

La Center School District Middle School - Preliminary Master Budget - PreBond Phase

Draft for Discussion

Assumes Cost Escalation @ 30 Months from October 2017

10/31/2017

Project Area of Eligibility	0	SF
New Building Area	81,375	SF
OSPI Construction Cost Allocation - Current	\$ -	PER SF



CONSTRUCTION SERVICES GROUP | ESD 112
 2500 NE 65th Avenue | Vancouver, WA 98661
 csg.esd112.org

DIRECT CONSTRUCTION COSTS				10/31/2017 ESTIMATE	STATE MATCH 67.24%	DISTRICT SHARE
ELIGIBLE NEW in LIEU BUILDING CONSTRUCTION COST						
-	SF			\$ -	\$ -	\$ -
NON ELIGIBLE NEW BUILDING CONSTRUCTION COST						
81,375	SF			\$ 30,567,500	\$ -	\$ 30,567,500
TOTAL CONSTRUCTION COST W/O WSST				\$ 30,567,500	\$ -	\$ 30,567,500
WSST - Local Sales Tax (October 2017)						
				\$ 2,567,670	\$ -	\$ 2,567,670
INDIRECT COSTS				10/31/2017 ESTIMATE	STATE MATCH 67.24%	DISTRICT SHARE
Legal Services - Design and Construction Contract Preparation						
				\$ 12,500	\$ -	\$ 12,500
Architect/Engineer Base Design Services						
81,375		\$375.64	9.75%	\$ 2,980,331	\$ -	\$ 2,980,331
				\$ 45,000	\$ -	\$ 45,000
Additional Building Design Consultant Services						
				\$ 20,000	\$ -	\$ 20,000
				\$ 12,500	\$ -	\$ 12,500
				\$ 20,000	\$ -	\$ 20,000
				\$ 30,000	\$ -	\$ 30,000
				\$ 150,000	\$ -	\$ 150,000
				\$ 20,000	\$ -	\$ 20,000
				\$ 15,000	\$ -	\$ 15,000
				\$ 25,000	\$ -	\$ 25,000
				\$ 25,000	\$ -	\$ 25,000
				\$ 16,000	\$ -	\$ 16,000
				\$ 40,000	\$ -	\$ 40,000
				\$ 12,500	\$ -	\$ 12,500
				\$ 80,000	\$ -	\$ 80,000
				\$ 35,000	\$ -	\$ 35,000
				\$ 15,000	\$ -	\$ 15,000
				\$ 5,000	\$ -	\$ 5,000
Site Development Services						
				\$ 9,500	\$ -	\$ 9,500
				\$ 20,000	\$ -	\$ 20,000
				\$ 40,000	\$ -	\$ 40,000
				\$ 7,500	\$ -	\$ 7,500
				\$ 20,000	\$ -	\$ 20,000
				\$ 35,000	\$ -	\$ 35,000
				\$ 30,000	\$ -	\$ 30,000
Project Contingencies						
			5.00%	\$ 1,528,375	\$ -	\$ 1,528,375
			8.00%	\$ 2,445,400	\$ -	\$ 2,445,400
Permits and Site Utility Supplier Systems Charges						
				\$ 125,000	\$ -	\$ 125,000
				\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -
				\$ 125,000	\$ -	\$ 125,000
				\$ 75,000	\$ -	\$ 75,000
				\$ 81,250	\$ -	\$ 81,250
				\$ 7,500	\$ -	\$ 7,500
				\$ 1,200,000	\$ -	\$ 1,200,000
Project Administration						
				\$ 1,500	\$ -	\$ 1,500
				\$ 400,000	\$ -	\$ 400,000
				\$ 122,270	\$ -	\$ 122,270
				\$ 122,270	\$ -	\$ 122,270
				\$ 35,000	\$ -	\$ 35,000
				\$ 75,000	\$ -	\$ 75,000
				\$ 175,000	\$ -	\$ 175,000
				\$ 1,285,000	\$ -	\$ 1,285,000
				\$ -	\$ -	\$ -
				\$ 25,000	\$ -	\$ 25,000
				\$ 855,890	\$ -	\$ 855,890
				\$ 12,500	\$ -	\$ 12,500
				\$ 122,270	\$ -	\$ 122,270
Site Acquisition						
				\$ 1,300,000	\$ -	\$ 1,300,000
Totals				\$ 46,975,226	\$ -	\$ 46,975,226

La Center School District **Existing Middle School Infrastructure Renewal** - Preliminary Master Budget - PreBond Phase

Draft for Discussion

Assumes Cost Escalation @ 30 Months from October 2017

10/31/2017

Project Area of Eligibility	0	SF
Renovation Building Area	55,000	SF
OSPI Construction Cost Allocation - Current	\$ -	PER SF



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DIRECT CONSTRUCTION COSTS		10/31/2017 ESTIMATE	STATE MATCH 67.24%	DISTRICT SHARE	
ELIGIBLE NEW in LIEU BUILDING CONSTRUCTION COST					
- SF		\$ -	\$ -	\$ -	
NON ELIGIBLE NEW BUILDING CONSTRUCTION COST					
55,000 SF - Building MEP Infrastructure and Roofing Renewal Projects		\$ 750,000	\$ -	\$ 750,000	
TOTAL CONSTRUCTION COST W/O WSST		\$ 750,000	\$ -	\$ 750,000	
WSST - Local Sales Tax (October 2017)					
\$ 750,000	8.40%	\$ 63,000	\$ -	\$ 63,000	
INDIRECT COSTS		10/31/2017 ESTIMATE	STATE MATCH 67.24%	DISTRICT SHARE	
Legal Services - Design and Construction Contract Preparation					
		\$ 1,000	\$ -	\$ 1,000	
Architect/Engineer Base Design Services					
55,000	\$13.64	8.50%	\$ 63,750	\$ -	\$ 63,750
Reimbursible Expenses - Including Travel and Approved Printing		\$ 5,000	\$ -	\$ 5,000	
Additional Building Design Consultant Services					
Access Control/Security Systems Consultant		\$ -	\$ -	\$ -	
Acoustical Consultant		\$ -	\$ -	\$ -	
Audio Visual Systems Consultant		\$ -	\$ -	\$ -	
Building Commissioning Review Participation		\$ -	\$ -	\$ -	
Civil Engineer		\$ -	\$ -	\$ -	
Record Document Preparation		\$ 2,500	\$ -	\$ 2,500	
Constructability Review Participation		\$ -	\$ -	\$ -	
Educational Specifications/Architectural Programming		\$ -	\$ -	\$ -	
Food Service Consultant		\$ -	\$ -	\$ -	
GA ELCCA Energy Report		\$ -	\$ -	\$ -	
Independent Cost Planner		\$ 2,500	\$ -	\$ 2,500	
Interior Design		\$ -	\$ -	\$ -	
Landscape Architect		\$ -	\$ -	\$ -	
Reimbursible Expenses - Including Travel		\$ -	\$ -	\$ -	
Value Engineering Participation		\$ -	\$ -	\$ -	
WSSP Administration (Sustainability Review)		\$ -	\$ -	\$ -	
Site Development Services					
Boundary Survey		\$ -	\$ -	\$ -	
Cultural Resource Survey		\$ -	\$ -	\$ -	
Geotechnical Investigation		\$ -	\$ -	\$ -	
Reimbursible Expenses - Including Travel and Approved Printing		\$ -	\$ -	\$ -	
Topographic Survey		\$ -	\$ -	\$ -	
Transportation Engineering/Planning		\$ -	\$ -	\$ -	
Wetland Delineation/Mitigation Planning Services		\$ -	\$ -	\$ -	
Project Contingencies					
Project Construction Contingency 5.00%		\$ 37,500	\$ -	\$ 37,500	
Project Scope/Design Contingency 7.00%		\$ 52,500	\$ -	\$ 52,500	
Permits and Site Utility Supplier Systems Charges					
Clark Co. PUD Domestic Water Connection Charges		\$ -	\$ -	\$ -	
Allowance Electrical Service Charges - In Construction Cost		\$ -	\$ -	\$ -	
Allowance Natural Gas Charges - In Construction Cost		\$ -	\$ -	\$ -	
Allowance Sanitary Sewer Charges - In Construction Cost		\$ -	\$ -	\$ -	
Building Permit Cost (Valuation @ \$30.6M)		\$ -	\$ -	\$ -	
Impact Fees		\$ -	\$ -	\$ -	
Plan Review Costs		\$ -	\$ -	\$ -	
SEPA Preparation and Review Costs		\$ -	\$ -	\$ -	
Wetland Mitigation Cost		\$ -	\$ -	\$ -	
Project Administration					
Bid Advertising		\$ 250	\$ -	\$ 250	
Bond Issuance Cost (In Middle School Master Budget)		\$ -	\$ -	\$ -	
Building Commissioning Services		\$ 5,000	\$ -	\$ 5,000	
Constructability Review Services		\$ -	\$ -	\$ -	
Construction Document Printing and Distribution		\$ -	\$ -	\$ -	
Construction Inspection/Testing		\$ 7,500	\$ -	\$ 7,500	
Data and Voice Equipment		\$ -	\$ -	\$ -	
Furniture and Equipment		\$ 100,000	\$ -	\$ 100,000	
Hazardous Materials Abatement		\$ 20,000	\$ -	\$ 20,000	
Moving Expenses		\$ 2,500	\$ -	\$ 2,500	
Project Management		\$ -	\$ -	\$ -	
Building Hazardous Materials Survey/Update		\$ 5,000	\$ -	\$ 5,000	
Value Engineering Study Services		\$ -	\$ -	\$ -	
Site Acquisition					
District Expenditures for New Middle School Property		\$ -	\$ -	\$ -	
Totals		\$ 1,118,000	\$ -	\$ 1,118,000	