

**OREGON CITY PARKS & RECREATION FACILITIES DEFERRED MAINTENANCE**

SITE	AMENITY TYPE	DESCRIPTION	COST	COMMENTS	PRIORITY
<b>Oregon City Pool</b>					
Oregon City Pool	Curbing around metal posts/bleachers		\$3,000	original	1
Oregon City Pool	Sidewalk/curb replacments		\$100,000	original	2
Oregon City Pool	Exterior lighting and cameras		\$5,000		3
Oregon City Pool	Metal Door replacements		\$10,000	original	4
Oregon City Pool	Paint exterior		\$25,000	last completed 2008	5
Oregon City Pool	AHU/RTU		\$10,000		6
Oregon City Pool	Wading pool conversion		\$300,000	past useful lifecycle	7
Oregon City Pool	Patio reconfiguration		\$30,000	should be done with splash pad conversion	8
Oregon City Pool	Bleachers/COF flooring		\$100,000		9
<b>Oregon City Pool Total</b>			<b>\$583,000</b>		

<b>Pioneer Community Center</b>					
Pioneer Center	Hardwood ballroom floor	replacement	\$75,000	original	1
Pioneer Center	HVAC	replacement	\$60,000		2
Pioneer Center	Carpet	replacement	\$60,000		3
Pioneer Center	Freezer	replacement	\$15,000		4
Pioneer Center	Gutters		\$9,000		5
Pioneer Center	Lock/Hardware	D123 replacements	\$30,000		6
Pioneer Center	Windows	replace windows with broken seals	\$3,000	Craftroom	7
Pioneer Center	Water heater		\$2,000		8
Pioneer Center	Sheet ceiling		\$5,000		9
Pioneer Center	Exterior paint		\$13,000	last completed 2008	10
Pioneer Center	Sidewalk/curb replacments		\$45,000	original sidewalk and curbs lifted/sunk/cracking	11
Pioneer Center	Lighting	update original lighting to LED	\$40,000	exterior, hallways, classrooms, kitchen, basement	12
Pioneer Center	Dishwashing machine		\$6,000		13
Pioneer Center	Chair replacements		\$22,000		14
Pioneer Center	ADA signage	compliance need	\$1,000		15
<b>Pioneer Center Total</b>			<b>\$386,000</b>		

<b>End of the Oregon Trail Interpretive &amp; Visitor Center</b>					
<b>Demo</b>					
EOT Interpretive Center	Roofing/flashing	remove	\$10,412		
EOT Interpretive Center	Scupper & downspouts	remove	\$845		
EOT Interpretive Center	Insulation	remove	\$4,767		
EOT Interpretive Center	Carpet	remove	\$1,351		
EOT Interpretive Center	Misc. temp work	cut/patch	\$5,000		
EOT Interpretive Center	Weather protection	temp	\$31,321		
EOT Interpretive Center	Haul & disposal		\$12,763		
		2012 cost	\$66,459		
		30% increase	\$19,938		
		<b>2018 cost</b>	<b>\$86,397</b>		
<b>Carpentry</b>					
EOT Interpretive Center	Ext. wall sheathing		\$27,545		
EOT Interpretive Center	Misc. seismic work		\$33,128		
EOT Interpretive Center	Extend roof parapets		\$17,560		
EOT Interpretive Center	Misc. repair		\$3,500		

		2012 cost	\$81,733		
		30% increase	\$24,520		
		<b>2018 cost</b>	<b>\$106,253</b>		
<b>Thermal Moisture Control</b>					
EOT Interpretive Center	Roof insulation		\$26,029		
EOT Interpretive Center	Wall insulation		\$14,166		
EOT Interpretive Center	Weather & vapor barriers		\$29,166		
EOT Interpretive Center	Roofing		\$65,000	2018 figures	
EOT Interpretive Center	Exterior siding system	fiber cement including trim	\$500,000	2018 figures	
EOT Interpretive Center	Coping		\$10,536		
EOT Interpretive Center	Scuppers		\$2,925		
EOT Interpretive Center	Downspouts		\$2,560		
EOT Interpretive Center	Misc. flashing		\$7,099		
		2012 cost	\$92,481		
		30% increase	\$27,744		
		<b>2018 cost</b>	<b>\$685,225</b>		
<b>Openings</b>					
EOT Interpretive Center	3' egress door		\$2,500		
EOT Interpretive Center	Threshold modification	at stoop and exterior door	\$7,500		
		2012 cost	\$10,000		
		30% increase	\$3,000		
		<b>2018 cost</b>	<b>\$13,000</b>		
<b>Finishes</b>					
EOT Interpretive Center	Prep and paint interiors		\$9,465		
EOT Interpretive Center	Refinish wood floors		\$15,536		
EOT Interpretive Center	Floor prep & carpet		\$11,057		
EOT Interpretive Center	Add handrails		\$5,100		
EOT Interpretive Center	Prep & paint hoops	with high performance paint	\$21,504		
EOT Interpretive Center	Door/hardware	replacement	\$60,000	2018 figures	
EOT Interpretive Center	Ladder access	fix ladder access to buildings (4)	\$12,000	2018 figures	
		2012 cost	\$62,662		
		30% increase	\$18,799		
		<b>2018 cost</b>	<b>\$153,461</b>		
<b>Mechanical &amp; Electrical</b>					
EOT Interpretive Center	HVAC systems	remove and replace	\$100,000	2018 figures	
EOT Interpretive Center	Lighting	remove and replace	\$66,255		
		2012 cost	\$66,255		
		30% increase	\$19,877		
		<b>2018 cost</b>	<b>\$186,132</b>		
<b>Subtotal for Interpretive Center Repair/Renovation</b>			<b>\$1,230,467</b>		
<b>End of the Oregon Trail Services / Restroom Buildings</b>					
EOT Services/Restrooms	Door	remove and reset	\$800		
EOT Services/Restrooms	Misc. tile repair		\$3,000		
EOT Services/Restrooms	Prep & paint interior		\$1,505		
EOT Services/Restrooms	Toilet partitions	remove and replace	\$10,000		
EOT Services/Restrooms	Lighting	remove and replace	\$4,300		
EOT Services/Restrooms	Roof	replace to architectural vs cedar	\$12,000	2018 figures	
EOT Services/Restrooms	Paint		\$4,000	2018 figures	
EOT Services/Restrooms	Siding replacement		\$5,000	2018 figures	
		2012 cost	\$19,605		
		30% increase	\$5,882		

		2018 cost	\$46,487		
<b>Site Repair/Renovation Work</b>					
End of the Oregon Trail	Steps	remove steps from N. parking to post plaza	\$1,120		
End of the Oregon Trail	Earthwork/grading	earthwork/grade/compaction for above	\$2,560		
End of the Oregon Trail	New steps	for above	\$9,000		
End of the Oregon Trail	Landing		\$600		
End of the Oregon Trail	Handrails		\$3,900		
End of the Oregon Trail	Wheel stops	add wheel stops	\$14,640		
End of the Oregon Trail	Restripe for HC parking		\$3,200		
End of the Oregon Trail	ADA ramp	remove/modify ramp at pre-show	\$5,400		
End of the Oregon Trail	Lighting bollards	remove/replace	\$26,400		
End of the Oregon Trail	Lighting at parking lot	remove/replace	\$63,000		
End of the Oregon Trail	Parking lot	original	\$265,000	2018 figures	
		2012 cost	\$129,820		
		30% increase	\$38,946		
		2018 cost	\$433,766		
<b>Henderson Building</b>					
End of the Oregon Trail	Roof		\$35,000	2018 figures	
End of the Oregon Trail	Paint/stain building		\$15,000	2018 figures	
End of the Oregon Trail	Interior ceiling install		\$5,000	2018 figures	
End of the Oregon Trail	Stairs	demo/replace	\$3,000	2018 figures	
End of the Oregon Trail	Downspouts & drainage		\$7,000	2018 figures	
End of the Oregon Trail	Deck Structural Report		\$2,000	2018 figures	
End of the Oregon Trail	Deck	repair/replace per above report	\$25,000	2018 figures	
		2018 cost	\$92,000		
<b>Visitor Center</b>					
EOT Visitor Center	Paint/stain building		\$20,000	2018 figures	
EOT Visitor Center	Siding repair		\$2,500	2018 figures	
EOT Visitor Center	ADA ramp side board	repair	\$5,000	2018 figures	
EOT Visitor Center	LED Lighting		\$10,000	2018 figures	
		2018 cost	\$37,500		

<b>End of the Oregon Trail Sub-Total</b>	<b>\$1,840,220</b>
Estimated Contingency (20%)	<b>\$368,044</b>
Index to Construction (15%)	<b>\$276,033</b>
General Conditions (10%)	<b>\$184,022</b>
General Contractor OH & Profit (15%)	<b>\$276,033</b>
<b>End of the Oregon Trail Total</b>	<b>\$2,944,351</b>

<b>Ermatinger House</b>					
Ermatinger House			\$0	no current deferred maintenance	
<b>Ermatinger House Total</b>			<b>\$0</b>		

Oregon City Pool Total	\$583,000
Pioneer Center Total	\$386,000
End of the Oregon Trail Total	\$2,944,351
Ermatinger House Total	\$0
<b>Report Total Direct Construction Cost</b>	<b>\$3,913,351</b>

Updated Sep. 4, 2018