

November 6, 2017

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

Re: New Facility at the Existing and Adjacent Property
Option B (Three Phases) Estimated Construction Estimate

Denise:

The following summarizes our recent discussions regarding the planning and construction of a new facility on the existing and recently acquired adjacent property. Included are summary of costs for three phases 1, 2, 3 for your reference. Shop site area is +/- 68,798 SF, this includes the original existing and adjacent acquired property.

Cost Summary:

Preliminary Cost Model	Area SF	Cost / SF	Cost	Sub-totals	Comments
PHASE 1					
Shop Building and Restroom	3,815	\$145.00	\$553,175		
Site Work (12,849 SF)	3,815	\$50.00	\$190,750		
Sub-total				\$743,925	
Estimated Contingency		15.00%	\$111,589		
Index To Construction Start	Spring 2018	4.17%	\$31,022		at +/- 5% 2017, 4% 2018
General Conditions / Insurance / Bond		11.50%	\$85,551		
General Contractor OH & Profit		5.00%	\$37,196		
Solar Energy		1.50%	\$11,159		
Sub-total				\$276,517	
TOTAL DIRECT CONSTRUCTION COST	3,815	\$267.48 / SF		\$1,020,442	
PHASE 2					
Office Building	1,800	\$160.00	\$288,000		
Site Work (9,171 SF)	1,800	\$60.00	\$108,000		
Sub-total				\$396,000	
Estimated Contingency		15.00%	\$59,400		
Index To Construction Start	Spring 2018	4.17%	\$16,513		at +/- 5% 2017, 4% 2018
General Conditions / Insurance / Bond		11.50%	\$45,540		
General Contractor OH & Profit		5.00%	\$19,800		
Solar Energy		1.50%	\$5,940		
Sub-total				\$147,193	
TOTAL DIRECT CONSTRUCTION COST	1,800	\$301.77 / SF		\$543,193	
PHASE 3					
Shop Building	5,000	\$145.00	\$725,000		
Site Work (11,335 SF)	5,000	\$60.00	\$300,000		
Sub-total				\$1,025,000	
Estimated Contingency		15.00%	\$153,750		
Index To Construction Start	Spring 2018	4.17%	\$42,743		at +/- 5% 2017, 4% 2018
General Conditions / Insurance / Bond		11.50%	\$117,875		
General Contractor OH & Profit		5.00%	\$51,250		
Solar Energy		1.50%	\$15,375		
Sub-total				\$380,993	
TOTAL DIRECT CONSTRUCTION COST	5,000	\$281.20 / SF		\$1,405,993	
Phase 1	3,815	\$267.48 / SF		\$1,020,442	
Phase 2	1,800	\$301.77 / SF		\$543,193	
Phase 3	5,000	\$281.20 / SF		\$1,405,993	
Total Phase 1 + Phase 2 + Phase 3				\$2,969,628	

Please let me know if you need any additional information.

LRS Architects, Inc.

A handwritten signature in blue ink, appearing to read "Paul I. Boundy", with a stylized, flowing script.

Paul I. Boundy, Managing Principal

File: 216055

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