



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Staff Report

File Number: 19-476

Agenda Date: 8/21/2019

Status: Agenda Ready

To: City Commission

Agenda #: 7c.

From: Community Services Director Phil Lewis

File Type: Report

SUBJECT:

Buena Vista Club House

RECOMMENDED ACTION (Motion):

Staff seek direction from City Commission on how Community Services staff should dedicate resources to the Buena Vista Club House

BACKGROUND:

At the direction of City Commission, staff are working with the stakeholder group Friends of Buena Vista Club House (FBVCH) to determine construction scope of work and establish refined cost estimates to bring the building into a condition that could be used as a public meeting space.

In-progress drawings were provided by Todd Iselin of Iselin Architects. An add alternate was created which would include creating a gable roof over the kitchen area to improve the head clearance in the kitchen and create a full-height egress door in the kitchen area. The current kitchen door is not suitable for egress but is not required for removal of red tag status by the Building Official.

Using the in-progress drawings, Iselin Architects completed a cost summary for direct construction costs of the project. ACC Cost Consultants were brought in to provide an additional estimate based on the in-progress drawings. Both firms provided a base estimate and an add alternate estimate.

Iselin Architects

Base Estimate: \$285,938

With Add Alternate: \$301,149

ACC Cost Consultants

Base Estimate: \$457,012

With Add Alternate: \$484,975

The estimates listed above are for direct construction costs only. They do not include architect and engineering fees, consultant fees or permits. Architect, engineering and permitting fees would cost an additional 25% of the cost of the project. This expense could be minimized by donation of services if Iselin Architects continues to donate in-kind to the project. Iselin Architects

is estimating that it would cost approximately 25% more for a phased approach to construction. Additionally, construction indexing is currently estimated at 7% per year compounded.

Based on this information, if the City chose to begin construction next year, the cost of full construction of the base design would be \$382,442 - \$611,254. A phased approach for construction would be \$471,798 - \$754,070.

BUDGET IMPACT:

Amount: \$471,798 - \$754,070

FY(s): not identified

Funding Source: not identified