

Tyler Boswell
Aledo Independent School District
Director of Construction & Facilities
1 Dean Drive, Aledo Texas

May 3, 2019

Re: Subject – Soft Costs - Project Contingency definitions

Tyler,

The 30% soft cost contingencies in the cost estimates are explained/broken down further as follows:

- 7% - Professional Fees: Average of 7% of construction (Includes Architect, MEP, Structural.)
Civil professional fees usually are 10% of Civil work or a fixed negotiated fee with the owner.
- 3% - Geotechnical fees and material testing, Test and Balance, Hazardous materials abatement.
- 5% - Construction contingency – If CSP delivery method is used it can be used for sub-contractor issues, and covers hidden conditions at existing facilities, and hidden conditions with-in any new building area. It also covers unit price costs such as piers or loop wells issues or other unit price costs.
- 2% - FF&E – Furniture, fixtures and equipment
- 2% - Technology – Computers, routers, smart boards, etc...
- 1% - Security contingency – Access control, cameras
- 10% - Project/Bond Contingency (renamed from Facility/Project Contingency) – Contingency for the district to further develop the school program, cover any unusual site issues involving soil conditions, traffic requirements, regulatory requirements, utilities, flood plain or other unknown environmental conditions. It covers regulatory fees such as plan code review, energy code, health, ADA and other required reviews. Addresses any other security issues outside of access control and cameras. This can help cover design fees or redesign fees not covered in the basic agreement. It is also available if bid pricing spikes or project scheduling is extended.

The 10% Project/Bond contingency could be adjusted per campus depending on how comfortable you are with the planning moving forward.

Let me know if you have any questions

Sincerely,



Robert Kincaid
Pfluger Architects

