

Yakima Convention Center Expansion
MACC (Maximum allowable Construction Cost) Calculation
(Soft Costs from KDF Feasibility Study July 2018)

ALSC Architects, P.S.

Notes:

See KDF Feasibility Study July 2018

Soft Costs from KDF Feasibility Study July 2018: (High Estimate)

Other Fees:

Predesign Fee	\$ 25,000
Commissioning Agent	\$ 30,000
Construction Management	\$ 50,000
Reimbursable Expenses	\$ 10,000
Construction Testing and Special Inspections	\$ 37,768
Site Surveys	\$ 15,000
Soils Analysis (Geotech)	\$ 9,000
Air Barrier Leakage Testing	\$ 7,000

Added Per email message from Maria

FF&E:

Furniture & Furnishings	\$ 219,000
Major Equipment	\$ 151,071
IT Equipment	\$ 150,000
IT Cabling	\$ 32,375
Audio Visual	\$ 600,000
Security/Access Control	\$ 80,000
WSST 8.2%	\$ 101,061

Contingencies:

General Owner Contingency 5%	\$ 377,677
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Miscellaneous Project Costs:

Plan review Fee	\$ 13,516
Building Permits	\$ -
Land Use Application Submittal Fee	\$ 1,200
Zoning Approvals	\$ 10,000
Utility Fees - City connections	\$ 10,000
Utility Fees - Power	\$ 15,000
Utility Fees - Natural Gas	\$ 5,000
Legal and Accounting Fees	\$ -
Insurance	\$ 15,107
Signage and Graphics	\$ 10,000

Maximum A&E Fees (Per State Fee Schedule)	\$ 1,221,000
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See Calculation below

Total Soft Costs:	\$ 3,195,775
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Resulting MACC: \$12.5 million less Soft costs:	\$ 9,304,225
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\$12.5 Million Project Cost less
\$3,195,775 Soft Cost = \$9,304,225
MACC

A/E Fee Calculation:

State A/E Guidelines for Basic A/E Services: Schedule B: 8.12%	\$ 755,503.07
Remodel Additional Fee 3%	\$ 279,126.75
Special Consultants 2%	\$ 186,084.50

Per State OFM Guidelines; Schedule B is
"Average Difficulty" for project type

Allowable A&E Fees:	\$ 1,220,714.32
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Maximum fee per Guidelines; See ALSC
Fee Calculation Summary for **actual**
proposed A/E Fee