Elmira High School - all work	\$4,220,000
District Office - all work	\$685,000
Reconciled Construction Budget	\$17,905,000

Proposed Fee Break Down

Basic Fee (Architectural, Structural, Mechanical Electrical)		
Elmira Elementary - all work	\$694,400	8.00% of construction per A/E Fee Schedule
Veneta Elementary - all work	\$269,925	9.15% of construction per A/E Fee Schedule
Fern Ridge Middle School - all work	\$135,493	9.89% of construction per A/E Fee Schedule
Elmira High School - all work	\$370,516	8.78% of construction per A/E Fee Schedule
District Office - all work	\$69,528	10.15% of construction per A/E Fee Schedule
Summation of Basic Fee (A,S,M, E)	\$1,539,862	

Remodel Design (anticipated actual costs) per page 2 of guidelines		
Age and Complexity	\$32,000	As-built tie ins required at 3 sites
Availability & Accuracy of Plans	\$28,000	As-built tie ins required at 3 sites
Historic Preservation	\$8,000	Minor at District Office
Revising configuration / educational delivery	\$26,000	EES only
Phased Construction (5 bid packages and added on site representation)	\$138,000	
Sub-Total	\$232,000	\$232,000 1.3% (Less than 2% of construction per A/E Guidelines)

Recommended Extra Services (actual anticipated costs) within DLR Group per page 12 of guidelines		
Energy Modeling (required by Oregon SEED)	\$42,000	EES and VES only
Constructability Review Participation / Implementation	\$22,000	All 5 sites
Low Voltage (communications, electronic A/V, and security)	\$54,000	All 5 sites
Elevator Design	\$0	Not applicable
Interiors Design	\$48,000	All 4 school sites
Sub-Total	\$166,000	\$166,000

Recommended Other Services (anticipated actual costs) with outside consultants per page 13 of guidelines		
Acoustical Engineering (BRC)	\$22,000	
Civil Engineering (BHE)	\$85,000	
Landscape Architecture (Cameron McCarthy)	\$33,000	
Food Service Design (2 kitchens)	\$32,000	
Sub-Total	\$172,000	\$172,000

Design Fee Sub-Total	\$2,109,862	11.8% of construction value
Reimbursables (anticipated printing, travel & supplies)	\$65,000	
Owner's Representation Services	\$72,000	Budget tracking (encumbered and projected), RFP management for District direct hires and contracts, Board Reports, and Participation in Citizen Oversight Committees throughout all phases
Proposed Overall Service Fee Total	\$2,246,862	

Budget (based on 5/19/14 document)		
Arch / Engr Design	\$2,110,000	Straight design activity
Construction Management / District Personnel	\$250,000	Owner's representation as noted above, plus reimbursement for District Superintendent, Business Manager, and Facilities Lead hours related to bond work
Printing (and other reimbirsables)	\$80,000	Printing passed through designers and direct by District
Overall Budget	\$2,440,000	\$2,440,000 Seismic design
Delta (savings against budget)	\$193,139	

Recommended District Direct Hires

- Geo-Technical Engineering
- Land / Utility Surveying
- Mechanical / Controls Commissioning
- Hazardous Materials Survey / Design / Remediation
- Special Inspection & Testing (Code required 3rd party)

Assumed Exclusions (Can be added into Service Fees above upon request)

- LEED Certification (assuming not pursuing LEED certification)
- Cost Estimating (assuming by CMGC Contractor for SD-CD phases)
- HVAC Testing & Balancing (typically by subcontractor to CMGC)
- Value Engineering (typically by CMGC)
- Constructability Review (typically led by CMGC - note participation and implementation above)
- Land use and Environmental Impact Statements (regular building permit included in base fee)
- Furniture Programming, Selection & Procurement
- Traffic Engineering (should not be needed)

Fee Proposal by Phases (all work combined)

Discipline	Total Fee	PD (3%)	SD (10%)	DD (20%)	CD 36%	BN (2%)	CA (27%)	PC (2%)
Design and Owner PM (DLR)	\$72,000	2,160	7,200	14,400	25,920	1,440	19,440	1,440
Architect (DLR)	\$1,116,862	33,506	111,686	223,372	402,070	22,337	301,553	22,337
Structural (DLR)	\$274,000	8,220	27,400	54,800	98,640	5,480	73,980	5,480
Mechanical - HVAC & Plumbing (DLR)	\$262,000	7,860	26,200	52,400	94,320	5,240	70,740	5,240
Electrical (DLR)	\$183,000	5,490	18,300	36,600	65,880	3,660	49,410	3,660
Low Voltage (DLR)	\$54,000	1,620	5,400	10,800	19,440	1,080	14,580	1,080
Interiors (DLR)	\$48,000	0	9,600	15,360	22,080	960	0	0
Acoustical Engineering (BRC)	\$22,000	0	2,860	4,400	7,920	440	6,380	0
Civil (BHE)	\$85,000	2,550	8,500	17,000	30,600	1,700	22,950	1,700
Landscape (Cameron)	\$33,000	0	4,290	6,600	11,880	660	9,570	0
Food Service (Halliday)	\$32,000	3,000	0	0	0	0	0	0
TOTALS		\$64,406	\$221,436	\$435,732	\$778,750	\$42,997	\$568,603	\$40,937
	Sub-Total	\$2,181,862						
	Reimbursables	\$65,000						
	TOTAL	\$2,246,862						