

Oregon City Parks Shop Oregon City, Oregon LRS Architects Portland, Oregon Concept Budget Probable Cost Estimate - 1.1	ACC Cost Consultants, LLC Stanley J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone: (503) 718-0075 Fax: (503) 718-0077 www.ArchCost.com	Estimate Date: 23-Jun-17 Document Date: 19-Jun-17 Print Date: 23-Jun-17 Print Time: 11:37 AM Constr. Start: Spring 2018
---	--	---

DIRECT CONSTRUCTION COST SUMMARY

Component	Area	\$ / SF	Total
01 Phase 1	3,810 sf	262.47 / sf	\$1,000,000
02 Phase 2	1,540 sf	314.29 / sf	\$484,000
Total Phase 1 + Phase 2			\$1,484,000

The above estimates are for direct construction cost only. They do not include furnishings & equipment, architect and engineer design fees, consultant fees, inspection and testing fees, plan check fees, state sales tax, hazardous material testing and removal, financing costs, owners contingency, nor any other normally associated development costs.

The above estimates assume a competitively bid project, with at least three qualified bidders in each of the major sub-trades as well as the general contractors.

The above estimates assume a construction start date of: Spring 2018. If the start of construction is delayed beyond the date above, the estimates must be indexed at a rate of 5% to 7% per year compounded.

This is a probable cost estimate based on in-progress documentation provided by the Architect. The actual bid documents will vary from this estimate due to document completion, detailing, specification, addendum, etc. The estimator has no control over the cost or availability of labor, equipment, materials, over market conditions or contractor's method of pricing, and contractor's construction logistics and scheduling. This estimate is formulated on the estimator's professional judgment and experience. The estimate makes no warranty, expressed or implied, that the quantities, bids or the negotiated cost of the work will not vary from the estimator's opinion of probable construction cost.

The above costs are rounded to the nearest 1,000.

Oregon City Parks Shop Oregon City, Oregon LRS Architects Portland, Oregon Concept Budget Probable Cost Estimate - 1.1	ACC Cost Consultants, LLC Stanley J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone: (503) 718-0075 Fax: (503) 718-0077 www.ArchCost.com	Estimate Date: 23-Jun-17 Document Date: 19-Jun-17 Print Date: 23-Jun-17 Print Time: 11:37 AM Constr. Start: Spring 2018
---	--	---

Options	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
01 Phase 1	3,810	sf				
New Building	3,810	sf				
foundations						
foundations	3,810	sf	5.00	19,050		
sog	3,810	sf	8.00	30,480		
structure - pre-engineered mtl bldg.	3,810	sf	55.00	209,550		
metal - misc. / carpentry - misc.	3,810	sf	1.75	6,668		
roof / insulation / flashings	3,928	sf	0.00	0		included w/ pre-eng bldg. package
skylights 0%	0	sf	0.00	0		NIC
enclosure	5,628	sf				
entry doors	4	ea	1,650.00	6,600		
auto assist	0	ea	0.00	0		NIC
metal panel / stud backup / insulation	4,784	sf	0.00	0		included w/ pre-eng bldg. package
windows 15%	844	sf	50.00	42,200		
curtainwall 0%	0	sf	0.00	0		NIC
entry canopies	100	sf	55.00	5,500		
finishes	3,810	sf	18.00	68,580		
specialties	3,810	sf	1.50	5,715		
equipment / furnishings	3,810	sf	2.50	9,525		
fire protection	3,810	sf	0.00	0		NIC
plumbing	3,810	sf	6.00	22,860		
hvac	3,810	sf	10.00	38,100		
electrical / fire alarm / communications	3,810	sf	16.00	60,960		
Sub-total	3,810	sf	138.00 /sf		\$525,788	
Site	10,168	sf				
remove existing building	1,048	sf	6.00	6,288		
remove existing restroom building	240	sf	7.50	1,800		
site demolition						
remove wheel stops	9	ea	15.00	135		
remove trellis	1	sum	50.00	50		
remove asphalt pavement	6,102	sf	0.55	3,356		
remove curb	286	lf	2.50	715		
remove walkways	870	sf	1.50	1,305		
misc. removals / temp work	1	sum	1,500.00	1,500		
clear / grub / remove landscape	7,682	sf	0.25	1,921		
remove trees	2	ea	300.00	600		
earthwork / mobilization / erosion control	10,168	sf	6.00	61,008		incl temp work / barricades, etc.
site improvements						
concrete sidewalk	1,422	sf	7.00	9,954		
concrete sidewalk - temp @ PH 1	1,278	sf	7.00	8,946		
curb	382	lf	20.00	7,640		
curb - temp PH 1	120	lf	20.00	2,400		
parking pavement	6,284	sf	2.75	17,281		
pavement markings	1	sum	500.00	500		
site signage	1	sum	0.00	0		NIC - by owner
site furniture (bike racks, etc.)	1	sum	2,000.00	2,000		
landscape / irrigation	2,232	sf	5.00	11,160		
landscape / irrigation - temp PH 1	1,206	sf	2.25	2,714		
trees	12	ea	350.00	4,200		
utilities - allowance						
water service	1	sum	5,000.00	5,000		allowance
sanitary sewer	1	sum	3,500.00	3,500		allowance
storm sewer	1	sum	7,500.00	7,500		allowance
electrical / communications / site lighting	1	sum	15,000.00	15,000		allowance
Sub-total	3,810	sf	46.32 /bldg. sf		\$176,473	

Oregon City Parks Shop Oregon City, Oregon LRS Architects Portland, Oregon Concept Budget Probable Cost Estimate - 1.1	ACC Cost Consultants, LLC Stanley J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone: (503) 718-0075 Fax: (503) 718-0077 www.ArchCost.com	Estimate Date: 23-Jun-17 Document Date: 19-Jun-17 Print Date: 23-Jun-17 Print Time: 11:37 AM Constr. Start: Spring 2018
---	--	---

Options	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
SUB-TOTAL 01 Phase 1				702,261	\$702,261	
Estimating Contingency			15.00%	105,339		
Index To Construction Start	Spring 2018		4.17%	33,650		@ ± 5% 2017, 4% 2018
General Conditions / Insurance / Bond			11.50%	96,744		
General Contractor OH & Profit			5.00%	46,900		
Solar Energy			1.50%	14,773	297,406	42.35%
TOTAL DIRECT CONSTRUCTION COST						
01 Phase 1	3,810	sf	\$262.38 /sf		\$999,667	
Main Level	3,810	sf				

Constr. Start: Spring 2018Estimate - Page 4

Oregon City Parks Shop Oregon City, Oregon LRS Architects Portland, Oregon Concept Budget Probable Cost Estimate - 1.1	<i>ACC Cost Consultants, LLC</i> Stanley J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone: (503) 718-0075 Fax: (503) 718-0077 www.ArchCost.com	Estimate Date: 23-Jun-17 Document Date: 19-Jun-17 Print Date: 23-Jun-17 Print Time: 11:37 AM Constr. Start: Spring 2018
---	---	---

Options	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
SUB-TOTAL 02 Phase 2				312,125	\$312,125	
Estimating Contingency			15.00%	46,819		
Index To Construction Start	Spring 2019		9.38%	33,651		@ ± 5% 2017, 4% 2018
General Conditions / Insurance / Bond			13.50%	53,000		
General Contractor OH & Profit			7.00%	31,192		
Solar Energy			1.50%	7,152	171,813	55.05%
TOTAL DIRECT CONSTRUCTION COST						
02 Phase 2	1,540	sf	\$314.25 /sf		\$483,938	
Main Level	1,540	sf				