

September 22, 2017

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

Re: New Facility at the Existing and Adjacent Property  
 Option B Estimated Construction Estimate

Denise:

The following summarizes our recent discussions regarding the planning and construction of a new facility on the existing and recently acquired adjacent property. Included are summary of costs for both phase 1 and phase 2 for your reference. Shop site area is +/- 68,798 SF, this includes the original existing and adjacent acquired property.

**Cost Summary:**

Preliminary Cost Model	Area SF	Cost / SF	Cost	Sub-totals	Comments
<b>PHASE 1</b>					
Shop Building and Restroom	3,815	\$145.00	\$553,175		
Site Work (12,849 SF)	3,815	\$50.00	\$190,750		
Sub-total				\$743,925	
Estimated Contingency		15.00%	\$111,589		
Index To Construction Start	Spring 2018	4.17%	\$31,022		at +/- 5% 2017, 4% 2018
General Conditions / Insurance / Bond		11.50%	\$85,551		
General Contractor OH & Profit		5.00%	\$37,196		
Solar Energy		1.50%	\$11,159		
Sub-total				\$276,517	
<b>TOTAL DIRECT CONSTRUCTION COST</b>	<b>3,815</b>	<b>\$267.48 / SF</b>		<b>\$1,020,442</b>	
<b>PHASE 2</b>					
Office Building	1,800	\$160.00	\$288,000		
Shop Building	5,000	\$145.00	\$725,000		
Site Work (20,506F)	6,800	\$60.00	\$408,000		
Sub-total				\$1,421,000	
Estimated Contingency		15.00%	\$213,150		
Index To Construction Start	Spring 2018	4.17%	\$59,256		at +/- 5% 2017, 4% 2018
General Conditions / Insurance / Bond		11.50%	\$163,415		
General Contractor OH & Profit		5.00%	\$71,050		
Solar Energy		1.50%	\$21,315		
Sub-total				\$528,186	
<b>TOTAL DIRECT CONSTRUCTION COST</b>	<b>6,800</b>	<b>\$286.65 / SF</b>		<b>\$1,949,186</b>	
Phase 1	3,815	\$252.39 / SF		\$1,020,442	
Phase 2	6,800	\$260.38 / SF		\$1,949,186	
<b>Total Phase 1 + Phase 2</b>				<b>\$2,969,628</b>	



Please let me know if you need any additional information.

LRS Architects, Inc.

A handwritten signature in blue ink, appearing to read "Paul I. Boundy". The signature is stylized and cursive.

Paul I. Boundy, Managing Principal

File: 216055

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