

Buena Vista Clubhouse Renovation Oregon City, Oregon Parks and Recreation City of Oregon City Budgeting Cost Estimate 1.0	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: 30-Jul-19 Document Date: 11-Jul-18 Print Date: 30-Jul-19 Print Time: 2:25 PM Constr. Start: TBD
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DIRECT CONSTRUCTION COST SUMMARY

Component	Area	\$ / SF	Total	
ESTIMATE	1,186 sf	\$385.34 /sf	\$457,012	
TOTAL DIRECT CONSTRUCTION COST	1,186 sf	\$385.34 /sf	\$457,012	
Budget			\$0	TBD
Indicated Surplus / (Deficit)			(457,012)	
<u>ALTERNATES</u>				
01 Alternate One		Add ±	\$27,963	

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: TBD. 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.

Buena Vista Clubhouse Renovation	ACC Cost Consultants, LLC	Estimate Date: 30-Jul-19
Oregon City, Oregon	Stanley J. Pszczolkowski	Document Date: 11-Jul-18
Parks and Recreation	8060 SW Pfaffie Street, Suite 110	Print Date: 30-Jul-19
City of Oregon City	Tigard, Oregon 97223-8489	Print Time: 2:25 PM
Budgeting Cost Estimate 1.0	Phone: (503) 718-0075 Fax: (503) 718-0077 www.ArchCost.com	Constr. Start: TBD

ESTIMATE	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
Base Bid Estimate						
Demolition						
demo wood deck,steps, railings	70	sf	\$6.00	\$420		
clear/prep site for new ramp,sidewalks	1	sum	1,500.00	1,500		
remove asphalt paving	32	sf	2.00	64		
demo wood porch & steps	70	sf	5.00	350		
demo/prep site for new hardscape	586	sf	1.50	879		allowance
remove conc cont footings	160	lf	10.00	1,600		
remove conc foundation walls	141	lf	15.00	2,115		
temp shoring for foundation work	1,186	sf	17.50	20,755		
demo 6x6 post + pad	1	ea	75.00	75		
demo 6x6 post	2	ea	60.00	120		
demo floor insulation	1,060	sf	0.50	530		
demo kitchen casework	1	allow	350.00	350		
remove door & frame	4	ea	85.00	340		
remove windows	1	ea	80.00	80		
remove exterior skirting	425	sf	1.50	638		
remove comp roofing	1,760	sf	2.00	3,520		
remove low slope roofing	240	sf	2.00	480		
remove gutters	108	lf	0.50	54		
remove downspouts	48	lf	0.50	24		
remove furnace flue / patch roof	1	ea	450.00	450		
remove partitions	15	lf	20.00	300		
demo plumbing	1,186	sf	3.25	3,855		
demo hvac	1,186	sf	3.00	3,558		
demo electrical	1,186	sf	2.00	2,372		
temp weather protection	1	sum	1,500.00	1,500		
tree protection	1	sum	150.00	150		
haul & disposal	1	sum	9,220.00	9,220		
Sub-total	1,186	sf	46.63 /sf		\$55,299	
New Work						
Site						
mobilization	1	sum	5,500.00	5,500		
staking/surevy/layout	1	sum	1,500.00	1,500		
concrete walkway	352	sf	6.75	2,376		
concrete ramp w/cheek walls	146	sf	90.00	13,140		
concrete steps-on-grade	13	sf	125.00	1,625		
concrete landing at t.o. stairs	37	sf	70.00	2,590		
wood porch w/Azek decking	38	sf	145.00	5,510		
stair/ramp railings	90	lf	125.00	11,250		
wood stair railing	16	lf	150.00	2,400		
metal handrail	10	lf	45.00	450		
newel posts + ftgs	2	ea	675.00	1,350		
bike rack	2	ea	350.00	700		
patch/repair landscaping	1	allow	5,000.00	5,000		allowance, verify
						\$53,391
Building						
excavation/backfill/grading	1,186	sf	3.50	4,151		
conc cont footing, 16"x8" (stepped)	160	lf	33.00	5,280		
8" conc stemwalls	1,497	sf	39.00	58,383		
screened foundation vents, 16"x8"	15	ea	30.00	450		
prep for pier pads	13	ea	50.00	650		
install 18" dia precast pier pads	13	ea	95.00	1,235		
4x6 pt post w/top & btm brackets	14	ea	245.00	3,430		
6x6 pt post w/top & btm brackets	3	ea	268.00	804		

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ESTIMATE	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
Base Bid Estimate - Continued						
New Work - continued						
6x8 wd beam	40	lf	48.00	1,920		
4x10 header	5	lf	50.00	250		
2x6 pt sill plate w/ anchors	141	lf	11.00	1,551		
patch/repair siding - allowance	1	allow	1,500.00	1,500		
new cedar wrapped 4x4 pt post	7	lf	42.00	294		
1x4 t&g cedar skirting	425	sf	12.00	5,100		includes support framing
fasteners & hardware	1	sum	1,860.00	1,860		
plam base cabinets	11	lf	375.00	4,125		
plam pass-thru counter	5.8	lf	125.00	729		
plam wainscot at toilet room, 4' aff	84	sf	14.00	1,176		
install underfloor insulation (r30) + vb	1,060	sf	2.50	2,650		
blown-in insulation, at attic	1,120	sf	1.80	2,016		r-54
comp shingle roofing, 40 yr	1,760	sf	9.50	16,720		9:12 slope
felt paper underlayment	1,936	sf	0.30	581		
built-up roofing, 2 ply	240	sf	15.00	3,600		
metal flashings	2,000	sf	1.75	3,500		
prefin gutters	108	lf	15.00	1,620		
prefin downspouts	48	lf	12.00	576		
foundation door & frame, 30"x48"	1	ea	650.00	650		per structural dwg
metal clad pre-hung entry dr + hrdw	2	ea	1,250.00	2,500		
metal clad pre-hung storage rm dr + hrdw	1	ea	1,050.00	1,050		
interior wood door & frame	3	ea	925.00	2,775		
rehab wood windows, (slip)	7	ea	1,061.00	7,427		
new wood window, double hung	1	ea	667.00	667		
refinish wood floors	940	sf	3.75	3,525		
clean/prep floor	220	sf	1.00	220		
new flooring, kitchen & toilet rooms	220	sf	7.00	1,540		
new partitions	220	sf	14.75	3,245		
patch/repair walls	1,186	sf	2.00	2,372		allowance
patch/repair ceilings	220	sf	3.00	660		allowance
accessories, bracing, blk g etc.	1	sum	596.32	596		
remove,repaint,reinstall bldg sign	1	sum	850.00	850		
prep/paint exterior siding	1,890	sf	2.25	4,253		
paint interiors	1,186	sf	2.00	2,372		
misc painting/touchups	1,186	sf	0.25	297		
signs, ada & code required	1	allow	600.00	600		
toilet accessories						
grab bars	1	set	140.00	140		
mirror, 24"x36"	2	ea	175.00	350		
tp dispenser	2	ea	45.00	90		
sanitary napkin disposal	2	ea	55.00	110		
paper towel dispenser	2	ea	55.00	110		

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ESTIMATE	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
Base Bid Estimate - Continued						
New Work - continued						
fire sprinkler system	0	sf	0.00	0		NIC
plumbing	1,186	sf	14.76	17,500		
inspect waste lines & repair as req'd	1	allow	2,500.00	2,500		allowance
hvac - mini split system	1,186	sf	8.50	10,081		
electrical	1,186	sf	15.00	17,790		
low voltage/fire alarm	1,186	sf	7.50	8,895		
Sub-total	1,186	sf	228.25	/sf	270,707	\$217,316
SUB-TOTAL Base Bid Estimate				326,006	\$326,006	
Estimating/Design Contingency			15.00%	48,901		
Index To Construction Start	TBD		0.00%	0		@ ± 7% per year
General Conditions / Insurance / Bond			15.00%	56,236		
General Contractor OH & Profit			6.00%	25,869	131,006	40.19%
TOTAL DIRECT CONSTRUCTION COST						
Base Bid Estimate	1,186	sf	\$385.34	/sf	\$457,012	

ALTERNATE

01 Alternate One					
demo roofing & structure	240	sf	\$4.75	\$1,140	9:12 slope
temp weather protection	240	sf	1.25	300	
demo siding	450	sf	0.75	338	
haul & disposal	1	sum	360.00	360	
roof trusses	240	sf	9.50	2,280	
fascia boards	84	lf	9.00	753	
fasteners & hardware	1	sum	380.00	380	
roof sheathing	474	sf	3.00	1,421	
comp shingle roofing, 40 yr	474	sf	9.50	4,500	
felt paper underlayment	521	sf	0.30	156	
metal drip edge flashings	84	lf	7.25	607	
prefin gutters	32	lf	15.00	475	
prefin downspouts	16	lf	12.00	192	
misc flashings	1	sum	500.00	500	
new cedar siding w/wrb	450	sf	12.50	5,625	
1x8 trim w/z flashing	8.5	lf	15.50	132	
paint siding	450	sf	1.75	788	
Sub-total	1,186	sf	16.82 /sf	\$19,947	
SUB-TOTAL 01 Alternate One			19,947	\$19,947	
Estimating/Design Contingency			15.00%	2,992	@ ± 7% per year
Index To Construction Start	TBD		0.00%	0	
General Conditions / Insurance / Bond			15.00%	3,441	
General Contractor OH & Profit			6.00%	1,583	
				8,016	40.19%
TOTAL DIRECT CONSTRUCTION COST 01 Alternate One			1,186 sf	\$23.58 /sf	\$27,963