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March 28, 2017

Denise Conrad
Assistant Parks and Recreation Director
City of Oregon City
625 Center Street
Oregon City, OR 97045

Re: Parks Maintenance Facility Building

Denise:

The following summarizes our recent discussions regarding the proposed Parks Maintenance Building. I have attached a very preliminary floor plan and site plan. The proposed building would be a pre-engineered structure with a minimal level of finish and basic mechanical system. The structure would have an estimated life of 20 – 30 years.

Updated Estimated Cost Summary:

Pre-engineered metal building	2,400 SF @ \$130/SF	\$312,000
Sitework	3,000 SF @ \$12/SF	\$36,000
Premium for Public Toilet fit up	375 SF @ \$50/SF	\$18,750
Secure fence and gate	3,000 SF @ \$12/SF	\$2,000
Contingency	20% of estimate	\$73,750
Sub-total		\$442,500

The recent inclusion of the Facilities Manager has added 300 SF of area. I have increased the cost per SF to reflect the additional finished space. This has extended the building to the east and it may introduce a slope issue that we have not fully comprehended.

As a comparison, we are currently working with the City of Lake Oswego on a joint Parks Maintenance / Public Works Operations Facility. That facility includes shop space, office area, gear rooms and locker/shower for 15 FTE within the Parks Maintenance crew along with 15 – 17 seasonal crew. They are building approximately 4,800 SF of shop area and 1,800 SF of office/locker/gear areas. The building type is tilt-up concrete so the costs and level of finish are higher than proposed for Oregon City. Rough costs are \$150/SF for Shop Area and \$180/SF for Office Area.

We are also completing a similar building for City of Hillsboro Operations Division that includes Shop and Storage in a pre-engineered metal building. The cost of that structure is in the \$110-130/SF range.

Please let me know if you need any additional information.

LRS Architects, Inc.



Paul I. Boundy, Principal
File: 216
Cc: M.F. Bower, File