DCW COST MANAGEMENT

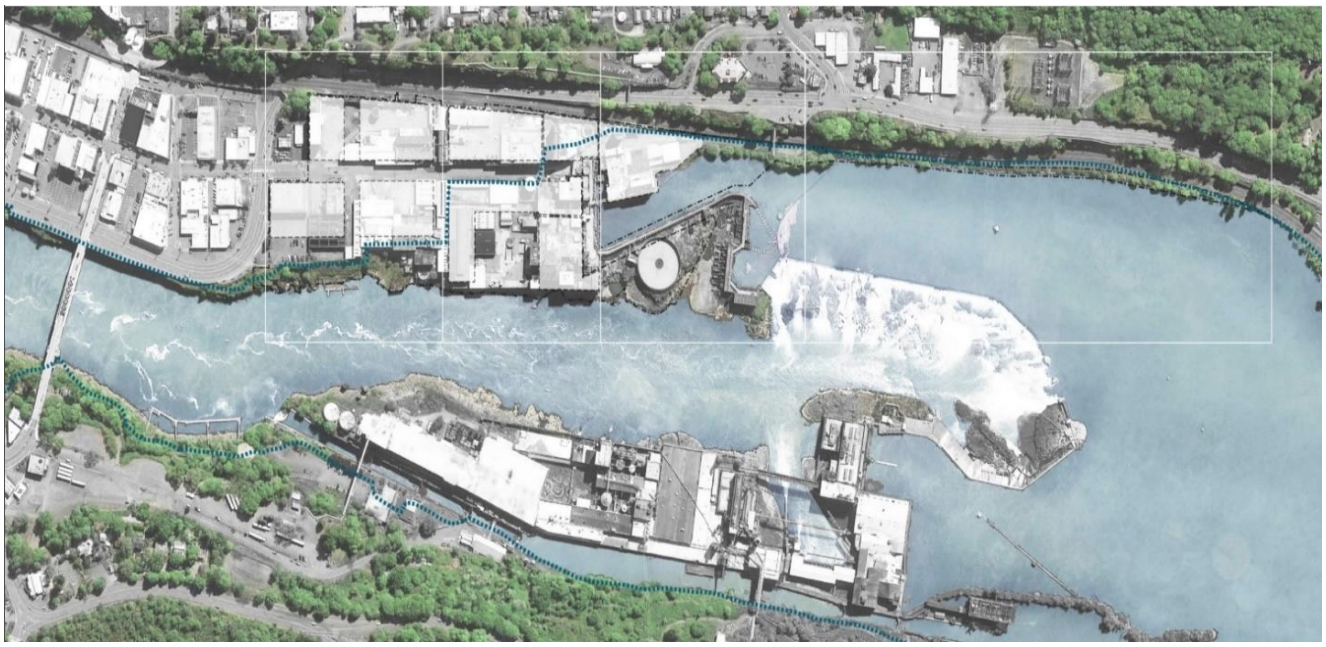
Prepared for:

Snøhetta

Mayer/Reed

# Willamette Falls River Walk

## 100% Concept Design



# Willamette Falls River Walk
# 100% Concept Cost Plan

## Scope of Work

### Project Scope Description

The scope of work includes the development of a cost model at the 75% concept level of design for the Willamette Falls Legacy Project Riverwalk. A cost study is provided for distinct areas of the site. The areas are: the Yard and Western Mill Reserve Area, the North Riverfront Area, The Eastern Mill Reserve Area, The PGE Dam Area, The Mill E Area and Bluff Connection (2 Options) and the Canemah Area. This report is organized by phase area and costs are provided for Public Access Elements, Habitat Restoration, and Re-Use and Removals of Specific Structures. Costs for structures acknowledge the prescribed steps for demolition (Selective and complete) ,Interim access, Re-use prep and re-use applications.

### Project Design

This 75% Concept cost plan is based upon Willamette Falls Legacy Project Riverwalk - Habitat workbook, the 01/24/2017 Cost Report Notes and diagrams, Snohetta Concept Design 50% Materials, Snohetta's Pre-Concept Milestone III cost Report and Metro comments and structure diagram dated 1/31/2017 and the Willamette Falls Legacy Project Framework Plan, Order of Magnitude Cost Estimate dated April 23, 2014.

### Cost Development Means and Methods

In preparing this cost study, multiple sources were used. The source information includes a current perspective on codes, technology, energy and water conservation, specific site elements, local general and sub construction markets and labor agreements, material costs and availability and labor efficiencies. These factors are applied to unit cost rate adjustments, considering gross square footage, constructability, access, and all construction related impacts.

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## Basis of Estimate

**Assumptions and Clarifications**

The following clarification statements were developed by Snohetta and Mayer/Reed used to develop costs:

A companion chart was provided by Snohetta in determining the extent of work for each structure. As well, many re-use options are not considered TBD and are not considered in this cost report. A Summary of Costs has not been provided at this time due to multiple options within each element within each phase.

**Structural Removal and Reuse Options:** Specific structures with phased areas as identified within the Snohetta 2/8/17 Memorandum.

**Path A, Step 1: Strategic Demolition** Structures are fully removed from the site. This path is reserved only for those structures that do not have potential benefit for access, interpretation, or potential re-use. Future work may consider salvage and re-use of materials from demolition of these structures.

**Path B, Step 1: Selective Removals, Stabilization, and Safety Elements** of existing structures are selectively removed and/or stabilized to minimize degradation and ensure site safety and security. As noted in narrative text, some structures will require more removals than others: some structures may be largely retained as-is, while others may be reduced to key columns, deck, and beams only. As part of this step, environmental hazards are fully addressed, and seismic concerns are addressed to the extent possible, given the level of knowledge regarding the structure's future potential re-use and proximity to public access. For most historic structures with fill and debris conditions, consider archaeological requirements. The result of this step is that the structure is retained in a stable, safe, and secure state, yet no access is available. Future work may consider salvage and re-use of materials from demolition of these structures.

**Path B, Step 2: Interim Access** Stabilized structures, prior to their complete and final re-use, may be used as means of access through the site. Existing structures will be modified with guardrails, handrails, lighting, fences, screens, hole coverings, safety lighting, and the like. When possible, these introductions are permanent in nature, so as to retain and preserve investment. In the case of some structures it is understood that investment ends at this step, as further re-use is not warranted.

**Path B, Step 3: Re-Use Prep** This step is reserved for structures that have the potential for re-use beyond basic public access described in step 2 above. Prep in this step would not only predicate public Riverwalk related elements that would be included below in step 4 (such as viewing structures, support services, restrooms, vendors, boat storage, and the like), but also potential redevelopment or private tenant re-use scenarios. Additional stabilization and fine-tuned removals, utility servicing, seismic retrofits, not covered in step one above, are implemented to support the final re-use of the given structure. The level of intervention is commiserate to the intended re-use.

**Path B, Step 4: Re-Use** This step represents the last in the removal and re-use sequence. Costs are determined by specific re-use strategies tailored to the particular structure. As the project advances through concept design and

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## Basis of Estimate

**Habitat Restoration:** The existing habitat consists of (6) distinct sections to identify their unique constitution and vegetation:

Closed Canopy Upland Forest
Riparian Forest
Shrubland
Emergent Wetland (Vegetation in Alcove)
Prairie (Riparian Basalt)
In-Channel Alcove Restoration

**Public Access Elements:** Durability built materials to support public interaction with the site. Contingency costs covers interim type elements, unforeseen conditions and provides the ability to develop the design within a determined budget..

Main Path

Secondary Paths (Secondary paths to strategically re-use existing walls, columns, and other structures for vertical structural support. Assume all secondary paths to be elevated and include handrails, guardrails.)

Retaining Walls assumed between habitat and upland areas, as well as between Union Pacific Railroad and Riverwalk Areas.

Event Surfaces (Assume re-use of existing surfaces, with minor additions, reinforcement, and seating)

Boat Access: The Yard and Western Mill Area: Accessible, non motorized boat access ramp. No vehicular access. North Riverfront Area: Dock with mooring for small motorized craft. No vehicular access, or ramp for haul out. Mill E and Bluff Connection Area: Major commercial boat mooring, no haul out, docking only. Canemah Trail: Boat access ramp. No vehicular access.

Utilities (Assume stub from primary service lines on Main Street. Costs assume Public RW utilities only: Stormwater, Electric, Data, Sewer, Gas, Water Utility costs for re-use of existing structures included within structure cost report section).

Plantings

Furnishings

Lighting

Riverwalk Support Structures - Assumed to include permanent restrooms, storage, service and the like. Cost reporting for these elements falls within Yard Area, but elements understood to be included within Mill O or Woolen Mill.

**Utilities:** Complete utility resizing and relocation is anticipated in this cost study. Trenching and conduit will be provided for power and technology. Wiring and site transformers will be provided by the utility franchise and are not

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## Basis of Estimate

**Mark ups**
In addition to the cost of labor and materials (Direct Costs) needed to construct the various projects identified in the Pre-Concept Phase, Mark ups are applied to cover the multitude of other related costs. Below we have included Mark Up categories with line items that are traditionally included within these groups.

**Construction Cost Mark Ups**
Also known as “Hard Costs” these costs are included in the Contractor’s Cost estimate. Typically, these cost include:

• Contingency- 20% For construction and design based upon level of design completion. Included within is a 'hazmat' contingency for assumed lead paint and asbestos. The contingency will be monitored and adjusted as the design develops.
• General Conditions- 10% Management staff, trailers, etc.
• General Requirements- 15% Cranes and other project specific equipment
• Overhead and Profit- 4% Contractor’s fee
• Bonds and insurance- 2% As required for the contract
• Escalation- 9% (3% per annum) Anticipated construction cost increases from one date to another. Typically, this is provided from initial pricing to the mid-point of the project.

In this exercise the Markups are 60% as a compilation of the percentages listed above.

**Additional Owner costs to consider:**

Typically, there are additional costs imposed on the total project budget that are not included in the costs as noted above but are necessary to provide a complete project cost perspective. These costs can include:

• Project Management
• Staff location expenses
• Site maintenance equipment
• Furniture, fixture and Equipment (FF&E)
• A/V costs
• Security Costs
• Utility Service improvements
• IT Equipment and connections
• Land acquisition and easements
• Land acquisition and easement expenses
• Contingency reserve
• Management reserves

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## Basis of Estimate

**Soft Costs**
Soft costs are not included in the cost plan. These cost are typically paid for by the owner and are in addition to the Contractor's costs. These costs can include:

- A/E fees- Architect and consultants under the Architects Contract.
- Engineering fees and studies - Other project specific consultants not under the Architect's contract (Ex: Environmental impact, location work, etc.)
- Permits and Fees- Includes MUP, building permits, Fire Department review, etc.
- Commissioning- Third Party System Commissioning
- GC Pre-construction0 Only if using CM GC (Construction Manager/General Contractor) contract
- Jurisdictional costs

Typically, these costs, when applied, add approximately 30% to the project, after full scope of the project has been determined.

**Operations & Maintenance Costs**
Added cost of operations and maintenance are not associated with mark ups or softs costs. Operations and Maintenance costs are independent, and include the following:

- Staff: dedicated on-site staff, home-office staff, and volunteer coordination.
- Maintenance Operations: daily facility and trash cleanup, work order maintenance, and annual operations.
- Utility Costs: operational costs of the public facilities.

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## NORTH RIVERFRONT AREA PHASE

| Site Improvement | Quantity | Unit | RATE | | Total | | Total w/MU |
|---|---|---|---|---|---|---|---|
| ***Total Area:*** | **42,500** | **SF** | | | | | **60%** |
| **Demolition and Removals** | | | | **$** | **382,500** | **$** | **612,000** |
| Fill Removal | 4,722 | CY | 45.00 | $ | 212,500 | $ | 340,000 |
| Miscellaneous site structure removal/stabilization | 42,500 | SF | 4.00 | $ | 170,000 | $ | 272,000 |
| **Habitat Restoration** | | | | **$** | **26,811** | **$** | **42,898** |
| Top soil import | 259 | CY | 35.00 | $ | 9,063 | $ | 14,501 |
| In-Channel River | 922 | SF | 12.00 | $ | 11,064 | $ | 17,702 |
| Off-Channel Alcove | | SF | 2.00 | $ | - | $ | - |
| Riparian Basalt | 14,345 | SF | 0.28 | $ | 4,017 | $ | 6,427 |
| Riparian Forest | 12,700 | SF | 0.21 | $ | 2,667 | $ | 4,267 |
| Upland Forest | | SF | 0.50 | $ | - | $ | - |
| Oak Woodland Savana | | SF | 0.10 | $ | - | $ | - |
| **Public Access Elements** | | | | $ | 1,710,339 | **$** | **2,736,542** |
| Primary path Surface | 1,232 | SF | 75.00 | $ | 92,400 | $ | 147,840 |
| Utilities - Water, Electric | 14,533 | SF | 18.00 | $ | 261,594 | $ | 418,550 |
| Non-Habitat Plantings, incl. silva cell | 2,914 | SF | 24 | $ | 69,643 | $ | 111,429 |
| Non-Habitat Top Soil Import | 108 | CY | 35.00 | $ | 3,777 | $ | 6,043 |
| Furnishings | 1 | LS | 166,925.00 | $ | 166,925 | $ | 267,080 |
| Lighting | 41 | EA | 15,000.00 | $ | 616,000 | $ | 985,600 |
| Stormwater Management Conveyance | | | | | *TBD* | | *TBD* |
| Water Street Improvements | | | | | *TBD* | | *TBD* |
| Water Street Entrance Improvements | 1 | LS | 500,000.00 | $ | 500,000 | $ | 800,000 |

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## FLOUR MILL AREA PHASE

| Site Improvements | Quantity | Unit | RATE | Total | Total w/MU |
|---|---|---|---|---|---|
| ***Total Area:*** | **79,500** | **SF** | | | **60%** |
| **Demolition and Removals** | | | | **$ 980,500** | **$ 1,378,000** |
| Fill Removal | 14,722 | CY | 45.00 | $ 662,500 | $ 1,060,000 |
| Miscellaneous site structure removal/stabilization | 79,500 | SF | 4.00 | $ 318,000 | $ 318,000 |
| **Habitat Restoration** | | | | **$ 50,363** | **$ 80,581** |
| Top soil import | 526 | CY | 35.00 | $ 18,407 | $ 29,451 |
| In-Channel River | | SF | 12.00 | $ - | $ - |
| Off-Channel Alcove | 10,507 | SF | 2.00 | $ 21,014 | $ 33,622 |
| Riparian Basalt | 17,438 | SF | 0.28 | $ 4,883 | $ 7,812 |
| Riparian Forest | 28,854 | SF | 0.21 | $ 6,059 | $ 9,695 |
| Upland Forest | | SF | 0.50 | $ - | $ - |
| Oak Woodland Savanna | | SF | 0.10 | $ - | $ - |
| | | | | $ - | $ - |
| **Public Access Elements** | | | | **$ 4,186,770** | **$ 6,239,276** |
| Retaining Wall | 2,550 | SF | 55.00 | $ 140,250 | $ 224,400 |
| Primary Path Surface | 18,056 | SF | 75.00 | $ 1,354,200 | $ 2,166,720 |
| Secondary Paths | 500 | LF | 2,400.00 | $ 1,200,000 | $ 1,920,000 |
| Boat Access | 1 | LS | 301,500.00 | $ 301,500 | $ 482,400 |
| Utilities - Water, Electric, Sewer | 79,500 | SF | 8.50 | $ 675,750 | $ 1,081,200 |
| Non-Habitat Plantings, incl. silva cell | 2,198 | SF | 23.90 | $ 52,548 | $ 84,077 |
| Non-Habitat Top Soil Import | 81 | CY | 35.00 | $ 2,850 | $ 4,560 |
| Furnishings | 1 | LS | 172,450.00 | $ 172,450 | $ 275,920 |
| Lighting | 15 | EA | 15,000.00 | $ 229,000 | $ 366,400 |
| Stormwater Management Conveyance | | LF | | *TBD* | *TBD* |
| Stormwater Management Structure | 4,800 | SF | 12.13 | $ 58,222 | $ 93,156 |
| | | | | $ - | $ - |
| **Interim Access Elements** | | | | **$ 243,181** | **$ 389,090** |
| Interim Parking | 41,180 | SF | 4.00 | $ 164,720 | $ 263,552 |
| Interim Fencing | 3,242 | LF | 20.50 | $ 66,461 | $ 106,338 |
| Interim Restrooms | 1 | LS | 12,000.00 | $ 12,000 | $ 19,200 |
| | | | | $ - | $ - |
| **Structures** | | | | $ - | **$ -** |
| Flour Mill / Paper Machine 2 | | SF | | $ - | *See Detail* |
| Mill D Warehouse | | LF | | $ - | *See Detail* |
| #3 Paper Machine | | LF | | $ - | *See Detail* |
| #3 Paper Machine Addition | | LS | | $ - | *See Detail* |
| 3rd Street Roof Structure | | LS | | $ - | *See Detail* |

| | | | | |
|---|---|---|---|---|
| 3rd Street Road Structure | LS | $ | - | *See Detail* |
| Butler Building | LS | $ | - | *See Detail* |
| Mill O | LS | $ | - | *See Detail* |

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## FLOUR MILL AREA PHASE

| Flour Mill Foundation and Paper Machine 2 | Quantity | Unit | RATE | Stabilization Total | Stabilization Total w/MU |
|---|---|---|---|---|---|
| ***Total Area:*** | **14,800** | **SF** | | | **60%** |
| **Path A, Step 1 Strategic Demolition** | **SF** | | **Perim** | | |
| **Flour Mill Foundation and Paper Machine 2** | | | | | **$ -** |
| | **14,800** | | **933.00** | | |
| N/A | | | | | |
| **Path B, Step 1: Selective Removals, Stabilization, and Safety** | **SF** | | **Perim** | | |
| **Flour Mill Foundation and Paper Machine 2** | | | | | **$ 2,517,646** |
| | **14,800** | | **933** | | |
| Shoring and equipment | 14,800 | SF | 8.00 | $ 118,400 | $ 189,440 |
| Fencing | 933 | LF | 13.00 | $ 12,129 | $ 19,406 |
| Removal of obstructions and loose equipment/materials | 14,800 | SF | 15.00 | $ 222,000 | $ 355,200 |
| Demolition structure above, artifact preservation below | 14,800 | SF | 55.00 | $ 814,000 | $ 1,302,400 |
| Make safe- Electrical, Mechanical and Plumbing | 14,800 | SF | 9.00 | $ 133,200 | $ 213,120 |
| Make-safe- Structural systems and glazed areas | 14,800 | SF | 14.50 | $ 214,600 | $ 343,360 |
| Remediate from further deterioration | 14,800 | SF | 4.00 | $ 59,200 | $ 94,720 |
| **Path B, Step 2: Interim Access** | **SF** | | **Perim** | | |
| **Flour Mill Foundation and Paper Machine 2** | | | | | **$ -** |
| | **14,800** | | **933** | | |
| N/A | | | | | $ - |
| **Path B, Step 3: Re-Use Prep** | **SF** | | **Perim** | | |
| **Flour Mill Foundation and Paper Machine 2** | | | | | **$ 118,400** |
| | | | | | |
| Prep for restaurant or light retail | 14,800 | SF | 5.00 | $ 74,000 | $ 118,400 |
| **Path B, Step 4: Re-Use** | **SF** | | **Perim** | | |
| **Flour Mill Foundation and Paper Machine 2** | | | | | **$ 5,328,000** |
| | | | | | |
| Restaurant or Retail Retrofit | 14,800 | SF | 225.00 | $3,330,000 | $ 5,328,000 |

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## FLOUR MILL AREA PHASE

| Mill D Warehouse | Quantity | Unit | RATE | Total | Total w/MU |
|---|---|---|---|---|---|
| ***Total Area:*** | **7,500** | **SF** | | | **60%** |
| **Path A, Step 1 Strategic Demolition** | **SF** | | **Perim** | | |
| **Mill D Warehouse** | | | | | **$ -** |
| | **7,500** | | **550.00** | | |
| N/A | | | | | $ - |
| **Path B, Step 1: Selective Removals, Stabilization, and Safety** | **SF** | | **Perim** | | |
| **Mill D Warehouse** | | | | | **$ 60,000** |
| | **7,500** | | **550** | | |
| Remove wood structures | 7,500 | SF | 5.00 | $ 37,500 | $ 60,000 |
| **Path B, Step 2: Interim Access** | **SF** | | **Perim** | | |
| **Mill D Warehouse** | | | | | **$ 180,000** |
| | **7,500** | | **550** | | |
| Reinforce concrete slabs and walls | 7,500 | SF | 15.00 | $ 112,500 | $ 180,000 |
| | | | | | $ - |
| **Path B, Step 3: Re-Use Prep** | **SF** | | **Perim** | | |
| **Mill D Warehouse** | | | | | **$ 120,000** |
| | **7,500** | | **550** | | |
| Provide public utility connections to Main Street Lines | 1 | LS | 75,000.00 | $ 75,000 | $ 120,000 |
| **Path B, Step 4: Re-Use** | **SF** | | **Perim** | | |
| **Mill D Warehouse** | | | | | **$ -** |
| | **7,500** | | **550** | | |
| N/A | | | | | |

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## FLOUR MILL AREA PHASE

| Number 3 Paper Machine | Quantity | Unit | RATE | Total | Total w/MU |
|---|---|---|---|---|---|
| *Total Area:* | **5,160** | **SF** | | | **60%** |
| **Path A, Step 1 Strategic Demolition** | **SF** | | **Perim** | | |
| **Number 3 Paper Machine** | | | | | **$ -** |
| | **5,160** | | **475** | | |
| N/A | | | | | |
| **Path B, Step 1: Selective Removals, Stabilization, and Safety** | **SF** | | **Perim** | | |
| **Number 3 Paper Machine** | | | | | **$ 611,808** |
| **Option 1** | **5,160** | | **475** | | |
| Shoring and equipment | 5,160 | SF | 3.00 | $ 15,480 | $ 24,768 |
| Fencing | 475 | LF | 12.00 | $ 5,700 | $ 9,120 |
| Demolition to structure - Remove wall and roof | 5,160 | SF | 24.00 | $ 123,840 | $ 198,144 |
| Make safe- Electrical, Mechanical and Plumbing | 5,160 | SF | 1.00 | $ 5,160 | $ 8,256 |
| Make-safe- Structural systems (Columns and deck) | 5,160 | SF | 45.00 | $ 232,200 | $ 371,520 |
| **Path B, Step 2: Interim Access** | **SF** | | **Perim** | | |
| **Number 3 Paper Machine** | | | | | **$ 99,898** |
| | **5,160** | | **475** | | |
| Remove structure | 3,612 | SF | 8.00 | $ 28,896 | $ 46,234 |
| Removal of obstructions and loose equipment/materials | 5,160 | SF | 6.50 | $ 33,540 | $ 53,664 |
| **Path B, Step 3: Re-Use Prep** | **SF** | | **Perim** | | |
| **Number 3 Paper Machine** | | | | | **$ -** |
| | **5,160** | | **475** | | |
| N/A | | | | | |
| **Path B, Step 4: Re-Use** | **SF** | | **Perim** | | |
| **Number 3 Paper Machine** | | | | | **$ -** |
| | **5,160** | | **650** | | |
| N/A | | | | | |

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## FLOUR MILL AREA PHASE

| #3 Paper Machine Addition | Quantity | Unit | RATE | Total | Total w/MU |
|---|---|---|---|---|---|
| ***Total Area:*** | **6,620** | **SF** | | | **60%** |
| **Path A, Step 1 Strategic Demolition** | **SF** | | **Perim** | | |
| **#3 Paper Machine Addition** | | | | | **$ -** |
| | **6,620** | | **475.00** | | |
| N/A | | | | | $ - |
| **Path B, Step 1: Selective Removals, Stabilization, and Safety** | **SF** | | **Perim** | | |
| **#3 Paper Machine Addition** | | | | | **$ 289,808** |
| | **6,620** | | **475** | | |
| Shoring and equipment | 6,620 | SF | 3.00 | $ 19,860 | $ 31,776 |
| Fencing | 475 | LF | 12.00 | $ 5,700 | $ 9,120 |
| Removal of obstructions and loose equipment/materials | 6,620 | SF | 4.50 | $ 29,790 | $ 47,664 |
| Demolition to structure -Remove Steel structure to slab | 6,620 | SF | 16.00 | $ 105,920 | $ 169,472 |
| Make safe- Electrical, Mechanical and Plumbing | 6,620 | SF | 1.00 | $ 6,620 | $ 10,592 |
| Make-safe- Structural systems | 6,620 | SF | 2.00 | $ 13,240 | $ 21,184 |
| **Path B, Step 2: Interim Access** | **SF** | | **Perim** | | |
| **#3 Paper Machine Addition** | | | | | **$ 106,979** |
| | **6,620** | | **475** | | |
| Remove structure | 4,634 | SF | 8.00 | $ 37,072 | $ 59,315 |
| Removal of obstructions and loose equipment/materials | 6,620 | SF | 4.50 | $ 29,790 | $ 47,664 |
| **Path B, Step 3: Re-Use Prep** | **SF** | | **Perim** | | |
| **#3 Paper Machine Addition** | | | | | **$ -** |
| | **6,620** | | **475** | | |
| N/A | | | | | |
| **Path B, Step 4: Re-Use** | **SF** | | **Perim** | | |
| **#3 Paper Machine Addition** | | | | | **$ -** |
| | **6,620** | | **475** | | |
| N/A | | | | | |

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## FLOUR MILL AREA PHASE

| 3rd Street Roof Structure | Quantity | Unit | RATE | Total | Total w/MU |
|---|---|---|---|---|---|
| ***Total Area:*** | **7,580** | **SF** | | | **60%** |
| **Path A, Step 1 Strategic Demolition** | **SF** | | **Perim** | | |
| **3rd Street Roof Structure** | | | | | **$ 103,088** |
| Complete demolition | 7,580 | SF | 8.50 | $ 64,430 | $ 103,088 |
| **Path B, Step 1: Selective Removals, Stabilization, and Safety** | **SF** | | **Perim** | | |
| **3rd Street Roof Structure** | | | | | **$ -** |
| | **7,580** | | | | |
| N/A | | | | | $ - |
| **Path B, Step 2: Interim Access** | **SF** | | **Perim** | | |
| **3rd Street Roof Structure** | | | | | **$ -** |
| | **7,580** | | | | |
| N/A | | | | | $ - |
| **Path B, Step 3: Re-Use Prep** | **SF** | | **Perim** | | |
| **3rd Street Roof Structure** | | | | | **$ -** |
| | **7,580** | | | | |
| N/A | | | | | |
| **Path B, Step 4: Re-Use** | **SF** | | **Perim** | | |
| **3rd Street Roof Structure** | | | | | **$ -** |
| | **7,580** | | | | |
| N/A | | | | | |

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## FLOUR MILL AREA PHASE

| 3rd Street Road Structure | Quantity | Unit | RATE | Total | Total w/MU |
|---|---|---|---|---|---|
| ***Total Area:*** | **7,580** | **SF** | | | **60%** |
| **Path A, Step 1 Strategic Demolition** | **SF** | | **Perim** | | |
| **3rd Street Road Structure** | | | | | **$ 115,216** |
| Complete demolition | 7,580 | SF | 9.50 | $ 72,010 | $ 115,216 |
| **Path B, Step 1: Selective Removals, Stabilization, and Safety** | **SF** | | **Perim** | | |
| **3rd Street Road Structure** | | | | | **$ -** |
| | **7,580** | | | | |
| N/A | | | | | $ - |
| **Path B, Step 2: Interim Access** | **SF** | | **Perim** | | |
| **3rd Street Road Structure** | | | | | **$ -** |
| | **7,580** | | | | |
| N/A | | | | | $ - |
| **Path B, Step 3: Re-Use Prep** | **SF** | | **Perim** | | |
| **3rd Street Road Structure** | | | | | **$ -** |
| | **7,580** | | | | |
| N/A | | | | | |
| **Path B, Step 4: Re-Use** | **SF** | | **Perim** | | |
| **3rd Street Road Structure** | | | | | **$ -** |
| | **7,580** | | | | |
| N/A | | | | | |

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## FLOUR MILL AREA PHASE

| Butler Building | Quantity | Unit | RATE | Total | Total w/MU |
|---|---|---|---|---|---|
| ***Total Area:*** | **6,400** | **SF** | | | **60%** |
| **Path A, Step 1 Strategic Demolition** | **SF** | | **Perim** | | |
| **Butler Building** | | | | **$** | **97,280** |
| Complete demolition | 6,400 | SF | 9.50 | $ 60,800 | $ 97,280 |
| **Path B, Step 1: Selective Removals, Stabilization, and Safetv** | **SF** | | **Perim** | | |
| **Butler Building** | | | | **$** | **-** |
| | **6,400** | | **475** | | |
| N/A | | | | $ | - |
| **Path B, Step 2: Interim Access** | **SF** | | **Perim** | | |
| **Butler Building** | | | | **$** | **-** |
| | **6,400** | | | | |
| N/A | | | | $ | - |
| **Path B, Step 3: Re-Use Prep** | **SF** | | **Perim** | | |
| **Butler Building** | | | | **$** | **-** |
| | **6,400** | | | | |
| N/A | | | | | |
| **Path B, Step 4: Re-Use** | **SF** | | **Perim** | | |
| **Butler Building** | | | | **$** | **-** |
| | **6,400** | | | | |
| N/A | | | | | |

# Willamette Falls River Walk
# 100% Concept Cost Plan

## FLOUR MILL AREA PHASE

| MILL O | Quantity | Unit | RATE | Total | Total w/MU |
|---|---|---|---|---|---|
| ***Total Area:*** | **18,855** | **SF** | | | **60%** |
| **Path A, Step 1 Strategic Demolition** | **SF** | | **Perim** | | |
| **MILL O** | | | | | **$ -** |
| | **18,855** | | **680** | | |
| N/A | | | | | |

| **Path B, Step 1: Selective Removals, Stabilization, and Safety** | **SF** | | **Perim** | | |
|---|---|---|---|---|---|
| **Mill O- Option 1** | | | | | **$ 593,790** |
| | **18,855** | | **680** | | |
| Shoring and equipment | 18,855 | SF | 3.00 | $ 56,565 | $ 90,504 |
| Fencing | 680 | LF | 12.00 | $ 8,160 | $ 13,056 |
| Removal of obstructions and loose equipment/materials | 18,855 | SF | 2.50 | $ 47,138 | $ 75,420 |
| Demolition to structure -Retaining walls and lower slab | 18,855 | SF | 6.75 | $ 127,271 | $ 203,634 |
| Make safe- Electrical, Mechanical and Plumbing | 18,855 | SF | 1.00 | $ 18,855 | $ 30,168 |
| Make-safe- Structural systems and glazed areas | 18,855 | SF | 2.00 | $ 37,710 | $ 60,336 |
| Remediate from further deterioration | 18,855 | SF | 4.00 | $ 75,420 | $ 120,672 |

| **Path B, Step 2: Interim Access** | **SF** | | **Perim** | | |
|---|---|---|---|---|---|
| **Mill O** | | | | | **$ 335,215** |
| | **18,855** | | **680** | | |
| Equipment | 18,855 | SF | 1.00 | $ 18,855 | $ 30,168 |
| Strtuctural reinforcement - shotcrete | 680 | LF | 195.00 | $ 132,600 | $ 212,160 |
| Provide access points (includes signage) | 18,855 | SF | 0.45 | $ 8,485 | $ 13,576 |
| Provide barriers and rails to manage grade changes | 18,855 | SF | 0.85 | $ 16,027 | $ 25,643 |
| Provide barriers to limit access to hazardous areas | 24,480 | SF | 0.60 | $ 14,688 | $ 23,501 |
| Safety lighting | 18,855 | SF | 1.00 | $ 18,855 | $ 30,168 |

| **Path B, Step 3: Re-Use Prep** | **SF** | | **Perim** | | |
|---|---|---|---|---|---|
| **Mill O** | | | | | **$ 3,372,636** |
| | **18,855** | | **680** | | |
| Furnishings - stackable tables and chairs | 42 | SET | 4,100.00 | $ 171,790 | $ 274,864 |
| Public utility tie ins - sewer, electric, water | 18,855 | SF | 16.50 | $ 311,108 | $ 497,772 |
| Major seating stair and ramp | 6,500 | SF | 250.00 | $1,625,000 | $ 2,600,000 |

| MILL O | Quantity | Unit | RATE | Total | Total w/MU |
|---|---|---|---|---|---|
| ***Total Area:*** | **18,855** | **SF** | | | **60%** |
| **Path B, Step 4: Re-Use Mill O** | **SF** | | **Perim** | | **$14,077,761** |
| | **18,855** | | **680** | | |
| Restrooms | 1,800 | SF | 265.00 | $ 477,000 | $ 763,200 |
| Maintenance Closet | 100 | SF | 85.00 | $ 8,500 | $ 13,600 |
| Storage Area | 300 | SF | 55.00 | $ 16,500 | $ 26,400 |
| Kitchen/Vending Area | 300 | SF | 350.00 | $ 105,000 | $ 168,000 |
| Informational Kiosk | 225 | SF | 250.00 | $ 56,250 | $ 90,000 |
| Lighting | 18,855 | SF | 12.50 | $ 235,688 | $ 377,100 |
| AV Equipment | 18,855 | SF | 5.00 | $ 94,275 | $ 150,840 |
| Seasonal space heating equipment | 27 | EA | 500.00 | $ 13,333 | $ 21,333 |
| New Door Structure | 10 | EA | 5,000.00 | $ 50,000 | $ 80,000 |
| Service and Maintenance Room | 100 | SF | 175.00 | $ 17,500 | $ 28,000 |
| Entrance Vestibule | 400 | SF | 225.00 | $ 90,000 | $ 144,000 |
| Flexible use public rooms | 600 | SF | 225.00 | $ 135,000 | $ 216,000 |
| MEP system | 18,855 | SF | 63.00 | $1,187,865 | $ 1,900,584 |
| Replaced glazing - allow | 6,800 | SF | 80.00 | $ 544,000 | $ 870,400 |
| Redevelopment Support Elements | | | | | |
| Structural trusses - allow | 47 | TN | 5,200.00 | $ 245,115 | $ 392,184 |
| One-story redevelopment - office | 18,855 | EA | 265.00 | $4,996,575 | $ 7,994,520 |
| Elevators - incl. mech room | 2 | EA | 185,000.00 | $ 370,000 | $ 592,000 |
| Stairways | 1 | LS | 156,000.00 | $ 156,000 | $ 249,600 |

# Willamette Falls River Walk
# 100% Concept Cost Plan

## THE YARD AREA PHASE

| Site Improvements | Quantity | Unit | RATE | Total | Total w/MU |
|---|---|---|---|---|---|
| ***Total Area:*** | **124,000** | **SF** | | | **60%** |
| **Demolition and Removals** | | | | **$ 5,062,181** | **$ 8,099,489** |
| Fill Removal | 28,926 | CY | 157.86 | $ 4,566,181 | $ 7,305,889 |
| Miscellaneous site structure removal/stabilization | 124,000 | SF | 4.00 | $ 496,000 | $ 793,600 |
| **Habitat Restoration** | | | | **$ 39,588** | **$ 63,340** |
| Top soil import | 304 | CY | 35.00 | $ 10,641 | $ 17,026 |
| In-Channel River | | SF | 12.00 | $ - | $ - |
| Off-Channel Alcove | 11,805 | SF | 2.00 | $ 23,610 | $ 37,776 |
| Riparian Basalt | 4,420 | SF | 0.28 | $ 1,238 | $ 1,980 |
| Riparian Forest | 14,506 | SF | 0.21 | $ 3,046 | $ 4,874 |
| Upland Forest | 2,105 | SF | 0.50 | $ 1,053 | $ 1,684 |
| Oak Woodland Savanna | | SF | 0.10 | $ - | $ - |
| **Public Access Elements** | | | | **$ 3,993,118** | **$ 4,028,880** |
| Retaining Wall | 3,500 | SF | 55.00 | $ 192,500 | $ 308,000 |
| Primary Path Surface | 19,629 | SF | 75.00 | $ 1,472,175 | $ 2,355,480 |
| Secondary Paths | 300 | LF | 2,400.00 | $ 720,000 | $ 1,152,000 |
| Event Surfaces | 13,350 | SF | 2.50 | $ 33,375 | $ 53,400 |
| Boat Access | 1 | LS | 100,000.00 | $ 100,000 | $ 160,000 |
| Utilities - Water, Electric, Sewer | 124,000 | LS | 8.50 | $ 1,054,000 | $ 1,686,400 |
| Non-Habitat Plantings | 5,451 | SF | 35.00 | $ 190,785 | $ 305,256 |
| Non-Habitat Top Soil Import | 808 | CY | 35.00 | $ 28,264 | $ 45,223 |
| Furnishings | 1 | LS | 186,250.00 | $ 186,250 | $ 298,000 |
| Stormwater Management Conveyance | | | | *TBD* | *TBD* |
| Stormwater Management Structure | 1,300 | SF | 12.13 | $ 15,769 | $ 25,230 |
| 3rd Street Improvements | | | | *TBD* | *TBD* |
| **Interim Access Elements** | | | | **$ 243,181** | **$ 389,090** |
| Interim Parking | 41,180 | LS | 4.00 | $ 164,720 | $ 263,552 |
| Interim Fencing | 3,242 | LS | 20.50 | $ 66,461 | $ 106,338 |
| Interim Restrooms | 1 | LS | 12,000.00 | $ 12,000 | $ 19,200 |
| **Structures** | | | | **$ -** | **$ -** |
| Pipe Chase | | | | | *See Detail* |
| Pipe Shop | | | | | *See Detail* |
| Carpentry Shop | | | | | *See Detail* |
| Millwright Shop | | | | | *See Detail* |

| | |
|---|---|
| Woolen Mill Foundation | *See Detail* |
| High Density Stock Cylinder 1 | *See Detail* |
| Auto Shop | *See Detail* |
| South Substation | *See Detail* |
| Pump Station | *See Detail* |
| Recovery Boiler | *See Detail* |
| Butler Building | *See Detail* |
| Mill O | *See Detail* |

# Willamette Falls River Walk
# 100% Concept Cost Plan

## THE YARD AREA PHASE

| PIPE CHASE | Quantity | Unit | RATE | Total | Total w/MU |
|---|---|---|---|---|---|
| *Total Area:* | **13,602** | **SF** | | | **60%** |
| **Path A, Step 1 Strategic Demolition** | **SF** | | **Perim** | | |
| **PIPE CHASE** | | | | | **$ -** |
| | **13,602** | | **1,202** | | |
| N/A | | | | | |
| **Path B, Step 1: Selective Removals, Stabilization, and Safety** | **SF** | | **Perim** | | |
| **PIPE CHASE** | | | | | **$ 261,654** |
| | **13,602** | | **1,202** | | |
| Shoring and equipment | 13,602 | SF | 3.00 | $ 40,806 | $ 65,290 |
| Fencing | 1,202 | LF | 12.00 | $ 14,424 | $ 23,078 |
| Demolition 1/3 of structure to bedrock- water drainage | 6,801 | SF | 9.00 | $ 61,209 | $ 97,934 |
| Shore/ support upland side of structure | 1,860 | SF | 8.50 | $ 15,810 | $ 25,296 |
| Make safe- Electrical, Mechanical and Plumbing | 13,602 | SF | 0.30 | $ 4,081 | $ 6,529 |
| Make-safe- Structural systems and glazed areas | 13,602 | SF | 1.00 | $ 13,602 | $ 21,763 |
| Remediate from further deterioration | 13,602 | SF | 1.00 | $ 13,602 | $ 21,763 |
| **Path B, Step 2: Interim Access** | **SF** | | **Perim** | | |
| **PIPE CHASE** | | | | | **$ 124,542** |
| | **13,602** | | **1,202** | | |
| Equipment | 13,602 | SF | 1.00 | $ 13,602 | $ 21,763 |
| Provide access points (includes signage) to upper level | 6,801 | SF | 0.75 | $ 5,101 | $ 8,161 |
| Provide barriers and rails to manage grade changes | 13,602 | SF | 1.55 | $ 21,083 | $ 33,733 |
| Provide barriers to limit access to hazardous areas | 2,404 | LF | 13.00 | $ 31,252 | $ 50,003 |
| Safety lighting | 6,801 | SF | 1.00 | $ 6,801 | $ 10,882 |
| **Path B, Step 3: Re-Use Prep** | **SF** | | **Perim** | | |
| **PIPE CHASE** | | | | | **$ 413,501** |
| | **13,602** | | **1,202** | | |
| Rough in utilities for future use | 13,602 | SF | 16.50 | $224,433 | $ 359,093 |
| Removal of obstructions and loose equipment/materials | 13,602 | SF | 2.50 | $ 34,005 | $ 54,408 |
| **Path B, Step 4: Re-Use** | **SF** | | **Perim** | | |
| **PIPE CHASE** | | | | | **$ 1,032,912** |
| | **13,602** | | **1,202** | | |
| Seating - multiple rows | 1,668 | SF | 250.00 | $417,000 | $ 667,200 |
| Guardrail | 278 | LF | 225.00 | $ 62,550 | $ 100,080 |
| Lighting | 6,801 | SF | 20.00 | $136,020 | $ 217,632 |
| Gate | 2 | EA | 15,000.00 | $ 30,000 | $ 48,000 |

# Willamette Falls River Walk
# 100% Concept Cost Plan

## THE YARD AREA PHASE

| PIPE SHOP | Quantity | Unit | RATE | Total | Total w/MU |
|---|---|---|---|---|---|
| *Total Area:* | **3,130** | **SF** | | | **60%** |
| **Path A, Step 1 Strategic Demolition** | **SF** | | **Perim** | | |
| **PIPE SHOP** | | | | | **$ 42,568** |
| | **3,130** | | **452** | | |
| Complete Demolition | 3,130 | SF | 8.50 | $ 26,605 | $ 42,568 |
| **Path B, Step 1: Selective Removals, Stabilization, and Safety** | **SF** | | **Perim** | | |
| **PIPE SHOP** | | | | | **$ -** |
| | **3,130** | | **452** | | |
| N/A | | | | | $ - |
| **Path B, Step 2: Interim Access** | **SF** | | **Perim** | | |
| **PIPE SHOP** | | | | | **$ -** |
| | **3,130** | | **452** | | |
| N/A | | | | | $ - |
| **Path B, Step 3: Re-Use Prep** | **SF** | | **Perim** | | |
| **PIPE SHOP** | | | | | **$ -** |
| | **3,130** | | **452** | | |
| N/A | | | | | |
| **Path B, Step 4: Re-Use** | **SF** | | **Perim** | | |
| **PIPE SHOP** | | | | | **$ -** |
| | **3,130** | | **452** | | |
| N/A | | | | | |

# Willamette Falls River Walk
# 100% Concept Cost Plan

## THE YARD AREA PHASE

| Carpentry Shop | | Quantity | Unit | RATE | Total | Total w/MU |
|---|---|---|---|---|---|---|
| | ***Total Area:*** | **6,730** | **SF** | | | **60%** |
| **Path A, Step 1 Strategic Demolition** | | **SF** | | **Perim** | | |
| **Carpentry Shop** | | | | | | **$ -** |
| | | **6,730** | | **452.00** | | |
| | N/A | | | | | |
| **Path B, Step 1: Selective Removals, Stabilization, and Safety** | | **SF** | | **Perim** | | |
| **Carpentry Shop** | | | | | | **$ 170,198** |
| | | **6,730** | | **452** | | |
| | Shoring and equipment | 6,730 | SF | 3.00 | $ 20,190 | $ 32,304 |
| | Fencing | 452 | LF | 12.00 | $ 5,424 | $ 8,678 |
| | Removal of obstructions and loose equipment/materials | 6,730 | SF | 2.50 | $ 16,825 | $ 26,920 |
| | Demolition structure to slab- Selective and salvaged | 6,730 | SF | 8.00 | $ 53,840 | $ 86,144 |
| | Make safe- Electrical, Mechanical and Plumbing | 6,730 | SF | 0.75 | $ 5,048 | $ 8,076 |
| | Make-safe- Structural for access | 6,730 | SF | 0.75 | $ 5,048 | $ 8,076 |
| **Path B, Step 2: Interim Access** | | **SF** | | **Perim** | | |
| **Carpentry Shop** | | | | | | **$ 53,840** |
| | | **6,730** | | **452** | | |
| | Make footwalls and slab safe for public access | 6,730 | SF | 5.00 | $ 33,650 | $ 53,840 |
| **Path B, Step 3: Re-Use Prep** | | **SF** | | **Perim** | | |
| **Carpentry Shop** | | | | | | **$ 177,672** |
| | | **6,730** | | **452** | | |
| | Rough in utilities for future use | 6,730 | SF | 16.50 | $ 111,045 | $ 177,672 |
| **Path B, Step 4: Re-Use** | | **SF** | | **Perim** | | |
| **Carpentry Shop** | | | | | | **$ 413,280** |
| | | **6,730** | | **452** | | |
| | Outdoor event space | | | | | |
| | Earthwork and paving | 5000 | SF | 12.00 | $ 60,000 | $ 96,000 |
| | Stage | 800 | SF | 26.00 | $ 20,800 | $ 33,280 |
| | Pavilion - Canopy | 1500 | SF | 95.00 | $ 142,500 | $ 228,000 |
| | Event Power, Vault & Lighting | 1 | LS | 35,000.00 | $ 35,000 | $ 56,000 |

# Willamette Falls River Walk
# 100% Concept Cost Plan

## THE YARD AREA PHASE

| Woolen Mill Foundation | Quantity | Unit | RATE | | Total | | Total w/MU |
|---|---|---|---|---|---|---|---|
| ***Total Area:*** | **8,000** | **SF** | | | | | **60%** |
| **Path A, Step 1 Strategic Demolition** | **SF** | | **Perim** | | | | |
| **Woolen Mill Foundation** | | | | | | **$** | **96,000** |
| | **8,000** | | **550.00** | | | | |
| Remove standalone steel structures - allow | 1 | LS | 60,000.00 | $ | 60,000 | $ | 96,000 |
| **Path B, Step 1: Selective Removals, Stabilization, and Safety** | **SF** | | **Perim** | | | | |
| **Woolen Mill Foundation** | | | | | | **$** | **411,182** |
| | **8,000** | | **550** | | | | |
| Shoring and equipment | 8,000 | SF | 3.00 | $ | 24,000 | $ | 38,400 |
| Fencing | 550 | LF | 12.00 | $ | 6,600 | $ | 10,560 |
| Excavation of fill material | 3,389 | CY | 55.00 | $ | 186,389 | $ | 298,222 |
| Removal of obstructions and loose equipment/materials | 8,000 | SF | 2.50 | $ | 20,000 | $ | 32,000 |
| Make safe- Electrical, Mechanical and Plumbing | 8,000 | SF | 1.00 | $ | 8,000 | $ | 12,800 |
| Make-safe- Structural systems | 8,000 | SF | 0.75 | $ | 6,000 | $ | 9,600 |
| Remediate from further deterioration | 8,000 | SF | 0.75 | $ | 6,000 | $ | 9,600 |
| **Path B, Step 2: Interim Access** | **SF** | | **Perim** | | | | |
| **Woolen Mill Foundation** | | | | | | **$** | **76,800** |
| | **8,000** | | **550** | | | | |
| Equipment | 8,000 | SF | 1.00 | $ | 8,000 | $ | 12,800 |
| Provide access points (includes signage) | 8,000 | SF | 1.00 | $ | 8,000 | $ | 12,800 |
| Provide barriers and rails to manage grade changes | 8,000 | SF | 2.00 | $ | 16,000 | $ | 25,600 |
| Provide barriers to limit access to hazardous areas | 8,000 | SF | 1.00 | $ | 8,000 | $ | 12,800 |
| Safety lighting | 8,000 | SF | 1.00 | $ | 8,000 | $ | 12,800 |
| **Path B, Step 3: Re-Use Prep** | **SF** | | **Perim** | | | | |
| **Woolen Mill Foundation** | | | | | | **$** | **-** |
| | **8,000** | | **550** | | | | |
| Furnishings - stackable tables and chairs | 18 | SET | See Eastern Mill Reserve Area | | | | |
| Public utility tie ins - sewer, electric, water | 8,000 | SF | See Eastern Mill Reserve Area | | | | |

| Path B, Step 4: Re-Use | SF | | Perim |
|---|---|---|---|
| **Path B, Step 4: Re-Use** | | | |
| | **8,000** | | **550** |
| Storage area | 600 | SF | See Eastern Mill Reserve Area |
| Service and maintenance support room | 800 | SF | See Eastern Mill Reserve Area |
| Overlook area | | | See Eastern Mill Reserve Area |
| Exterior structural platform | 4,800 | SF | See Eastern Mill Reserve Area |
| Guardrail with integrated interp. Elements | 280 | LF | See Eastern Mill Reserve Area |
| Furnishings - stackable tables and chairs | 11 | SET | See Eastern Mill Reserve Area |
| Lighting | 4,800 | SF | See Eastern Mill Reserve Area |
| Stone paving | 4,800 | SF | See Eastern Mill Reserve Area |

# Willamette Falls River Walk
# 100% Concept Cost Plan

| THE YARD AREA PHASE<br>Millwright Shop | Quantity | Unit | RATE | Stabilization Total | Stabilization Total w/MU |
|---|---|---|---|---|---|
| ***Total Area:*** | **6,870** | **SF** | | | **60%** |
| **Path A, Step 1 Strategic Demolition**<br>**Millwright Shop** | **SF** | | **Perim** | | |
| N/A | | | | | |
| **Path B, Step 1: Selective Removals, Stabilization, and Safety**<br>**Millwright Shop** | **SF** | | **Perim** | | **$ 172,733** |
| | **6,870** | | **409** | | |
| Shoring and equipment | 6,870 | SF | 3.00 | $ 20,610 | $ 32,976 |
| Fencing | 409 | LF | 12.00 | $ 4,908 | $ 7,853 |
| Removal of obstructions and loose equipment/materials | 6,870 | SF | 2.50 | $ 17,175 | $ 27,480 |
| Demolition structure to slab | 6,870 | SF | 8.00 | $ 54,960 | $ 87,936 |
| Make safe- Electrical, Mechanical and Plumbing | 6,870 | SF | 0.75 | $ 5,153 | $ 8,244 |
| Make-safe- Structural for access | 6,870 | SF | 0.75 | $ 5,153 | $ 8,244 |
| **Path B, Step 2: Interim Access**<br>**Millwright Shop** | **SF** | | **Perim** | | **$ 54,960** |
| | **6,870** | | **409** | | |
| Make footwalls and slab safe for public access | 6,870 | SF | 5.00 | $ 34,350 | $ 54,960 |
| **Path B, Step 3: Re-Use Prep**<br>**Millwright Shop** | **SF** | | **Perim** | | **$ -** |
| | **6,870** | | **409** | | |
| N/A | | | | | |
| **Path B, Step 4: Re-Use**<br>**Millwright Shop** | **SF** | | **Perim** | | **$ -** |
| | **6,870** | | **409** | | |
| N/A | | | | | |

# Willamette Falls River Walk
# 100% Concept Cost Plan

## THE YARD AREA PHASE

| High Density Stock Cylinder 1 | Quantity | Unit | RATE | Total | Total w/MU |
|---|---|---|---|---|---|
| ***Total Area:*** | **1,045** | **SF** | | | 60% |
| **Path A, Step 1 Strategic Demolition** | **SF** | | **Perim** | | |
| **High Density Stock Cylinder 1** | | | | **$** | **-** |
| | **1,045** | | **115.00** | | |
| N/A | | | | | |
| **Path B, Step 1: Selective Removals, Stabilization, and Safety** | **SF** | | **Perim** | | |
| **High Density Stock Cylinder 1** | | | | **$** | **46,516** |
| **42 LF DIA** | **1,045** | | **115** | | |
| Shoring and equipment | 1,045 | SF | 3.00 | $ 3,135 | $ 5,016 |
| Fencing | 115 | LF | 12.00 | $ 1,380 | $ 2,208 |
| Removal of obstructions and loose equipment/materials | 1,045 | SF | 14.50 | $ 15,153 | $ 24,244 |
| Make safe- Electrical, Mechanical and Plumbing | 1,045 | SF | 1.00 | $ 1,045 | $ 1,672 |
| Make-safe- Structural systems | 1,045 | SF | 8.00 | $ 8,360 | $ 13,376 |
| **Path B, Step 2: Interim Access** | **SF** | | **Perim** | | |
| **High Density Stock Cylinder 1** | | | | **$** | **-** |
| | **1,045** | | **115** | | |
| *See Eastern Mill Area* | | | | | |
| **Path B, Step 3: Re-Use Prep** | **SF** | | **Perim** | | |
| **High Density Stock Cylinder 1** | | | | **$** | **-** |
| | **1,045** | | **115** | | |
| *See Eastern Mill Area* | | | | | |
| **Path B, Step 4: Re-Use** | **SF** | | **Perim** | | |
| **High Density Stock Cylinder 1** | | | | **$** | **-** |
| | **1,045** | | **115** | | |
| *See Eastern Mill Area* | | | | | |

# Willamette Falls River Walk
# 100% Concept Cost Plan

## THE YARD AREA PHASE

| Auto Shop | Quantity | Unit | RATE | | Total | Total w/MU |
|---|---|---|---|---|---|---|
| ***Total Area:*** | **2,560** | **SF** | | | | **60%** |
| **Path A, Step 1 Strategic Demolition** | **SF** | | **Perim** | | | |
| **Auto Shop** | | | | | **$** | **-** |
| | **2,560** | | **230.00** | | | |
| N/A | | | | | | |
| **Path B, Step 1: Selective Removals, Stabilization, and Safety** | **SF** | | **Perim** | | | |
| **Auto Shop** | | | | | **$** | **124,736** |
| | **2,560** | | **230** | | | |
| Shoring and equipment | 2,560 | SF | 3.00 | $ | 7,680 | $ 12,288 |
| Fencing | 230 | LF | 12.00 | $ | 2,760 | $ 4,416 |
| Removal of obstructions and loose equipment/materials | 2,560 | SF | 2.50 | $ | 6,400 | $ 10,240 |
| Demolition to structure -Remove structure to slab | 7,000 | SF | 8.00 | $ | 56,000 | $ 89,600 |
| Make safe- Electrical, Mechanical and Plumbing | 2,560 | SF | 1.00 | $ | 2,560 | $ 4,096 |
| Make-safe- Concrete Slab | 2,560 | SF | 1.00 | $ | 2,560 | $ 4,096 |
| **Path B, Step 2: Interim Access** | **SF** | | **Perim** | | | |
| **Auto Shop** | | | | | **$** | **20,480** |
| | **2,560** | | **230** | | | |
| Make footwalls and slab safe for public access | 2,560 | SF | 5.00 | $ | 12,800 | $ 20,480 |
| **Path B, Step 3: Re-Use Prep** | **SF** | | **Perim** | | | |
| **Auto Shop** | | | | | **$** | **-** |
| | **2,560** | | **230** | | | |
| N/A | | | | | | |
| **Path B, Step 4: Re-Use** | **SF** | | **Perim** | | | |
| **Auto Shop** | | | | | **$** | **-** |
| | **2,560** | | **230** | | | |
| N/A | | | | | | |

# Willamette Falls River Walk
# 100% Concept Cost Plan

## THE YARD AREA PHASE

| South Substation | Quantity | Unit | RATE | | Total | Total w/MU |
|---|---|---|---|---|---|---|
| ***Total Area:*** | **3,470** | **SF** | | | | **60%** |
| **Path A, Step 1 Strategic Demolition** | **SF** | | **Perim** | | | |
| **South Substation** | | | | | | **$ 47,192** |
| | **3,470** | | **230.00** | | | |
| Complete Demolition | 3,470 | SF | 8.50 | $ | 29,495 | $ 47,192 |
| **Path B, Step 1: Selective Removals, Stabilization, and Safety** | **SF** | | **Perim** | | | |
| **South Substation** | | | | | | **$ -** |
| | **3,470** | | **230** | | | |
| N/A | | | | | | |
| **Path B, Step 2: Interim Access** | **SF** | | **Perim** | | | |
| **South Substation** | | | | | | **$ -** |
| | **3,470** | | **230** | | | |
| N/A | | | | | | |
| **Path B, Step 3: Re-Use Prep** | **SF** | | **Perim** | | | |
| **South Substation** | | | | | | **$ -** |
| | **3,470** | | **230** | | | |
| N/A | | | | | | |
| **Path B, Step 4: Re-Use** | **SF** | | **Perim** | | | |
| **South Substation** | | | | | | **$ -** |
| | **3,470** | | **230** | | | |
| N/A | | | | | | |

# Willamette Falls River Walk
# 100% Concept Cost Plan

## THE YARD AREA PHASE

| Acid Cylinder | Quantity | Unit | RATE | Total | Total w/MU |
|---|---|---|---|---|---|
| ***Total Area:*** | **1,185** | **SF** | | | **60%** |
| **Path A, Step 1 Strategic Demolition** | **SF** | | **Perim** | | |
| **Acid Cylinder** | | | | | **$ -** |
| | **1,185** | | **122.00** | | |
| N/A | | | | | |
| **Path B, Step 1: Selective Removals, Stabilization, and Safety** | **SF** | | **Perim** | | |
| **Acid Cylinder** | | | | | **$ 48,354** |
| **39 LF DIA** | **1,185** | | **122** | | |
| Shoring and equipment | 1,185 | SF | 3.00 | $ 3,555 | $ 5,688 |
| Fencing | 122 | LF | 12.00 | $ 1,464 | $ 2,342 |
| Removal of obstructions and loose equipment/materials | 1,185 | SF | 2.50 | $ 2,963 | $ 4,740 |
| Demolition to structure -Remove cheek walls | 7,000 | SF | 2.50 | $ 17,500 | $ 28,000 |
| Make safe- Electrical, Mechanical and Plumbing | 1,185 | SF | | $ - | $ - |
| Make-safe- Structure | 1,185 | SF | 4.00 | $ 4,740 | $ 7,584 |
| **Path B, Step 2: Interim Access** | **SF** | | **Perim** | | |
| **Acid Cylinder** | | | | | **$ -** |
| | **1,185** | | **122** | | |
| N/A | | | | | |
| **Path B, Step 3: Re-Use Prep** | **SF** | | **Perim** | | |
| **Acid Cylinder** | | | | | **$ -** |
| | **1,185** | | **122** | | |
| N/A | | | | | |
| **Path B, Step 4: Re-Use** | **SF** | | **Perim** | | |
| **Acid Cylinder** | | | | | **$ -** |
| | **1,185** | | **122** | | |
| N/A | | | | | |

# Willamette Falls River Walk
# 100% Concept Cost Plan

## THE YARD AREA PHASE

| Pump Station | Quantity | Unit | RATE | | Total | | Total w/MU |
|---|---|---|---|---|---|---|---|
| ***Total Area:*** | **580** | **SF** | | | | | **60%** |
| **Path A, Step 1 Strategic Demolition** | **SF** | | **Perim** | | | | |
| **Pump Station** | | | | | | **$** | **8,816** |
| | **580** | | **101.00** | | | | |
| Demo all elements - preserve concrete box structure | 580 | SF | 9.50 | $ | 5,510 | $ | 8,816 |
| **Path B, Step 1: Selective Removals, Stabilization, and Safety** | **SF** | | **Perim** | | | | |
| **Pump Station** | | | | | | **$** | **12,611** |
| | **580** | | **101** | | | | |
| Shoring and equipment | 580 | SF | 3.00 | $ | 1,740 | $ | 2,784 |
| Fencing | 101 | LF | 12.00 | $ | 1,212 | $ | 1,939 |
| Removal of obstructions and loose equipment/materials | 580 | SF | 2.50 | $ | 1,450 | $ | 2,320 |
| Demolition to structure -Remove Steel structure to slab | 580 | SF | 4.00 | $ | 2,320 | $ | 3,712 |
| Make safe- Electrical, Mechanical and Plumbing | 580 | SF | 1.00 | $ | 580 | $ | 928 |
| Make-safe- Structural systems | 580 | SF | 1.00 | $ | 580 | $ | 928 |
| **Path B, Step 2: Interim Access** | **SF** | | **Perim** | | | | |
| **Pump Station** | | | | | | **$** | **5,800** |
| | **580** | | **101** | | | | |
| Equipment | 580 | SF | 1.00 | $ | 580 | $ | 928 |
| Provide access points (includes signage) | 580 | SF | 1.75 | $ | 1,015 | $ | 1,624 |
| Provide barriers and rails to manage grade changes | 580 | SF | 2.00 | $ | 1,160 | $ | 1,856 |
| Provide barriers to limit access to hazardous areas | 580 | SF | 0.50 | $ | 290 | $ | 464 |
| Safety lighting | 580 | SF | 1.00 | $ | 580 | $ | 928 |
| **Path B, Step 3: Re-Use Prep** | **SF** | | **Perim** | | | | |
| **Pump Station** | | | | | | **$** | **-** |
| | **580** | | **101** | | | | |
| N/A | | | | | | | |
| **Path B, Step 4: Re-Use** | **SF** | | **Perim** | | | | |
| **Pump Station** | | | | | | **$** | **59,816** |
| | **580** | | **101** | | | | |
| Guardrail | 101 | LF | 185.00 | $ | 18,685 | $ | 29,896 |
| Lighting | 580 | SF | 15.00 | $ | 8,700 | $ | 13,920 |
| Fishing support structures | 200 | SF | 50.00 | $ | 10,000 | $ | 16,000 |

# Willamette Falls River Walk
# 100% Concept Cost Plan

## THE YARD AREA PHASE

| Recovery Boiler | Quantity | Unit | RATE | Total | Total w/MU |
|---|---|---|---|---|---|
| ***Total Area:*** | **7,200** | **SF** | | | **60%** |
| **Path A, Step 1 Strategic Demolition** | **SF** | | **Perim** | | |
| **Recovery Boiler** | | | | | **$ 437,760** |
| | **7,200** | | **550** | | |
| Demo all elements - preserve concrete box structure | 7,200 | SF | 38.00 | $ 273,600 | $ 437,760 |
| **Path B, Step 1: Selective Removals, Stabilization, and Safety** | **SF** | | **Perim** | | |
| **Recovery Boiler** | | | | | **$ 184,320** |
| | **7,200** | | **550** | | |
| Complete Demolition | 7,200 | SF | 16.00 | $ 115,200 | $ 184,320 |
| **Path B, Step 2: Interim Access** | **SF** | | **Perim** | | |
| **Recovery Boiler** | | | | | **$ -** |
| | **7,200** | | **550** | | |
| N/A | | | | | |
| **Path B, Step 3: Re-Use Prep** | **SF** | | **Perim** | | |
| **Path B, Step 3: Re-Use Prep** | | | | | $ - |
| | **7,200** | | **550** | | |
| N/A | | | | | |
| **Path B, Step 4: Re-Use** | **SF** | | **Perim** | | |
| **Recovery Boiler** | | | | | **$ -** |
| | **7,200** | | **550** | | |
| N/A | | | | | |

# Willamette Falls River Walk
# 100% Concept Cost Plan

## THE YARD AREA PHASE

| Butler Building | Quantity | Unit | RATE | Total | Total w/MU |
|---|---|---|---|---|---|
| *Total Area:* | 6,400 | SF | | | 60% |
| **Path A, Step 1 Strategic Demolition** | **SF** | | **Perim** | | |
| **Butler Building** | | | | | **$ 97,280** |
| Complete demolition | 6,400 | SF | 9.50 | $ 60,800 | $ 97,280 |
| **Path B, Step 1: Selective Removals, Stabilization, and Safetv** | **SF** | | **Perim** | | |
| **Butler Building** | | | | | **$ -** |
| | **6,400** | | **475** | | |
| N/A | | | | | $ - |
| **Path B, Step 2: Interim Access** | **SF** | | **Perim** | | |
| **Butler Building** | | | | | **$ -** |
| | **6,400** | | | | |
| N/A | | | | | $ - |
| **Path B, Step 3: Re-Use Prep** | **SF** | | **Perim** | | |
| **Butler Building** | | | | | **$ -** |
| | **6,400** | | | | |
| N/A | | | | | |
| **Path B, Step 4: Re-Use** | **SF** | | **Perim** | | |
| **Butler Building** | | | | | **$ -** |
| | **6,400** | | | | |
| N/A | | | | | |

# Willamette Falls River Walk
# 100% Concept Cost Plan

## THE YARD AREA PHASE

| MILL O | Quantity | Unit | RATE | Total | Total w/MU |
|---|---|---|---|---|---|
| *Total Area:* | **18,855** | **SF** | | | **60%** |
| **Path A, Step 1 Strategic Demolition** | **SF** | | **Perim** | | |
| **MILL O** | | | | **$** | **-** |
| | **18,855** | | **680** | | |
| N/A | | | | | |
| **Path B, Step 1: Selective Removals, Stabilization, and Safety** | **SF** | | **Perim** | | |
| **Mill O- Option 1** | | | | **$** | **593,790** |
| | **18,855** | | **680** | | |
| Shoring and equipment | 18,855 | SF | 3.00 | $ 56,565 | $ 90,504 |
| Fencing | 680 | LF | 12.00 | $ 8,160 | $ 13,056 |
| Removal of obstructions and loose equipment/materials | 18,855 | SF | 2.50 | $ 47,138 | $ 75,420 |
| Demolition to structure -Retaining walls and lower slab | 18,855 | SF | 6.75 | $ 127,271 | $ 203,634 |
| Make safe- Electrical, Mechanical and Plumbing | 18,855 | SF | 1.00 | $ 18,855 | $ 30,168 |
| Make-safe- Structural systems and glazed areas | 18,855 | SF | 2.00 | $ 37,710 | $ 60,336 |
| Remediate from further deterioration | 18,855 | SF | 4.00 | $ 75,420 | $ 120,672 |
| **Path B, Step 2: Interim Access** | **SF** | | **Perim** | | |
| **Mill O** | | | | **$** | **335,215** |
| | **18,855** | | **680** | | |
| Equipment | 18,855 | SF | 1.00 | $ 18,855 | $ 30,168 |
| Strtuctural reinforcement - shotcrete | 680 | LF | 195.00 | $ 132,600 | $ 212,160 |
| Provide access points (includes signage) | 18,855 | SF | 0.45 | $ 8,485 | $ 13,576 |
| Provide barriers and rails to manage grade changes | 18,855 | SF | 0.85 | $ 16,027 | $ 25,643 |
| Provide barriers to limit access to hazardous areas | 24,480 | SF | 0.60 | $ 14,688 | $ 23,501 |
| Safety lighting | 18,855 | SF | 1.00 | $ 18,855 | $ 30,168 |
| **Path B, Step 3: Re-Use Prep** | **SF** | | **Perim** | | |
| **Mill O** | | | | **$** | **3,372,636** |
| | **18,855** | | **680** | | |
| Furnishings - stackable tables and chairs | 42 | SET | 4,100.00 | $ 171,790 | $ 274,864 |
| Public utility tie ins - sewer, electric, water | 18,855 | SF | 16.50 | $ 311,108 | $ 497,772 |
| Major seating stair and ramp | 6,500 | SF | 250.00 | $ 1,625,000 | $ 2,600,000 |

| MILL O | Quantity | Unit | RATE | Total | Total w/MU |
|---|---|---|---|---|---|
| ***Total Area:*** | **18,855** | **SF** | | | **60%** |
| **Path B, Step 4: Re-Use Mill O** | **SF** | | **Perim** | | **$14,077,761** |
| | **18,855** | | **680** | | |
| Restrooms | 1,800 | SF | 265.00 | $ 477,000 | $ 763,200 |
| Maintenance Closet | 100 | SF | 85.00 | $ 8,500 | $ 13,600 |
| Storage Area | 300 | SF | 55.00 | $ 16,500 | $ 26,400 |
| Kitchen/Vending Area | 300 | SF | 350.00 | $ 105,000 | $ 168,000 |
| Informational Kiosk | 225 | SF | 250.00 | $ 56,250 | $ 90,000 |
| Lighting | 18,855 | SF | 12.50 | $ 235,688 | $ 377,100 |
| AV Equipment | 18,855 | SF | 5.00 | $ 94,275 | $ 150,840 |
| Seasonal space heating equipment | 27 | EA | 500.00 | $ 13,333 | $ 21,333 |
| New Door Structure | 10 | EA | 5,000.00 | $ 50,000 | $ 80,000 |
| Service and Maintenance Room | 100 | SF | 175.00 | $ 17,500 | $ 28,000 |
| Entrance Vestibule | 400 | SF | 225.00 | $ 90,000 | $ 144,000 |
| Flexible use public rooms | 600 | SF | 225.00 | $ 135,000 | $ 216,000 |
| MEP system | 18,855 | SF | 63.00 | $ 1,187,865 | $ 1,900,584 |
| Replaced glazing - allow | 6,800 | SF | 80.00 | $ 544,000 | $ 870,400 |
| Redevelopment Support Elements | | | | | |
| Structural trusses - allow | 47 | TN | 5,200.00 | $ 245,115 | $ 392,184 |
| One-story redevelopment - office | 18,855 | EA | 265.00 | $ 4,996,575 | $ 7,994,520 |
| Elevators - incl. mech room | 2 | EA | 185,000.00 | $ 370,000 | $ 592,000 |
| Stairways | 1 | LS | 156,000.00 | $ 156,000 | $ 249,600 |

# Willamette Falls River Walk
# 100% Concept Cost Plan

## BOILER AREA PHASE

| Site Improvements | Quantity | Unit | RATE | Total | Total w/MU |
|---|---|---|---|---|---|
| ***Total Area:*** | **25,250** | **SF** | | | **60%** |
| **Demolition and Removals** | | | | **$ 311,417** | **$ 498,267** |
| Fill Removal | 4,676 | CY | 45.00 | $ 210,417 | $ 336,667 |
| Miscellaneous site structure removal/stabilization | 25,250 | SF | 4.00 | $ 101,000 | $ 161,600 |
| **Habitat Restoration** | | | | **$ 14,883** | **$ 23,813** |
| Top soil import | 92 | CY | 35.00 | $ 3,215 | $ 5,144 |
| In-Channel River | | SF | 12.00 | $ - | $ - |
| Off-Channel River | 5,237 | SF | 2.00 | $ 10,474 | $ 16,758 |
| Riparian Basalt | 3,007 | SF | 0.28 | $ 842 | $ 1,347 |
| Riparian Forest | 1,677 | SF | 0.21 | $ 352 | $ 563 |
| Upland Forest | | SF | 0.50 | $ - | $ - |
| Oak Woodland Savanna | | SF | 0.10 | $ - | $ - |
| **Public Access Elements** | | | | **$ 1,570,395** | **$ 2,512,632** |
| Secondary Paths | 350 | LF | 2,400.00 | $ 840,000 | $ 1,344,000 |
| Grated Stairwell | 5 | EA | 35,000.00 | $ 175,000 | $ 280,000 |
| Utilities - Water, Electric, Sewer | 25,250 | SF | 18.00 | $ 454,500 | $ 727,200 |
| Non-Habitat Plantings | 2,500 | SF | 18.28 | $ 45,692 | $ 73,107 |
| Non-Habitat Top Soil Import | 370 | CY | 35.00 | $ 12,963 | $ 20,741 |
| Furnishings | 26 | EA | 1,650.00 | $ 42,240 | $ 67,584 |
| Lighting | | | | $ - | *INCL* |
| **Interim Access Elements** | | | | **$ 104,711** | **$ 167,538** |
| Interim Fencing | 3,242 | LF | 20.50 | $ 66,461 | $ 106,338 |
| Intermin Temp. Scaffolding | | | | $ - | $ - |
| Interim ADA Ramp | 350 | LF | 75.00 | $ 26,250 | $ 42,000 |
| Interim Restrooms | 1 | LS | 12,000.00 | $ 12,000 | $ 19,200 |
| **Structures** | | | | | |
| Boiler Plant | | | | | *See Detail* |
| High Density Stock Cylinder 2 | | | | | *See Detail* |
| Brightening Tower | | | | | *See Detail* |
| THP Reject Refinery | | | | | *See Detail* |
| Platform Structures Associated with Boiler Plant | | | | | *See Detail* |

# Willamette Falls River Walk
# 100% Concept Cost Plan

## BOILER AREA PHASE

| Boiler Plant | Quantity | Unit | RATE | Total | Total w/MU |
|---|---|---|---|---|---|
| ***Total Area:*** | **5,900** | **SF** | | | **60%** |
| **Path A, Step 1 Strategic Demolition** | **SF** | | **Perim** | | |
| **Boiler Plant** | | | | | **$ -** |
| | **5,900** | | **550** | | |
| N/A | | | | | |
| **Path B, Step 1: Selective Removals, Stabilization, and Safety** | **SF** | | **Perim** | | |
| **Boiler Plant** | | | | | **$ 703,840** |
| | **5,900** | | **550** | | |
| Shoring and equipment | 5,900 | SF | 8.00 | $ 47,200 | $ 75,520 |
| Fencing | 550 | LF | 13.00 | $ 7,150 | $ 11,440 |
| Removal of obstructions and loose equipment/materials | 5,900 | SF | 5.00 | $ 29,500 | $ 47,200 |
| Demolition to structure - Remove exterior cladding system | 7,000 | SF | 26.00 | $ 182,000 | $ 291,200 |
| Make safe- Electrical, Mechanical and Plumbing | 5,900 | SF | 9.00 | $ 53,100 | $ 84,960 |
| Make-safe- Structural systems | 5,900 | SF | 14.50 | $ 85,550 | $ 136,880 |
| Remediate from further deterioration | 5,900 | SF | 6.00 | $ 35,400 | $ 56,640 |
| **Path B, Step 2: Interim Access** | **SF** | | **Perim** | | |
| **Boiler Plant** | | | | | **$ 344,560** |
| | **5,900** | | **550** | | |
| Equipment | 5,900 | SF | 3.00 | $ 17,700 | $ 28,320 |
| Provide access points (includes signage) | 5,900 | SF | 8.00 | $ 47,200 | $ 75,520 |
| Provide barriers and rails to manage grade changes | 5,900 | SF | 7.50 | $ 44,250 | $ 70,800 |
| Provide barriers to limit access to hazardous areas | 5,900 | SF | 8.00 | $ 47,200 | $ 75,520 |
| Safety lighting | 5,900 | SF | 10.00 | $ 59,000 | $ 94,400 |
| **Path B, Step 3: Re-Use Prep** | **SF** | | **Perim** | | |
| **Boiler Plant** | | | | | **$ 424,800** |
| | **5,900** | | | | |
| Utilities - Water, Electric, Sewer | 5,900 | SF | 45.00 | $ 265,500 | $ 424,800 |

| Path B, Step 4: Re-Use Boiler Plant | SF | | Perim | | | | $ 374,016 |
|---|---|---|---|---|---|---|---|
| Storage Kiosk | 500 | SF | 250.00 | $ | 125,000 | $ | 200,000 |
| Seasonal space heating elements | 24 | EA | 500.00 | $ | 12,000 | $ | 19,200 |
| Furnishings - stackable tables and chairs | 24 | SET | 4,100.00 | $ | 96,760 | $ | 154,816 |

# Willamette Falls River Walk
# 100% Concept Cost Plan

## BOILER AREA PHASE

| Highdensity Stock Cylinder 2 | Quantity | Unit | RATE | | Total | | Total w/MU |
|---|---|---|---|---|---|---|---|
| ***Total Area:*** | **406** | **SF** | | | | | **60%** |
| **Path A, Step 1 Strategic Demolition** | **SF** | | **Perim** | | | | |
| **Highdensity Stock Cylinder 2** | | | | | | **$** | **4,872** |
| | **406** | | | | | | |
| Demolition - steel framed shed only. | 406 | SF | 7.50 | $ | 3,045 | $ | 4,872 |
| **Path B, Step 1: Selective Removals, Stabilization, and Safety** | **SF** | | **Perim** | | | | |
| **Highdensity Stock Cylinder 2** | | | | | | **$** | **90,147** |
| **25 LF DIA** | **406** | | **71** | | | | |
| Shoring and equipment | 406 | SF | 8.00 | $ | 3,248 | $ | 5,197 |
| Fencing | 71 | LF | 13.00 | $ | 923 | $ | 1,477 |
| Removal of obstructions and loose equipment/materials | 406 | SF | 15.00 | $ | 6,090 | $ | 9,744 |
| Demolition to structure -Remove skirt deck and columns at concrete base | 406 | SF | 55.00 | $ | 22,330 | $ | 35,728 |
| Demolition - remove concrete at water level to create openings | 406 | SF | 35.00 | $ | 14,210 | $ | 22,736 |
| Make safe- Electrical, Mechanical and Plumbing | 406 | SF | 9.00 | $ | 3,654 | $ | 5,846 |
| Make-safe- Structural systems | 406 | SF | 14.50 | $ | 5,887 | $ | 9,419 |
| **Path B, Step 2: Interim Access** | **SF** | | **Perim** | | | | |
| **Highdensity Stock Cylinder 2** | | | | | | **$** | **148,608** |
| | **406** | | **71** | | | | |
| Provide internal cantilevered, grated stair, and (4) landings | 1 | ALW | 50,250 | $ | 50,250 | $ | 80,400 |
| Provide lighting | 406 | SF | 30.00 | $ | 12,180 | $ | 19,488 |
| Provide barriers and rails to manage grade changes | 406 | SF | 55.00 | $ | 22,330 | $ | 35,728 |
| Provide barriers to limit access to hazardous areas | 406 | SF | 20.00 | $ | 8,120 | $ | 12,992 |
| **Path B, Step 3: Re-Use Prep** | **SF** | | **Perim** | | | | |
| **Highdensity Stock Cylinder 2** | | | | | | **$** | **-** |
| | **406** | | **71** | | | | |
| N/A | | | | | | | |
| **Path B, Step 4: Re-Use** | **SF** | | **Perim** | | | | |
| **Highdensity Stock Cylinder 2** | | | | | | **$** | **-** |
| | **406** | | **71** | | | | |
| N/A | | | | | | | |

# Willamette Falls River Walk
# 100% Concept Cost Plan

## BOILER AREA PHASE

| Brightening Tower | Quantity | Unit | RATE | | Total | | Total w/MU |
|---|---|---|---|---|---|---|---|
| ***Total Area:*** | **150** | **SF** | | | | | **60%** |
| **Path A, Step 1 Strategic Demolition** | **SF** | | **Perim** | **$** | **-** | | |
| **Brightening Tower** | | | | | | **$** | **-** |
| | **150** | | | | | | |
| N/A | | | | | | | |
| **Path B, Step 1: Selective Removals, Stabilization, and Safetv** | **SF** | | **Perim** | | | | |
| **Brightening Tower** | | | | | | **$** | **55,280** |
| | **150** | | **50** | | | | |
| Shoring and equipment | 150 | SF | 8.00 | $ | 1,200 | $ | 1,920 |
| Fencing | 50 | LF | 13.00 | $ | 650 | $ | 1,040 |
| Removal of obstructions and loose equipment/materials | 150 | SF | 18.00 | $ | 2,700 | $ | 4,320 |
| Make safe- Electrical, Mechanical and Plumbing | 150 | SF | 20.00 | $ | 3,000 | $ | 4,800 |
| Make-safe- Structural systems | 150 | SF | 165.00 | $ | 24,750 | $ | 39,600 |
| Remediate from further deterioration | 150 | SF | 15.00 | $ | 2,250 | $ | 3,600 |
| **Path B, Step 2: Interim Access** | **SF** | | **Perim** | | | | |
| **Brightening Tower** | | | | | | **$** | **720** |
| | **150** | | | | | | |
| Stabilize for re-use | 150 | SF | 3.00 | $ | 450 | $ | 720 |
| **Path B, Step 3: Re-Use Prep** | **SF** | | **Perim** | | | | |
| **Brightening Tower** | | | | | | **$** | **-** |
| | **150** | | | | | | |
| N/A | | | | | | | |
| **Path B, Step 4: Re-Use** | **SF** | | **Perim** | | | | |
| **Brightening Tower** | | | | | | **$** | **-** |
| | **150** | | | | | | |
| N/A | | | | | | | |

# Willamette Falls River Walk
# 100% Concept Cost Plan

## BOILER AREA PHASE

| THP Reject Refinery | Quantity | Unit | RATE | Total | Total w/MU |
|---|---|---|---|---|---|
| ***Total Area:*** | **8,100** | **SF** | | | **60%** |
| **Path A, Step 1 Strategic Demolition** | **SF** | | **Perim** | | |
| **THP Reject Refinery** | | | | | **$ 362,880** |
| | **8,100** | | **480** | | |
| Demolition to structure - remove exterior cladding system | 8,100 | SF | 28.00 | $ 226,800 | $ 362,880 |
| **Path B, Step 1: Selective Removals, Stabilization, and Safety** | **SF** | | **Perim** | | |
| **THP Reject Refinery** | | | | | **$ 861,216** |
| | **8,100** | | **480** | | |
| Shoring and equipment | 8,100 | SF | 8.00 | $ 64,800 | $ 103,680 |
| Fencing | 480 | LF | 12.00 | $ 5,760 | $ 9,216 |
| Removal of obstructions and loose equipment/materials | 8,100 | SF | 15.00 | $ 121,500 | $ 194,400 |
| Demolition to structure - remove roof cover | 2,100 | SF | 15.00 | $ 31,500 | $ 50,400 |
| Demolition to structure - remove all catwalks and decks | 2,100 | SF | 65.00 | $ 136,500 | $ 218,400 |
| Make safe- Electrical, Mechanical and Plumbing | 8,100 | SF | 4.00 | $ 32,400 | $ 51,840 |
| Make-safe- Structural systems | 8,100 | SF | 18.00 | $ 145,800 | $ 233,280 |
| **Path B, Step 2: Interim Access** | **SF** | | **Perim** | | |
| **THP Reject Refinery** | | | | | **$ 1,845,600** |
| | **8,100** | | **480** | | |
| Clean and weatherize existing steel structural elements | 1 | ALW | 15,000 | $ 15,000 | $ 24,000 |
| Equipment | 8,100 | SF | 9.00 | $ 72,900 | $ 116,640 |
| Remove and replace damaged structural steel critical to structure. | 1 | ALW | 40,000 | $ 40,000 | $ 64,000 |
| Interim access stair to upper levels, (13 flights) | 1 | LS | 715,000 | $ 715,000 | $ 1,144,000 |
| Interim access viewing platform | 1 | LS | 100,000 | $ 100,000 | $ 160,000 |
| Provide access points and stairs (includes signage) | 8,100 | SF | 8.00 | $ 64,800 | $ 103,680 |
| Provide barriers and rails to manage grade changes | 8,100 | SF | 5.00 | $ 40,500 | $ 64,800 |
| Provide barriers to limit access to hazardous areas | 8,100 | SF | 3.00 | $ 24,300 | $ 38,880 |
| Safety lighting | 8,100 | SF | 10.00 | $ 81,000 | $ 129,600 |
| **Path B, Step 3: Re-Use Prep** | **SF** | | **Perim** | | |
| **THP Reject Refinery** | | | | | **$ 233,280** |
| | **8,100** | | **480** | | |
| Utilities - sewer and electricity | 8,100 | SF | 18.00 | $ 145,800 | $ 233,280 |

| Path B, Step 4: Re-Use<br>THP Reject Refinery | SF | | Perim | | | $ 3,875,600 |
|---|---|---|---|---|---|---|
| | 8,100 | | 480 | | | |
| #1 Structure - Vertical Playground | 1,500 | SF | | | | |
| Elevator, (2 stops) | 1 | LS | 190,000.00 | $ | 190,000 | $ 304,000 |
| Roof-type play structure (5 story) | 1 | LS | 500,000.00 | $ | 500,000 | $ 800,000 |
| 3 tube slide structure (various ht.) | 1 | LS | 750,000.00 | $ | 750,000 | $ 1,200,000 |
| Lighting | 1,500 | SF | 88.00 | $ | 132,000 | $ 211,200 |
| Overlook locations (Kid play) | 5 | EA | 40,000.00 | $ | 200,000 | $ 320,000 |
| #2 Structure - Overlook | 2,100 | SF | | | | |
| Overlook - incl. guardrails and benches | 1 | ALW | 178,500.00 | $ | 178,500 | $ 285,600 |
| Architectural kiosk | | | | | | |
| Unisex bathroom | 2 | EA | 76,500.00 | $ | 153,000 | $ 244,800 |
| Vending area - coffee | 1 | ALW | 45,000.00 | $ | 45,000 | $ 72,000 |
| Storage space | 1 | ALW | 18,750.00 | $ | 18,750 | $ 30,000 |
| #3 Structure - Art Grove | 4,500 | SF | | | | |
| Demo concrete slab | 4,500 | SF | 30.00 | $ | 135,000 | $ 216,000 |
| Sub drainage and materials | 4,500 | SF | 20.00 | $ | 90,000 | $ 144,000 |
| Fill - existing materials from site excavation | 2,500 | CY | 12.00 | $ | 30,000 | $ 48,000 |
| Topsoil - see Sitework | | | | | | *INCL* |
| Planting - see Sitework | | | | | | *INCL* |

# Willamette Falls River Walk
# 100% Concept Cost Plan

## BOILER AREA PHASE

| | Quantity | Unit | RATE | Total | Total w/MU |
|---|---|---|---|---|---|
| **Platform Structures** | | | | | |
| ***Total Area:*** | **1,000** | **SF** | | | **60%** |
| **Path A, Step 1 Strategic Demolition** | **SF** | | **Perim** | | |
| **Platform Structures** | | | | | **$ -** |
| | **1,000** | | **50** | | |
| N/A | | | | | |
| **Path B, Step 1: Selective Removals, Stabilization, and Safety** | **SF** | | **Perim** | | |
| **Platform Structures** | | | | | **$ 112,240** |
| | **1,000** | | **50** | | |
| Fencing | 50 | LF | 13.00 | $ 650 | $ 1,040 |
| Stabilize for re-use | 1,000 | SF | 20.00 | $ 20,000 | $ 32,000 |
| Removal of obstructions and loose equipment/materials | 1,000 | SF | 18.00 | $ 18,000 | $ 28,800 |
| Make-safe- Structural systems | 1,000 | SF | 16.50 | $ 16,500 | $ 26,400 |
| Remediate from further deterioration | 1,000 | SF | 15.00 | $ 15,000 | $ 24,000 |
| **Path B, Step 2: Interim Access** | **SF** | | **Perim** | | |
| **Platform Structures** | | | | | **$ -** |
| | **1,000** | | **50** | | |
| N/A | | | | | |
| **Path B, Step 3: Re-Use Prep** | **SF** | | **Perim** | | |
| **Platform Structures** | | | | | **$ -** |
| | **1,000** | | **50** | | |
| N/A | | | | | |
| **Path B, Step 4: Re-Use** | **SF** | | **Perim** | | |
| **Platform Structures** | | | | | **$ -** |
| | **1,000** | | **50** | | |
| N/A | | | | | |

# Willamette Falls River Walk
# 100% Concept Cost Plan

## EASTERN MILL RESERVE AREA PHASE

| Site Improvements | Quantity | Unit | RATE | | Total | | Total w/MU |
|---|---|---|---|---|---|---|---|
| ***Total Area:*** | **30,500** | **SF** | | | | | **60%** |
| **Demolition and Removals** | | | | **$** | **376,167** | **$** | **601,867** |
| Fill Removal | 5,648 | CY | 45.00 | $ | 254,167 | $ | 406,667 |
| Miscellaneous site structure removal/stabilization | 30,500 | SF | 4.00 | $ | 122,000 | $ | 195,200 |
| **Habitat Restoration** | | | | **$** | **21,561** | **$** | **34,497** |
| Top Soil Import | 250 | CY | 35.00 | $ | 8,761 | $ | 14,018 |
| In-Channel River | | SF | 12.00 | $ | - | $ | - |
| Off-Channel River | 3,795 | SF | 2.00 | $ | 7,590 | $ | 12,144 |
| Riparian Basalt | 4,706 | SF | 0.28 | $ | 1,318 | $ | 2,108 |
| Riparian Forest | 18,533 | SF | 0.21 | $ | 3,892 | $ | 6,227 |
| Upland Forest | | SF | 0.50 | $ | - | $ | - |
| Oak Woodland Savanna | | SF | 0.10 | $ | - | $ | - |
| **Public Access Elements** | | | | **$** | **21,833** | **$** | **34,933** |
| Retaining Wall | | | | | | | *N/A* |
| Secondary Paths | | | | | | | *N/A* |
| Utilities - Water, Electric | | | | | | | *N/A* |
| Non-Habitat Plantings | | | | | | | *N/A* |
| Non-Habitat Top Soil Import | | | | | | | *N/A* |
| Furnishings | | | | | | | *N/A* |
| Lighting | | | | | | | *N/A* |
| Stormwater Management Conveyance | | | | | *TBD* | | *TBD* |
| Stormwater Management Structure | 1,800 | SF | 12.13 | $ | 21,833 | $ | 34,933 |
| Main Street Improvements | | | | | *TBD* | | *TBD* |
| Mill H | | | | | | | *See Detail* |
| Woolen Mill | | | | | | | *See Detail* |
| Rewind Building | | | | | | | *See Detail* |
| High Density Stock Cylinder 1 | | | | | | | *See Detail* |
| #1 Paper Machine | | | | | | | *See Detail* |

# Willamette Falls River Walk
# 100% Concept Cost Plan

## EASTERN MILL RESERVE AREA PHASE

| Mill H | Quantity | Unit | RATE | Total | Total w/MU |
|---|---|---|---|---|---|
| ***Total Area:*** | **13,700** | **SF** | | | **60%** |
| **Path A, Step 1 Strategic Demolition** | **SF** | | **Perim** | | |
| **Mill H** | | | | | **$ 186,320** |
| | **13,700** | | **512** | | |
| Demolition to steel structure | 13,700 | SF | 8.50 | $ 116,450 | $ 186,320 |
| **Path B, Step 1: Selective Removals, Stabilization, and Safety** | **SF** | | **Perim** | | |
| **Mill H** | | | | | **$ 546,870** |
| | **13,700** | | **512** | | |
| Shoring and equipment | 13,700 | SF | 3.00 | $ 41,100 | $ 65,760 |
| Fencing | 512 | LF | 12.00 | $ 6,144 | $ 9,830 |
| Removal of obstructions and loose equipment/materials | 13,700 | SF | 4.50 | $ 61,650 | $ 98,640 |
| Make safe- Electrical, Mechanical and Plumbing | 13,700 | SF | 1.00 | $ 13,700 | $ 21,920 |
| Demolition of structure to Slab | 13,700 | SF | 16.00 | $ 219,200 | $ 350,720 |
| Remediate from further deterioration | 13,700 | SF | 4.00 | $ 54,800 | $ 87,680 |
| **Path B, Step 2: Interim Access** | **SF** | | **Perim** | | |
| **Mill H** | | | | | **$ 865,840** |
| | **13,700** | | **512** | | |
| Equipment | 13,700 | SF | 3.00 | $ 41,100 | $ 65,760 |
| Provide access points (includes signage) | 13,700 | SF | 8.00 | $ 109,600 | $ 175,360 |
| Provide barriers and rails to manage grade changes | 13,700 | SF | 7.50 | $ 102,750 | $ 164,400 |
| Provide barriers to limit access to hazardous areas | 13,700 | SF | 8.00 | $ 109,600 | $ 175,360 |
| Safety lighting | 13,700 | SF | 10.00 | $ 137,000 | $ 219,200 |
| Stabilize for re-use | 13,700 | SF | 3.00 | $ 41,100 | $ 65,760 |
| **Path B, Step 3: Re-Use Prep** | **SF** | | **Perim** | | |
| **Mill H** | | | | | **$ -** |
| | **13,700** | | **512** | | |
| N/A | | | | | |
| **Path B, Step 4: Re-Use** | **SF** | | **Perim** | | |
| **Path B, Step 4: Re-Use** | | | | | **$ -** |
| | **13,700** | | **512** | | |
| N/A | | | | | |

# Willamette Falls River Walk
# 100% Concept Cost Plan

## EASTERN MILL RESERVE AREA PHASE

| Woolen Mill Foundation | Quantity | Unit | RATE | Total | Total w/MU |
|---|---|---|---|---|---|
| ***Total Area:*** | **8,000** | **SF** | | | **60%** |
| **Path A, Step 1 Strategic Demolition** | **SF** | | **Perim** | | |
| **Woolen Mill Foundation** | | | | | **$ -** |
| | **8,000** | | **550.00** | | |
| N/A | | | | | *See Yard Area Phase* |
| **Path B, Step 1: Selective Removals, Stabilization, and Safety** | **SF** | | **Perim** | | |
| **Woolen Mill Foundation** | | | | | **$ -** |
| | **8,000** | | **550** | | |
| N/A | | | | | *See Yard Area Phase* |
| **Millwright Shop** | **SF** | | **Perim** | | |
| **Woolen Mill Foundation** | | | | | **$ -** |
| | **8,000** | | **550** | | |
| N/A | | | | | *See Yard Area Phase* |
| **Path B, Step 3: Re-Use Prep** | **SF** | | **Perim** | | |
| **Woolen Mill Foundation** | | | | | **$ 327,822** |
| | **8,000** | | **550** | | |
| Furnishings - stackable tables and chairs | 18 | SET | 4,100.00 | $ 72,889 | $ 116,622 |
| Public utility tie ins - sewer, electric, water | 8,000 | SF | 16.50 | $ 132,000 | $ 211,200 |
| **Path B, Step 4: Re-Use** | **SF** | | **Perim** | | |
| **Woolen Mill Foundation** | | | | | **$ 894,400** |
| | **8,000** | | **550** | | |
| Storage area | 600 | SF | 100.00 | $ 60,000 | $ 96,000 |
| Service and maintenance support room | 800 | SF | 125.00 | $ 100,000 | $ 160,000 |
| Overlook area | | | | | |
| Exterior structural platform | 4,800 | SF | 15.00 | $ 72,000 | $ 115,200 |
| Guardrail with integrated interp. elements | 280 | LF | 225.00 | $ 63,000 | $ 100,800 |
| Stone paving | 4,800 | SF | 55.00 | $ 264,000 | $ 422,400 |

# Willamette Falls River Walk
# 100% Concept Cost Plan

## EASTERN MILL RESERVE AREA PHASE

| Paper Rewind | Quantity | Unit | RATE | Total | Total w/MU |
|---|---|---|---|---|---|
| *Total Area:* | **3,000** | **SF** | | | **60%** |
| **Path A, Step 1 Strategic Demolition** | **SF** | | **Perim** | | |
| **Paper Rewind** | | | | | **$ -** |
| | **3,000** | | **210.00** | | |
| N/A | | | | | |
| **Path B, Step 1: Selective Removals, Stabilization, and Safety** | **SF** | | **Perim** | | |
| **Paper Rewind** | | | | | **$ 140,832** |
| | **3,000** | | **210** | | |
| Shoring and equipment | 3,000 | SF | 3.00 | $ 9,000 | $ 14,400 |
| Fencing | 210 | LF | 12.00 | $ 2,520 | $ 4,032 |
| Removal of obstructions and loose equipment/materials | 3,000 | SF | 4.50 | $ 13,500 | $ 21,600 |
| Selective demolition to remove structure and save columns and beams | 3,000 | SF | 16.00 | $ 48,000 | $ 76,800 |
| Make safe- Electrical, Mechanical and Plumbing | 3,000 | SF | 1.00 | $ 3,000 | $ 4,800 |
| Make-safe- Structural systems | 3,000 | SF | 2.00 | $ 6,000 | $ 9,600 |
| Remediate from further deterioration | 3,000 | SF | 2.00 | $ 6,000 | $ 9,600 |
| **Path B, Step 2: Interim Access** | **SF** | | **Perim** | | |
| **Paper Rewind** | | | | | **$ 189,600** |
| | **3,000** | | **210** | | |
| Equipment | 3,000 | SF | 3.00 | $ 9,000 | $ 14,400 |
| Provide access points (includes signage) | 3,000 | SF | 8.00 | $ 24,000 | $ 38,400 |
| Provide barriers and rails to manage grade changes | 3,000 | SF | 7.50 | $ 22,500 | $ 36,000 |
| Provide barriers to limit access to hazardous areas | 3,000 | SF | 8.00 | $ 24,000 | $ 38,400 |
| Safety lighting | 3,000 | SF | 10.00 | $ 30,000 | $ 48,000 |
| Stabilize for re-use | 3,000 | SF | 3.00 | $ 9,000 | $ 14,400 |
| **Path B, Step 2: Interim Access** | **SF** | | **Perim** | | |
| **Paper Rewind** | | | | | **$ -** |
| | **3,000** | | **210** | | |
| N/A | | | | | |
| **Path B, Step 4: Re-Use** | **SF** | | **Perim** | | |
| | **3,000** | | **210** | | |
| N/A | | | | | |

# Willamette Falls River Walk
# 100% Concept Cost Plan

## EASTERN MILL RESERVE AREA PHASE

| High Density Stock Cylinder 1 | Quantity | Unit | RATE | | Total | | Total w/MU |
|---|---|---|---|---|---|---|---|
| ***Total Area:*** | **1,045** | **SF** | | | | | 60% |
| **Path A, Step 1 Strategic Demolition** | **SF** | | **Perim** | | | | |
| **High Density Stock Cylinder 1** | | | | | | **$** | **14,212** |
| | **1,045** | | **115.00** | | | | |
| Complete Demolition | 1,045 | SF | 8.50 | $ | 8,883 | $ | 14,212 |
| **Path B, Step 1: Selective Removals, Stabilization, and Safety** | **SF** | | **Perim** | | | | |
| **High Density Stock Cylinder 1** | | | | | | **$** | **46,516** |
| **42 LF DIA** | **1,045** | | **115** | | | | |
| Shoring and equipment | 1,045 | SF | 3.00 | $ | 3,135 | $ | 5,016 |
| Fencing | 115 | LF | 12.00 | $ | 1,380 | $ | 2,208 |
| Removal of obstructions and loose equipment/materials | 1,045 | SF | 14.50 | $ | 15,153 | $ | 24,244 |
| Make safe- Electrical, Mechanical and Plumbing | 1,045 | SF | 1.00 | $ | 1,045 | $ | 1,672 |
| Make-safe- Structural systems | 1,045 | SF | 8.00 | $ | 8,360 | $ | 13,376 |
| **Path B, Step 2: Interim Access** | **SF** | | **Perim** | | | | |
| **High Density Stock Cylinder 1** | | | | | | **$** | **66,044** |
| | **1,045** | | **115** | | | | |
| Equipment | 1,045 | SF | 3.00 | $ | 3,135 | $ | 5,016 |
| Provide access points (includes signage) | 1,045 | SF | 8.00 | $ | 8,360 | $ | 13,376 |
| Provide barriers and rails to manage grade changes | 1,045 | SF | 7.50 | $ | 7,838 | $ | 12,540 |
| Provide barriers to limit access to hazardous areas | 1,045 | SF | 8.00 | $ | 8,360 | $ | 13,376 |
| Safety lighting | 1,045 | SF | 10.00 | $ | 10,450 | $ | 16,720 |
| Stabilize for re-use | 1,045 | SF | 3.00 | $ | 3,135 | $ | 5,016 |
| **Path B, Step 3: Re-Use Prep** | **SF** | | **Perim** | | | | |
| **High Density Stock Cylinder 1** | | | | | | **$** | **27,588** |
| | **1,045** | | **115** | | | | |
| Public utility tie ins - sewer, electric, water | 1,045 | SF | 16.50 | $ | 17,243 | $ | 27,588 |
| **Path B, Step 4: Re-Use** | **SF** | | **Perim** | | | | |
| **High Density Stock Cylinder 1** | | | | | | **$** | **418,000** |
| | **1,045** | | **115** | | | | |
| Interior retrofit | 1,045 | SF | 250.00 | $ | 261,250 | $ | 418,000 |

# Willamette Falls River Walk
# 100% Concept Cost Plan

## EASTERN MILL RESERVE AREA PHASE

| Number One Paper Machine | Quantity | Unit | RATE | Total | Total w/MU |
|---|---|---|---|---|---|
| ***Total Area:*** | **11,662** | **SF** | | | **60%** |
| **Path A, Step 1 Strategic Demolition** | **SF** | | **Perim** | | |
| **Number One Paper Machine** | | | | | **$ -** |
| | **11,662** | | **550.00** | | |
| N/A | | | | | |
| **Path B, Step 1: Selective Removals, Stabilization, and Safety** | **SF** | | **Perim** | | |
| **Number One Paper Machine** | | | | | **$ 728,939** |
| | **11,662** | | **550** | | |
| Shoring and equipment | 11,662 | SF | 3.00 | $ 34,986 | $ 55,978 |
| Fencing | 550 | LF | 12.00 | $ 6,600 | $ 10,560 |
| Removal of obstructions and loose equipment/materials | 11,662 | SF | 4.50 | $ 52,479 | $ 83,966 |
| Demolition to structure -Remove 1/2 of structure -retain columns and beams | 11,662 | SF | 26.00 | $ 303,212 | $ 485,139 |
| Make safe- Electrical, Mechanical and Plumbing | 11,662 | SF | 1.00 | $ 11,662 | $ 18,659 |
| Make-safe- Structural systems | 11,662 | SF | 2.00 | $ 23,324 | $ 37,318 |
| Remediate from further deterioration | 11,662 | SF | 2.00 | $ 23,324 | $ 37,318 |
| **Path B, Step 2: Interim Access** | **SF** | | **Perim** | | |
| **Number One Paper Machine** | | | | | **$ 114,626** |
| | **11,662** | | **550** | | |
| Equipment | 11,662 | SF | 1.00 | $ 11,662 | $ 18,659 |
| Provide access points (includes signage) | 11,662 | SF | 1.00 | $ 11,662 | $ 18,659 |
| Provide barriers and rails to manage grade changes | 11,662 | SF | 2.00 | $ 23,324 | $ 37,318 |
| Provide barriers to limit access to hazardous areas | 11,662 | SF | 0.50 | $ 5,831 | $ 9,330 |
| Secure gate | 1 | LS | 7,500 | 7,500 | 12,000 |
| Safety lighting | 11,662 | SF | 1.00 | $ 11,662 | $ 18,659 |
| **Path B, Step 3: Re-Use Prep** | **SF** | | **Perim** | | |
| **Number One Paper Machine** | | | | | **$ -** |
| | **11,662** | | **550** | | |
| | | | | | *Incl. Above* |
| **Path B, Step 4: Re-Use** | **SF** | | **Perim** | | |
| **Number One Paper Machine** | | | | | **$ -** |
| | **11,662** | | **550** | | |
| TBD | | | | | |

# Willamette Falls River Walk
# 100% Concept Cost Plan

## PGE DAM AREA PHASE

| Site Improvements | Quantity | Unit | RATE | Total | Total w/MU |
|---|---|---|---|---|---|
| ***Total Area:*** | **170,000** | **SF** | | | **60%** |
| **Demolition and Removals** | | | | **$ 895,655** | **$ 1,433,047** |
| Fill Removal | 12,593 | CY | 45.00 | $ 566,667 | $ 906,667 |
| Miscellaneous site structure removal/stabilization | 82,247 | SF | 4.00 | $ 328,988 | $ 526,381 |
| **Habitat Restoration** | | | | **$ 102,049** | **$ 163,278** |
| Top soil import | 762 | CY | 35.00 | $ 26,654 | $ 42,647 |
| In-Channel River | | SF | 12.00 | $ - | $ - |
| Off-Channel River | 30,869 | SF | 2.00 | $ 61,738 | $ 98,781 |
| Riparian Basalt | 40,961 | SF | 0.28 | $ 11,469 | $ 18,351 |
| Riparian Forest | 10,417 | SF | 0.21 | $ 2,188 | $ 3,500 |
| Upland Forest | | SF | 0.50 | $ - | $ - |
| Oak Woodland Savanna | | SF | 0.10 | $ - | $ - |
| **Public Access Elements** | | | | **$ 4,767,890** | **$ 7,628,623** |
| PGE Dam Path | 1,255 | LF | 1,720.23 | $ 2,158,890 | $ 3,454,223 |
| Secondary Paths | 485 | LF | 2,400.00 | $ 1,164,000 | $ 1,862,400 |
| Utilities - Water, Electric | 170,000 | SF | 8.50 | $ 1,445,000 | $ 2,312,000 |
| Non-Habitat Plantings | | | | | *See Clarifier* |
| Non-Habitat Top Soil Import | | | | | *See Clarifier* |
| Furnishings | | | | | *Incl. Above* |
| Lighting | | | | | *Incl.* |
| **Structures** | | | | | |
| Clarifier | | | | | *See Detail* |
| Hawley Powerhouse Foundation | | | - | | *See Detail* |

# Willamette Falls River Walk
# 100% Concept Cost Plan

## PGE DAM AREA PHASE

| Clarifier | Quantity | Unit | RATE | | Total | | Total w/MU |
|---|---|---|---|---|---|---|---|
| ***Total Area:*** | **21,601** | **SF** | | | | | 60% |
| **Path A, Step 1 Strategic Demolition** | **SF** | | **Perim** | | | | |
| **Clarifier** | | | | | | **$** | **839,866** |
| | **21,601** | | **541** | | | | |
| N/A | | | | | | | |
| **Path B, Step 1: Selective Removals, Stabilization, and Safety** | **SF** | | **Perim** | | | | |
| **Clarifier** | | | | | | **$** | **839,866** |
| | **21,601** | | **541** | | | | |
| Shoring and equipment | 21,601 | SF | 3.00 | $ | 64,803 | $ | 103,685 |
| Fencing | 541 | LF | 12.00 | $ | 6,492 | $ | 10,387 |
| Removal of obstructions and loose equipment/materials | 21,601 | SF | 8.00 | $ | 172,808 | $ | 276,493 |
| Make safe- Electrical, Mechanical and Plumbing | 21,601 | SF | 1.00 | $ | 21,601 | $ | 34,562 |
| Make-safe- Structural systems | 21,601 | SF | 9.00 | $ | 194,409 | $ | 311,054 |
| Remediate from further deterioration | 21,601 | SF | 3.00 | $ | 64,803 | $ | 103,685 |
| **Path B, Step 2: Interim Access** | **SF** | | **Perim** | | | | |
| **Clarifier** | | | | | | **$** | **-** |
| | **21,601** | | **541** | | | | |
| N/A | | | | | | | |
| **Path B, Step 3: Re-Use Prep** | **SF** | | **Perim** | | | | |
| **Clarifier** | | | | | | **$** | **1,734,110** |
| | **21,601** | | **541** | | | | |
| Demolition - additional portion of clarifier wall | 1,785 | SF | 20.00 | $ | 35,706 | $ | 57,130 |
| Structural reinforcement - shoring | 1,785 | SF | 24.00 | $ | 42,847 | $ | 68,556 |
| Structural support - columns, bases, and footings | 43 | TN | 10,500.00 | $ | 454,440 | $ | 727,104 |
| Water collection system | 21,601 | SF | 2.00 | $ | 43,202 | $ | 69,123 |
| Irrigation system | 21,601 | SF | 2.50 | $ | 54,003 | $ | 86,404 |
| Electric and water connections | 21,601 | SF | 16.50 | $ | 356,417 | $ | 570,266 |
| Drainage and overlow systems to existing structure | 21,601 | SF | 4.50 | $ | 97,205 | $ | 155,527 |

| Clarifier | Quantity | Unit | RATE | Total | Total w/MU |
|---|---|---|---|---|---|
| ***Total Area:*** | **21,601** | **SF** | | | 60% |
| **Path B, Step 4: Re-Use** | **SF** | | **Perim** | | |
| **Path B, Step 4: Re-Use** | | | | | **$ 2,221,277** |
| | **21,601** | | **541** | | |
| Import fill material | 5,600 | CY | 35.00 | $ 196,009 | $ 313,615 |
| Import landform - existing basalt | 9,896 | CY | 12.00 | $ 118,757 | $ 190,012 |
| Habitat restoration | 21,601 | SF | 0.50 | $ 10,801 | $ 17,281 |
| Pathway | 720 | LF | 1,188 | $ 854,802 | $ 1,367,683 |
| Railing | 720 | LF | 150.00 | $ 107,930 | $ 172,687 |
| Interpretive Signage | 1 | LS | 100,000.00 | $ 100,000 | $ 160,000 |

# Willamette Falls River Walk
# 100% Concept Cost Plan

## PGE DAM AREA PHASE

| Hawley Powerhouse Foundation | Quantity | Unit | RATE | Total | Total w/MU |
|---|---|---|---|---|---|
| ***Total Area:*** | **4,250** | **SF** | | | 60% |
| **Path A, Step 1 Strategic Demolition** | **SF** | | **Perim** | | |
| **Hawley Powerhouse Foundation** | | | | | **$ -** |
| | **4,250** | | **275** | | |
| N/A | | | | | |
| **Path B, Step 1: Selective Removals, Stabilization, and Safety** | **SF** | | **Perim** | | |
| **Hawley Powerhouse Foundation** | | | | | **$ 280,680** |
| | **4,250** | | **275** | | |
| Shoring and equipment | 4,250 | SF | 3.00 | $ 12,750 | $ 20,400 |
| Fencing | 275 | LF | 12.00 | $ 3,300 | $ 5,280 |
| Removal of obstructions and loose equipment/materials | 4,250 | SF | 2.50 | $ 10,625 | $ 17,000 |
| Make safe- Electrical, Mechanical and Plumbing | 4,250 | SF | 1.00 | $ 4,250 | $ 6,800 |
| Make-safe- Structural systems | 4,250 | SF | 34.00 | $ 144,500 | $ 231,200 |
| Remediate from further deterioration | 4,250 | SF | 4.00 | $ 17,000 | $ 27,200 |
| **Path B, Step 2: Interim Access** | **SF** | | **Perim** | | |
| **Hawley Powerhouse Foundation** | | | | | **$ -** |
| | **4,250** | | **275** | | |
| N/A | | | | | |
| **Path B, Step 3: Re-Use Prep** | **SF** | | **Perim** | | |
| **Hawley Powerhouse Foundation** | | | | | **$ 112,200** |
| | **4,250** | | **275** | | |
| Public utility tie ins - electric, water | 4,250 | SF | 16.50 | $ 70,125 | $ 112,200 |
| **Path B, Step 4: Re-Use** | **SF** | | **Perim** | | |
| **Hawley Powerhouse Foundation** | | | | | **$ 4,876,000** |
| | **4,250** | | **275** | | |
| Prefabricated structure | 4,250 | SF | 320.00 | $ 1,360,000 | $ 2,176,000 |
| Substructure - steel grate | 4,250 | SF | 350.00 | $ 1,487,500 | $ 2,380,000 |
| Concrete steps and view landings | 1 | LS | 150,000.00 | $ 150,000 | $ 240,000 |
| Preservation of historic artifacts | 1 | LS | 50,000.00 | $ 50,000 | $ 80,000 |

# Willamette Falls River Walk
# 100% Concept Cost Plan

## MILL E AND BLUFF CONNECTION PHASE OPTION 1

| Site Improvements | Quantity | Unit | RATE | Total | Total w/MU |
|---|---|---|---|---|---|
| ***Total Area:*** | **72,000** | **SF** | | | **60%** |
| **Demolition and Removals** | | | | **$ 2,360,270** | **$ 3,923,340** |
| Fill Removal | 13,333 | CY | 45.00 | $ 600,000 | $ 960,000 |
| Dredge removal | 9,499 | CY | 155.00 | $ 1,472,270 | $ 2,355,633 |
| Miscellaneous site structure removal/stabilization | 72,000 | SF | 4.00 | $ 288,000 | $ 460,800 |
| **Habitat Restoration** | | | | **$ 70,305** | **$ 112,488** |
| Top soil import | 615 | CY | 35.00 | $ 21,512 | $ 34,420 |
| In-Channel River | | SF | 12.00 | $ - | $ - |
| Off-Channel Alcove | 15,872 | SF | 2.00 | $ 31,744 | $ 50,790 |
| Riparian Basalt | 12,926 | SF | 0.28 | $ 3,619 | $ 5,791 |
| Riparian Forest | 18,490 | SF | 0.21 | $ 3,883 | $ 6,213 |
| Upland Forest | 19,093 | SF | 0.50 | $ 9,547 | $ 15,274 |
| Oak Woodland Savanna | | SF | 0.10 | $ - | $ - |
| **Public Access Elements** | | | | **$ 2,707,734** | **$ 4,332,375** |
| Retaining Wall | | LS | | $ - | $ - |
| Primary Path Surface | 1 | LS | 1,533,734 | $ 1,533,734 | $ 2,453,975 |
| Secondary Paths | 130 | LF | 2,400.00 | $ 312,000 | $ 499,200 |
| Boat Access | 1 | LS | 250,000.00 | $ 250,000 | $ 400,000 |
| Utilities - Water, Electric, Sewer | 72,000 | SF | 8.50 | $ 612,000 | $ 979,200 |
| Lighting | | | | *Incl. in Secondary Paths Above* | |
| Stormwater Management Conveyance | | | | *TBD* | *TBD* |
| Stormwater Management Structures | | | | *Incl. with East Mill Reserve* | |
| Main Street Improvements | | | | *TBD* | *TBD* |
| Mill E | | | | | *See Detail* |
| Chip Cylinder | | | | | *See Detail* |
| Bleach Plant | | | | | *See Detail* |
| Main Street Platform Area - Replacement Platform | | | | *TBD* | *TBD* |
| Main Street Platform Area - Replacement Retaining Wall | | LS | | *TBD* | *TBD* |

# Willamette Falls River Walk
# 100% Concept Cost Plan

## MILL E and BLUFF CONNECTION PHASE OPTION 1

| Mill E | Quantity | Unit | RATE | Total | Total w/MU |
|---|---|---|---|---|---|
| *Total Area:* | 30,000 | SF | | | 60% |
| **Path A, Step 1 Strategic Demolition** | **SF** | | **Perim** | | |
| **Mill E** | | | | | **$ 768,000** |
| | **30,000** | | **550** | | |
| Complete demolition | 30,000 | SF | 16.00 | $ 480,000 | $ 768,000 |
| **Path B, Step 1: Selective Removals, Stabilization, and Safety** | **SF** | | **Perim** | | |
| **Mill E** | | | | | **$ -** |
| **Option 1** | **30,000** | | **550** | | |
| TBD | | | | | |
| **Path B, Step 2: Interim Access** | **SF** | | **Perim** | | |
| **Mill E** | | | | | **$ -** |
| | **30,000** | | **550** | | |
| TBD | | | | | |
| **Path B, Step 3: Re-Use Prep** | **SF** | | **Perim** | | |
| **Mill E** | | | | | **$ -** |
| | **30,000** | | **550** | | |
| TBD | | | | | |
| **Path B, Step 4: Re-Use** | **SF** | | **Perim** | | |
| **Mill E** | | | | | **$ -** |
| | **30,000** | | **550** | | |
| TBD | | | | | |

# Willamette Falls River Walk
# 100% Concept Cost Plan

## MILL E and BLUFF CONNECTION PHASE OPTION 1

| Chip Cylinder | Quantity | Unit | RATE | | Total | | Total w/MU |
|---|---|---|---|---|---|---|---|
| ***Total Area:*** | **1,149** | **SF** | | | | | **60%** |
| **Path A, Step 1 Strategic Demolition** | **SF** | | **Perim** | | | | |
| **Chip Cylinder** | | | | | | **$** | **-** |
| | **1,149** | | **120** | | | | |
| N/A | | | | | | | |
| | | | | | | $ | - |
| **Path B, Step 1: Selective Removals, Stabilization, and Safety** | **SF** | | **Perim** | | | | |
| **Chip Cylinder** | | | | | | **$** | **81,355** |
| **38 LF DIA** | **1,149** | | **120** | | | | |
| Shoring and equipment | 1,149 | SF | 3.00 | $ | 3,447 | $ | 5,515 |
| Fencing | 120 | LF | 12.00 | $ | 1,440 | $ | 2,304 |
| Removal of obstructions and loose equipment/materials | 1,149 | SF | 15.00 | $ | 17,235 | $ | 27,576 |
| Selective Demolition for access | 1,149 | SF | 16.00 | $ | 18,384 | $ | 29,414 |
| Make safe- Electrical, Mechanical and Plumbing | 1,149 | SF | 1.00 | $ | 1,149 | $ | 1,838 |
| Make-safe- Structural systems | 1,149 | SF | 8.00 | $ | 9,192 | $ | 14,707 |
| **Path B, Step 2: Interim Access** | **SF** | | **Perim** | | | | |
| **Chip Cylinder** | | | | | | **$** | **28,511** |
| | **1,149** | | **120** | | | | |
| Equipment | 1,149 | SF | 1.00 | $ | 1,149 | $ | 1,838 |
| Provide access points (includes signage) | 1,149 | SF | 1.00 | $ | 1,149 | $ | 1,838 |
| Provide barriers and rails to manage grade changes | 1,149 | SF | 2.00 | $ | 2,298 | $ | 3,677 |
| Provide barriers to limit access to hazardous areas | 1,149 | SF | 0.50 | $ | 575 | $ | 919 |
| Provide barriers and rails to manage grade changes | 5,750 | SF | 2 | | 11,500 | | 18,400 |
| Safety lighting | 1,149 | SF | 1.00 | $ | 1,149 | $ | 1,838 |
| **Path B, Step 3: Re-Use Prep** | **SF** | | **Perim** | | | | |
| **Chip Cylinder** | | | | | | **$** | **45,960** |
| | **1,149** | | **120** | | | | |
| Utility service and support for structure | 1,149 | SF | 25.00 | $ | 28,725 | $ | 45,960 |

| Chip Cylinder | Quantity | Unit | RATE | Total | Total w/MU |
|---|---|---|---|---|---|
| ***Total Area:*** | **1,149** | **SF** | | | **60%** |
| **Path B, Step 4: Re-Use Chip Cylinder** | **SF** | | **Perim** | | **$ 8,297,829** |
| **Elevator and Stair to Bluff Connection** | | | | | |
| Bridge Structure | 143 | LF | $ 1,820.23 | $ 260,293 | $ 416,469 |
| Full Enclosed Railing | 143 | LF | $ 950.00 | $ 135,850 | $ 217,360 |
| Foundation | 3100 | CY | $ 750.00 | $2,325,000 | $ 3,720,000 |
| Stair set & Enclosure | 1 | LS | $1,265,000 | $1,265,000 | $ 2,024,000 |
| Elevator - 2 Stop | 1 | LS | $1,200,000 | $1,200,000 | $ 1,920,000 |

# Willamette Falls River Walk
# 100% Concept Cost Plan

## MILL E and BLUFF CONNECTION PHASE OPTION 1

| Bleach Plant | Quantity | Unit | RATE | Total | Total w/MU |
|---|---|---|---|---|---|
| ***Total Area:*** | **3,800** | **SF** | | | **60%** |
| **Path A, Step 1 Strategic Demolition** | **SF** | | **Perim** | | |
| **Bleach Plant** | | | | | **$ -** |
| | **3,800** | | **250** | | |
| N/A | | | | | |
| **Path B, Step 1: Selective Removals, Stabilization, and Safety** | **SF** | | **Perim** | | |
| **Bleach Plant** | | | | | **$ 117,280** |
| | **3,800** | | **250** | | |
| Shoring and equipment | 3,800 | SF | 3.00 | $ 11,400 | $ 18,240 |
| Fencing | 250 | LF | 12.00 | $ 3,000 | $ 4,800 |
| Removal of obstructions and loose equipment/materials | 3,800 | SF | 2.50 | $ 9,500 | $ 15,200 |
| Selective demolition to remove structure and save columns and beams | 3,800 | SF | 8.00 | $ 30,400 | $ 48,640 |
| Make safe- Electrical, Mechanical and Plumbing | 3,800 | SF | 1.00 | $ 3,800 | $ 6,080 |
| Make-safe- Structural systems | 3,800 | SF | 2.00 | $ 7,600 | $ 12,160 |
| Remediate from further deterioration | 3,800 | SF | 2.00 | $ 7,600 | $ 12,160 |
| **Path B, Step 2: Interim Access** | **SF** | | **Perim** | | |
| **Bleach Plant** | | | | | **$ 45,440** |
| | **3,800** | | **250** | | |
| Equipment | 3,800 | SF | 1.00 | $ 3,800 | $ 6,080 |
| Provide access points (includes signage) | 3,800 | SF | 1.00 | $ 3,800 | $ 6,080 |
| Provide barriers and rails to manage grade changes | 3,800 | SF | 2.00 | $ 7,600 | $ 12,160 |
| Provide barriers to limit access to hazardous areas | 3,800 | SF | 0.50 | $ 1,900 | $ 3,040 |
| Secure gate | 1 | LS | 7,500 | 7,500 | 12,000 |
| Safety lighting | 3,800 | SF | 1.00 | $ 3,800 | $ 6,080 |
| **Path B, Step 3: Re-Use Prep** | **SF** | | **Perim** | | |
| **Bleach Plant** | | | | | **$ -** |
| | **3,800** | | **250** | | |
| N/A | | | | | |
| **Path B, Step 4: Re-Use** | **SF** | | **Perim** | | |
| **Bleach Plant** | | | | | |
| | **3,800** | | **250** | | |
| N/A | | | | | |

# Willamette Falls River Walk
# 100% Concept Cost Plan

## MILL E AND BLUFF CONNECTION PHASE OPTION 2

| Site Improvements | Quantity | Unit | RATE | Total | Total w/MU |
|---|---|---|---|---|---|
| ***Total Area:*** | **72,000** | **SF** | | | **60%** |
| **Demolition and Removals** | | | | **$ 888,000** | **$ 1,567,708** |
| Fill Removal | 13,333 | CY | 45 | $ 600,000 | $ 960,000 |
| Dredge removal | 9,499 | CY | 155 | | |
| Miscellaneous site structure removal/stabilization | 72,000 | SF | 4 | $ 288,000 | $ 460,800 |
| **Habitat Restoration** | | | | **$ 70,305** | **$ 112,488** |
| Top Soil Import | 615 | CY | 35.00 | $ 21,512 | $ 34,420 |
| In-Channel River | | SF | 12.00 | $ - | $ - |
| Off-Channel Alcove | 15,872 | SF | 2.00 | $ 31,744 | $ 50,790 |
| Riparian Basalt | 12,926 | SF | 0.28 | $ 3,619 | $ 5,791 |
| Riparian Forest | 18,490 | SF | 0.21 | $ 3,883 | $ 6,213 |
| Upland Forest | 19,093 | SF | 0.50 | $ 9,547 | $ 15,274 |
| Oak Woodland Savanna | | SF | 0.10 | $ - | $ - |
| **Public Access Elements** | | | | **$ 4,407,581** | **$ 7,052,129** |
| Retaining Wall | 11,283 | SF | 175.00 | $ 1,974,525 | $ 3,159,240 |
| Primary Path Surface | 1 | LS | 1,259,056 | $ 1,259,056 | $ 2,014,489 |
| Secondary Paths | 130 | LF | 2,400.00 | $ 312,000 | $ 499,200 |
| Boat Access | 1 | LS | 250,000.00 | $ 250,000 | $ 400,000 |
| Utilities - Water, Electric, Sewer | 72,000 | SF | 8.50 | $ 612,000 | $ 979,200 |
| Lighting | | | | *Incl. in Secondary Paths Above* | |
| Stormwater Management Conveyance | | | | *TBD* | *TBD* |
| Stormwater Management Structures | | | | *Incl. with East Mill Reserve* | |
| Main Street Improvements | | | | *TBD* | *TBD* |
| Mill E | | | | | *See Detail* |
| Bleach Plant | | | | | *See Detail* |
| Digesters and Sulphite Plant | | | | | *TBD* |
| Hawley Building | | | | | *TBD* |
| #1 Paper Machine | | | | | *TBD* |

# Willamette Falls River Walk
# 100% Concept Cost Plan

## MILL E AND BLUFF CONNECTION PHASE OPTION 2

| Mill E | Quantity | Unit | RATE | Total | Total w/MU |
|---|---|---|---|---|---|
| ***Total Area:*** | **30,000** | **SF** | | | **60%** |
| **Path A, Step 1 Strategic Demolition** | **SF** | | **Perim** | | |
| **Mill E** | | | | | **$ 456,000** |
| | **30,000** | | **Perim** | | |
| Complete demolition | 30,000 | SF | 9.50 | $ 285,000 | $ 456,000 |
| **Path B, Step 1: Selective Removals, Stabilization, and Safety** | **SF** | | **Perim** | | |
| **Mill E** | | | | | **$ -** |
| | **30,000** | | **550** | | |
| TBD | | | | | |
| **Path B, Step 2: Interim Access** | **SF** | | **Perim** | | |
| **Mill E** | | | | | **$ -** |
| | **30,000** | | **550** | | |
| TBD | | | | | |
| **Path B, Step 3: Re-Use Prep** | **SF** | | **Perim** | | |
| **Mill E** | | | | | **$ -** |
| | **30,000** | | **550** | | |
| TBD | | | | | |
| **Path B, Step 4: Re-Use** | **SF** | | **Perim** | | |
| **Mill E** | | | | | **$ -** |
| | **30,000** | | **550** | | |
| TBD | | | | | |

# Willamette Falls River Walk
# 100% Concept Cost Plan

## MILL E AND BLUFF CONNECTION PHASE OPTION 2

| Bleach Plant | Quantity | Unit | RATE | Total | Total w/MU |
|---|---|---|---|---|---|
| ***Total Area:*** | **3,800** | **SF** | | | **60%** |
| **Path A, Step 1 Strategic Demolition** | SF | | Perim | **$ -** | **$ -** |
| **Bleach Plant** | | | | | |
| | **3,800** | | **250** | | |
| N/A | | | | | |
| **Path B, Step 1: Selective Removals, Stabilization, and Safety** | **SF** | | **Perim** | | |
| **Bleach Plant** | | | | | **$ 117,280** |
| | **3,800** | | **250** | | |
| Shoring and equipment | 3,800 | SF | 3.00 | $ 11,400 | $ 18,240 |
| Fencing | 250 | LF | 12.00 | $ 3,000 | $ 4,800 |
| Removal of obstructions and loose equipment/materials | 3,800 | SF | 2.50 | $ 9,500 | $ 15,200 |
| Selective demolition to remove structure and save columns and beams | 3,800 | SF | 8.00 | $ 30,400 | $ 48,640 |
| Make safe- Electrical, Mechanical and Plumbing | 3,800 | SF | 1.00 | $ 3,800 | $ 6,080 |
| Make-safe- Structural systems | 3,800 | SF | 2.00 | $ 7,600 | $ 12,160 |
| Remediate from further deterioration | 3,800 | SF | 2.00 | $ 7,600 | $ 12,160 |
| **Path B, Step 2: Interim Access** | **SF** | | **Perim** | | |
| **Bleach Plant** | | | | | **$ 51,840** |
| | **3,800** | | **250** | | |
| Equipment | 3,800 | SF | 1.00 | $ 3,800 | $ 6,080 |
| Provide access points (includes signage) | 3,800 | SF | 1.00 | $ 3,800 | $ 6,080 |
| Provide barriers and rails to manage grade changes | 3,800 | SF | 2.00 | $ 7,600 | $ 12,160 |
| Provide barriers to limit access to hazardous areas | 3,800 | SF | 0.50 | $ 1,900 | $ 3,040 |
| Provide barriers and rails to manage grade changes | 5,750 | LS | 2 | 11,500 | 18,400 |
| Safety lighting | 3,800 | SF | 1.00 | $ 3,800 | $ 6,080 |
| **Path B, Step 3: Re-Use Prep** | **SF** | | **Perim** | | |
| **Bleach Plant** | | | | | **$ -** |
| | **3,800** | | **250** | | |
| N/A | | | | | |
| **Path B, Step 4: Re-Use** | **SF** | | **Perim** | | |
| **Bleach Plant** | | | | | **$ -** |
| | **3,800** | | **250** | | |
| N/A | | | | | |

# Willamette Falls River Walk
# 100% Concept Cost Plan

## MILL E AND BLUFF CONNECTION PHASE OPTION

| Digesters and Sulphite Plant | Quantity | Unit | RATE | Total | Total w/MU |
|---|---|---|---|---|---|
| *Total Area:* | **10,500** | **SF** | | | **60%** |
| **Path A, Step 1 Strategic Demolition** | | | | **$ -** | **$ -** |
| TBD | | | | | |

| **Path B, Step 1: Selective Removals, Stabilization, and Safetv** | **SF** | | **Perim** | | |
|---|---|---|---|---|---|
| **Digesters and Sulphite Plant** | | | | | **$ 731,424** |
| | **10,500** | | **470** | | |
| Shoring and equipment | 10,500 | SF | 3.00 | $ 31,500 | $ 50,400 |
| Fencing | 470 | LF | 12.00 | $ 5,640 | $ 9,024 |
| Removal of obstructions and loose equipment/materials | 10,500 | SF | 15.00 | $ 157,500 | $ 252,000 |
| Selective Demolition for access | 10,500 | SF | 16.00 | $ 168,000 | $ 268,800 |
| Make safe- Electrical, Mechanical and Plumbing | 10,500 | SF | 1.00 | $ 10,500 | $ 16,800 |
| Make-safe- Structural systems | 10,500 | SF | 8.00 | $ 84,000 | $ 134,400 |

| **Path B, Step 2: Interim Access** | **SF** | | **Perim** | | |
|---|---|---|---|---|---|
| **Digesters and Sulphite Plant** | | | | | **$ 101,600** |
| | **10,500** | | **470** | | |
| Equipment | 10,500 | SF | 1.00 | $ 10,500 | $ 16,800 |
| Provide access points (includes signage) | 10,500 | SF | 1.00 | $ 10,500 | $ 16,800 |
| Provide barriers and rails to manage grade changes | 10,500 | SF | 2.00 | $ 21,000 | $ 33,600 |
| Provide barriers to limit access to hazardous areas | 10,500 | SF | 0.50 | $ 5,250 | $ 8,400 |
| Equipment | 5,750 | SF | 1 | 5,750 | 9,200 |
| Safety lighting | 10,500 | SF | 1.00 | $ 10,500 | $ 16,800 |

| **Path B, Step 3: Re-Use Prep** | **SF** | | **Perim** | | |
|---|---|---|---|---|---|
| **Digesters and Sulphite Plant** | | | | | **$ 420,000** |
| | **10,500** | | **470** | | |
| Utility service and support for structure | 10,500 | SF | 25.00 | $ 262,500 | $ 420,000 |

| **Path B, Step 3: Re-Use Prep** | **SF** | | **Perim** | | |
|---|---|---|---|---|---|
| **Digesters and Sulphite Plant** | | | | | **$ 5,180,000** |
| | **10,500** | | **470** | | |
| Bridge Structure | 250 | LF | $ 800.00 | $ 200,000 | $ 320,000 |
| Full Enclosed Railing | 250 | LF | $ 950.00 | $ 237,500 | $ 380,000 |
| Foundation | 3100 | CY | $ 750.00 | $ 2,325,000 | $ 3,720,000 |
| Elevator - 2 Stop, existing shaft | 1 | LS | $ 475,000 | $ 475,000 | $ 760,000 |

# Willamette Falls River Walk
# 100% Concept Cost Plan

## MILL E AND BLUFF CONNECTION PHASE OPTION 2

| Hawley Building | | Quantity | Unit | RATE | Total | Total w/MU |
|---|---|---|---|---|---|---|
| | ***Total Area:*** | **5,750** | **SF** | | | **60%** |
| **Path A, Step 1 Strategic Demolition** | | | | | **$ -** | **$ -** |
| TBD | | | | | | |

# Willamette Falls River Walk
# 100% Concept Cost Plan

## CANEMAH AREA PHASE

| Site Improvements | Quantity | Unit | RATE | Total | Total w/MU |
|---|---|---|---|---|---|
| ***Total Area:*** | **115,000** | **SF** | | | **60%** |
| **Demolition and Removals** | | | | **$ 842,175** | **$ 1,869,856** |
| Fill Removal | 8,519 | CY | 45.00 | $ 383,333 | $ 613,333 |
| Fill removal - Expanded water area | 8,223 | CY | 45.00 | $ 370,033 | $ 592,053 |
| Miscellaneous site structure removal/stabilization | 22,202 | SF | 4.00 | $ 88,808 | $ 142,093 |
| **Habitat Restoration** | | | | **$ 292,453** | **$ 467,924** |
| Top Soil Import | 972 | CY | 35.00 | $ 34,033 | $ 54,453 |
| In-Channel River | 19,174 | SF | 12.00 | $ 230,088 | $ 368,141 |
| Off-Channel Alcove | | SF | 2.00 | $ - | $ - |
| Riparian Basalt | | SF | 0.28 | $ - | $ - |
| Riparian Forest | 50,308 | SF | 0.21 | $ 10,565 | $ 16,903 |
| Upland Forest | 35,534 | SF | 0.50 | $ 17,767 | $ 28,427 |
| Oak Woodland Savanna | | SF | 0.10 | $ - | $ - |
| | | | | $ - | $ - |
| **Public Access Elements** | | | | **$ 7,382,600** | **$11,812,160** |
| Retaining Wall Improvements and Safety Barrier | 2,250 | SF | 58.00 | $ 130,500 | $ 208,800 |
| Primary Path Surface | 22,500 | SF | 75.00 | $ 1,687,500 | $ 2,700,000 |
| Secondary Paths | 50 | LF | 1,352.00 | $ 67,600 | $ 108,160 |
| Boat Access | 1 | LS | 12,000.00 | $ 12,000 | $ 19,200 |
| Utilities - Water, Electric | 1 | LS | 250,000.00 | $ 250,000 | $ 400,000 |
| Furnishings | 45 | EA | 3,000.00 | $ 135,000 | $ 216,000 |
| Lighting | 45 | EA | 15,000.00 | $ 675,000 | $ 1,080,000 |
| RR Overpass and roadway improvements | 800 | LF | 5,531.25 | $ 4,425,000 | $ 7,080,000 |