

APPENDIX 5: COST ESTIMATE – PROJECT SOFT COSTS

Purpose of this document

This portion of the cost estimate is meant to capture cost other than the direct building costs. This will include design, permitting, furniture, and other project costs that are not typically included in the Owner/Contractor agreement.

APPENDIX 5: COST ESTIMATE – PROJECT SOFT COSTS

Oregon Country Fair Community Center-Soft Cost Worksheets

Date of Estimate 11/05/2017

25 Year Code Compliant Building

Item	Non Direct Cost Estimate	% of Construction	Cost	Remarks
19	Construction Cost Amount:	\$	2,535,404	From prior work sheet
20	Design Services			
21	AE Team			
22	Architectural	5.75%	\$146,000	AE Team
23	Mechanical, Electrical, Kitchen, Engineer	3.15%	\$80,000	AE Team
24	Structural Engineer	1.50%	\$38,000	AE Team
25	Civil Engineer	1.50%	\$38,000	AE Team
26	Landscape Architect	1.00%	\$25,000	AE Team
27	Other Consultants - Cost Estimator	0.50%	\$13,000	AE Team
28	Traffic Engineer	0.50%	\$13,000	By Owner
29	Environmental Consultant	0.50%	\$13,000	By Owner
30	Archaeologist	1.00%	\$25,000	Fair family
31	Geotechnical Engineer	0.50%	\$13,000	By Owner
32	Surveyor	0.50%	\$13,000	By Owner
33	Sustainable Design premium	4.00%	\$101,000	Allowance - Scope will be refined.
34	Regulatory Agencies			
35	Building Permit	1.30%	\$32,960	
36	Conditional Use Permit Fees	Allow	5,000	
37	Septic/Waste fees	Allow	10,000	
38	SDC Charges		\$0	
39	Misc Expenses			
40	Printing of Bid and Construction Documents	0.10%	\$2,535	
41	Owner moving costs	0.00%	\$0	by owner
42	Quality Control			
43	Materials testing & Special Inspection	1.00%	\$25,354	
44	Project Management			
45	Management	2.00%	\$50,708	Provided by Owner
46	Legal & Insurance	0.00%	\$0	Fair family
47	Furniture Fixtures & Equipment			
48	Computers and IT	1.00%	\$25,354	Server rack, wireless set up
49	AV Equipment	1.00%	\$25,354	Projectors, screens, PA
50	Security	0.00%	\$0	Included in construction
51	Phone	0.00%	\$0	Included in construction
52	Furniture	1.00%	\$25,354	Allowance
53	Signage	0.00%	\$0	Included in construction
54	Food Service Equipment	9.86%	\$250,000	Per OCF equipment list
55	Contingencies			
56	Change order allowance	2.50%	\$63,385	Note: Construction contingency covered in prior worksheet
57	Overall project contingency	2.50%	\$63,385	Note: Design contingency covered in prior worksheet
58	Total Soft Costs	42.66%	\$1,097,390	
59	Total Construction Cost and Non Direct Cost		\$3,632,794.10	

APPENDIX 5: COST ESTIMATE – PROJECT SOFT COSTS

Oregon Country Fair Community Center-Soft Cost Worksheets

Date of Estimate 11/05/2017

50 Year Code Compliant Building

Item	Non Direct Cost Estimate	% of Construction	Cost	Remarks
19	Construction Cost Amount:	\$	3,401,368	From prior work sheet
20	Design Services			
21	AE Team			
22	Architectural	5.75%	\$196,000	AE Team
23	Mechanical, Electrical, Kitchen, Engineer	3.15%	\$107,000	AE Team
24	Structural Engineer	1.50%	\$51,000	AE Team
25	Civil Engineer	1.50%	\$51,000	AE Team
26	Landscape Architect	1.00%	\$34,000	AE Team
27	Other Consultants - Cost Estimator	0.50%	\$17,000	AE Team
28	Traffic Engineer	0.50%	\$17,000	By Owner
29	Environmental Consultant	0.50%	\$17,000	By Owner
30	Archaeologist	1.00%	\$34,000	Fair family
31	Geotechnical Engineer	0.50%	\$17,000	By Owner
32	Surveyor	0.50%	\$17,000	By Owner
33	Sustainable Design premium	4.00%	\$136,000	Allowance - Scope will be refined.
34	Regulatory Agencies			
35	Building Permit	1.30%	\$44,218	
36	Conditional Use Permit Fees	Allow	5,000	
37	Septic/Waste fees	Allow	10,000	
38	SDC Charges		\$0	
39	Misc Expenses			
40	Printing of Bid and Construction Documents	0.10%	\$3,401	
41	Owner moving costs	0.00%	\$0	by owner
42	Quality Control			
43	Materials testing & Special Inspection	1.00%	\$34,014	
44	Project Management			
45	Management	2.00%	\$68,027	Provided by Owner
46	Legal & Insurance	0.00%	\$0	Fair family
47	Furniture Fixtures & Equipment			
48	Computers and IT	1.00%	\$34,014	Server rack, wireless set up
49	AV Equipment	1.00%	\$34,014	Projectors, screens, PA
50	Security	0.00%	\$0	Included in construction
51	Phone	0.00%	\$0	Included in construction
52	Furniture	1.00%	\$34,014	Allowance
53	Signage	0.00%	\$0	Included in construction
54	Food Service Equipment	7.35%	\$250,000	Per OCF equipment list
55	Contingencies			
56	Change order allowance	2.50%	\$85,034	Note: Construction contingency covered in prior worksheet
57	Overall project contingency	2.50%	\$85,034	Note: Design contingency covered in prior worksheet
58	Total Soft Costs	40.15%	\$1,380,770	
59	Total Construction Cost and Non Direct Cost		\$4,782,137.63	

APPENDIX 5: COST ESTIMATE – PROJECT SOFT COSTS

Oregon Country Fair Community Center-Soft Cost Worksheets

Date of Estimate 11/05/2017

25 Year Durable Institutional Building

Item	Non Direct Cost Estimate	% of Construction	Cost	Remarks
19	Construction Cost Amount:		\$3,557,654	From prior work sheet
20	Design Services			
21	AE Team			
22	Architectural	5.75%	\$205,000	AE Team
23	Mechanical, Electrical, Kitchen, Engineer	3.15%	\$112,000	AE Team
24	Structural Engineer	1.50%	\$53,000	AE Team
25	Civil Engineer	1.50%	\$53,000	AE Team
26	Landscape Architect	1.00%	\$36,000	AE Team
27	Other Consultants - Cost Estimator	0.50%	\$18,000	AE Team
28	Traffic Engineer	0.50%	\$18,000	By Owner
29	Environmental Consultant	0.50%	\$18,000	By Owner
30	Archaeologist	1.00%	\$36,000	Fair family
31	Geotechnical Engineer	0.50%	\$18,000	By Owner
32	Surveyor	0.50%	\$18,000	By Owner
33	Sustainable Design premium	4.00%	\$142,000	Allowance - Scope will be refined.
34	Regulatory Agencies			
35	Building Permit	1.30%	\$46,250	
36	Conditional Use Permit Fees	Allow	5,000	
37	Septic/Waste fees	Allow	10,000	
38	SDC Charges		\$0	
39	Misc Expenses			
40	Printing of Bid and Construction Documents	0.10%	\$3,558	
41	Owner moving costs	0.00%	\$0	by owner
42	Quality Control			
43	Materials testing & Special Inspection	1.00%	\$35,577	
44	Project Management			
45	Management	2.00%	\$71,153	Provided by Owner
46	Legal & Insurance	0.00%	\$0	Fair family
47	Furniture Fixtures & Equipment			
48	Computers and IT	1.00%	\$35,577	Server rack, wireless set up
49	AV Equipment	1.00%	\$35,577	Projectors, screens, PA
50	Security	0.00%	\$0	Included in construction
51	Phone	0.00%	\$0	Included in construction
52	Furniture	1.00%	\$35,577	Allowance
53	Signage	0.00%	\$0	Included in construction
54	Food Service Equipment	7.03%	\$250,000	Per OCF equipment list
55	Contingencies			
56	Change order allowance	2.50%	\$88,941	Note: Construction contingency covered in prior worksheet
57	Overall project contingency	2.50%	\$88,941	Note: Design contingency covered in prior worksheet
58	Total Soft Costs	39.83%	\$1,433,149	
59	Total Construction Cost and Non Direct Cost		\$4,990,803.10	

APPENDIX 5: COST ESTIMATE – PROJECT SOFT COSTS

Oregon Country Fair Community Center-Soft Cost Worksheets

Date of Estimate 11/05/2017

50 Year Durable Institutional Building

Item	Non Direct Cost Estimate	% of Construction	Cost	Remarks
19	Construction Cost Amount:		\$3,999,793	From prior work sheet
20	Design Services			
21	AE Team			
22	Architectural	5.75%	\$230,000	AE Team
23	Mechanical, Electrical, Kitchen, Engineer	3.15%	\$126,000	AE Team
24	Structural Engineer	1.50%	\$60,000	AE Team
25	Civil Engineer	1.50%	\$60,000	AE Team
26	Landscape Architect	1.00%	\$40,000	AE Team
27	Other Consultants - Cost Estimator	0.50%	\$20,000	AE Team
28	Traffic Engineer	0.50%	\$20,000	By Owner
29	Environmental Consultant	0.50%	\$20,000	By Owner
30	Archaeologist	1.00%	\$40,000	Fair family
31	Geotechnical Engineer	0.50%	\$20,000	By Owner
32	Surveyor	0.50%	\$20,000	By Owner
33	Sustainable Design premium	4.00%	\$160,000	Allowance - Scope will be refined.
34	Regulatory Agencies			
35	Building Permit	1.30%	\$51,997	
36	Conditional Use Permit Fees	Allow	5,000	
37	Septic/Waste fees	Allow	10,000	
38	SDC Charges		\$0	
39	Misc Expenses			
40	Printing of Bid and Construction Documents	0.10%	\$4,000	
41	Owner moving costs	0.00%	\$0	by owner
42	Quality Control			
43	Materials testing & Special Inspection	1.00%	\$39,998	
44	Project Management			
45	Management	2.00%	\$79,996	Provided by Owner
46	Legal & Insurance	0.00%	\$0	Fair family
47	Furniture Fixtures & Equipment			
48	Computers and IT	1.00%	\$39,998	Server rack, wireless set up
49	AV Equipment	1.00%	\$39,998	Projectors, screens, PA
50	Security	0.00%	\$0	Included in construction
51	Phone	0.00%	\$0	Included in construction
52	Furniture	1.00%	\$39,998	Allowance
53	Signage	0.00%	\$0	Included in construction
54	Food Service Equipment	6.25%	\$250,000	Per OCF equipment list
55	Contingencies			
56	Change order allowance	2.50%	\$99,995	Note: Construction contingency covered in prior worksheet
57	Overall project contingency	2.50%	\$99,995	Note: Design contingency covered in prior worksheet
58	Total Soft Costs	39.05%	\$1,576,974	
59	Total Construction Cost and Non Direct Cost		\$5,576,767.33	

APPENDIX 5: COST ESTIMATE – PROJECT SOFT COSTS

Oregon Country Fair Community Center-Soft Cost Worksheets

Date of Estimate 11/05/2017

25 Year Concept Building

Item	Non Direct Cost Estimate	% of Construction	Cost	Remarks
19	Construction Cost Amount:		\$ 5,452,220	From prior work sheet
20	Design Services			
21	AE Team			
22	Architectural	5.75%	\$314,000	AE Team
23	Mechanical, Electrical, Kitchen, Engineer	3.15%	\$172,000	AE Team
24	Structural Engineer	1.50%	\$82,000	AE Team
25	Civil Engineer	1.50%	\$82,000	AE Team
26	Landscape Architect	1.00%	\$55,000	AE Team
27	Other Consultants - Cost Estimator	0.50%	\$27,000	AE Team
28	Traffic Engineer	0.50%	\$27,000	By Owner
29	Environmental Consultant	0.50%	\$27,000	By Owner
30	Archaeologist	1.00%	\$55,000	Fair family
31	Geotechnical Engineer	0.50%	\$27,000	By Owner
32	Surveyor	0.50%	\$27,000	By Owner
33	Sustainable Design premium	4.00%	\$218,000	Allowance - Scope will be refined.
34	Regulatory Agencies			
35	Building Permit	1.30%	\$70,879	
36	Conditional Use Permit Fees	Allow	5,000	
37	Septic/Waste fees	Allow	10,000	
38	SDC Charges		\$0	
39	Misc Expenses			
40	Printing of Bid and Construction Documents	0.10%	\$5,452	
41	Owner moving costs	0.00%	\$0	by owner
42	Quality Control			
43	Materials testing & Special Inspection	1.00%	\$54,522	
44	Project Management			
45	Management	2.00%	\$109,044	Provided by Owner
46	Legal & Insurance	0.00%	\$0	Fair family
47	Furniture Fixtures & Equipment			
48	Computers and IT	1.00%	\$54,522	Server rack, wireless set up
49	AV Equipment	1.00%	\$54,522	Projectors, screens, PA
50	Security	0.00%	\$0	Included in construction
51	Phone	0.00%	\$0	Included in construction
52	Furniture	1.00%	\$54,522	Allowance
53	Signage	0.00%	\$0	Included in construction
54	Food Service Equipment	4.59%	\$250,000	Per OCF equipment list
55	Contingencies			
56	Change order allowance	2.50%	\$136,306	Note: Construction contingency covered in prior worksheet
57	Overall project contingency	2.50%	\$136,306	Note: Design contingency covered in prior worksheet
58	Total Soft Costs	37.39%	\$2,054,075	
59	Total Construction Cost and Non Direct Cost		\$7,506,295.28	

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Oregon Country Fair Community Center-Soft Cost Worksheets

Date of Estimate 11/05/2017

50 Year Concept Building

Item	Non Direct Cost Estimate	% of Construction	Cost	Remarks
19	Construction Cost Amount:	\$	5,893,328	From prior work sheet
20	Design Services			
21	AE Team			
22	Architectural	5.75%	\$339,000	AE Team
23	Mechanical, Electrical, Kitchen, Engineer	3.15%	\$186,000	AE Team
24	Structural Engineer	1.50%	\$88,000	AE Team
25	Civil Engineer	1.50%	\$88,000	AE Team
26	Landscape Architect	1.00%	\$59,000	AE Team
27	Other Consultants - Cost Estimator	0.50%	\$29,000	AE Team
28	Traffic Engineer	0.50%	\$29,000	By Owner
29	Environmental Consultant	0.50%	\$29,000	By Owner
30	Archaeologist	1.00%	\$59,000	Fair family
31	Geotechnical Engineer	0.50%	\$29,000	By Owner
32	Surveyor	0.50%	\$29,000	By Owner
33	Sustainable Design premium	4.00%	\$236,000	Allowance - Scope will be refined.
34	Regulatory Agencies			
35	Building Permit	1.30%	\$76,613	
36	Conditional Use Permit Fees	Allow	5,000	
37	Septic/Waste fees	Allow	10,000	
38	SDC Charges		\$0	
39	Misc Expenses			
40	Printing of Bid and Construction Documents	0.10%	\$5,893	
41	Owner moving costs	0.00%	\$0	by owner
42	Quality Control			
43	Materials testing & Special Inspection	1.00%	\$58,933	
44	Project Management			
45	Management	2.00%	\$117,867	Provided by Owner
46	Legal & Insurance	0.00%	\$0	Fair family
47	Furniture Fixtures & Equipment			
48	Computers and IT	1.00%	\$58,933	Server rack, wireless set up
49	AV Equipment	1.00%	\$58,933	Projectors, screens, PA
50	Security	0.00%	\$0	Included in construction
51	Phone	0.00%	\$0	Included in construction
52	Furniture	1.00%	\$58,933	Allowance
53	Signage	0.00%	\$0	Included in construction
54	Food Service Equipment	4.24%	\$250,000	Per OCF equipment list
55	Contingencies			
56	Change order allowance	2.50%	\$147,333	Note: Construction contingency covered in prior worksheet
57	Overall project contingency	2.50%	\$147,333	Note: Design contingency covered in prior worksheet
58	Total Soft Costs	37.04%	\$2,195,773	
59	Total Construction Cost and Non Direct Cost		\$8,089,100.67	