



OREGON SCHOOL FOR THE DEAF

Facilities Assessment Update 2024

BR|IC

BRIC ARCHITECTURE, INC. FEBRUARY 2024

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Acknowledgments

BRIC Architecture, Inc is pleased to submit this update to the Oregon School for the Deaf's existing facility assessment report. These findings and recommendations are a product of our high-level visual assessments of building conditions completed in December 2023 and support the development of a Long-Range Facility Plan to be developed in early 2024.

OREGON DEPARTMENT OF EDUCATION

Melissa Garner, M. Ed. Director of Business Services
Philip Hofmann Deputy Director of Procurement

OREGON SCHOOL FOR THE DEAF

Brian Marshall Maintenance Supervisor
Maintenance Team

BRIC ARCHITECTURE, INC.

David Johnson, AIA Principal-in-Charge
Nancy Rad, AIA NCIDQ Senior Associate
Beth Cantrell, AIA

ARCHITECTURAL COST CONSULTANTS, LLC.

Terence Walton Senior Cost Estimator

STEVE SMITH PHOTOGRAPHY

Drone Photographer



Purpose

BACKGROUND

The Oregon School for the Deaf (OSD) has been in existence since 1870 and at its current location at 999 Locust Street NE, Salem, Oregon 97301 since 1910. The campus includes 19 buildings of various ages, styles, materials, sizes, and uses totaling 270,000 sf.

The campus is nestled amongst residential neighborhoods and commercial development. A railroad line defines the southeast border. The 37.3 acre campus is covered with large trees, lawns, and paths that connect the buildings and athletic fields

The campus serves the needs of both residential and day students during the academic school year. Special programs are run on campus year-round.

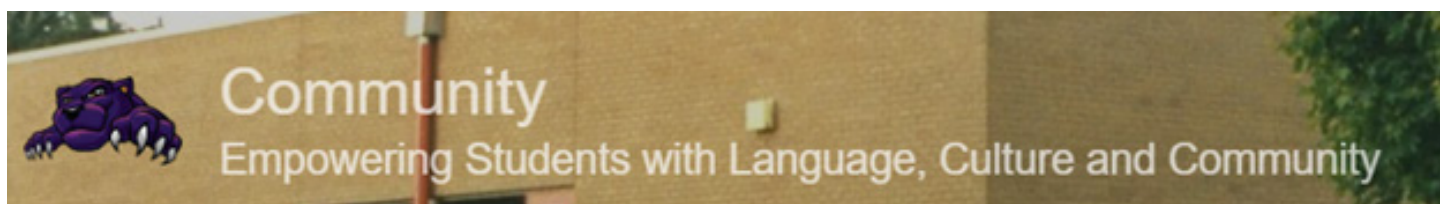


**Portrait of William S. Smith,
Teacher and Founder of the
Oregon School for the Deaf,
c. 1870**

OSD is the only public school for Deaf in Oregon to provide specially designed instruction to students in kindergarten through age 21, from 49 different school districts from all areas of the state.

On-campus opportunities are provided at OSD for individual students to experience not only deaf education, but cultural and social engagement essential to developing communication and interaction abilities. While the OSD campus continues to serve the needs of the Deaf community, this report identifies a range of improvements needed to maintain and develop those services.

The OSD campus celebrates its over 110 years of existence in this location. The majority of campus buildings were constructed between 1958 and 1975. The condition of the overall campus facilities demonstrates the deficiencies of aging buildings and site infrastructure. Buildings of this vintage have inherent issues to be addressed in order to meet today's needs and expectations. This report recognizes those needs and ranks those needs by priority.



Process

This report is based on previous studies and reports, updating information to reflect conditions observed in December 2023. Assessments of architectural, site, structural, plumbing, mechanical, electrical, and technology systems are based on high-level, architect-led, visual assessments of building conditions. Additionally, this report includes known conditions-related deficiencies flagged by Oregon School for the Deaf maintenance and facility personnel.

References used as a base to complete the matrix include:

TITLE	YEAR	SOURCE
OTAK Facilities Study	2008	OSD
State Legislature Budget Report	2011	Public Records
Area Plan for School for Deaf	2013	OSD
Site Systems Tier 2 FCA Analysis	2018	OSD
Tree of Life (Hazardous Material Survey)	2023	OSD

Our architect-led assessment team spent two full working days on site conducting high-level visual assessments of building conditions. The teams were accompanied by OSD maintenance staff as they reviewed each building. Information provided by OSD staff was essential. Findings from the site visits were recorded into the Unifomat II Level 3 Matrix to describe and update noted deficiencies per line item for the campus/site and each building.



Photo credit: waymarking.com

PROCESS

In order to aid in reviewing the large number of issues and conditions-related deficiencies our team observed, we categorized conditions as follows:

SAFETY Conditions and issues related to the physical safety of students, staff, and other potential users of campus facilities.

FIRE LIFE SAFETY/CODE Antiquated infrastructure and other deficiencies related to current applicable building and fire code requirements and standards.

SECURITY Observed issues related to the safety and security of students, staff, and of physical property.

ACCESSIBILITY Deficiencies and other issues related to accessibility standards including the Americans with Disabilities Act (ADA).

HAZARDOUS MATERIALS The presence of known hazardous building materials including (but not limited to) asbestos, lead, and mercury.

INDOOR AIR QUALITY AND VENTILATION Indoor Air Quality refers to the air quality within and around buildings and structures, especially as it relates to the health and comfort of building occupants.

ENERGY Deficiencies related to current State of Oregon energy code requirements for the performance of insulation, equipment, windows, lighting, and other building elements.

GENERAL MAINTENANCE Necessary minor repairs or maintenance that can be performed by OSD maintenance staff.

DEFERRED MAINTENANCE Significant repairs, construction, or other improvements that will likely will require work by a licensed qualified contractor.

SCOPE OF WORK

Descriptions of recommended actions associated with each identified issue or deficiency.

ROUGH ORDER OF MAGNITUDE COSTS

Rough Order of Magnitude (ROM) costs are generated per line item in response to the scope of work for budgeting purposes. Each ROM cost line item includes design contingency and general contractor fees.

EXCLUSIONS AND ASSUMPTIONS

Data/Telecom, access control and lock down systems require further discussion to better understand what is needed.

Landscape, furniture, fixtures and equipment were not included in the base information provided.

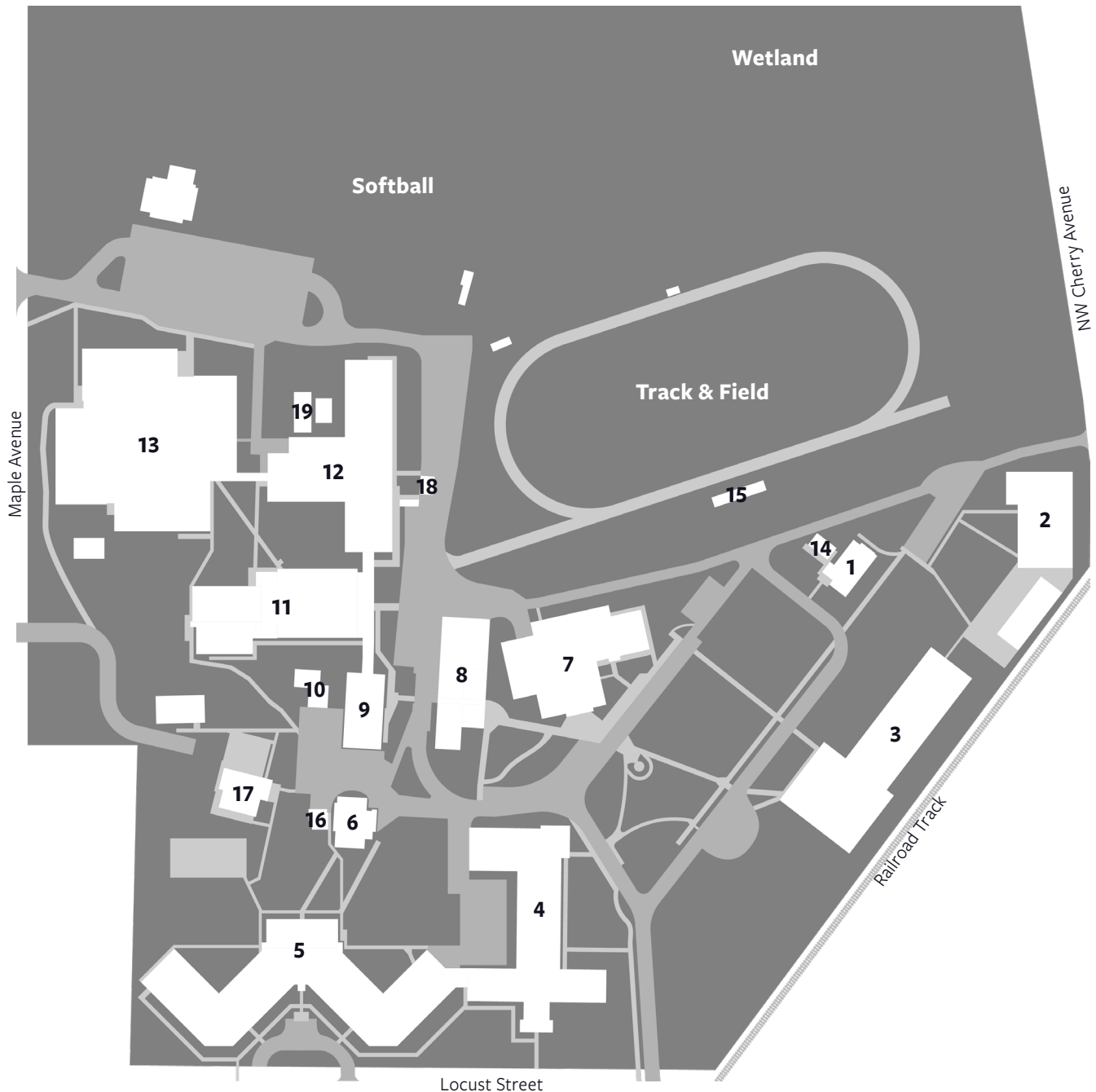
Campus wide LED lamp replacements in existing light fixtures, fire alarm upgrades and adding security cameras are work in progress or on the schedule unless noted otherwise.

Clock system is understood to be working well.

Soft costs for further investigations & testing needed for seismic, hazardous materials and emergency power.

Existing steam tunnel system was not accessed by the assessment team.

Campus Map



BUILDING LEGEND

- | | | | |
|-------------------|-----------------------------|-------------------|------------------|
| 1 Carpenter House | 6 Tillinghast Hall | 11 Peck Gym | 16 Carport |
| 2 Wallace Hall | 7 Clatterbuck Building | 12 Ulmer Building | 17 New Dormitory |
| 3 Peterson Hall | 8 Maintenance/Central Plant | 13 Smith Hall | 18 Pump House |
| 4 Kuenzi Hall | 9 Hokanson Gym | 14 Garage | 19 Green House |
| 5 Lindstrom Hall | 10 Paint Shop | 15 Grandstand | |

Understanding Needs

The OSD campus is comprised of 19 buildings with a variety of uses and a range of physical conditions. This report is intended to prioritize observed issues and deficiencies.

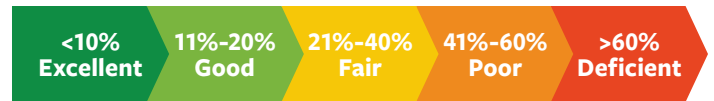
RESIDENTIAL	CURRENT USE
03 Peterson Hall	Girls Dormitory
05 Lindstrom Hall	Boys Dormitory
17 New Dormitory	Student Recreation and Rented to the Public
EDUCATIONAL	
02 Wallace Hall	Adult Education
04 Kuenzi Hall	Elementary School & Museum
09 Hokanson Gym	Physical Education & STEAM
11 Peck Gym	Gymnasium & Pool
12 Ulmer Building	High School
13 Smith Hall	Elementary & Middle School
STUDENT SUPPORT	
07 Clatterbuck Building	Dining Hall & Infirmary
FACILITIES SUPPORT	
08 Maintenance/Central Plant	
10 Paint Shop	
VACANT	
01 Carpenter House & 14 Garage	
06 Tillinghast Hall & 16 Carport	



FACILITY CONDITIONS INDEX

- FCI is used as a benchmark to compare the relative condition of a group of facilities.
- FCI is obtained by aggregating the total cost of any needed or outstanding repairs, renewal or upgrade requirements at a building compared to the current replacement value of the building components. It is the ratio of the “repair needs” to replacement value” expressed in percentage terms.
- A higher FCI may indicate the need for major repairs or improvements, while a low score means the facility is well-maintained and in good shape. FCI plays a crucial role in maintaining the functionality and safety of a facility and helps in making informed decisions about upkeep, upgrades, and capital improvement.

$$\text{FCI} = \frac{\text{Cost of Assessed Needs}}{\text{Building Replacement Value}}$$



	REPLACEMENT COST	FCI FACILITIES CONDITIONS INDEX	TOTAL ASSESSED NEEDS
RESIDENTIAL			
03 Peterson Hall	\$12,727,085	47%	\$5,921,306
05 Lindstrom Hall	\$27,522,450	54%	\$14,964,024
17 New Dorm	\$1,834,853	12%	\$220,782
EDUCATIONAL			
02 Wallace Hall	\$3,350,970	61%	\$2,056,643
04 Kuenzi	\$16,879,752	50%	\$8,477,072
09 Hokanson Gym	\$5,773,680	63%	\$3,648,291
11 Peck Gym	\$12,941,208	16%	\$2,062,454
12 Ulmer	\$9,608,625	54%	\$5,157,464
13 Smith Hall	\$22,538,736	13%	\$2,925,251
STUDENT SUPPORT			
07 Clatterbuck	\$18,520,488	24%	\$4,508,557
FACILITIES SUPPORT			
08 Central Plant	\$8,959,950	29%	\$2,596,014
10 Paint Shop	\$299,700	23%	\$68,034
VACANT			
01 Carpenter House & 14 Garage	\$469,476	128%	\$602,159
06 Tillinghast & 16 Carport	\$1,143,180	98%	\$1,120,355
TOTAL	\$142,570,153		\$54,328,406

UNDERSTANDING NEEDS

NEEDS CATEGORIES

The following are recommended groupings of assessed needs by priority.

PRIORITY 1A: Short-Term Critical Needs

High priority items to preserve assets and meet minimum standards.

SAFETY

- Observed structural concerns, large gaps in guardrails, and tripping hazards

FIRE LIFE SAFETY/CODE

- Updates needed to fire alarm, emergency lighting, and emergency power

SEISMIC

- Perform necessary investigations & evaluation to confirm what's needed

ACCESSIBILITY

Updates needed to meet minimum needs:

- Accessible Route from parking areas to main entrance of buildings & level one of buildings
- One single use toilet
- Dual height drinking fountain
- Accessible Living Units

SECURITY

Updates needed to meet minimum needs:

- Secured/fenced site perimeter
- Buildings are secured/doors close

HAZARDOUS MATERIALS

- Remove hazardous materials observed to be cracked/ friable, or damaged
- Remove hazardous materials identified as standing in the way of general maintenance
- Perform additional testing to confirm materials suspected to be hazardous

DEFERRED MAINTENANCE

- Repair of problematic infrastructure & end of life replacements

PRIORITY 1B: Long-Term Critical Needs

Additional items needed to maintain assets and meet current code. The schedule for these items will be impacted by the outcome of the Long-Range Facility Planning process.

FIRE LIFE SAFETY/CODE

- Egress hardware, fire sprinkler upgrades

SEISMIC

Upgrades pending outcome of further investigations

GENERAL MAINTENANCE

- Patch, paint and repair items

DEFERRED MAINTENANCE

- Domestic water distribution
- Roof replacements anticipated in 5-10 years
- Exterior & interior maintenance & repairs

INDOOR AIR QUALITY AND VENTILATION

- Replace radiator units to provide ventilation
- Corresponding electrical panels & service upgrades

HAZARDOUS MATERIALS

- Remove materials confirmed to be hazardous by testing

PRIORITY 2: Other Assessed Needs

For consideration as part of Capital Improvements projects based on outcome of the Long-Range Facility Planning process.

ACCESSIBILITY

- Accessible route to all levels of building

SECURITY

- Security alarm at each building

ENERGY

- Window replacements
- Add roof & wall insulation
- Lighting upgrades to LED fixtures for improved light quality

DEFERRED MAINTENANCE

- Remodel & repairs to vacant buildings

INDOOR AIR QUALITY AND VENTILATION

- Add or replace cooling systems

HAZARDOUS MATERIALS

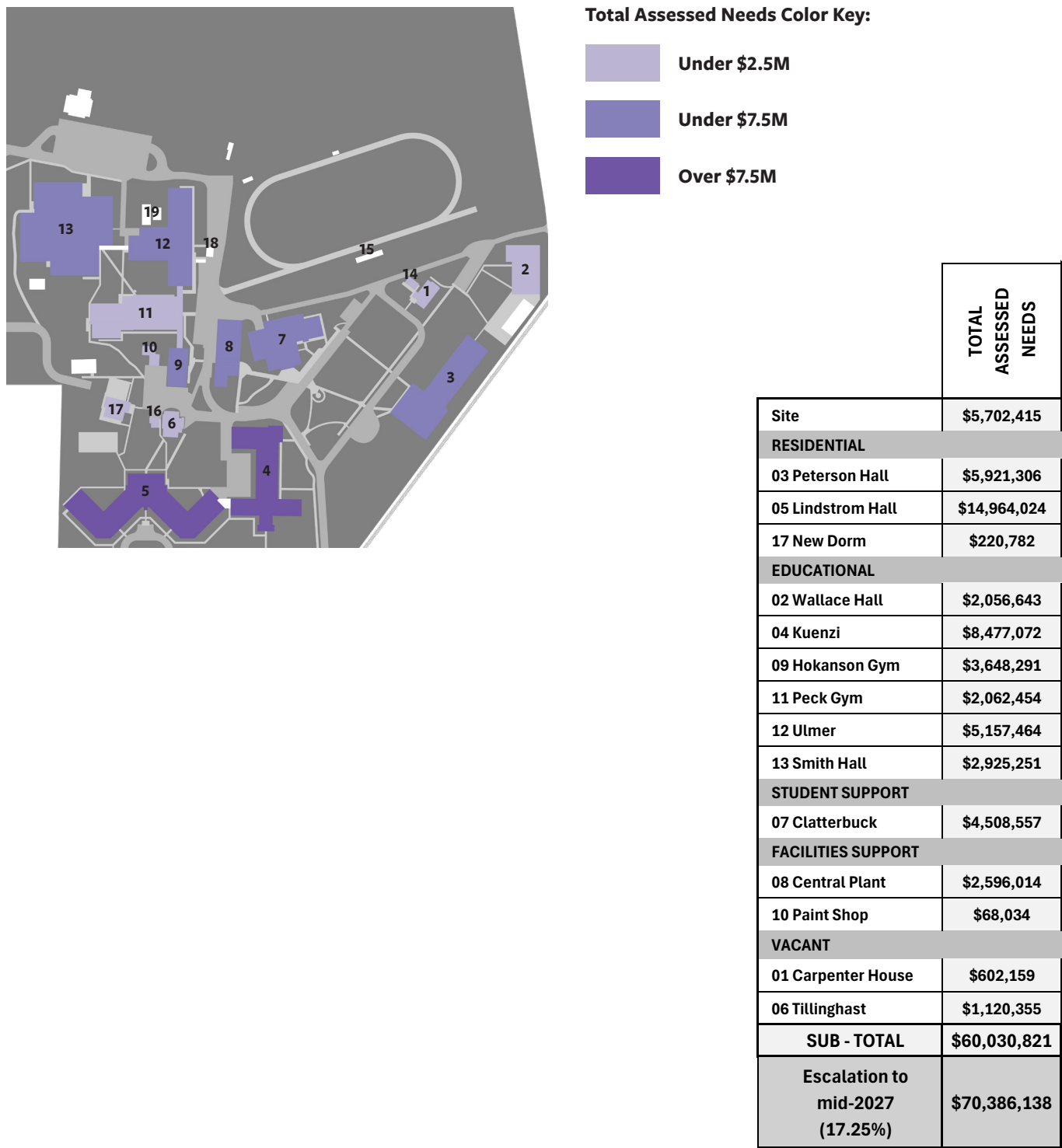
- Remove confirmed hazardous materials as part of remodel and repairs to vacant buildings

SEISMIC

- Upgrades as part of remodel and repairs to vacant buildings

Summary of Recommendations

This campus map represents how the oosts of assessed needs are distributed.



Summary of Recommendations

This chart provides an overview of the assessed needs for the Oregon School for the Deaf campus. It reflects an understanding of the relative condition of the site and buildings. ROM costs provide a gauge to understand the needs of the campus.

- Site and buildings are sorted by use
- Assessed needs are grouped by priority
- Shades of color provide a visual representation of relative cost.

Light Under \$50,000
Medium Under \$500,000
Dark Over \$500,000

		TOTAL ASSESSED CAMPUS NEEDS																							
		Priority 1A SHORT-TERM CRITICAL NEEDS							Priority 1B LONG-TERM CRITICAL NEEDS									Priority 2 OTHER ASSESSED NEEDS							
		High priority items to preserve assets and meet minimum standards							Additional items needed to maintain assets and meet current code The schedule for these items will be impacted by the outcome of the Long-Range Facility Planning process									For consideration as part of the Capital Improvement projects based on outcome of the Long-Range Facility Planning process							
	TOTAL ASSESSED NEEDS	SAFETY	FIRE LIFE SAFETY/CODE	ACCESSIBILITY	SECURITY	HAZARDOUS MATERIALS	DEFERRED MAINTENANCE	TOTAL Priority 1A SHORT-TERM CRITICAL NEEDS	FIRE LIFE SAFETY/CODE	ACCESSIBILITY	SEISMIC	HAZARDOUS MATERIALS	GENERAL MAINTENANCE	DEFERRED MAINTENANCE	INDOOR AIR QUALITY AND VENTILATION	TOTAL Priority 1B LONG-TERM CRITICAL NEEDS	ACCESSIBILITY	SECURITY	ENERGY	SEISMIC	HAZARDOUS MATERIALS	DEFERRED MAINTENANCE	INDOOR AIR QUALITY AND VENTILATION	TOTAL Priority 2 OTHER ASSESSED NEEDS	
Site	\$5,702,415	\$2,510,648	\$28,350	\$1,364,226	\$29,669		\$474,863	\$4,407,756		\$70,000				\$491,414		\$561,414	\$169,080		\$68,040			\$496,125		\$733,245	
RESIDENTIAL																									
03 Peterson Hall	\$5,921,306	\$16,044	\$7,252	\$422,612		\$125,633	\$276,608	\$848,149	\$90,802		\$389,420	\$823,208	\$4,761	\$2,105,273	\$651,042	\$4,064,506	\$313,268	\$34,266	\$661,117					\$1,008,651	
05 Lindstrom Hall	\$14,964,024		192,870	\$220,219		\$1,175,105	\$558,805	\$2,146,999		\$1,277,877	\$1,925,225	\$1,737,744		\$3,057,361	\$4,448,733	\$12,446,940		\$52,345	\$317,740					\$370,085	
17 New Dorm	\$220,782		\$23,802					\$23,802						\$189,568		\$189,568		\$7,412						\$7,412	
EDUCATIONAL																									
02 Wallace Hall	\$2,056,643		\$2,128	\$279,342		\$49,762	\$75,398	\$406,630			\$256,344	\$234,239	\$2,231	\$638,931	\$4,962	\$1,136,707		\$14,175	\$499,131					\$513,306	
04 Kuenzi	\$8,477,072	\$58,119	\$79,825	\$480,031		\$178,057	\$1,392,049	\$2,188,081	\$406,431		\$700,151	\$733,562	\$58,088	\$1,324,540	\$683,797	\$3,906,569	\$26,946	\$34,982	\$2,303,484			\$17,010		\$2,382,422	
09 Hokanson Gym	\$3,648,291	\$186,205	\$3,564	\$94,914			\$176,282	\$460,965	\$130,510		\$1,282,031	\$156,416	\$23,693	\$316,260	\$105,009	\$2,013,919	\$496,125	\$28,630	\$502,403			\$146,249		\$1,173,407	
11 Peck Gym	\$2,062,454	\$194,649	\$5,326	\$20,364		\$56,451	\$339,708	\$616,498	\$38,762			\$46,209	\$191,335	\$153,894	\$748,440	\$1,178,640		\$50,238	\$217,078					\$267,316	
12 Ulmer	\$5,157,464		\$240,813	\$36,593		\$924,617	\$287,773	\$1,489,796		\$40,000	\$313,949			\$1,202,069	\$1,096,792	\$2,652,810		\$35,700	\$353,535			\$625,623		\$1,014,858	
13 Smith Hall	\$2,925,251		\$90,737	\$64,847		\$22,964	\$526,928	\$705,476		\$145,649	\$262,125			\$1,157,519		\$1,565,293		\$59,165	\$464,893			\$130,424		\$654,482	
STUDENT SUPPORT																									
07 Clatterbuck	\$4,508,557	\$247,922	\$9,800	\$165,502			\$1,030,727	\$1,453,951	\$12,717		\$133,426	\$657,591	\$38,803	\$36,293	\$12,050	\$890,880	\$45,670	\$34,727	\$2,051,080			\$32,249		\$2,163,726	
FACILITIES SUPPORT																									
08 Central Plant	\$2,596,014	\$27,005	\$11,070				\$314,960	\$353,035	\$20,838		\$1,313,424	\$77,383	\$88,012	\$239,903		\$1,739,560	\$36,688	\$21,263	\$445,468					\$503,419	
10 Paint Shop	\$68,034						\$32,538	\$32,538								\$0	\$3,080	\$12,064	\$20,352					\$35,496	
VACANT																									
01 Carpenter House	\$602,159	\$6,237						\$6,237						\$105,170		\$105,170	\$180,827	\$9,998	\$80,008		\$8,505	\$211,414		\$490,752	
06 Tillinghast	\$1,120,355		\$876				\$24,473	\$25,349								\$0	\$438,597	\$7,244	\$83,703	\$111,345	\$5,175	\$363,395	\$85,547	\$1,095,006	
SUB - TOTAL	\$60,030,821	\$3,246,829	\$696,413	\$3,148,650	\$29,669	\$2,532,589	\$5,511,112	\$15,165,262	\$700,060	\$1,533,526	\$6,576,095	\$4,466,352	\$406,923	\$11,018,195	\$7,750,825	\$32,451,976	\$1,710,281	\$402,209	\$8,068,032	\$111,345	\$13,680	\$2,022,489	\$85,547	\$12,413,583	
Escalation to mid-2027 (17.25%)	\$70,386,138							\$17,781,270							\$38,049,942							\$14,554,926			

Assessment Summaries

Site

Area 37.3 Acres; Originally 52 Acres

Parking 156 Total, Including (8) Accessible Parking Spots

ADDRESS 999 Locust Street NE, Salem Oregon 97301

YEAR CONSTRUCTED Campus established in 1909



DESCRIPTION

- Bounded by residential properties to north and west, and railroad tracks, commercial and residential to the south and east.
- Plumbing:
 - Waste: Original cast iron.
 - Domestic Water: Original galvanized steel.
- Mechanical: Central steam heating system distributed through a campus wide tunnel system.
- Electrical: 120/240 and 208Y/120 Volt systems.
- Telephone: VOIP through Project Music.
- Data: Independent of phone system. Fiber connection outside of Smith.
- Perimeter fencing and gates secure the campus.
- Parking lots and access roads are paved, except gravel access road to the northern property.
- Site Lighting: 40' h Roadway Lights, 30' h. Parking Lot Lights and 20' h. Walkways.

Critical Needs Summary

SAFETY

- Lifting and cracked pavement.
- Outdated and damaged track and field equipment.
- Outdated emergency generator for the campus is located on the upper level of the Central Plant.

ACCESSIBILITY

- Paths between all buildings and parking need repair/ replacement to proper slope.
- Curbs without curb ramps.
- Site signage need updating to meet requirements.
- Playgrounds need updated surfacing and play equipment.
- Route to Grandstand and track is not accessible.
- Grandstand does not have an accessible viewing area or access to toilet rooms and concessions.

HAZARDOUS MATERIALS

- Pipe insulation likely in tunnels – excluded from this study.

DEFERRED MAINTENANCE

- Storm drainage infrastructure gets clogged and creates wet/soggy areas, especially at area near Ulmer.
- Alligator cracks in areas of roadways and parking lots.
- Corroding domestic water supply piping.

FIRE LIFE SAFETY/CODE

- No emergency lighting circuit for site lighting.

SECURITY

- Leaning fence posts.

SITE ASSESSMENT SUMMARIES

PRIORITY

1A

\$4,407,756

1B

\$561,414

2

\$733,245

77%

10%

13%

**Total Assessed
Site Needs
\$5,702,415**

PRIORITY 1A: Short-Term Critical Needs

TOTAL: \$4,407,756

G20 Site Improvements – Accessibility

Repair or regrade and replace non-compliant and cracked concrete pedestrian paving.

\$454,487

G20 Site Improvements – Accessibility

Update accessible parking to meet current requirements.

\$333,113

G20 Site Improvements – Accessibility

Add accessible ramps at walkways as part of accessible route.

\$63,788

G20 Site Improvements – Security

Leaning fence posts and fabric along site perimeter & at playground. Repair 6' chain link.

\$29,669

G20 Site Improvements – Accessibility

Replace directional & informational site signage.

\$148,838

G20 Site Improvements – Accessibility

Replace playground surfacing and equipment at both playground areas.

\$364,000

G20 Site Improvements – Safety

Gravel track is in disrepair and substandard to meeting safety standards.

\$654,885

G20 Site Improvements – Safety

Replace soggy grass field with synthetic turf and subsurface drainage system.

\$1,600,613

G30 Site Utilities – Deferred Maintenance

Original galvanized domestic water service piping is at end of life. Replace campus water distribution system.

\$453,600

G30 Site Utilities – Deferred Maintenance

Soggy grass area near Peck Gym. Repair storm pipe.

\$21,263

G30 Site Electrical Utilities – Fire Life Safety/Code

Provide emergency lighting circuit for site lighting.

\$28,350

G30 Site Electrical Utilities – Safety

Replace emergency generator located at grade level.

\$255,150

PRIORITY 1B: Long-Term Critical Needs

TOTAL: \$561,414

G20 Site Improvements – Deferred Maintenance

Repair areas of asphalt paving indicated on diagram.

\$399,382

G20 Site Improvements – Deferred Maintenance

Repair areas of concrete paving indicated on diagram.

\$80,692

G20 Site Improvements – Deferred Maintenance

Replace flag pole.

\$11,340

G20 Site Improvements – Accessibility

Replace sport court surfacing & striping.

\$70,000

PRIORITY 2: Other Assessed Needs

TOTAL: \$733,245

G20 Site Improvements – Accessibility

#16 Grandstand in poor condition and non-conforming. Replace with new Grandstand structure.

\$169,080

G30 Site Electrical Utilities – Energy

Replace parking lot pole lighting with LED.

\$68,040

G30 Site Electrical Utilities – Deferred Maintenance

Install field lighting to allow use of track and field safely at night.

\$496,125

SITE ASSESSMENT SUMMARIES



G20 Site Improvements – Safety



G20 Site Improvements – Accessibility



G20 Site Improvements – Safety



G20 Site Improvements – Accessibility



G20 Site Improvements – Safety



G20 Site Improvements – Accessibility



G20 Site Improvements – Accessibility



G20 Site Improvements – Deferred Maintenance

SITE ASSESSMENT SUMMARIES



G20 Site Improvements - Accessibility



G20 Site Improvements - Accessibility



G20 Site Improvements - Accessibility



G20 Site Improvements - Accessibility



G20 Site Improvements - Accessibility



G20 Site Improvements - Accessibility



G20 Site Improvements – Deferred Maintenance

SITE ASSESSMENT DIAGRAM



ASSESSMENT SUMMARIES

#1 Carpenter House

Use Category Vacant

Area 1,932 SF | **Year Constructed** Early 1960's

History/Use

1960's Used as Guest House

2020+- Vacant

Construction Type Wood Frame Structure



DESCRIPTION

- One story wood frame structure on a full basement.
- Wood siding and Composition Roof.
- Building interior in state of partial demolition and unconditioned.
- #14 Garage is a freestanding structure of similar construction and condition to the house.
- The facility could be returned to use as a Guest House for students and parents with a complete remodel.



Critical Needs Summary

SAFETY

- Large gaps/openings at guardrails on exterior stair to basement are a safety hazard.

DEFERRED MAINTENANCE

- As a VACANT building, the primary need is to preserve assets.
- The roof is reaching end of life and the building exterior needs some repairs.
- Adding a heating & ventilating system is important to keep the building conditioned and preserved. No cooling is provided.

#1 CARPENTER HOUSE ASSESSMENT SUMMARIES

PRIORITY

1A 1B
\$6,237 \$105,170

2
\$490,572

FCI: 128%

1%	17%	82%	Total Assessed Building Needs \$601,979
----	-----	-----	--

PRIORITY 1A: Short-Term Critical Needs		TOTAL: \$6,237
C20 Stairs – Safety		
Add perforated metal infill panels at exterior guardrail at steps to basement.		\$6,237
PRIORITY 1B: Long-Term Critical Needs		TOTAL: \$105,170
B20 Exterior Enclosure – Deferred Maintenance		
Paint on wood siding is bubbling. Proper prep and repaint.		\$18,109
B30 Roofing – Deferred Maintenance		
Composition 15-20 years old. Replace end of life roof.		\$44,536
D30 HVAC Systems – Deferred Maintenance		
Radiators are dismantled. Install new unit ventilators.		\$42,525
PRIORITY 2: Other Assessed Needs		TOTAL: \$490,572
B20 Exterior Enclosure – Energy		
Insulation unlikely to meet code minimum. Install code minimum exterior wall insulation.		\$26,557
B20 Exterior Enclosure – Energy		
Original single pane windows. Cracked window putty. Replace exterior windows.		\$37,976
B20 Exterior Enclosure – Accessibility		
Threshold too high. Replace Main Entry door & frame.		\$4,253
B20 Exterior Enclosure – Deferred Maintenance		
Peeling paint on exterior doors. Repair, patch and paint.		\$2,977
B20 Exterior Enclosure – Accessibility		
Replace knob style door hardware at Main Entry.		\$2,127
B30 Roofing – Energy		
Insulation unlikely to meet code minimum. Install code minimum roof insulation.		\$9,723
C10 Interior Construction – Deferred Maintenance		
Investigate cause of cracks in basement walls. Repair, patch & paint.		\$4,962
C10 Interior Construction – Accessibility		
Replace interior doors & widen openings to provide accessible route on level one.		\$20,554
C10 Interior Construction – Accessibility		
Replace knob style door hardware.		\$5,224
C10 Interior Construction – Accessibility		
Replace kitchen to be accessible.		\$38,982
C10 Interior Construction – Accessibility		
Replace toilet rooms to be accessible.		\$46,778
C20 Stairs – Accessibility		
Demo and construct new front porch and ramp.		\$43,136
C20 Stairs – Deferred Maintenance		
Replace worn carpet at stairs.		\$3,053
C30 Interior Finishes – Deferred Maintenance		
Repair water leak at tunnel entry.		\$6,379
C30 Interior Finishes – Deferred Maintenance		
Patch, repair and paint walls in basement.		\$8,628

#1 CARPENTER HOUSE ASSESSMENT SUMMARIES

PRIORITY 2: Other Assessed Needs (continued)	
C30 Interior Finishes – Deferred Maintenance Replace damaged & worn carpet on level one.	\$8,560
C30 Interior Finishes – Deferred Maintenance Refinish hardwood floors on level one.	\$11,687
C30 Interior Finishes – Accessibility Replace sheet vinyl flooring in kitchen and toilet rooms.	\$5,916
C30 Interior Finishes – Deferred Maintenance Replace basement flooring.	\$67,535
C30 Interior Finishes – Deferred Maintenance Wet floor area in mechanical room. Investigate cause and repair	\$6,848
C30 Interior Finishes – Deferred Maintenance Prep, patch, and paint all ceilings.	\$6,164
D20 Plumbing Systems – Accessibility Replace Kitchen & Toilet Room plumbing fixtures.	\$13,857
D20 Plumbing Systems – Deferred Maintenance Replace domestic water lines.	\$24,923
D20 Plumbing Systems – Deferred Maintenance Address drainage concern in basement.	\$9,214
D30 HVAC Systems – Hazardous Materials Abate & replace pipe insulation.	\$8,505
D30 HVAC Systems – Deferred Maintenance Replace pneumatic controls with digital.	\$16,433
D50 Electrical Systems – Deferred Maintenance Replace lighting.	\$7,797
D50 Electrical Systems – Deferred Maintenance Re-lamp basement lighting.	\$1,418
D50 Electrical Systems – Deferred Maintenance Rewire entire facility. Include emergency lighting circuit.	\$5,752
D50 Electrical Systems – Deferred Maintenance Upgrade fire alarm system.	\$9,998
D50 Electrical Systems – Energy Add occupancy sensors.	\$5,752
E10 Equipment – Deferred Maintenance Replace appliances.	\$8,222

#1 CARPENTER HOUSE ASSESSMENT SUMMARIES



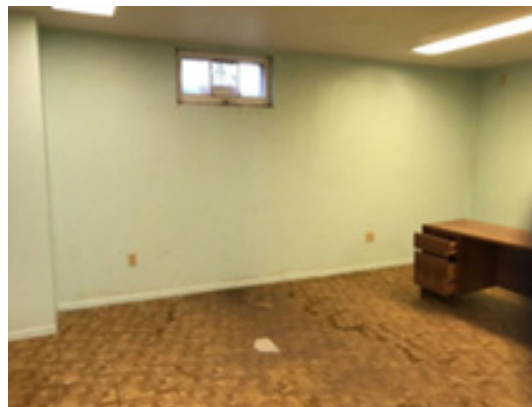
C20 Stairs - Safety



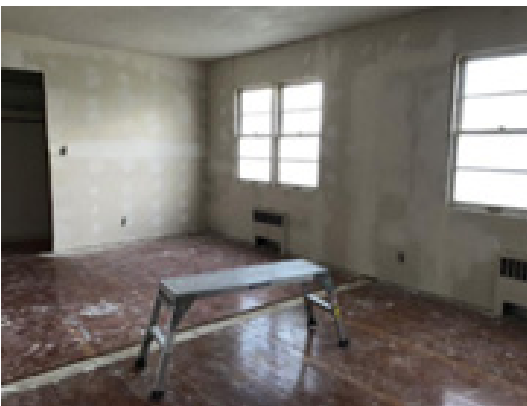
C30 Interior Finishes – Deferred Maintenance



B20 Exterior Enclosure – Deferred Maintenance



D20 Plumbing Systems – Deferred Maintenance



C30 Interior Finishes – Deferred Maintenance



C10 Interior Construction – Accessibility

ASSESSMENT SUMMARIES

#2 Wallace Hall

Use Category Educational

Area 7,092 SF | **Year Constructed** 1958

History/Use

1958 – 2008+ Residence Hall for Children

2008+ – Present OSD Adult Transition Program

Construction Type Wood Frame Structure



DESCRIPTION

- One story wood frame structure.
- Painted concrete exterior and single ply membrane Roof.
- 9 Rooms center on a common living room space with shared toilet rooms.
- Full kitchen, dining room and laundry.
- Steam radiators/no cooling.



Critical Needs Summary

ACCESSIBILITY

- Door openings along accessible route to primary use areas are too narrow.
- Door hardware repairs & upgrades needed along accessible route.
- No accessible toilet rooms.
- Kitchen is not accessible.

FIRE LIFE SAFETY/CODE

- Emergency lighting may be needed.
- Outdated egress door hardware.

HAZARDOUS MATERIALS

- Cracked 9x9 floor tiles exposed.
- Additional materials are suspect to have asbestos and stand in the way of ongoing maintenance.

DEFERRED MAINTENANCE

- Roof is reaching life expectancy.
- Problematic pneumatic controls.
- All plumbing fixtures are obsolete, worn and stained and child size.
- Aging domestic water, sanitary and storm drainage systems.
- Older Electrical panel & service.

INDOOR AIR QUALITY & VENTILATION

- Radiant heaters do not provide ventilation or cooling.
- Condensation on windows.

SEISMIC

- Evaluation needed to confirm the extent of seismic deficiencies.

#2 WALLACE HALL ASSESSMENT SUMMARIES

PRIORITY

1A \$406,630	1B \$1,136,707	2 \$513,306	FCI: 61%
20%	55%	25%	Total Assessed Building Needs \$2,056,643

PRIORITY 1A: Short-Term Critical Needs			TOTAL: \$406,630
B20 Exterior Enclosure – Accessibility	Provide automatic door opener at main entrance & replace knob hardware.		\$8,505
C10 Interior Construction – Accessibility	Widen and replace interior doors along accessible route.		\$107,377
C10 Interior Construction – Accessibility	Replace knob style door hardware at interior doors along accessible route. MISSING		\$14,800
C10 Interior Construction – Accessibility	Interior room signage		\$4,964
C30 Interior Finishes – Accessibility	Ceramic wall tile as part of Toilet Room remodel.		\$15,026
C30 Interior Finishes – Hazardous Materials	Abate cracked/friable vat & replace with VCT flooring.		\$49,762
C30 Interior Finishes – Accessibility	Replace rubber base as part of flooring replacement.		\$8,051
C30 Interior Finishes – Accessibility	Ceramic floor tile as part of Toilet Room remodel.		\$9,214
D20 Plumbing Fixtures – Accessibility	New plumbing fixtures as part of Toilet Room remodel.		\$32,178
D20 Plumbing Fixtures – Accessibility	Replace drinking fountain with dual height.		\$7,938
D30 HVAC Systems – Deferred Maintenance	Replace problematic pneumatic controls with digital.		\$75,398
D50 Electrical Systems – Fire Life Safety/Code	Provide emergency lighting circuit.		\$2,128
E10 Equipment – Accessibility	Replace appliances as part of Kitchen remodel.		\$14,672
E10 Equipment – Accessibility	Replace toilet accessories as part of Toilet Room remodel.		\$2,524
E10 Equipment – Accessibility	Replace toilet partitions as part of Toilet Room remodel.		\$15,026
E20 Furnishings – Accessibility	Replace kitchen cabinets as part of Kitchen remodel.		\$39,067
PRIORITY 1B: Long-Term Critical Needs			TOTAL: \$1,136,707
B10 Superstructure – Seismic	Glulam beams & 2x decking. Add plywood sheathing.		\$31,850
B10 Superstructure – Seismic	Install roof to exterior wall connections and associated costs.		\$63,749
B20 Exterior Enclosure – Seismic	Add shear to exterior concrete walls with texture surface and paint.		\$160,745
B30 Roofing – Deferred Maintenance (Energy)	Replace membrane roofing system. Includes add code minimum insulation.		\$366,821
B30 Roofing – General Maintenance	Clean skylights.		\$700

#2 WALLACE HALL ASSESSMENT SUMMARIES

PRIORITY 1B: Long-Term Critical Needs (continued)	
C30 Interior Finishes – Hazardous Materials Abate plaster if found to contain asbestos. Add wallboard and paint.	\$184,477
C30 Interior Finishes – Deferred Maintenance Replace worn carpet.	\$22,527
C30 Interior Finishes – Hazardous Materials Abate & replace glue-up ceiling tile if found to contain asbestos.	\$49,762
C30 Interior Finishes – Deferred Maintenance Abate & replace painted gypsum board ceilings if found to contain asbestos.	\$60,319
D20 Plumbing Systems – Deferred Maintenance Replace corroded domestic waterlines.	\$150,794
D20 Plumbing Systems – General Maintenance Repair overflowing gutter & downspout.	\$1,531
D30 HVAC Systems – Deferred Maintenance Repair leak in ducts.	\$2,835
D30 HVAC Systems – Deferred Maintenance Add lagging to pipe hangers and fittings.	\$15,081
D30 HVAC Systems – Deferred Maintenance Replace broken baseboard heaters.	\$17,719
D30 HVAC Systems – Indoor Air Quality/Ventilation Replace loud exhaust fan.	\$4,962
D40 Fire Protection Systems – Deferred Maintenance Repair leak in fire sprinkler system located in basement near fire riser.	\$2,835
PRIORITY 2: Other Assessed Needs	TOTAL: \$513,306
B20 Exterior Enclosure – Energy Insulation unlikely to meet code minimum. Install code minimum exterior wall insulation.	\$134,215
B20 Exterior Enclosure – Energy Original single pane windows. Cracked window putty. Replace exterior windows.	\$281,781
B20 Exterior Enclosure – Energy Replace inefficient exterior doors (not main entry).	\$14,530
B30 Roofing – Energy Insulation unlikely to meet code minimum. Install code minimum roof insulation. Included as part of roof replacement.	See 1B
D50 Electrical Systems – Energy Replace interior lighting in skylights with LED.	\$13,573
D50 Electrical Systems – Energy Replace interior lighting with LED.	\$35,187
D50 Electrical Systems – Energy Replace exterior lighting.	\$5,670
D50 Electrical Systems – Security Install intrusion alarm system.	\$14,175
D50 Electrical Systems – Energy Add occupancy sensors.	\$14,175

#2 WALLACE HALL ASSESSMENT SUMMARIES



E20 Furnishings – Accessibility



C30 Interior Finishes – Hazardous Materials



C10 Interior Construction – Accessibility



D30 HVAC Systems – Deferred Maintenance



E10 Equipment – Accessibility



C30 Interior Finishes – Hazardous Materials



B20 Exterior Enclosure – Energy



B10 Superstructure – Seismic

ASSESSMENT SUMMARIES

#3 Peterson Hall

Use Category Residential

Area 24,173 SF | **Year Constructed** 1962

History/Use

1962 - Present Girl's Residence Hall

Construction Type Wood Frame Structure



DESCRIPTION

- One story wood frame structure on a partial basement.
- Brick veneer with painted stucco panels and single ply membrane Roof.
- Exposed wood structure over the entry and gathering space with common area kitchen.
- Residential units including single rooms with shared bath and apartment style units.
- Laundry, Recreation, and Mechanical Rooms are located in the basement.
- Capacity to house up to 90 occupants.
- Steam radiators/No cooling.



Critical Needs Summary

SAFETY

- Large gaps/openings at guardrails on exterior stair to basement are a safety hazard.

ACCESSIBILITY

- Door openings along accessible route to primary use areas are too narrow.
- Door hardware repairs and upgrades needed at main entry and along accessible route.
- Residential units are not accessible.
- Common area Kitchen is not accessible.
- Basement is not accessible and currently has Program accessed by students and staff.

FIRE LIFE SAFETY/CODE

- Emergency lighting maybe needed.
- Outdated egress door hardware.

SEISMIC

- Evaluation needed to confirm extent of seismic deficiencies.

HAZARDOUS MATERIALS

- Cracked 9x9 floor tiles exposed and under worn carpet areas.
- Damaged pipe insulation.
- Additional materials are suspect to have asbestos and stand in the way of ongoing maintenance.

DEFERRED MAINTENANCE

- Roof is reaching life expectancy.
- Problematic pneumatic controls.
- All plumbing fixtures are obsolete, worn and stained.
- Aging domestic water, sanitary and storm drainage systems.
- Older Electrical panel & service.

INDOOR AIR QUALITY & VENTILATION

- Radiant heaters do not provide ventilation or cooling.
- Soot-stained areas on wall.

#3 PETERSON HALL ASSESSMENT SUMMARIES

PRIORITY

1A \$848,149	1B \$4,064,506	2 \$1,008,651	FCI: 47%
14%	69%	17%	Total Assessed Building Needs \$5,921,306

PRIORITY 1A: Short-Term Critical Needs			TOTAL: \$848,149
B20 Exterior Enclosure – Accessibility	Replace automatic door opener at main entrance.		\$6,521
C10 Interior Construction – Accessibility	Widen and replace interior doors along accessible route.		\$45,077
C10 Interior Construction – Accessibility	Replace knob style door hardware at interior doors along accessible route.		\$49,613
C10 Interior Construction – Accessibility	Interior room signage.		\$16,921
C10 Interior Construction – Accessibility	Remodel Residential Unit Toilet Rooms.		\$51,030
C20 Stairs – Safety	Add perforated metal infill panels at exterior guardrail at steps to basement.		\$12,500
C30 Interior Finishes – Hazardous Materials	Abate cracked/friable vat & replace with VCT flooring, including areas under carpet.		\$84,809
C30 Interior Finishes – Deferred Maintenance	Replace rubber base as part of flooring replacement.		\$19,617
D30 HVAC Systems – Hazardous Materials	Abate and replace damaged pipe insulation.		\$40,824
D30 HVAC Systems – Deferred Maintenance	Replace problematic pneumatic controls with digital.		\$256,991
D50 Electrical Systems – Safety	Provide GFI circuits.		\$3,544
D50 Electrical Systems – Fire Life Safety/Code	Provide emergency lighting circuit.		\$7,252
E10 Equipment – Accessibility	New toilet accessories at remodeled accessible toilet rooms.		\$21,263
E10 Equipment – Accessibility	Replace appliances and remodel kitchens at accessible residential units and common area.		\$232,187
PRIORITY 1B: Long-Term Critical Needs			TOTAL: \$4,064,506
B10 Superstructure – Seismic	Glulam beams & 2x decking. Add plywood sheathing.		\$77,458
B10 Superstructure – Seismic	Install roof to exterior wall connections and associated costs.		\$128,029
B20 Exterior Enclosure – Seismic	Add shear to exterior walls.		\$167,974
B20 Exterior Enclosure – General Maintenance	Clean, prep and Paint Wood Siding.		\$4,761
B20 Exterior Enclosure – Seismic	Add helical ties to brick veneer.		\$15,959
B20 Exterior Enclosure – Fire Life Safety/Code	Replace egress hardware.		\$12,096

#3 PETERSON HALL ASSESSMENT SUMMARIES

PRIORITY 1B: Long-Term Critical Needs	
B30 Roofing – Deferred Maintenance (Energy) Replace membrane roofing system. Includes add code minimum insulation.	\$852,031
C10 Interior Construction – Deferred Maintenance Repair and refinish interior doors.	\$87,885
C20 Stairs – Fire Life Safety/Code Replace handrails at stairs to basement.	\$6,748
C30 Interior Finishes – Hazardous Materials Abate plaster if found to contain asbestos. Add wall board and paint.	\$597,055
C30 Interior Finishes – Hazardous Materials Abate & replace ceiling tile if found to contain asbestos.	\$226,153
C30 Interior Finishes – Deferred Maintenance Replace worn carpet.	\$160,363
D20 Plumbing Systems – Deferred Maintenance Replace obsolete and stained plumbing fixtures.	\$284,776
D20 Plumbing Systems – Deferred Maintenance Replace corroded domestic waterlines.	\$462,583
D20 Plumbing Systems – Deferred Maintenance System backs up due to clogging and corrosion. Replace original sanitary piping.	\$188,461
D20 Plumbing Systems – Deferred Maintenance Repair range of exterior drainage issues including clogged drain at exterior stairwell.	\$17,010
D30 HVAC Systems – Indoor Air Quality and Ventilation Replace original radiators with unit ventilators that provide cooling.	\$548,245
D30 HVAC Systems – Indoor Air Quality and Ventilation Check operation of all exhaust fans and tie into central exhaust system.	\$102,797
D40 Fire Protection Systems – Deferred Maintenance Repair leak in fire sprinkler system located in basement near fire riser.	\$2,835
D50 Electrical Systems – Fire Life Safety/Code Upgrade electrical panel, especially with HVAC upgrades.	\$71,958
E20 Furnishings – Deferred Maintenance Replace bathroom vanities in residential units.	\$49,329
PRIORITY 2: Other Assessed Needs	TOTAL: \$1,008,651
A20 Basement Construction – Energy Patch and paint CMU walls in basement.	\$23,567
B20 Exterior Enclosure – Energy Insulation unlikely to meet code minimum. Install code minimum exterior wall insulation.	\$69,011
B20 Exterior Enclosure – Energy Original single pane windows. Broken screens. Replace exterior windows.	\$434,507
B20 Exterior Enclosure – Energy Replace inefficient exterior doors (not main entry).	\$48,366
B30 Roofing – Energy Insulation unlikely to meet code minimum. Install code minimum roof insulation. Included as part of roof replacement.	See 1B
C20 Stairs – Accessibility Add elevator to access basement.	\$313,268
D50 Electrical Systems – Energy Replace lighting with LED fixtures.	\$42,833
D50 Electrical Systems – Security Install intrusion alarm system.	\$34,266
D50 Electrical Systems – Energy Add occupancy sensors.	\$42,833

#3 PETERSON HALL ASSESSMENT SUMMARIES



C20 Stairs – Safety



E10 Equipment – Accessibility



C20 Stairs – Accessibility



B20 Exterior Enclosure – Energy



E10 Equipment – Accessibility



B20 Exterior Enclosure – General Maintenance

ASSESSMENT SUMMARIES

#4 Kuenzi Hall

Use Category Educational

Area 32,904 SF | **Year Constructed** 1940's

History/Use

1940's – 2010+/- Classroom and Dormitory Building
2013 – Present Elementary School and Museum

Construction Type Concrete



DESCRIPTION

- One story wood frame structure on a partial basement.
- 8" thick concrete walls with masonry veneer and asphalt shingle roof with original copper perimeter and dormers.
- The level one Classroom areas are occupied by students and staff outside of OSD. Locker rooms serve as storage.
- The former dormitory houses the OSD Museum and Archives.
- Basement level Weight Room and separate Student Lounge space used by OSD students.
- New boiler in basement. Original Steam radiators/several window air conditioning units as cooling.



Critical Needs Summary

SAFETY

- Gap at pedestrian bridge connection as a structural concern.
- Make-shift Acoustic panels as a potential fire hazard.
- Obstructed access to original electrical panels as a fire hazard.
- Large gaps/openings at guardrails on exterior stair to basement are a safety hazard.

ACCESSIBILITY

- Narrow door openings, door hardware repairs & upgrades needed at main entry and along accessible route.
- No accessible toilets.
- Accessible egress needs review.
- Weight Room in basement is not accessible and a 4" H. platform in Student Lounge prevents access by all students.

SEISMIC

- Evaluation needed to confirm extent of seismic deficiencies.

FIRE LIFE SAFETY/CODE

- Obsolete electrical panels.
- Emergency lighting may be needed.
- Outdated egress door hardware.

DEFERRED MAINTENANCE

- End of life Roof with active leaks identified at transition of copper/composition shingles.
- All plumbing fixtures are obsolete, worn and stained.
- Aging domestic water, sanitary and storm drainage systems.

INDOOR AIR QUALITY & VENTILATION

- Radiant heaters do not provide ventilation or cooling.

HAZARDOUS MATERIALS

- Cracked 9x9 floor tiles exposed.
- Additional materials are suspect to have asbestos and stand in the way of ongoing repairs.

#4 KUENZI HALL ASSESSMENT SUMMARIES

PRIORITY

1A

\$2,188,081

1B

\$3,906,569

2

\$2,382,422

FCI: 50%

**Total Assessed
Building Needs
\$8,477,072**

25%

47%

28%

PRIORITY 1A: Short-Term Critical Needs

TOTAL: \$2,188,081

B10 Superstructure – Deferred Maintenance (Seismic)

Add plywood sheathing as part of roof replacement.

\$93,478

B10 Superstructure - Safety

Repair gap at pedestrian bridge connection.

\$35,580

B20 Exterior Enclosure – Accessibility

Replace door hardware at Main Entrance.

\$5,211

B30 Roofing – Deferred Maintenance (Energy)

Replace end of life composite shingles with copper perimeter & dormers. Include roof insulation

\$938,925

C10 Interior Construction – Accessibility

Widen and replace interior doors along accessible route.

\$313,438

C10 Interior Construction – Accessibility

Replace knob style door hardware at interior doors along accessible route.

\$24,098

C10 Interior Construction – Accessibility

Interior room signage.

\$23,033

C10 Interior Construction – Accessibility

Add single use accessible toilet room.

\$106,313

C20 Stairs – Safety

Add infill panels at open guardrails at stair to basement and exterior.

\$6,237

C30 Interior Finishes – Safety

Replace make-shift acoustical wall panels.

\$16,302

C30 Interior Finishes – Hazardous Materials

Abate cracked/friable vat & replace with VCT flooring at areas under carpet.

\$62,618

C30 Interior Finishes – Hazardous Materials

Abate cracked/friable vat & replace with VCT flooring.

\$115,439

C30 Interior Finishes – Deferred Maintenance

Replace rubber base as part of flooring replacement.

\$9,835

D20 Plumbing Systems – Accessibility

Install dual height drinking fountain.

\$7,938

D30 HVAC Systems – Deferred Maintenance

Replace problematic pneumatic controls with digital.

\$349,811

D50 Electrical Systems – Fire Life Safety/Code

Upgrade obsolete electrical panels, especially with HVAC upgrades.

\$69,954

D50 Electrical Systems – Fire Life Safety/Code

Provide emergency lighting circuit.

\$9,871

PRIORITY 1B: Long-Term Critical Needs

TOTAL: \$3,906,569

A10 Foundations – Deferred Maintenance

Patch and repair spalling concrete walls.

\$7,797

A20 Basement Construction – General Maintenance

Patch, repair & paint spalling concrete walls.

\$51,000

B10 Superstructure – Seismic

Install roof to exterior wall connections and associated costs.

\$181,044

#4 KUENZI HALL ASSESSMENT SUMMARIES

PRIORITY 1B: Long-Term Critical Needs	
B20 Exterior Enclosure – Deferred Maintenance Repair cracks in brick at outside corners. Clean and repair masonry.	\$99,622
B20 Exterior Enclosure – Fire life Safety/Code Replace egress door hardware.	\$34,616
B30 Roofing – Seismic Replace masonry chimneys with wood construction.	\$28,350
C10 Interior Construction – Seismic Replace clay tile walls supporting concrete beams at corridors.	\$490,757
C20 Stairs – Fire Life Safety/Code Replace handrails at stairs to basement and exterior.	\$9,871
C30 Interior Finishes – Hazardous Materials Abate plaster if found to contain asbestos. Add wall board and paint.	\$525,212
C30 Interior Finishes – Deferred Maintenance Replace flooring as part of multi-user toilet room remodel.	\$58,303
C30 Interior Finishes – Deferred Maintenance Patch, repair, and paint ceilings.	\$11,662
C30 Interior Finishes – Hazardous Materials Abate & replace ceiling tile if found to contain asbestos.	\$153,918
D20 Plumbing Systems – Deferred Maintenance Replace obsolete and stained plumbing fixtures.	\$183,922
D20 Plumbing Systems – Deferred Maintenance Replace corroded domestic waterlines.	\$279,850
D20 Plumbing Systems – Deferred Maintenance Unclog drains & replace cast iron downspout boot.	\$6,309
D30 HVAC Systems – General Maintenance Investigate and repair intermittent issue with central boiler unit installed in 2015.	\$7,088
D30 HVAC Systems – Hazardous Materials Replace pipe insulation.	\$54,432
D30 HVAC Systems – Indoor Air Quality/Ventilation Replace broken exhaust fans.	\$14,175
D30 HVAC Systems – Indoor Air Quality/Ventilation Replace original steam radiators with units that provide ventilation.	\$699,622
D40 Fire Protection – Fire Life Safety/Code Replace original fire sprinkler system.	\$361,944
D50 Electrical Systems – Deferred Maintenance Original conductors. Rewire facility.	\$72,296
D50 Electrical Systems – Deferred Maintenance Upgrade electrical panel, especially with HVAC upgrades.	\$69,954
E10 Equipment – Deferred Maintenance Replace toilet partitions as part of multi-user toilet room remodel.	\$42,525
E20 Furnishings – Deferred Maintenance Replace casework in Classrooms	\$510,300
PRIORITY 2: Other Assessed Needs	TOTAL: \$2,382,422
B20 Exterior Enclosure – Energy Insulation unlikely to meet code minimum. Install code minimum exterior wall insulation.	\$257,133
B20 Exterior Enclosure – Energy Original single pane windows in Classroom areas. Replace exterior windows.	\$536,352
B20 Exterior Enclosure – Energy Replace inefficient exterior doors.	\$82,769

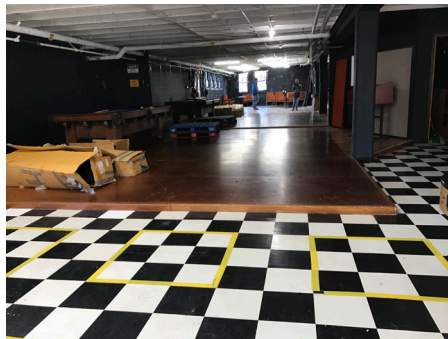
#4 KUENZI HALL ASSESSMENT SUMMARIES

PRIORITY 2: Other Assessed Needs (continued)

B30 Roofing – Energy Insulation unlikely to meet code minimum. Install code minimum roof insulation. Included as part of roof replacement.	See 1A
C20 Stairs – Accessibility Add ramp to access Weight Room in basement.	\$16,614
C30 Interior Finishes – Deferred Maintenance Remodel abandoned Locker Rooms, include accessible changing room.	\$17,010
C30 Interior Finishes – Accessibility Remove platform in basement Student Lounge and replace with VCT.	\$10,332
D30 HVAC Systems – Energy Install cooling system to replace window air conditioning units.	\$1,166,036
D50 Electrical Systems – Energy Replace inefficient lighting with LED.	\$214,551
D50 Electrical Systems – Security Install intrusion alarm system.	\$34,982
D50 Electrical Systems – Energy Add occupancy sensors.	\$46,643



B10 Superstructure – Safety



E10 Equipment – Accessibility



C30 Interior Finishes – Hazardous Materials



D50 Electrical Systems – Safety



B20 Exterior Enclosure – Deferred Maintenance



C20 Stairs – Safety



B20 Exterior Enclosure – Fire life Safety/Code

ASSESSMENT SUMMARIES

#5 Lindstrom Hall

Use Category Residential

Area 31,100 SF Main Level; 25,000 SF Basement | **Year Constructed** 1957

History/Use

1957 - Present Boys Dormitory
Student Run Halloween Haunted House in Basement

Construction Type Concrete and Wood Frame Structure



DESCRIPTION

- Concrete exterior walls and wood frame structure with basement
- Built-up roof.
- Common areas with dormitory rooms on central corridor at main level
- Radiant heaters with no ventilation or cooling systems.



Critical Needs Summary

SAFETY

- Large gaps/openings at guardrails at interior stair to basement are a safety hazard.

ACCESSIBILITY

- Door hardware upgrades needed along accessible route.
- Exterior main entry ramp does not meet current accessibility code.
- Common area kitchen is not accessible.
- Residential unit toilet rooms are not accessible.
- Basement is not accessible from main level, however does not have program accessed by students and staff.

FIRE LIFE SAFETY/CODE

- Emergency lighting may be needed.

SEISMIC

- Evaluation needed to confirm extent of seismic deficiencies.

HAZARDOUS MATERIALS

- 9x9 asbestos floor tiles exposed and under worn carpet areas.
- Cracked asbestos flooring in some toilet rooms.
- Damaged asbestos pipe insulation.
- Additional materials are suspect to have asbestos and stand in the way of ongoing maintenance.

DEFERRED MAINTENANCE

- Problematic pneumatic controls.
- All plumbing fixtures are obsolete, worn and stained.
- Aging domestic water, sanitary and storm drainage systems.
- Older Electrical panel & service.
- Dormitory room cabinets in poor condition.

INDOOR AIR QUALITY & VENTILATION

- Radiant heaters do not provide ventilation or cooling.
- Common kitchen and laundry areas need exhaust fans replaced

#5 LINDSTROM HALL ASSESSMENT SUMMARIES

PRIORITY

1A

\$2,146,999

1B

\$12,446,940

2

\$370,085

FCI: 54%

14%

83%

2%

**Total Assessed
Building Needs
\$14,964,024**

PRIORITY 1A: Short-Term Critical Needs

TOTAL: \$2,146,999

B20 Exterior Enclosure – Deferred Maintenance (Accessibility)

Replace all exterior doors including door hardware and thresholds.

\$76,290

C10 Interior Construction – Accessibility

Replace knob style door hardware at interior doors along accessible route.

\$107,022

C20 Ramps – Fire Life Safety/Code (Accessibility)

Install new or modify existing guardrails and handrails at exterior ramps to meet current code.

\$5,337

C20 Stairs – Fire Life Safety/Code

Install new or modify existing guardrails and handrails at interior stairs to meet current code.

\$34,846

C20 Stairs – Hazardous Materials (Deferred Maintenance)

Abate vinyl asbestos tile at interior stairs and remove entry mat and replace with new flooring.

\$12,075

C10 Interior Construction – Accessibility

Interior room signage.

\$31,570

C30 Interior Finishes – Hazardous Materials

Abate all asbestos floor tile and install new VCT.

\$193,310

C30 Interior Finishes – Hazardous Materials

Abate all asbestos floor tile and replace carpet.

\$454,589

C30 Interior Finishes – Hazardous Materials

Abate resilient asbestos flooring in all toilet rooms.

\$97,632

D30 HVAC Systems – Deferred Maintenance

Replace problematic pneumatic controls with digital.

\$546,730

D30 HVAC Systems – Hazardous Materials

Abate asbestos pipe insulation.

\$429,574

D50 Electrical Systems – Fire Life Safety/Code

Provide emergency lighting circuit.

\$13,530

PRIORITY 1B: Long-Term Critical Needs

TOTAL: \$12,446,940

B10 Superstructure – Seismic

Strengthen concrete columns at covered area.

\$74,419

B10 Superstructure – Seismic

Install plywood sheathing at roof.

\$131,661

B10 Superstructure – Seismic

Install roof to exterior wall connections and associated costs.

\$198,167

B10 Superstructure – Seismic

Reinforce exterior concrete walls.

\$1,180,778

B20 Exterior Enclosure – Deferred Maintenance (Energy)

Replace all windows.

\$839,742

B30 Roofing – Deferred Maintenance (Energy)

Replace membrane roofing system. Includes add code minimum insulation.

\$1,164,133

C10 Interior Construction – Seismic

Reinforce or remove cmu partition walls in basement.

\$340,200

C30 Interior Finishes – Hazardous Materials

Abate plaster if found to contain asbestos. Add wall board and paint.

\$1,415,562

#5 LINDSTROM HALL ASSESSMENT SUMMARIES

PRIORITY 1B: Long-Term Critical Needs (continued)	
C30 Interior Finishes – Hazardous Materials Abate & replace ceiling tile if found to contain asbestos.	\$322,182
D20 Plumbing Systems – Accessibility (Deferred Maintenance) Replace all faucets and sinks.	\$420,289
D20 Plumbing Systems – Deferred Maintenance Replace original corroded domestic waterlines.	\$624,834
D30 HVAC Systems – Indoor Air Quality and Ventilation (Energy) Install ventilation and heating system.	\$2,733,649
D30 HVAC Systems – Indoor Air Quality and Ventilation Install cooling system.	\$1,562,085
D30 HVAC Systems – Indoor Air Quality and Ventilation Replace kitchen and laundry exhaust fans.	\$8,505
D50 Electrical Systems – Fire Life Safety/Code Upgrade electrical panel, especially with HVAC upgrades.	\$144,494
E10 Equipment – Accessibility Replace appliances and remodel common kitchen.	\$219,713
E10 Equipment – Accessibility (Deferred Maintenance) Remodel all dormitory toilet rooms to be accessible.	\$637,875
E20 Furnishings – Deferred Maintenance Replace all dormitory room built-in cabinets.	\$428,652
PRIORITY 2: Other Assessed Needs	TOTAL: \$370,085
D50 Electrical Systems – Energy Replace lighting with LED's.	\$243,540
D50 Electrical Systems – Security Install intrusion alarm system.	\$52,345
D50 Electrical Systems – Energy Add occupancy sensors.	\$74,200

#5 LINDSTROM HALL ASSESSMENT SUMMARIES



B10 Superstructure – Seismic



E10 Equipment – Accessibility



C20 Ramps – Fire Life Safety/Code (Accessibility)



E10 Equipment – Accessibility



C20 Stairs – Fire Life Safety/Code, Hazardous Materials, and Deferred Maintenance



E20 Furnishings – Deferred Maintenance



C30 Interior Finishes – Hazardous Materials



D30 HVAC Systems – Hazardous Materials

ASSESSMENT SUMMARIES

#6 Tillinghast Hall

Use Category Vacant

Area 2,920 SF | **Year Constructed** 1914

History/Use

1914 Administration

Present Vacant

Construction Type Wood Frame Structure



DESCRIPTION

- One story wood frame structure.
- Brick and wood siding and asphalt shingle roof.
- Vacant.
- Basement part of campus tunnel system for hot water pipes from central boiler and campus IT system.



Critical Needs Summary

FIRE LIFE SAFETY/CODE

- Emergency lighting may need to be added.

DEFERRED MAINTENANCE

- As a VACANT building, the primary need is to preserve assets.
- All exterior wood trim and siding needs to be painted to protect from weather.
- Water ponding in basement and tunnel near campus IT equipment.

#6 TILLINGHAST HALL ASSESSMENT SUMMARIES

PRIORITY

1A **2**

\$25,349 \$1,095,006

FCI: 98%

2%	98%	Total Assessed Building Needs \$1,120,355
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PRIORITY 1A: Short-Term Critical Needs		TOTAL: \$25,349
A20 Basement Construction – Deferred Maintenance		
Investigate cause of water ponding in basement and adjacent utility tunnel and repair.		\$21,263
B20 Exterior Enclosure – Deferred Maintenance		
Repair and paint all exterior wood shingles, trim, and facias.		\$3,210
D50 Electrical Systems – Fire Life Safety/Code		
Provide emergency lighting circuit.		\$876
PRIORITY 1B: Long-Term Critical Needs		TOTAL: \$0
N/A		\$0
PRIORITY 2: Other Assessed Needs		TOTAL: \$1,095,006
B10 Superstructure – Seismic		
Install plywood sheathing at first and second floors.		\$13,673
B10 Superstructure – Seismic		
Install plywood sheathing at roof.		\$11,306
B10 Superstructure – Seismic		
Install roof and floor to wall connections. Install wall to foundation connections.		\$47,310
B20 Exterior Enclosure – Seismic		
Reinforce and repair cracks in unreinforced brick masonry and concrete porch wall.		\$14,958
B20 Exterior Enclosure – Deferred Maintenance		
Replace all original wood single pane windows.		\$100,575
B20 Exterior Enclosure – Accessibility (Deferred Maintenance)		
Repair or replace all original wood exterior doors and hardware.		\$12,758
B20 Exterior Enclosure – Energy		
Add insulation in roof attic.		\$15,417
B20 Exterior Enclosure – Energy		
Add insulation at exterior walls.		\$25,859
B30 Roofing – Deferred Maintenance		
Replace asphalt shingle roofing system.		\$63,328
B30 Roofing – Seismic		
Reinforce or remove two unreinforced masonry chimneys.		\$24,098
C10 Interior Construction – Deferred Maintenance		
Repair and paint plaster wall surfaces.		\$24,470
C10 Interior Construction – Deferred Maintenance		
Repair and paint interior wood doors.		\$32,533
C10 Interior Construction – Accessibility		
Replace all interior door hardware.		\$5,000
C10 Interior Construction – Accessibility		
Interior room signage.		\$2,044
C20 Ramp and Stairs – Accessibility		
Replace exterior concrete ramp and handrails at main entry stairs.		\$28,350
C20 Stairs – Fire Life Safety/Code (Accessibility)		
Replace exterior wood stair to second floor.		\$30,000

#6 TILLINGHAST HALL ASSESSMENT SUMMARIES

PRIORITY 2: Other Assessed Needs (continued)	
C30 Interior Finishes – Deferred Maintenance Repair and paint interior wood trim.	\$12,652
C30 Interior Finishes – Deferred Maintenance Replace worn carpet or refinish and repair hardwood floors.	\$23,283
C30 Interior Finishes – Hazardous Materials Abate asbestos vinyl tile in kitchen and bathrooms and install resilient flooring.	\$5,175
C30 Interior Finishes – Deferred Maintenance Paint all plaster ceilings.	\$9,314
D10 Elevators and Lifts – Accessibility Install elevator.	\$354,375
D20 Plumbing Systems – Accessibility (Deferred Maintenance) Replace all toilet room and kitchen plumbing fixtures.	\$6,592
D20 Plumbing Systems – Deferred Maintenance Replace original corroded domestic waterlines.	\$42,635
D20 Plumbing Systems – Deferred Maintenance Replace original corroding sanitary piping.	\$20,696
D20 Plumbing Systems – Deferred Maintenance Replace all gutters and downspouts.	\$14,459
D30 HVAC Systems – Indoor Air Quality and Ventilation Install central ventilation, heating, and air conditioning system.	\$82,782
D30 HVAC Systems – Indoor Air Quality and Ventilation Install exhaust fans in toilet rooms.	\$2,765
D50 Electrical Systems – Energy Replace lighting with LED fixtures.	\$27,940
D50 Electrical Systems – Security Install intrusion alarm system.	\$7,244
D50 Electrical Systems – Energy Add occupancy sensors.	\$14,487
E10 Equipment – Accessibility Replace toilet room accessories.	\$3,828
E20 Furnishings – Accessibility Replace all cabinets.	\$15,000

#6 TILLINGHAST HALL ASSESSMENT SUMMARIES



B20 Exterior Enclosure – Deferred Maintenance



C30 Interior Finishes – Hazardous Materials



C20 Ramp and Stairs – Accessibility



C30 Interior Finishes – Deferred Maintenance



C20 Stairs – Fire Life Safety/Code (Accessibility)



C30 Interior Finishes – Deferred Maintenance

ASSESSMENT SUMMARIES

#7 Clatterbuck Building

Use Category Student Support

Area 32,664 SF | **Year Constructed** 1971

History/Use

1971 - Present Dining Hall and Infirmary for OSD

Construction Type Wood Frame Structure



DESCRIPTION

- One story wood frame structure on a full basement.
- Brick veneer with painted panels and metal mansard roof at perimeter with single ply membrane Roof.
- Exposed wood structure over the entry and dining space with commercial kitchen.
- Infirmary/health center with separate entry.
- Main storehouse for the campus and unused locker rooms with access for the track are located in the basement. Only elevator on campus
- Unit ventilators/No cooling.



Critical Needs Summary

SAFETY

- Visible cracks on interior and gaps at the exterior of the infirmary wing indicate movement.
- Large gaps/openings at guardrails on stairs to basement are a safety hazard.

ACCESSIBILITY

- Door openings along accessible route to primary use areas are too narrow.
- Door hardware repairs & upgrades needed at main entry and along accessible route.

FIRE LIFE SAFETY/CODE

- Emergency lighting may be needed.
- Outdated egress door hardware.

SEISMIC

- Evaluation needed to confirm extent of seismic deficiencies.

HAZARDOUS MATERIALS

- Suspect 12x12 floor tiles.
- Suspect pipe insulation.
- Additional materials are suspect to have asbestos and stand in the way of ongoing maintenance.

DEFERRED MAINTENANCE

- Exposed ductwork on roof is rusted, damaged and impacting efficiency.
- Problematic air handlers in mechanical penthouse on roof.

INDOOR AIR QUALITY & VENTILATION

- Older split system chiller tied to pneumatic controls.
- Dirty Soot-stained supply and return air vents.

#7 CLATTERBUCK BUILDING ASSESSMENT SUMMARIES

PRIORITY

1A

\$1,453,951

1B

\$890,880

2

\$2,163,726

FCI: 24%

**Total Assessed
Building Needs
\$4,508,557**

32%

20%

48%

PRIORITY 1A: Short-Term Critical Needs

TOTAL: \$1,453,951

A10 Foundations – Safety

Investigate and repair cracks in foundation.

\$212,625

B10 Superstructure – Safety

Repair sunken slab area at Infirmary entrance.

\$21,263

B20 Exterior Enclosure – Safety

Investigate shifting of masonry.

\$7,797

C10 Interior Construction – Accessibility

Widen and replace interior doors along accessible route.

\$124,918

C10 Interior Construction – Accessibility

Replace knob style door hardware at interior doors along accessible route.

\$17,719

C10 Interior Construction – Accessibility

Interior Room Signs.

\$22,865

C20 Stairs – Safety

Add perforated metal infill panels at exterior guardrail at steps to basement.

\$6,237

D30 HVAC Systems – Deferred Maintenance

Replace damaged and rusty rooftop ductwork.

\$81,029

D30 HVAC Systems – Deferred Maintenance

Remove/replace AHU & new pan. Replace rooftop mechanical penthouse.

\$602,438

D30 HVAC Systems – Deferred Maintenance

Replace problematic pneumatic controls with digital.

\$347,260

PRIORITY 1B: Long-Term Critical Needs

TOTAL: \$890,880

B10 Superstructure – Seismic

Glulam beams & 2x decking. Verify plywood decking was installed as part of recent roof replacement.

\$0

B20 Exterior Enclosure – Seismic

Masonry pier connections.

\$24,807

B20 Exterior Enclosure – General Maintenance

Clean and seal brick veneer. MISSING

\$32,664

B20 Exterior Enclosure – Fire Life Safety/Code

Replace egress hardware.

\$3,360

B30 Roofing – Deferred Maintenance

Clean metal mansard roofing.

\$34,875

C10 Interior Construction – Seismic

Strengthen wall to roof connection at interior masonry walls.

\$23,531

C10 Interior Construction – Seismic

Add interior shear walls between piers.

\$85,088

C20 Stairs – General Maintenance

Re-paint chipped exterior handrails.

\$397

C30 Interior Finishes – Hazardous Materials

Abate plaster if found to contain asbestos. Add wall board and paint.

\$435,337

C30 Interior Finishes – Hazardous Materials

Abate & replace floor tile if found to contain asbestos.

\$76,400

#7 CLATTERBUCK BUILDING ASSESSMENT SUMMARIES

PRIORITY 1B: Long-Term Critical Needs (continued)	
C30 Interior Finishes – General Maintenance Repair and clean quarry tile in kitchen.	\$5,742
C30 Interior Finishes – Hazardous Materials Abate & replace gypsum board ceilings if found to contain asbestos.	\$69,454
C30 Interior Finishes – Hazardous Materials Abate & replace ceiling tile if found to contain asbestos.	\$76,400
D20 Plumbing Systems – Deferred Maintenance Repair and reattach straps at scuppers.	\$1,418
D30 HVAC Systems – Indoor Air Quality and Ventilation Clean and repair unit ventilators at dining.	\$7,088
D30 HVAC Systems – Indoor Air Quality and Ventilation Clean and repair exhaust fans.	\$4,962
D50 Electrical Systems – Fire Life Safety/Code Upgrade electrical panel.	\$1,064
E10 Equipment – Fire Life Safety/Code Replace wood countertop in kitchen.	\$8,293
PRIORITY 2: Other Assessed Needs	TOTAL: \$2,163,726
B20 Exterior Enclosure – Energy Insulation unlikely to meet code minimum. Install code minimum exterior wall insulation.	\$98,314
B20 Exterior Enclosure – Energy Rusty frame single pane windows. Replace exterior windows.	\$513,481
B20 Exterior Enclosure – Energy Replace inefficient exterior doors (not main entry).	\$51,002
B30 Roofing – Energy Insulation unlikely to meet code minimum. Install code minimum roof insulation. Included as part of roof replacement.	\$114,995
C30 Interior Finishes – Accessibility Add single use toilet room and change room in Locker rooms for use by Track & Field.	\$40,000
D20 Plumbing Systems – Deferred Maintenance Remove unused plumbing fixtures. Remodel to storage room.	\$32,249
D30 HVAC Systems – Energy Replace cooling system.	\$1,018,629
D50 Electrical Systems – Energy Replace lighting.	\$208,357
D50 Electrical Systems – Security Install intrusion alarm system.	\$34,727
D50 Electrical Systems – Energy Add occupancy sensors.	\$46,302
E20 Furnishings - Accessibility Replace casework in health center to meet accessibility requirements.	\$5,670

#7 CLATTERBUCK BUILDING ASSESSMENT SUMMARIES



B20 Exterior Enclosure – General Maintenance



C20 Stairs – Safety



B20 Exterior Enclosure – Energy



B10 Superstructure – Safety



C30 Interior Finishes – General Maintenance



B10 Superstructure – Safety



D30 HVAC Systems – Deferred Maintenance



B10 Superstructure – Safety

ASSESSMENT SUMMARIES

#8 Central Plant

Use Category Facilities Support

Area 13,274 SF | **Year Constructed** 1950 + 1961 Addition

History/Use

1950 Central Heat Plant for Campus

1961 Added Maintenance Area

Construction Type Original: Unreinforced masonry
Addition: Reinforced Concrete floor, roof and walls.



DESCRIPTION

- One story with mezzanine and exterior pedestrian bridge connection to Hokanson Gym.
- Painted concrete exterior and single ply membrane Roof.
- Provides most of the heat and electrical needs for the campus distributed through the campus tunnel system.
- Houses the emergency generator for the campus.

Critical Needs Summary

SAFETY

- Large gaps/openings at guardrails on exterior stair to basement are a safety hazard.
- Loose guardrails at pedestrian bridge.

ACCESSIBILITY

- Building is not required to be accessed by the public.
- No accessible toilet room or route.

HAZARDOUS MATERIALS

- Pipe insulation.
- Additional materials are suspect to have asbestos and stand in the way of ongoing maintenance.

DEFERRED MAINTENANCE

- Water is ponding and moss growing on end of life Roof.
- All plumbing fixtures are obsolete, worn and stained.
- Aging domestic water, sanitary and storm drainage systems.

FIRE LIFE SAFETY/CODE

- Emergency lighting may be needed.

SEISMIC

- Evaluation needed to confirm the extent of seismic deficiencies.
- Provides central services to other essential buildings on campus.

#8 CENTRAL PLANT ASSESSMENT SUMMARIES

PRIORITY

1A

\$353,035

1B

\$1,739,560

2

\$503,419

FCI: 29%

**Total Assessed
Building Needs
\$2,596,014**

14%

67%

19%

PRIORITY 1A: Short-Term Critical Needs

TOTAL: \$353,035

B30 Roofing – Deferred Maintenance

Replace end of life built up with membrane roofing.

\$314,960

C20 Stairs – Safety

Add perforated metal infill panels at mezzanine guardrail.

\$17,691

C20 Stairs – Safety

Repair loose guardrails at pedestrian bridge.

\$9,314

D50 Electrical Systems – Fire Life Safety/Code

Provide emergency lighting circuit.

\$3,982

D50 Electrical Systems – Fire Life Safety/Code

Replace j-box covers, provide GFI receptacles.

\$7,088

PRIORITY 1B: Long-Term Critical Needs

TOTAL: \$1,739,560

A20 Basement Construction – Deferred Maintenance

Investigate water leak at tunnel and repair.

\$7,088

B10 Superstructure – Seismic

Seismic reinforcing of mezzanine slab and pedestrian bridge.

\$388,269

B10 Superstructure – Seismic

Reinforce roof structure.

\$510,300

B10 Superstructure – Seismic

Roof to wall connections.

\$59,535

B20 Exterior Enclosure – Seismic

Strengthen unreinforced walls.

\$241,920

B20 Exterior Enclosure – Seismic

Strengthen unreinforced walls.

\$70,875

C10 Interior Construction – Seismic

Strengthen CMU walls.

\$42,525

C10 Interior Construction – General Maintenance

Patch, repair and paint interior doors.

\$4,750

C20 Stairs – Fire Life Safety/Code

Replace open riser metal stair to mezzanine.

\$20,838

C30 Interior Finishes – Hazardous Materials

Abate & replace wallboard and plaster if found to contain asbestos.

\$17,861

C30 Interior Finishes – Hazardous Materials

Abate & replace 9x9 floor tiles with VCT.

\$31,048

C30 Interior Finishes – General Maintenance

Clean and recoat concrete floors.

\$34,340

C30 Interior Finishes – Hazardous Materials

Abate & replace gypsum board ceilings if found to contain asbestos.

\$2,352

C30 Interior Finishes – Hazardous Materials

Abate & replace glue-up ceiling tile if found to contain asbestos.

\$23,287

C30 Interior Finishes – General Maintenance

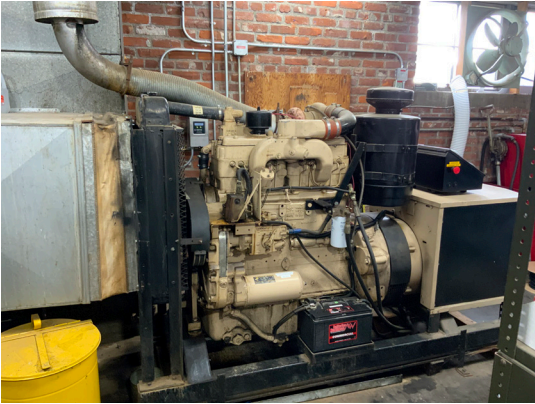
Clean and paint open to structure ceilings.

\$48,922

#8 CENTRAL PLANT ASSESSMENT SUMMARIES

PRIORITY 1B: Long-Term Critical Needs (continued)	
D20 Plumbing Systems – Deferred Maintenance Replace stained and obsolete plumbing fixtures.	\$30,051
D20 Plumbing Systems – Deferred Maintenance Replace corroded domestic waterlines.	\$56,450
D30 HVAC Systems – Hazardous Materials Replace pipe insulation.	\$2,835
D50 Electrical Systems – Deferred Maintenance Upgrade electrical service as impacted by other facilities on campus.	\$142,061
E10 Equipment – Deferred Maintenance Replace toilet accessories.	\$4,253
PRIORITY 2: Other Assessed Needs	TOTAL: \$503,419
B20 Exterior Enclosure – Energy Insulation unlikely to meet code minimum. Install code minimum exterior wall insulation.	\$169,080
B20 Exterior Enclosure – Energy Original single pane wood windows. Replace exterior windows.	\$165,113
B20 Exterior Enclosure – Energy Replace overhead doors with insulated & motorized.	\$60,783
B30 Roofing – Energy Insulation unlikely to meet code minimum. Install code minimum roof insulation.	17,889
C10 Interior Construction – Accessibility Add accessible single use toilet.	\$35,438
C10 Interior Construction – Accessibility Interior Room Signs.	\$1,250
D50 Electrical Systems – Energy Replace high bay shop lighting with LED.	\$21,263
D50 Electrical Systems – Security Install intrusion alarm system.	\$21,263
D50 Electrical Systems – Energy Add occupancy sensors.	\$11,340

#8 CENTRAL PLANT ASSESSMENT SUMMARIES



D50 Electrical Systems



B20 Exterior Enclosure – Energy



B30 Roofing – Deferred Maintenance



B20 Exterior Enclosure – Energy



B30 Roofing – Deferred Maintenance



C20 Stairs – Safety



B10 Superstructure – Seismic

ASSESSMENT SUMMARIES

#9 Hokanson Gym

Use Category Educational

Area 11,880 SF | **Year Constructed** 1922

History/Use

1922 - Present Gymnasium & Shop Areas

Construction Type Wood Frame Structure



DESCRIPTION

- Concrete 2 story structure and basement.
- Perimeter well created when basement was added after the building was built.
- Houses Wood Shop and Pottery Shop on level 1.
- Storage and drafting room in basement.



Critical Needs Summary

SAFETY

- No handrails at stair to basement.
- Open riser metal stairs to access Gym.
- Large openings in guardrail at perimeter well.
- Metal Halide lights in Gym.
- Antiquated dust collection system as a fire hazard.

ACCESSIBILITY

- Entrance to Level one is a step up from grade.
- No accessible toilet room.
- Level 2 gymnasium is not accessible.
- Basement level is not accessible.

HAZARDOUS MATERIALS

- Pipe insulation.
- Additional materials are suspect to have asbestos and stand in the way of ongoing maintenance.

DEFERRED MAINTENANCE

- Clogged drain in perimeter well. Broken sump pump.
- All plumbing fixtures are obsolete, worn and stained.
- Aging domestic water, sanitary and storm drainage systems.

FIRE LIFE SAFETY/CODE

- Emergency lighting maybe needed.

SEISMIC

- Evaluation needed to confirm the extent of seismic deficiencies.

#9 HOKANSON GYM ASSESSMENT SUMMARIES

PRIORITY

1A

\$460,965

1B

\$2,013,919

2

\$1,173,407

FCI: 63%

**Total Assessed
Building Needs
\$3,648,291**

13%

55%

32%

PRIORITY 1A: Short-Term Critical Needs

TOTAL: \$490,965

B20 Exterior Enclosure – Accessibility

Address thresholds and replace exterior entrance doors.

\$34,404

B20 Exterior Enclosure – Accessibility

Replace knob style door hardware at exterior door.

\$1,000

C10 Interior Construction – Accessibility

Widen and replace interior doors along accessible route.

\$19,987

C10 Interior Construction – Accessibility

Replace knob style door hardware at interior doors along accessible route.

\$2,835

C10 Interior Construction – Accessibility

Interior room signs.

\$1,250

C20 Stairs – Safety

Install handrails at stair to basement.

\$9,639

C20 Stairs – Safety

Replace railing, anti-slip tape, and add perforated metal at risers at (2) stairs up to Gym.

\$45,020

C20 Stairs – Safety

Replace guardrail at perimeter well.

\$53,795

C30 Interior Finishes – Accessibility

Add single use toilet room on level 1.

\$35,438

D20 Plumbing Systems – Deferred Maintenance

Piping is significantly corroded. Replace domestic water lines.

\$33,680

D20 Plumbing Systems – Deferred Maintenance

Address storm drainage system including clogged drain, broken downspout.

\$14,175

D30 HVAC Systems – Deferred Maintenance

Replace problematic pneumatic controls with digital.

\$126,300

D50 Electrical Systems – Safety

Replace metal halide gym lighting with LED.

\$21,051

D50 Electrical Systems – Deferred Maintenance

Update branch circuit to sump pump.

\$2,127

D50 Electrical Systems – Fire Life Safety/Code

Provide emergency lighting circuit.

\$3,564

E10 Equipment – Safety

Replace antiquated dust collection system.

\$56,700

PRIORITY 1B: Long-Term Critical Needs

TOTAL: \$2,013,919

A20 Basement Construction – Deferred Maintenance

Patch and repair spalling concrete and cracks.

\$9,050

A20 Basement Construction – Deferred Maintenance

Add vapor barrier in crawlspace.

\$1,132

B10 Superstructure – Seismic

Repair holes in floor. Add layer of plywood sheathing.

\$268,641

B10 Superstructure – Seismic

Add plywood sheathing. Reinforce sagging beams.

\$26,903

#9 HOKANSON GYM ASSESSMENT SUMMARIES

PRIORITY 1B: Long-Term Critical Needs (continued)	
B10 Superstructure – Seismic Roof to wall connections.	\$49,210
B20 Exterior Enclosure – Seismic Patch cracks and add shotcrete to unreinforced concrete walls.	\$916,435
B20 Exterior Enclosure – General Maintenance Clean and paint wood siding.	\$1,461
B30 Roofing – Deferred Maintenance (Energy) Replace composite shingle roofing reaching life expectancy. Add code minimum roof insulation.	\$175,525
C30 Interior Finishes – Hazardous Materials Abate & replace wallboard and plaster if found to contain asbestos.	\$111,024
C30 Interior Finishes – Seismic Abate & replace 9x9 floor tiles with VCT.	\$20,842
C30 Interior Finishes – Hazardous Materials Add plywood subfloor and install VCT.	\$21,578
C30 Interior Finishes – General Maintenance Clean and paint open to structure ceiling at Gym.	\$22,232
D20 Plumbing Systems – Deferred Maintenance Replace stained and obsolete plumbing fixtures.	\$15,026
D20 Plumbing Systems – Deferred Maintenance Investigate clogged sanitary pipe and repair.	\$9,214
D30 HVAC Systems – Hazardous Materials Replace pipe insulation.	\$23,814
D30 HVAC Systems – Indoor Air Quality/Ventilation Install heating and ventilation. Add exhaust fan to kiln room.	\$105,009
D40 Fire Protection Systems – Fire Life Safety/Code Replace original sprinkler system.	\$130,510
D50 Electrical Systems – Deferred Maintenance Upgrade electrical service to accommodate mechanical upgrades.	\$106,313
PRIORITY 2: Other Assessed Needs	TOTAL: \$1,173,407
B20 Exterior Enclosure – Energy Insulation unlikely to meet code minimum. Install code minimum exterior wall insulation.	\$173,453
B20 Exterior Enclosure – Energy Original single pane wood windows. Replace exterior windows.	\$304,950
C30 Interior Finishes – Deferred Maintenance Replace wood gym floor.	\$132,074
D10 Conveying Systems – Accessibility Add elevator to provide access to level 2 Gym and Basement.	\$496,125
D50 Electrical Systems – Energy Replace inefficient lighting with LED.	\$14,736
D50 Electrical Systems – Security Install intrusion alarm system.	\$28,630
D50 Electrical Systems – Energy Add occupancy sensors.	\$9,264
E10 Equipment – Deferred Maintenance Replace broken, worn and torn portable basketball hoops and wall padding.	\$14,175

#9 HOKANSON GYM ASSESSMENT SUMMARIES



C20 Stairs – Safety



C30 Interior Finishes – General Maintenance



D50 Electrical Systems – Deferred Maintenance



C20 Stairs – Safety



E10 Equipment – Safety



B20 Exterior Enclosure - Energy

ASSESSMENT SUMMARIES

#10 Paint Shop

Use Category Facilities Support

Area 1,480 SF | **Year Constructed** Unknown

History/Use

1940's +/- Shop Area
Unknown Office area Addition

Construction Type Wood Frame Structure



DESCRIPTION

- One story wood frame structure.
- Painted masonry exterior walls and 30 years or older tar paper shingle Roof.
- Used by OSD Facilities as a Paint Shop that includes an outdated paint booth in disrepair.



Critical Needs Summary

DEFERRED MAINTENANCE

- As a building used only by staff, accessibility minimums do not apply.
- The roof is past life expectancy and has moss.
- Repair or replacement of paint booth is excluded.

#10 PAINT SHOP ASSESSMENT SUMMARIES

PRIORITY

1A

\$32,538

2

\$35,496

FCI: 23%

**Total Assessed
Building Needs
\$68,034**

48%

52%

PRIORITY 1A: Short-Term Critical Needs

TOTAL: \$32,538

B30 Roofing – Deferred Maintenance

Replace end of life tar paper shingle roof.

\$30,693

D20 Plumbing – Deferred Maintenance

Repair leaking hose bibb and unclog floor drain.

\$781

D20 Plumbing – Deferred Maintenance

Repair damaged and detached gutter.

\$1,064

PRIORITY 1B: Long-Term Critical Needs

TOTAL: \$0

None

\$0

PRIORITY 2: Other Assessed Needs

TOTAL: \$35,496

B10 Superstructure – Energy

Insulation unlikely to meet code minimum. Install code minimum roof insulation.

\$8,392

B20 Exterior Enclosure – Accessibility

Replace knob style door hardware at Main Entry.

\$2,127

C10 Interior Construction – Accessibility

Replace knob style door hardware.

\$951

D50 Electrical Systems – Energy

Replace inefficient lighting with LED.

\$6,294

D50 Electrical Systems – Security

Install intrusion alarm system.

\$12,064

D50 Electrical Systems – Energy

Add occupancy sensors.

\$5,666

No Additional Photos

ASSESSMENT SUMMARIES

#11 Peck Gym

Use Category Educational

Area 17,752 SF | **Year Constructed** 1963

History/Use

1963 - Present Gymnasium and Pool
2020 Locker Room Addition

Construction Type Concrete Piers



DESCRIPTION

- Precast concrete panels with 2x decking on glulams and single ply membrane Roof.
- Gymnasium with full court basketball and bleachers. Performance Platform opens to the gymnasium.
- Multi-lane competitive swimming Pool with observation area.
- Pool equipment and abandoned locker rooms are in the basement.
- Rooftop heating and ventilating units at the gym. Pool unit is heat only.



Critical Needs Summary

SAFETY

- Large gaps/openings at guardrails on exterior stair to basement are a safety hazard.
- Main entry doors do not close properly and are often left unsecured.
- Original wood bleachers missing handrails.

ACCESSIBILITY

- Door openings along the accessible route to primary use areas are too narrow.
- Door hardware repairs & upgrades needed at main entry and along accessible route.
- Performance Platform is not accessible.

FIRE LIFE SAFETY/CODE

- Emergency lighting maybe needed.
- Outdated egress door hardware.

HAZARDOUS MATERIALS

- Cracked 9x9 floor tiles exposed.
- Damaged pipe insulation.
- Additional materials are suspect to have asbestos and stand in the way of ongoing maintenance.

DEFERRED MAINTENANCE

- Problematic pneumatic controls.
- Aging domestic water systems.

INDOOR AIR QUALITY & VENTILATION

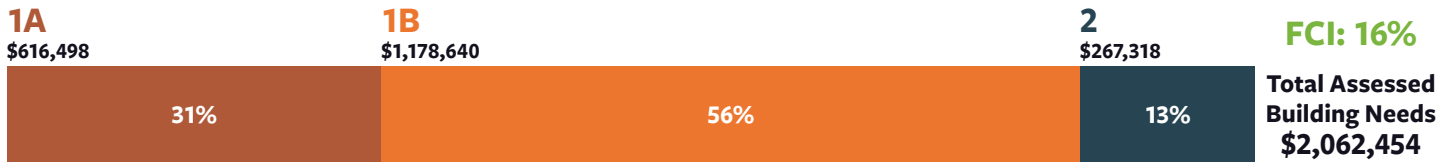
- No mechanical ventilation at Pool.

SEISMIC

- Roof to wall connections are apparent & assume plywood installed with recent roof replacement.
- Evaluation needed to confirm extent of seismic deficiencies, but none included in this report.

#11 PECK GYM ASSESSMENT SUMMARIES

PRIORITY



PRIORITY 1A: Short-Term Critical Needs		TOTAL: \$616,498
B20 Exterior Enclosure – Safety (Accessibility) Replace doors at main entrance that do not close securely.		\$3,000
B20 Exterior Enclosure – Safety (Accessibility) Replace door hardware at main entrance.		\$1,000
C10 Interior Construction – Accessibility Interior Room Signs.		\$12,426
C20 Stairs – Safety Add perforated metal infill panels at exterior guardrail at steps to basement.		\$6,804
C30 Interior Finishes – Hazardous Materials Abate cracked/friable vat & replace with VCT flooring.		\$10,382
D20 Plumbing Systems – Accessibility Install dual height drinking fountain.		\$7,938
D20 Plumbing Systems – Deferred Maintenance Replace severely corroded domestic waterlines.		\$150,982
D30 HVAC Systems – Hazardous Materials Abate and replace damaged pipe insulation.		\$46,069
D30 HVAC Systems – Deferred Maintenance Replace problematic pneumatic controls with digital.		\$188,726
D50 Electrical Systems – Safety Replace metal halide lighting in pool with LED.		\$28,940
D50 Electrical Systems – Fire Life Safety/Code Provide emergency lighting circuit.		\$5,326
E10 Equipment – Safety Replace old wood bleachers missing handrail.		\$154,905
PRIORITY 1B: Long-Term Critical Needs		TOTAL: \$1,178,640
B20 Exterior Enclosure – Deferred Maintenance Investigate and repair cracks in precast wall panels.		\$14,175
B20 Exterior Enclosure – Fire Life Safety/Code Replace egress hardware.		\$30,257
B20 Exterior Enclosure – General Maintenance Repair crack in aluminum storefront frame.		\$709
B30 Roofing – General Maintenance Investigate, patch and paint crack in plaster at skylight in locker rooms.		\$639
C20 Stairs – Fire Life Safety/Code Replace handrails at pool observation deck.		\$8,505
C30 Interior Finishes – General Maintenance Clean, prep, paint walls.		\$69,201
C30 Interior Finishes – Hazardous Materials Abate plaster if found to contain asbestos. Add wall board and paint.		\$10,771
C30 Interior Finishes – General Maintenance Refinish wood gym floor.		\$120,786

#11 PECK GYM ASSESSMENT SUMMARIES

PRIORITY 1B: Long-Term Critical Needs (continued)	
D20 Plumbing Systems – Deferred Maintenance Install vacuum breaker at janitor sink faucet.	\$235
D20 Plumbing Systems – Deferred Maintenance Investigate backups into Locker Room addition and repair sanitary piping.	\$12,049
D20 Plumbing Systems – Deferred Maintenance Repair pool gutters.	\$20,554
D30 HVAC Systems – Hazardous Materials Abate and replace duct insulation if found to contain asbestos.	\$35,438
D30 HVAC Systems – Indoor Air Quality and Ventilation Add heating, ventilating and humidity unit at pool.	\$748,440
E20 Furnishings – Deferred Maintenance Replace gym divider curtain with broken pulley, worn and outdated.	\$56,559
E20 Furnishings – Deferred Maintenance Replace worn and outdated stage curtain and cyclorama at performance platform.	\$50,322
PRIORITY 2: Other Assessed Needs	TOTAL: \$267,318
B20 Exterior Enclosure – Energy Insulation unlikely to meet code minimum. Install code minimum exterior wall insulation.	\$50,000
B20 Exterior Enclosure – Energy Replace inefficient exterior doors (not main entry).	\$40,000
B30 Roofing – Energy Assume provided as part of recent roof replacement.	\$0
D50 Electrical Systems – Energy Replace lighting with LED fixtures.	\$99,396
D50 Electrical Systems – Security Install intrusion alarm system.	\$50,238
D50 Electrical Systems – Energy Add occupancy sensors.	\$27,682

#11 PECK GYM ASSESSMENT SUMMARIES



C20 Stairs – Safety



D30 HVAC Systems – Hazardous Materials



C30 – Interior Finishes – Deferred Maintenance



C30 Interior Finishes – Hazardous Materials



B20 Exterior Enclosure -Fire Life Safety/Code



E10 Equipment – Deferred Maintenance

ASSESSMENT SUMMARIES

#12 Ulmer Building

Use Category Educational

Area 21,900 SF | **Year Constructed** 1961; 1965 Addition

History/Use

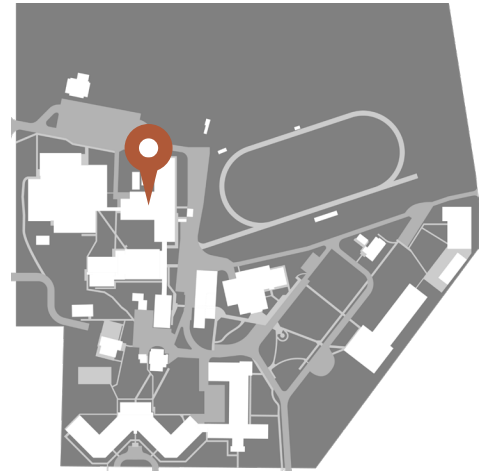
1961 - Present Classroom and Shop Building

Construction Type Concrete and Wood Frame Structure



DESCRIPTION

- One story concrete and wood frame structure.
- Built-up roof.
- High school classrooms and shops on central corridor.
- Radiant heaters with no ventilation or cooling systems.



Critical Needs Summary

ACCESSIBILITY

- Staff toilet rooms are not accessible.
- Classroom faucets and sinks are not accessible.

FIRE LIFE SAFETY/CODE

- Emergency lighting may be needed.
- Confirm electrical ground path meets code.
- Fire sprinkler system may need to be added to meet code.

HAZARDOUS MATERIALS

- Cracked 9x9 asbestos floor tiles exposed and under worn carpet areas.
- Wall plaster and ceiling tile contains asbestos.
- Asbestos exists in the attic and stands in the way of ongoing maintenance.

DEFERRED MAINTENANCE

- Exterior doors in poor condition.
- Exterior single pane windows cause heat gain in classrooms.
- Problematic pneumatic controls.
- All plumbing fixtures are obsolete, worn and stained.
- Aging domestic water, sanitary and storm drainage systems.
- Older Electrical panel & service.

INDOOR AIR QUALITY & VENTILATION

- Radiant heaters do not provide ventilation or cooling.
- Home economics cooking stoves do not have exhaust fans.

SEISMIC

- Evaluation needed to confirm extent of seismic deficiencies.

#12 ULMER BUILDING ASSESSMENT SUMMARIES

PRIORITY

1A

\$1,489,796

1B

\$2,652,810

2

\$1,014,858

FCI: 54%

**Total Assessed
Building Needs
\$5,157,464**

29%

51%

20%

PRIORITY 1A: Short-Term Critical Needs		TOTAL: \$1,489,796
B10 Superstructure – Hazardous Materials	Abate asbestos in attic around joists.	\$124,173
B20 Exterior Enclosure – Deferred Maintenance	Replace all exterior wood and glass exterior doors.	\$40,881
B20 Exterior Enclosure – Deferred Maintenance	Paint all exposed wood fascia boards, siding, and panels.	\$14,067
C10 Interior Construction – Accessibility	Interior room signage.	\$15,330
C30 Interior Finishes – Hazardous Materials	Abate all asbestos floor tile and install new VCT.	\$179,276
C30 Interior Finishes – Hazardous Materials	Abate all asbestos floor tile and replace carpet in student lounge.	\$15,060
C30 Interior Finishes – Hazardous Materials	Abate plaster containing asbestos. Add wall board and paint.	\$350,000
C30 Interior Finishes – Hazardous Materials	Abate ceiling tile containing asbestos. Add ceiling tile.	\$256,108
C30 Interior Finishes – Accessibility	Install ceramic tile floor and wall finishes at renovated staff toilet rooms.	\$21,263
D20 Plumbing – Accessibility	Renovate staff toilet rooms to be accessible. Included in interior finishes above.	-
D30 HVAC Systems – Deferred Maintenance	Replace problematic pneumatic controls with digital.	\$232,825
D40 Fire Protection – Fire Life Safety/Code	Install fire sprinkler system if determine required by current code.	\$232,825
D50 Electrical Systems – Fire Life Safety/Code	Provide emergency lighting circuit.	\$6,570
D50 Electrical Systems – Fire Life Safety/Code	Confirm and correct to make sure ground path meets code.	\$1,418
PRIORITY 1B: Long-Term Critical Needs		TOTAL: \$2,652,810
B10 Superstructure – Seismic	Install roof to exterior wall connections and plywood sheathing at roof and associated costs.	\$150,936
B10 Superstructure – Seismic	Add additional shear walls.	\$163,013
B30 Roofing – Deferred Maintenance (Energy)	Replace built-up roofing system. Includes added code minimum insulation.	\$1,015,809
D20 Plumbing Systems – Accessibility	Replace all classroom and kitchen faucets and sinks.	\$40,000
D20 Plumbing Systems – Deferred Maintenance	Replace original corroded domestic waterlines.	\$186,260

#12 ULMER BUILDING ASSESSMENT SUMMARIES

PRIORITY 2: Other Assessed Needs		TOTAL: \$1,014,858
B20 Exterior Enclosure – Energy		
Insulation unlikely to meet code minimum. Install code minimum exterior wall insulation.		\$151,752
D30 HVAC Systems – Indoor Air Quality and Ventilation		
Install ventilation and cooling system (including asbestos abatement)		\$1,086,514
D30 HVAC Systems – Indoor Air Quality and Ventilation		
Install exhaust fans at renovated staff toilet rooms and at residential cooking appliances in Home Ec room.		\$10,278
D50 Electrical Systems – Fire Life Safety/Code		
Upgrade electrical panel, especially with HVAC upgrades.		\$46,647
D50 Electrical Systems – Energy		
Replace inefficient lighting with LED.		\$170,739
D50 Electrical Systems – Security		
Install intrusion alarm system.		\$35,700
D50 Electrical Systems – Energy		
Add occupancy sensors.		\$31,044
E10 Equipment – Deferred Maintenance		
Replace all hall lockers.		\$27,897
E20 Furnishings – Deferred Maintenance		
Replace all cabinets in classrooms and labs.		\$597,726

#12 ULMER BUILDING ASSESSMENT SUMMARIES



B20 Exterior Enclosure – Deferred Maintenance



C30 Interior Finishes – General Maintenance



B20 Exterior Enclosure – Deferred Maintenance



C30 Interior Finishes – Accessibility



B20 Exterior Enclosure – Deferred Maintenance



D30 HVAC Systems – Indoor Air Quality and Ventilation



C30 Interior Finishes – Hazardous Materials



E10 Equipment – Deferred Maintenance

ASSESSMENT SUMMARIES

#13 Smith Hall

Use Category Educational

Area 49,100 SF | **Year Constructed** 1975

History/Use

1975 - Present Administration, Library, and Classroom Building

Construction Type Wood Frame Structure



DESCRIPTION

- One story wood frame structure.
- Glulam beam and cement fiber panel roof structure over central library.
- Brick veneer and built-up roof.
- Administration and open classroom pods with demountable partitions around central library.
- Mechanical units in mechanical mezzanine provide heating with hot water from central plant and cold water from chiller.



Critical Needs Summary

ACCESSIBILITY

- Door hardware upgrades needed along accessible route.
- Classroom faucets and sinks are not accessible.
- Classroom pod kitchens are not accessible.

FIRE LIFE SAFETY/CODE

- Emergency lighting may be needed.
- Cross-corridor fire doors do not close properly.

HAZARDOUS MATERIALS

- Asbestos flooring in some classroom pod kitchens.

DEFERRED MAINTENANCE

- Exterior doors and windows in poor condition.
- Problematic pneumatic controls.
- Plumbing fixtures are obsolete, worn and stained.
- Aging domestic water, sanitary and storm drainage systems.
- Aging original chiller.
- Older Electrical panel & service.

SEISMIC

- Evaluation needed to confirm extent of seismic deficiencies.

#13 SMITH HALL ASSESSMENT SUMMARIES

PRIORITY

1A

\$705,476

1B

\$1,565,293

2

\$654,482

FCI: 13%

**Total Assessed
Building Needs
\$2,925,251**

24%

54%

22%

PRIORITY 1A: Short-Term Critical Needs

TOTAL: \$705,476

B30 Exterior Enclosure – Deferred Maintenance

Investigate roof drains where ponding occurs and repair.

\$3,402

C10 Interior Construction – Accessibility

Replace knob style door hardware at interior doors along accessible route.

\$30,477

C10 Interior Construction – Fire Life Safety/Code

Cross-corridor doors do not close properly. Replace all cross-corridor fire doors.

\$76,007

C10 Interior Construction – Accessibility

Interior room signage.

\$34,370

C30 Interior Finishes – Hazardous Materials

Abate resilient asbestos flooring in student kitchens & replace with resilient flooring.

\$22,964

D20 Plumbing – Deferred Maintenance

Repair storm drain at downspout at main entry covered walkway.

\$1,489

D30 HVAC Systems – Deferred Maintenance

Replace problematic pneumatic controls with digital.

\$522,037

D50 Electrical Systems – Fire Life Safety/Code

Provide emergency lighting circuit.

\$14,730

PRIORITY 1B: Long-Term Critical Needs

TOTAL: \$1,565,293

A10 Foundation – Seismic

Cracking at slab edge. Investigate cause and repair foundation.

\$7,088

B10 Superstructure – Seismic

Install roof to exterior wall connections and strengthen covered porch posts and associated costs.

\$255,037

B20 Exterior Enclosure – Deferred Maintenance

Replace all classroom windows.

\$126,243

B20 Exterior Enclosure – Deferred Maintenance

Replace all exterior doors.

\$255,789

B20 Exterior Enclosure – Deferred Maintenance

Investigate source of moisture penetration into brick veneer and repair.

\$79,437

D20 Plumbing Systems – Accessibility

Replace all classroom and kitchen faucets and sinks.

\$60,599

D20 Plumbing Systems – Deferred Maintenance

Replace original corroded domestic waterlines.

\$348,025

D30 HVAC Systems – Deferred Maintenance

Replace original chiller.

\$348,025

E10 Equipment – Accessibility

Replace appliances and remodel classroom pod kitchens.

\$85,050

PRIORITY 2: Other Assessed Needs

TOTAL: \$654,482

B20 Exterior Enclosure – Energy

Insulation unlikely to meet code minimum. Install code minimum exterior wall insulation.

\$140,588

B20 Exterior Enclosure – Deferred Maintenance

Replace wood facias above entries & covered walkways with metal siding to reduce general maintenance.

\$29,314

#13 SMITH HALL ASSESSMENT SUMMARIES

PRIORITY 2: Other Assessed Needs (continued)	
C30 Interior Finishes – Deferred Maintenance Replace worn carpet in west classroom pod.	\$25,000
C30 Interior Finishes – Deferred Maintenance Replace all stained ceiling tiles.	\$61,254
C20 Stairs – Deferred Maintenance Replace steep metal ships ladder to mechanical mezzanine with less steep ships ladder or stairs to improve access.	\$14,856
D50 Electrical Systems – Energy Replace lighting with LED fixtures.	\$265,140
D50 Electrical Systems – Security Install intrusion alarm system.	\$59,165
D50 Electrical Systems – Energy Add occupancy sensors.	\$59,165

#13 SMITH HALL ASSESSMENT SUMMARIES



A10 Foundation – Structural



B20 Exterior Enclosure – Deferred Maintenance



B10 Superstructure – Seismic



B30 Exterior Enclosure – General Maintenance



B20 Exterior Enclosure – Deferred Maintenance



D20 Plumbing Systems – Accessibility



B20 Exterior Enclosure – Deferred Maintenance



C30 Interior Finishes – Hazardous Materials

ASSESSMENT SUMMARIES

#17 New Dormitory

Use Category Residential

Area 3,485 SF | **Year Constructed** 2010

History/Use

2010 Boys Dormitory

Present Rec Room for Students; Rented Occasionally to the Public

Construction Type Wood Frame Structure



DESCRIPTION

- Constructed by a “Extreme Makeover” and partially prefabricated off-site.
- One story wood frame structure.
- Metal roof with a green planted roof and solar panels.
- Common area with 4 dormitory rooms.
- Mechanical units in mechanical mezzanine provide heating, cooling, and ventilation for common areas.
- Unit heaters in dormitory rooms.



Critical Needs Summary

FIRE LIFE SAFETY/CODE

- Emergency lighting may be needed.
- Decorative cardboard finishes around dormitory beds may be combustible.

DEFERRED MAINTENANCE

- Wood siding requires frequent staining and has several holes from woodpeckers.
- Exterior metal frames around unit heaters are rusting.

#17 NEW DORMITORY ASSESSMENT SUMMARIES

PRIORITY

1A
\$23,802

1B
\$189,568

2
\$7,412

FCI: 12%

Total Assessed Building Needs \$220,782

11%

86%

3%

PRIORITY 1A: Short-Term Critical Needs

TOTAL: \$23,802

C30 Interior Finishes – Fire Life Safety/Code

Coat decorative cardboard wall finishes around dormitory beds so not combustible.

\$9,072

D50 Electrical Systems – Fire Life Safety/Code

Provide emergency lighting circuit.

\$14,730

PRIORITY 1B: Long-Term Critical Needs

TOTAL: \$189,568

B20 Exterior Enclosure – Deferred Maintenance

Replace wood siding with metal siding that does not require frequent staining and is more durable.

\$187,795

B20 Exterior Enclosure – Deferred Maintenance

Remove rust from unit heater metal frames and paint.

\$1,773

PRIORITY 2: Other Assessed Needs

TOTAL: \$7,412

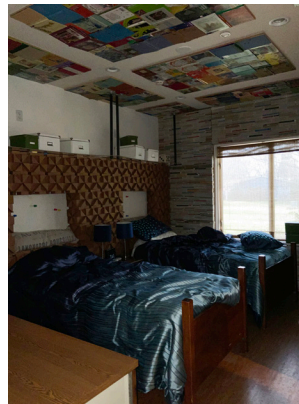
D50 Electrical Systems – Security

Install intrusion alarm system.

\$7,412



B20 Exterior Enclosure – Deferred Maintenance

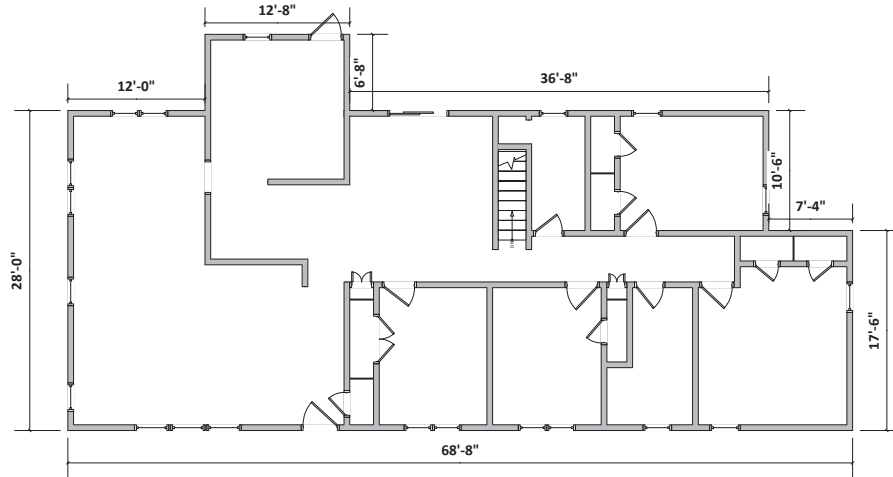


Interior Finishes – Fire Life Safety/Code



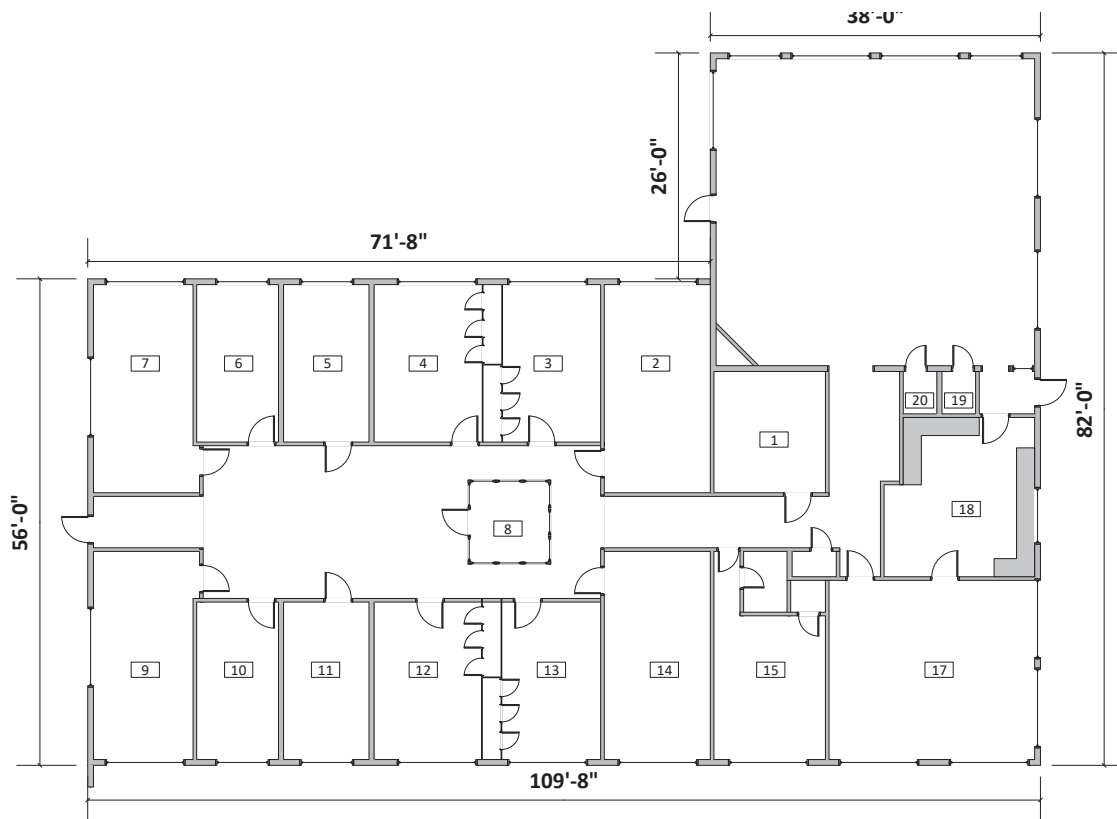
B20 Exterior Enclosure – Deferred Maintenance

Building Floor Plans



1 CARPENTER HOUSE - FLOOR PLAN

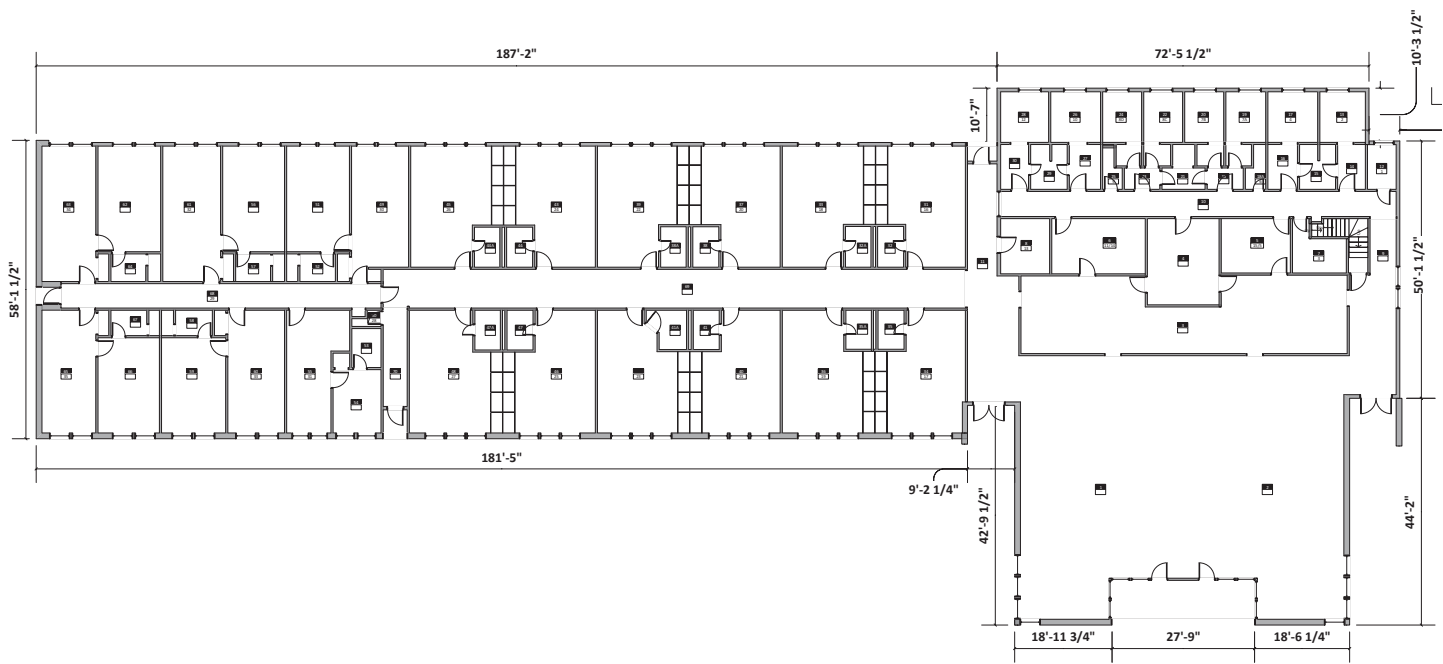
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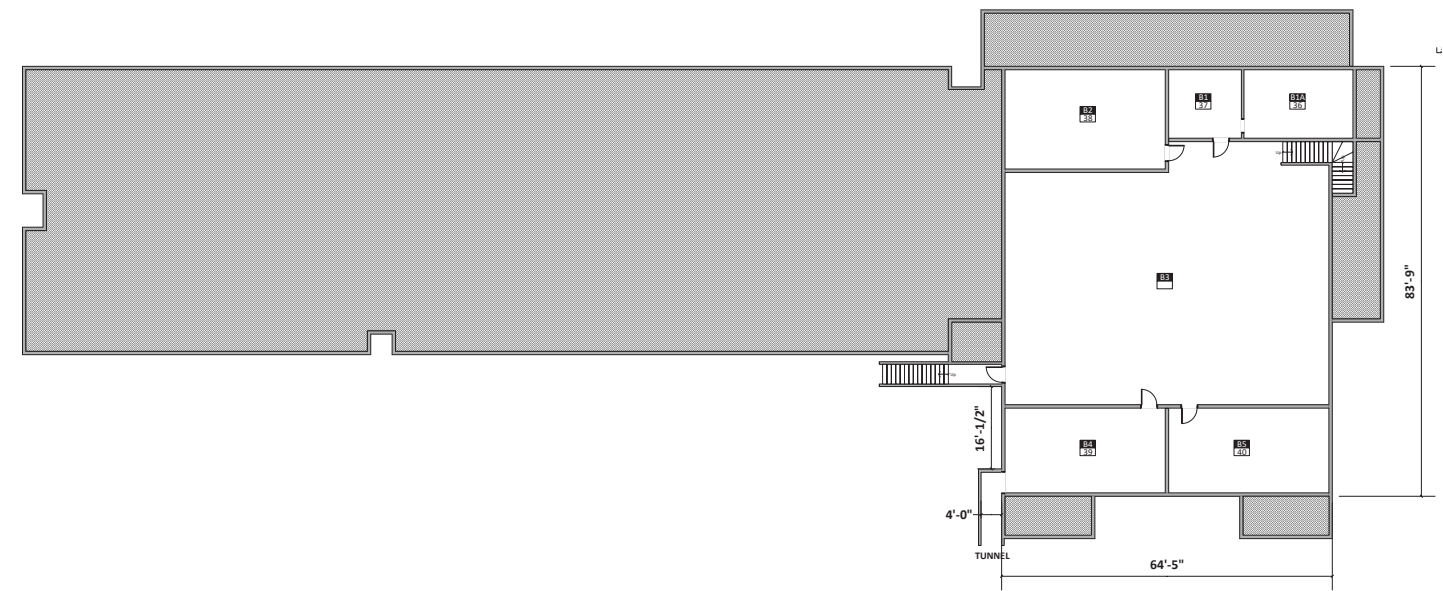
2 WALLACE HALL - FLOOR PLAN

SCALE: NOT TO SCALE

APPENDIX

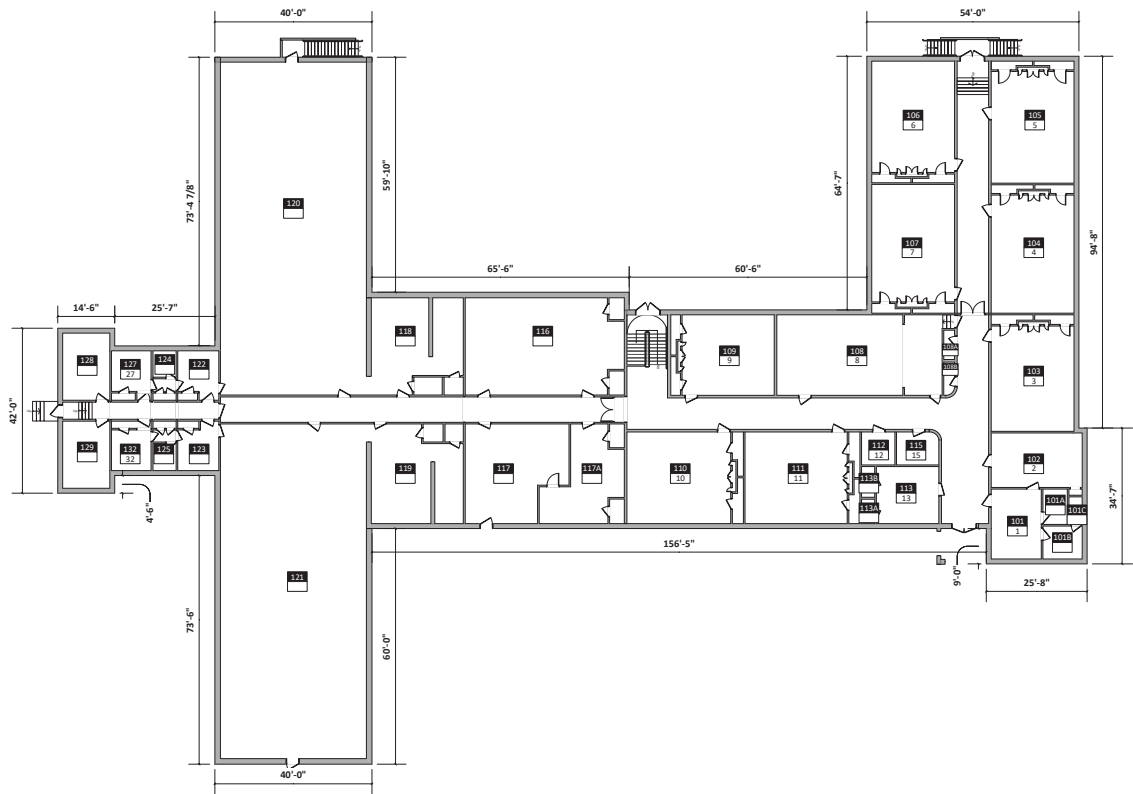


3 PETERSON HALL - MAIN FLOOR PLAN

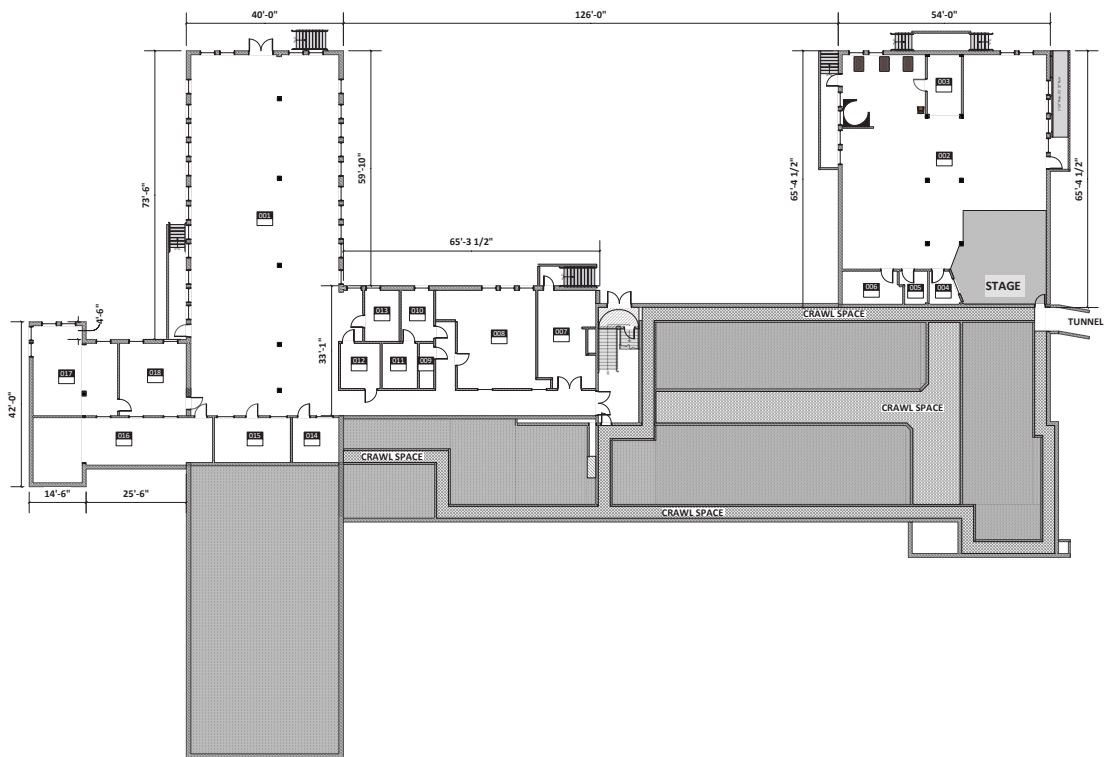


3 PETERSON HALL - BASEMENT FLOOR PLAN

SCALE: NOT TO SCALE



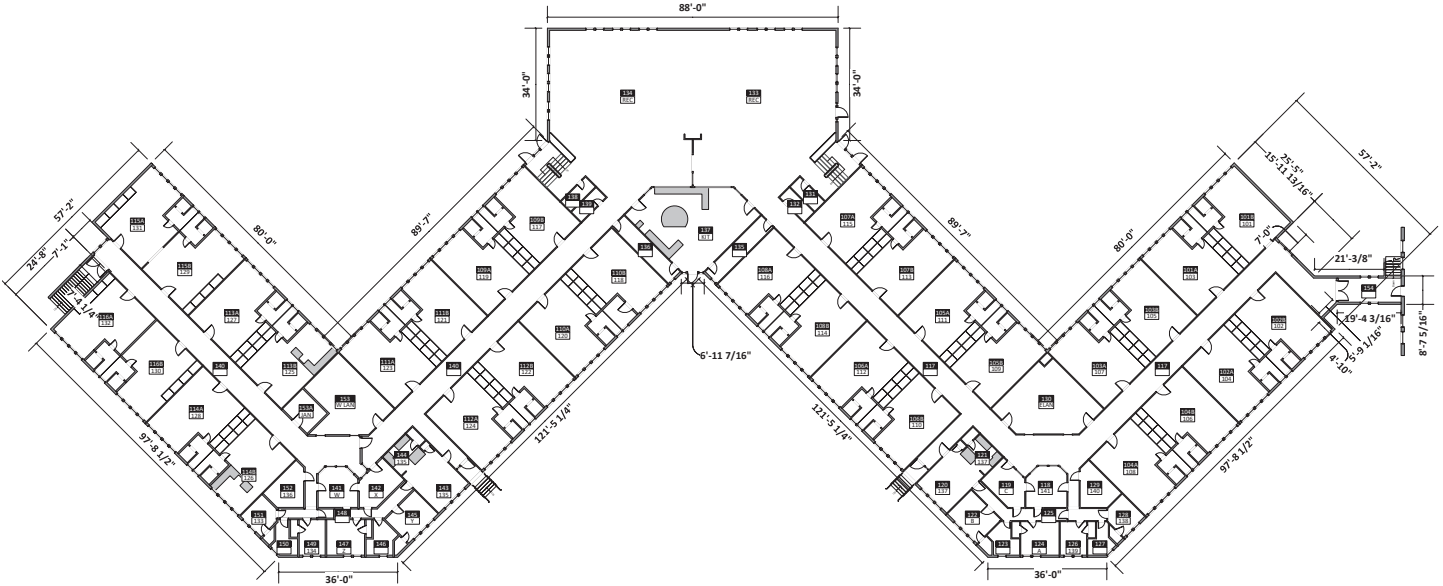
4 KUENZI HALL - MAIN FLOOR PLAN



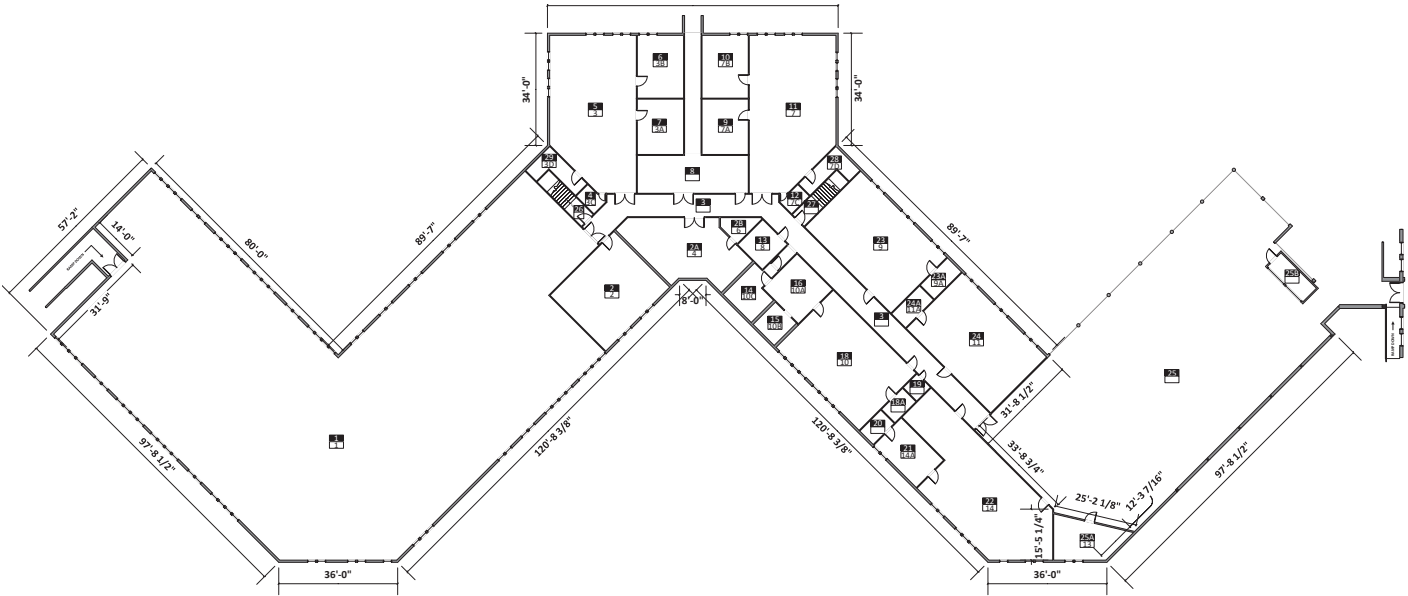
4 KUENZI HALL - BASEMENT FLOOR PLAN

SCALE: NOT TO SCALE

APPENDIX

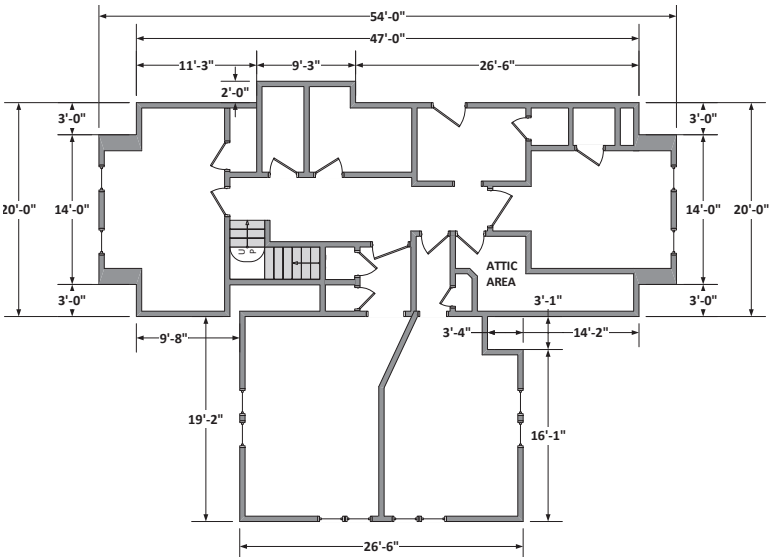


5 LINDSTROM HALL - MAIN FLOOR PLAN

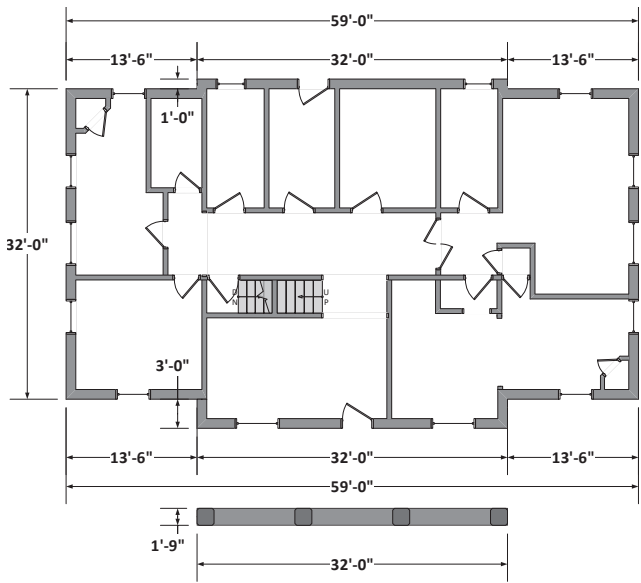


5 LINDSTROM HALL - BASEMENT FLOOR PLAN

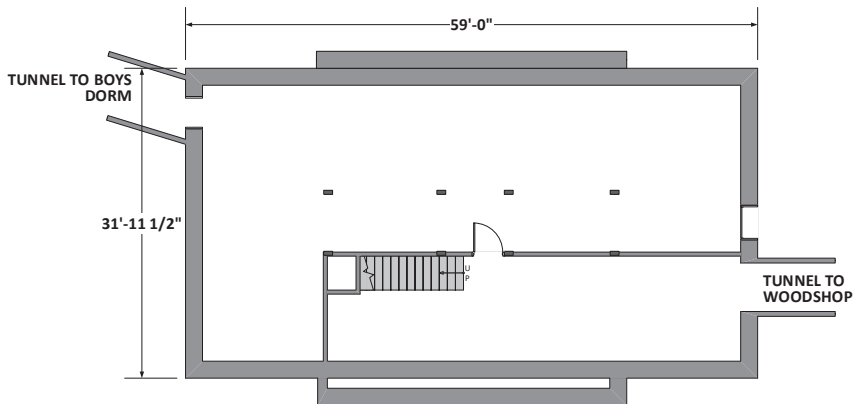
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6 OLD ADMINISTRATION BUILDING - SECOND FLOOR PLAN



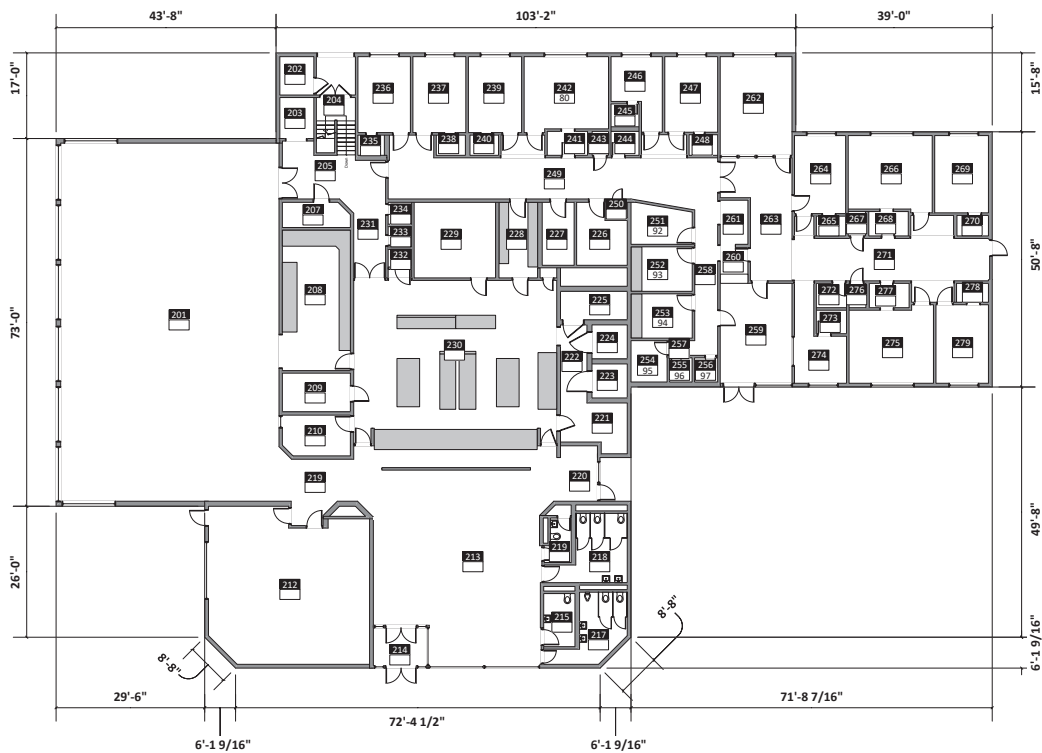
6 OLD ADMINISTRATION BUILDING - MAIN FLOOR PLAN



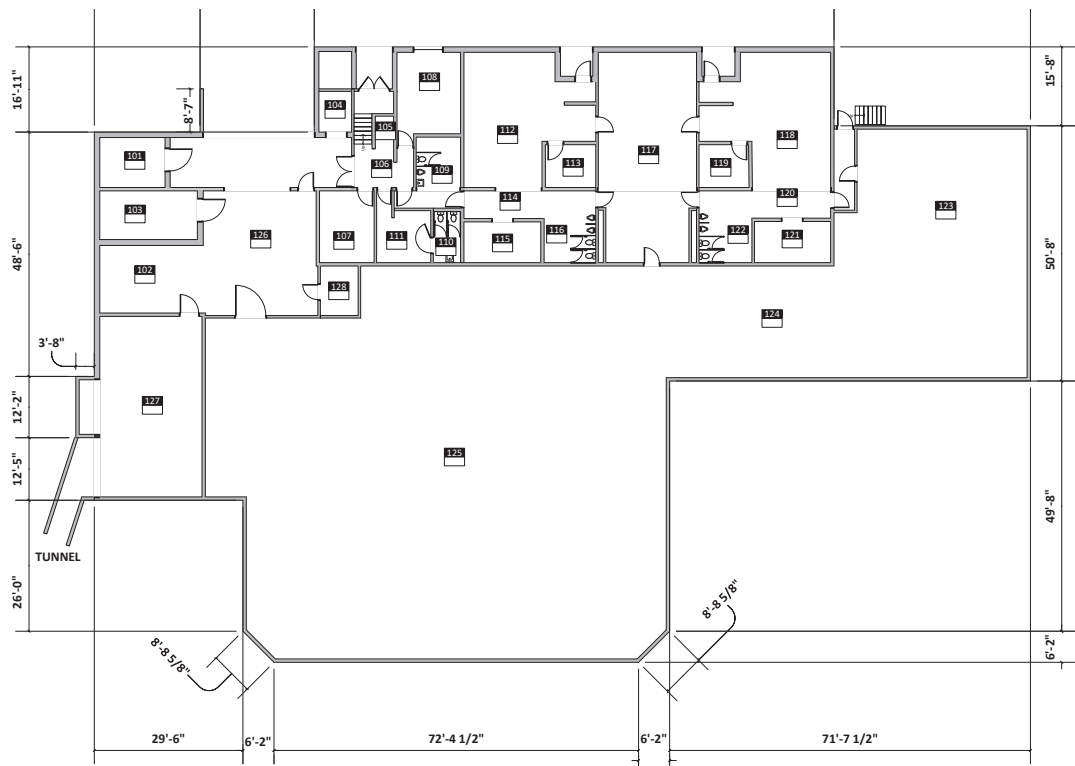
6 OLD ADMINISTRATION BUILDING - BASEMENT FLOOR PLAN

SCALE: NOT TO SCALE

APPENDIX

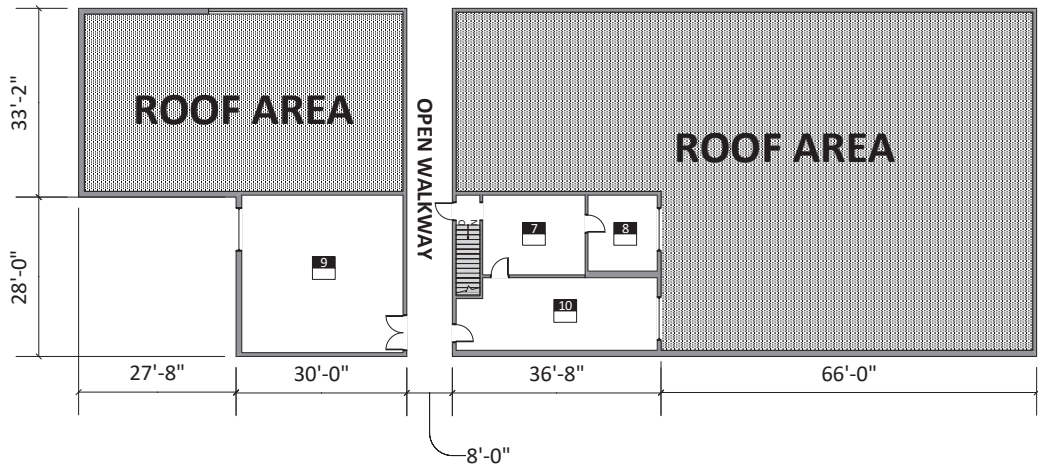


7 CLATTERBUCK BUILDING - MAIN FLOOR PLAN

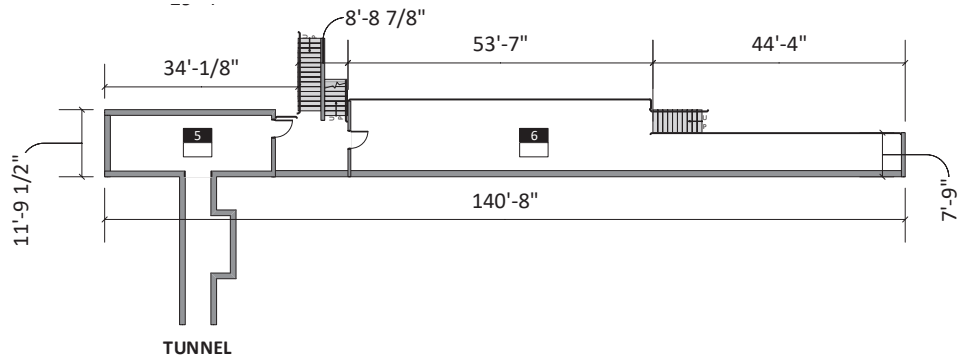


7 CLATTERBUCK BUILDING - LOWER FLOOR PLAN

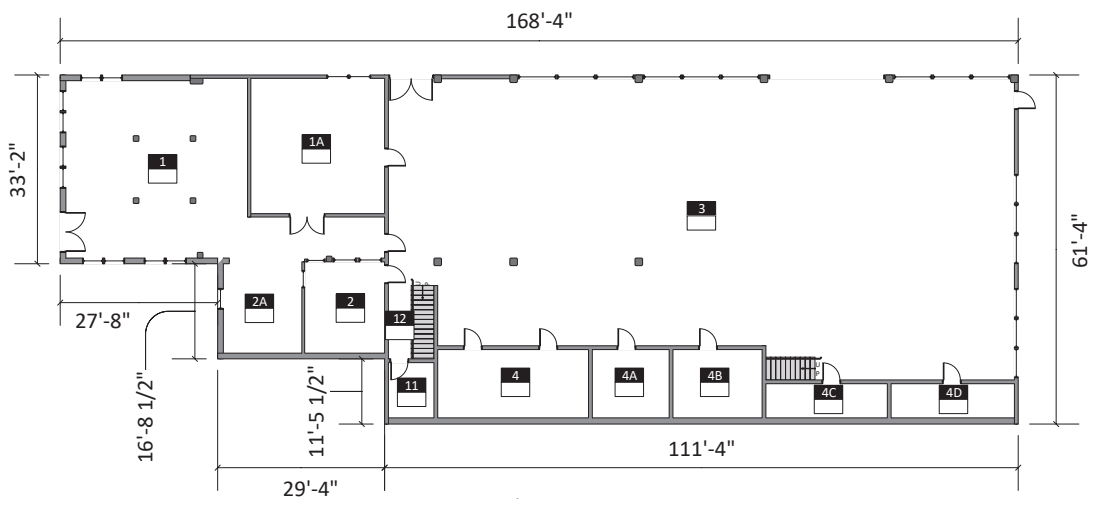
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8 CENTRAL PLANT - UPPER FLOOR PLAN



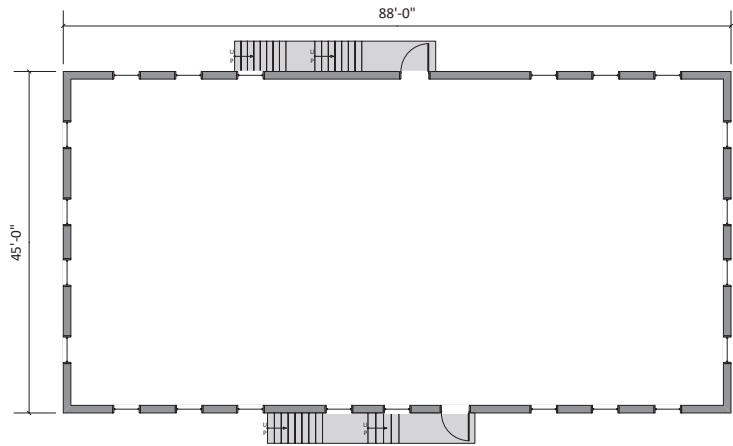
8 CENTRAL PLANT - MEZZANINE FLOOR PLAN



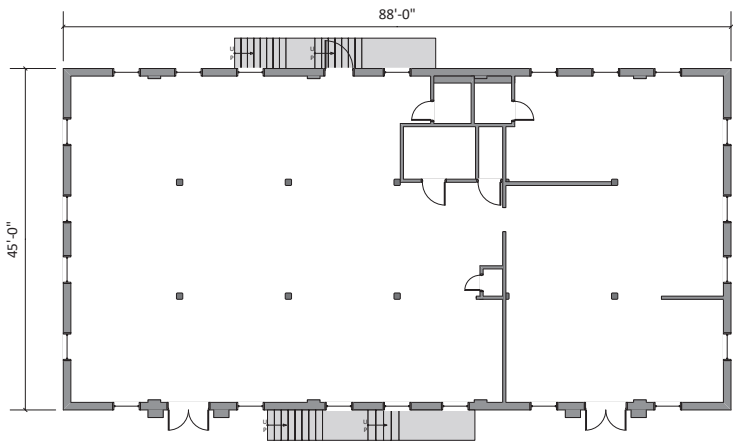
8 CENTRAL PLANT - MEZZANINE FLOOR PLAN

SCALE: NOT TO SCALE

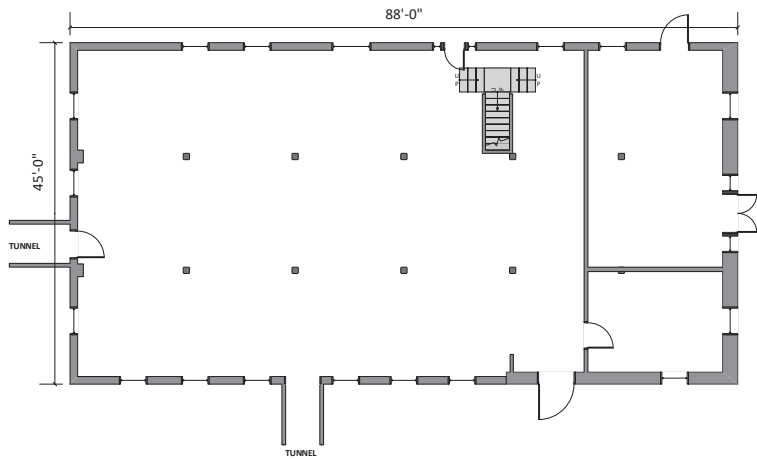
APPENDIX



9 HOKANSON GYM - UPPER FLOOR PLAN

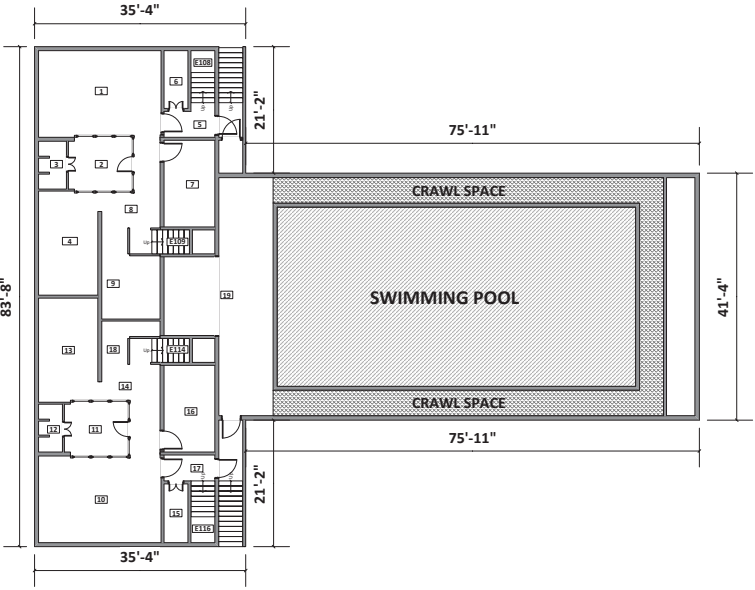


9 HOKANSON GYM - MAIN FLOOR PLAN

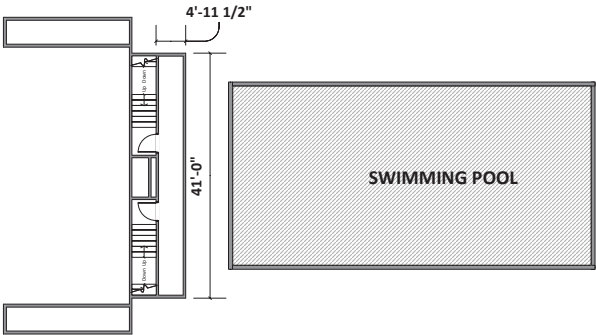


9 HOKANSON GYM - BASEMENT FLOOR PLAN

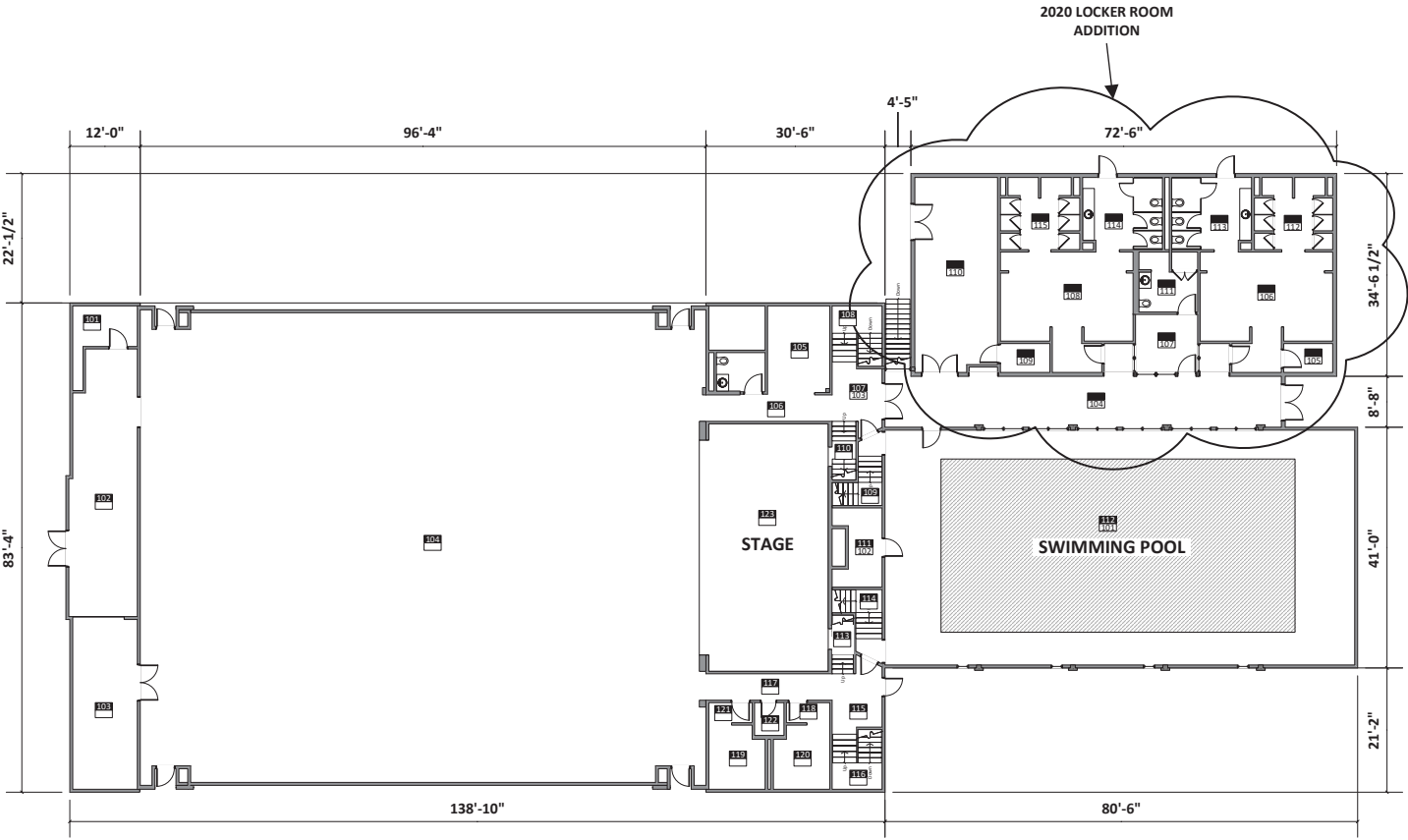
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11 PECK GYM - BASEMENT FLOOR PLAN



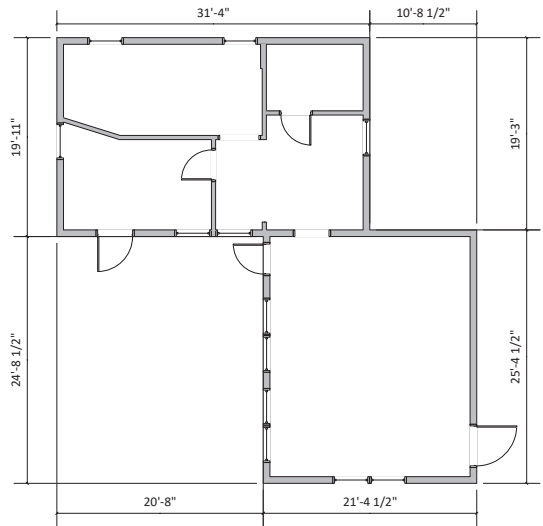
11 PECK GYM - BALCONY FLOOR PLAN



11 PECK GYM - MAIN FLOOR PLAN

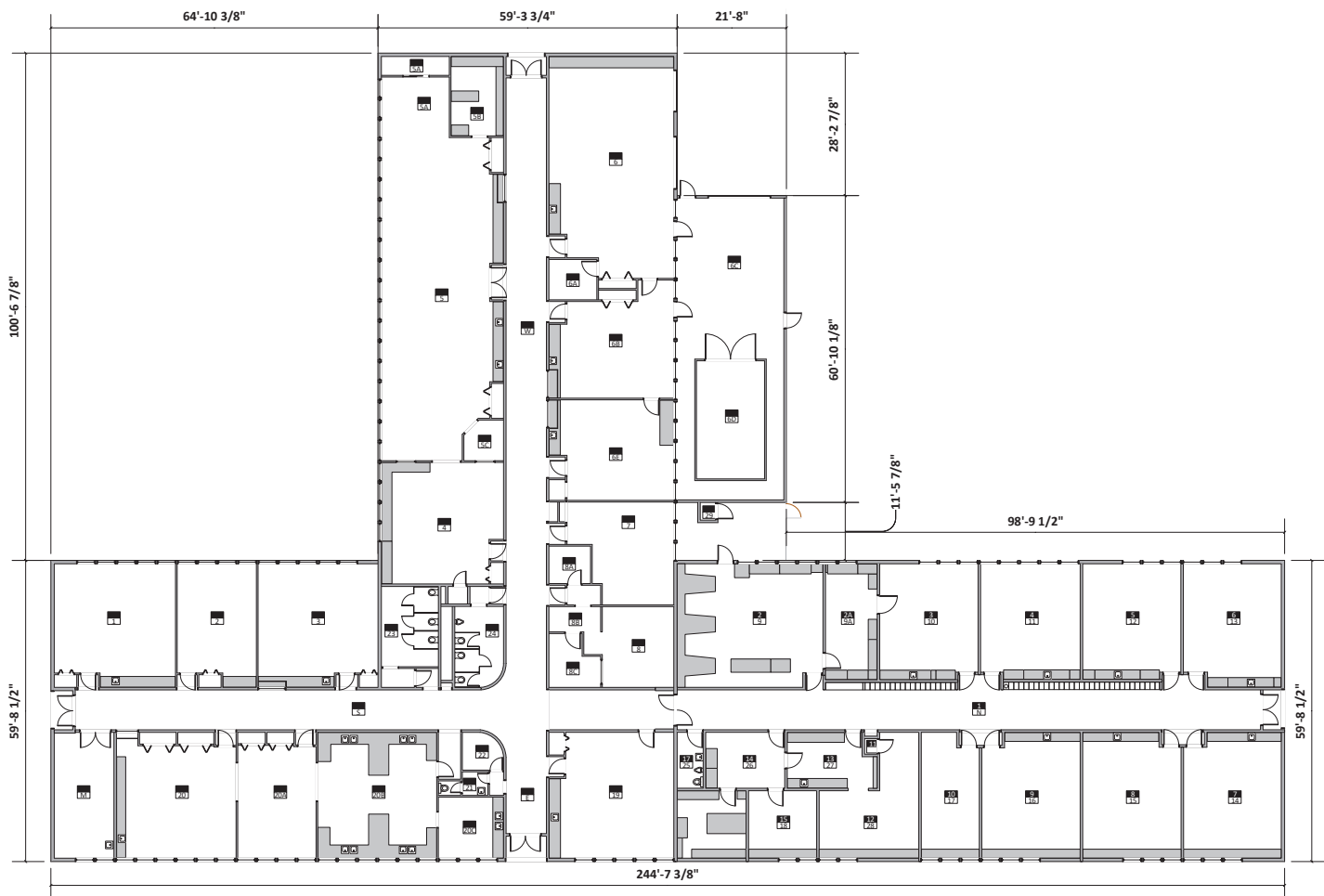
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APPENDIX



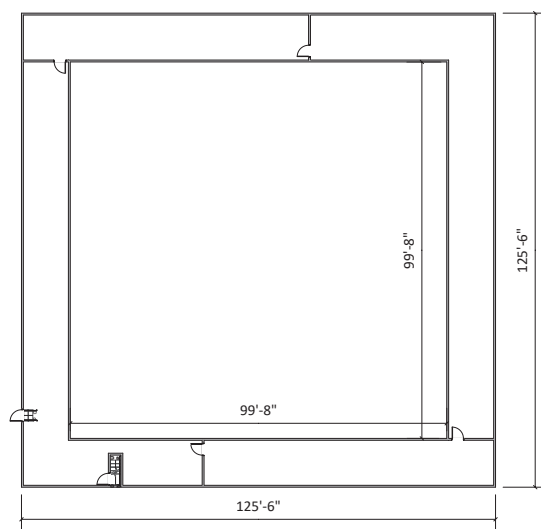
10 PAINT SHOP - MAIN FLOOR PLAN

SCALE: NOT TO SCALE

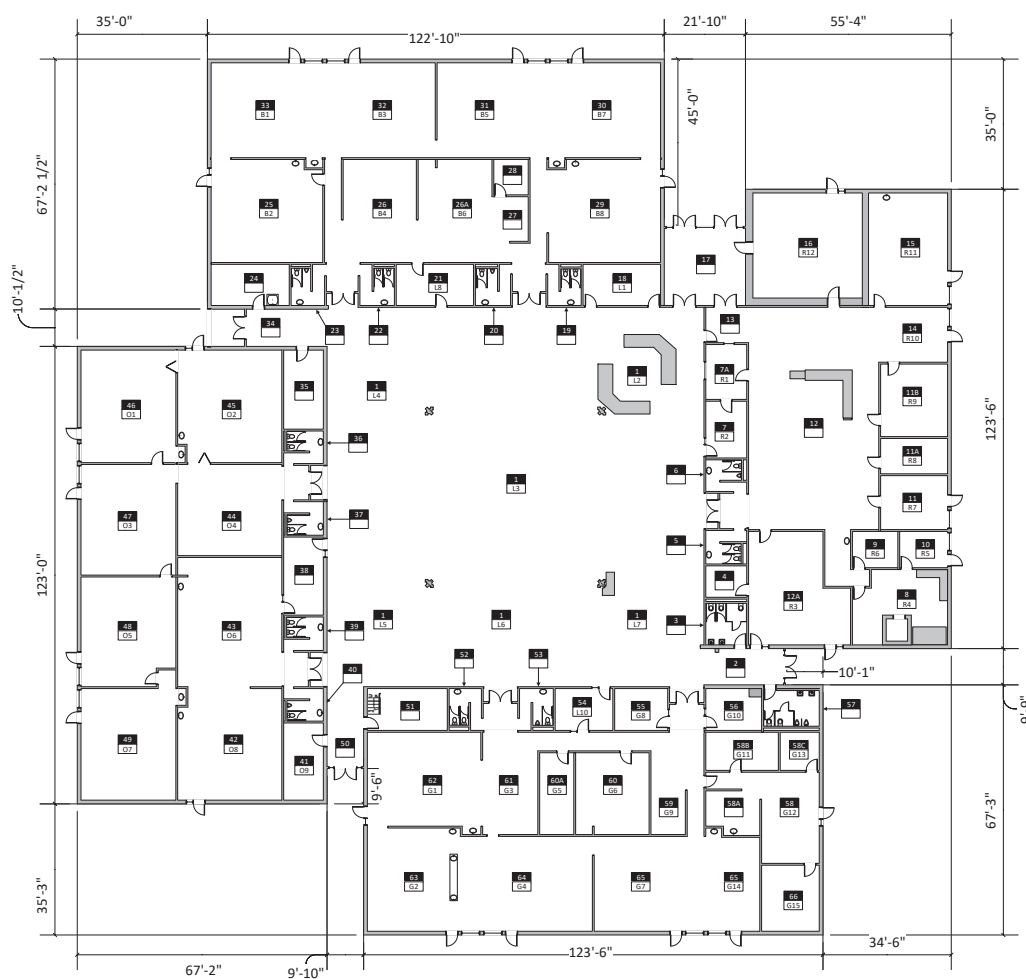


12 ULMER BUILDING - MAIN FLOOR PLAN

SCALE: NOT TO SCALE



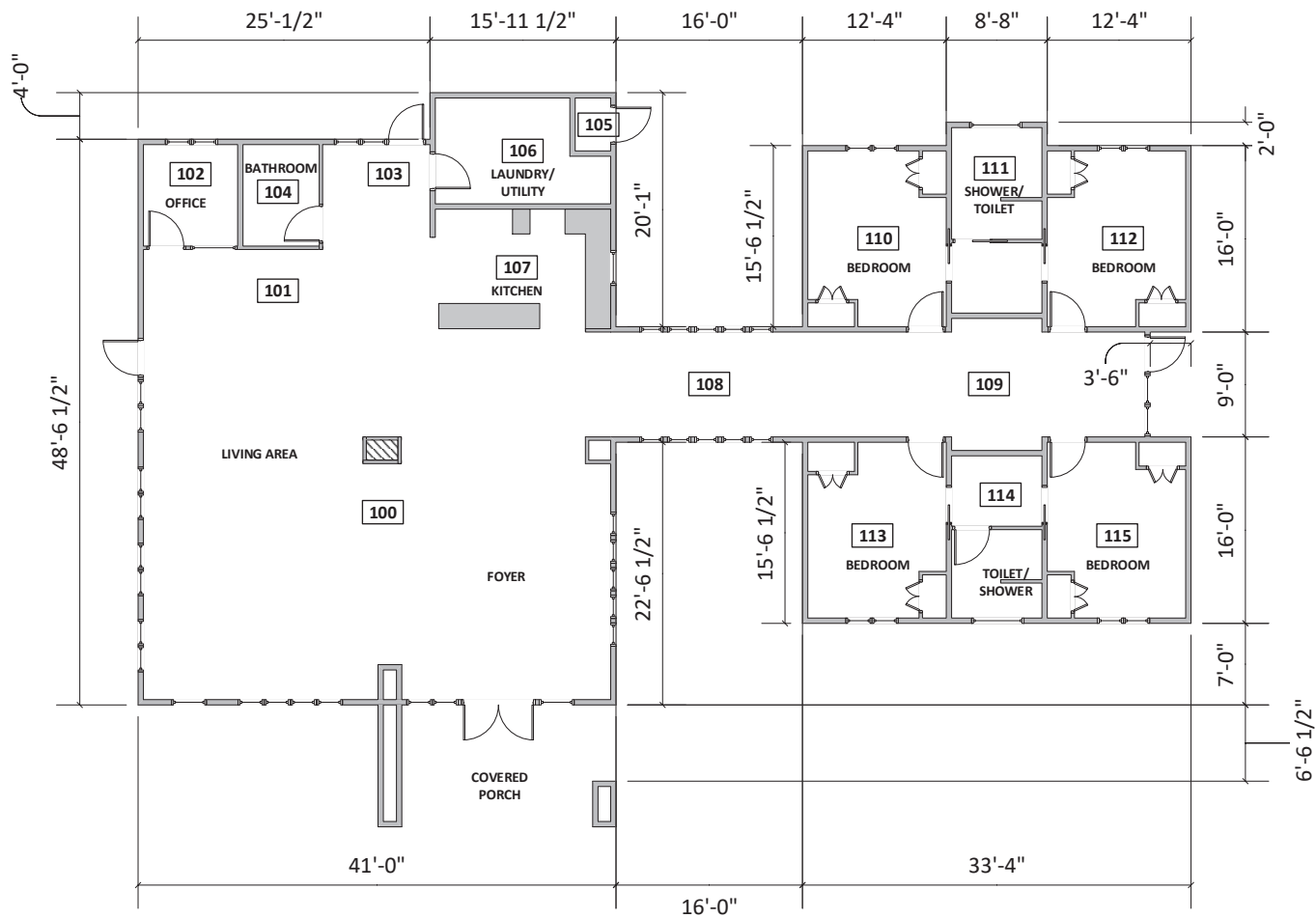
13 SMITH BUILDING - MEZZANINE FLOOR PLAN



13 SMITH BUILDING - MAIN FLOOR PLAN

SCALE: NOT TO SCALE

APPENDIX



17 NEW DORMITORY - MAIN FLOOR PLAN

SCALE: NOT TO SCALE

Campus Roof Overview



#1 CARPENTER HOUSE

Type Composition Shingle

Age 15-20 years old

Findings Plan to replace in next 10 years.

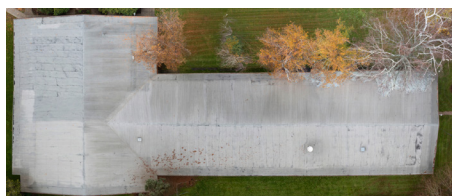


#2 WALLACE HALL

Type Single Ply Membrane

Age 15 years old

Findings Plan to replace in next 10 years.



#3 PETERSON HALL

Type Single ply Membrane

Age 15 years old

Findings Plan to replace in next 10 years.



#4 KUENZI HALL

Type Composition Shingle

Age 15 years old

Findings Copper at Perimeter. Original roof. Active roof leaks. Replace Comp Shingles and repair Copper and transitions.



#5 LINDSTROM HALL

Type Built up

Age 12 years old

Findings May have concealed layers of asbestos roofing. Plan to replace in next 10 years.

APPENDIX



#6 TILLINGHAST BUILDING

Type Composition Shingle

Age 18-20 years old

Findings Plan to replace in next 10 years.



#7 CLATTERBUCK BUILDING

Type Single Ply Membrane

Age Replaced in 2020

Findings Standing Seam Metal perimeter Mansard Roof. Original. Good condition.



#8 MAINTENANCE/CENTRAL PLANT

Type Built-up Roofing with Gravel

Age >50 years old

Findings Original. Several areas of ponding. End of life.



#9 HOKANSON GYM

Type Composition Shingle

Age 15-20 years old

Findings Plan to replace in next 10 years.



#10 PAINT SHOP BUILDING

Type Tar Paper Shingle

Age 30 years old

Findings End of life.



#11 PECK GYM

Type Single Ply Membrane

Age Replaced in 2020

Findings New at locker room addition in 2020. Good condition.



#12 ULMER BUILDING

Type Built-up Roofing

Age 13-14 years old

Findings Plan to replace in next 10 years.



#13 SMITH BUILDING

Type Built-up Roofing

Age Upper Roof over Library 8 years old

Lower Roof over Classrooms & Admin 5 years old

Findings Plan to replace in next 15-20 years.



#14 GARAGE BUILDING (NEXT TO CARPENTER HOUSE)

Type Composition Shingle

Age 15-20 years old

Findings Plan to replace in next 10 years along with Carpenter House.



#16 CARPORT (NEXT TO TILLINGHAST BUILDING)

Type Composition Roll

Age Unknown

Findings End of life.



#17 NEW DORMITORY BUILDING

Type Standing Seam Metal & Green Roof

Age New in 2011

Findings Good condition.

Detailed Costs from ACC

OSD - Facility Assessment Salem, Oregon BRIC Portland, Oregon ROM Estimate 1.1	ACC Cost Consultants, LLC Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone: (503) 718-0075 www.archcost.com	Estimate Date: 18-Jan-24 Document Date: 03-Jan-24 Print Date: 18-Jan-24 Print Time: 1:17 PM Constr. Start: TBD
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DIRECT CONSTRUCTION COST SUMMARY

Component	Area	\$ / SF	Total	Replacement Bldg Costs	
				Total	(\$/sf)
01 Carpenter House	1,932 sf	\$311.58 /sf	\$601,979	\$469,476	\$243 /sf
02 Wallace Hall	7,092 sf	\$287.25 /sf	\$2,037,178	\$3,350,970	\$473 /sf
03 Peterson Hall	24,173 sf	\$252.08 /sf	\$6,093,550	\$12,727,085	\$527 /sf
04 Kuenzi Hall	32,904 sf	\$242.13 /sf	\$7,966,985	\$16,879,752	\$513 /sf
05 Lindstrom Hall	55,100 sf	\$281.99 /sf	\$15,537,742	\$27,522,450	\$500 /sf
06 Tillinghast Building	2,920 sf	\$390.58 /sf	\$1,140,494	\$1,143,180	\$392 /sf
07 Clatterbuck Building	32,664 sf	\$135.48 /sf	\$4,425,203	\$18,520,488	\$567 /sf
08 Central Plant	13,274 sf	\$237.49 /sf	\$3,152,453	\$8,959,950	\$675 /sf
09 Hockanson Gym	11,880 sf	\$308.35 /sf	\$3,663,223	\$5,773,680	\$486 /sf
10 Paint Shop	1,480 sf	\$46.46 /sf	\$68,767	\$299,700	\$203 /sf
11 Peck Gym	17,752 sf	\$116.77 /sf	\$2,072,889	\$12,941,208	\$729 /sf
12 Ulmer Building	21,900 sf	\$218.12 /sf	\$4,776,864	\$9,608,625	\$439 /sf
13 Smith Building	49,104 sf	\$67.71 /sf	\$3,324,907	\$22,538,736	\$459 /sf
17 New Dormitory	3,485 sf	\$61.24 /sf	\$213,436	\$1,834,853	\$527 /sf
Site Estimate	1,300,000 sf		\$8,620,489	\$87,750,000	\$68 /sf
TOTAL DIRECT CONSTRUCTION COST	1,575,660 sf	\$40.43 /sf	\$63,696,159	\$230,320,152	

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 4% to 6% 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.

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01 Carpenter House	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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Building Stats

Year Built: **unknown (early 1960's)** Gross Area: **1,932 sf**
Floors: **1+**
Construction Type: **wood framed structure**

A10 Foundations		
no work required Sub-total	<div>0 sf 0.00 0</div> <div>1,932 sf 0.00 /sf 0</div>	
SUB-TOTAL A10 Foundations	0	\$0
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	<div>TBD 20.00% 0</div> <div>TBD 0.00% 0</div> <div>TBD 12.50% 0</div> <div>TBD 5.00% 0</div>	@ ± 5% per year #DIV/0!
TOTAL DIRECT CONSTRUCTION COST A10 Foundations	1,932 sf \$0.00 /sf	\$0

A20 Basement Construction		
no work required Sub-total	<div>0 sf \$0.00 \$0</div> <div>1,932 sf 0.00 /sf \$0</div>	
SUB-TOTAL A20 Basement Construction	0	\$0
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	<div>TBD 20.00% 0</div> <div>TBD 0.00% 0</div> <div>TBD 12.50% 0</div> <div>TBD 5.00% 0</div>	@ ± 5% per year #DIV/0!
TOTAL DIRECT CONSTRUCTION COST A20 Basement Construction	1,932 sf \$0.00 /sf	\$0

B10 Superstructure		
no work required Sub-total	<div>0 sf \$0.00 \$0</div> <div>1,932 sf 0.00 /sf \$0</div>	
SUB-TOTAL B10 Superstructure	0	\$0
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	<div>TBD 20.00% 0</div> <div>TBD 0.00% 0</div> <div>TBD 12.50% 0</div> <div>TBD 5.00% 0</div>	@ ± 5% per year #DIV/0!
TOTAL DIRECT CONSTRUCTION COST B10 Superstructure	1,932 sf \$0.00 /sf	\$0

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01 Carpenter House	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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B20 Exterior Enclosure						
B2010 Paint Siding remove paint from wood siding prep exterior paint wood siding clean up Sub-total	2,584 2,584 2,584 1 1,932	sf sf sf sum sf	\$1.75 0.75 2.25 500.00 6.61 /sf	\$4,522 1,938 5,814 500 	 \$12,774	
SUB-TOTAL B20 Exterior Enclosure				12,774	\$12,774	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	2,555 0 1,917 863	 5,335	@ ± 5% per year 41.76%
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure	1,932	sf	\$9.37 /sf		\$18,109	

B20 Exterior Enclosure						
B2010 Insulation - exterior walls add insulation, spray foam patch walls/paint Sub-total	2,584 2,584 1,932	sf sf sf	\$6.00 1.25 9.70 /sf	\$15,504 3,230 	 \$18,734	
SUB-TOTAL B20 Exterior Enclosure				18,734	\$18,734	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	3,747 0 2,811 1,265	 7,823	@ ± 5% per year 41.76%
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure	1,932	sf	\$13.75 /sf		\$26,557	

B20 Exterior Enclosure						
B2020 Replace Windows remove windows new vinyl windows replace sliding patio door new trim & caulking/sealants Sub-total	220 220 1 220 1,932	sf sf ea sf sf	\$7.00 70.00 2,050.00 35.45 13.87 /sf	\$1,540 15,400 2,050 7,800 	 \$26,790	interior & exterior
SUB-TOTAL B20 Exterior Enclosure				26,790	\$26,790	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	5,358 0 4,019 1,809	 11,186	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure	1,932	sf	\$19.66 /sf		\$37,976	

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01 Carpenter House	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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B20 Exterior Enclosure							
B2030 Replace Main Entry Door remove door & frame new door & frame, paint new trim & caulking/sealants Sub-total	1	ea	\$150.00	\$150	interior & exterior		
	1	ea	2,350.00	2,350			
	1	sum	500.00	500			
	1,932	sf	1.55 /sf	\$3,000			
	SUB-TOTAL B20 Exterior Enclosure					3,000	\$3,000
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	600	@ ± 5% per year		
			0.00%	0			
			12.50%	450			
			5.00%	203		1,253	41.77%
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure				1,932	sf	\$2.20 /sf	\$4,253

B20 Exterior Enclosure						
B2030 Repaint Doors clean prep door repaint door Sub-total	3	ea	\$450.00	\$1,350		
	3	ea	250.00	750		
	1,932	sf	1.09 /sf	\$2,100		
SUB-TOTAL B20 Exterior Enclosure			2,100	\$2,100		
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	420	@ ± 5% per year	
			0.00%	0		
			12.50%	315		
			5.00%	142		877
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure			1,932	sf	\$1.54 /sf	\$2,977

B20 Exterior Enclosure					
B2030 Replace Hardware remove door knob install new lever arm Sub-total	3	ea	\$75.00	\$225	
	3	ea	425.00	1,275	
	1,932	sf	0.78 /sf	\$1,500	
SUB-TOTAL B20 Exterior Enclosure				1,500	\$1,500
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	300	@ ± 5% per year 41.80%
			0.00%	0	
			12.50%	225	
			5.00%	102	
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure				1,932 sf	\$1.10 /sf \$2,127

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01 Carpenter House	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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B30 Roofing						
B3010 Reroof remove asphalt shingle roofing remove flashings new asphalt composite shingle roofing felt paper ice & water shield new metal flashings & vents Sub-total	2,280 2,280 2,280 2,508 2,508 2,280 1,932	sf sf sf sf sf sf sf	\$1.75 0.25 7.50 0.30 2.00 1.75 16.26 /sf	\$3,990 570 17,100 752 5,016 3,990 	 \$31,418	
SUB-TOTAL B30 Roofing				31,418	\$31,418	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	6,284 0 4,713 2,121	 13,118	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST B30 Roofing	1,932	sf	\$23.05 /sf		\$44,536	

B30 Roofing						
B3010 Insulation - attic add blown-in insulation at attic add baffles, allowance Sub-total	1,932 1,932 1,932	sf sf sf	\$2.75 0.80 3.55 /sf	\$5,313 1,546 	 \$6,859	
SUB-TOTAL B30 Roofing				6,859	\$6,859	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	1,372 0 1,029 463	 2,864	@ ± 5% per year 41.76%
TOTAL DIRECT CONSTRUCTION COST B30 Roofing	1,932	sf	\$5.03 /sf		\$9,723	

C10 Interior Construction						
C1010 CMU basement walls patch cracked cmu walls paint cmu walls Sub-total	1 1 1,932	allow allow sf	\$1,500.00 2,000.00 1.81 /sf	\$1,500 2,000 	 \$3,500	
SUB-TOTAL C10 Interior Construction				3,500	\$3,500	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	700 0 525 237	 1,462	@ ± 5% per year 41.77%
TOTAL DIRECT CONSTRUCTION COST C10 Interior Construction	1,932	sf	\$2.57 /sf		\$4,962	

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01 Carpenter House	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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C10 Interior Construction						
C1020 Interior Doors						
remove door & frame	4	ea	\$150.00	\$600		
widen opening for 36" door	4	ea	650.00	2,600		
new 3x7 scwd/hm frame	4	ea	2,650.00	10,600		
paint / finish door & frame	4	lvs	175.00	700		
Sub-total	1,932	sf	7.51 /sf	\$14,500		
SUB-TOTAL C10 Interior Construction				14,500	\$14,500	
Estimating / Design Contingency			20.00%	2,900		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	2,175		
General Contractor OH & Profit			5.00%	979	6,054	41.75%
TOTAL DIRECT CONSTRUCTION COST						
C10 Interior Construction	1,932	sf	\$10.64 /sf	\$20,554		

C10 Interior Construction						
C1020 Replace Door Hardware	11	ea	\$60.00	\$660		
remove knob hardware	11	ea	275.00	3,025		
install new lever arm						
Sub-total	1,932	sf	1.91 /sf	\$3,685		
SUB-TOTAL C10 Interior Construction				3,685	\$3,685	
Estimating / Design Contingency			20.00%	737		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	553		
General Contractor OH & Profit			5.00%	249	1,539	41.76%
TOTAL DIRECT CONSTRUCTION COST						
C10 Interior Construction	1,932	sf	\$2.70 /sf	\$5,224		

C10 Interior Construction						
C1020 Replace Kitchen	1	sum	\$2,500.00	\$2,500		
demo kitchen	1	sum	25,000.00	25,000		
new kitchen						
Sub-total	1,932	sf	14.23 /sf	\$27,500		
SUB-TOTAL C10 Interior Construction	27,500				\$27,500	
Estimating / Design Contingency			20.00%	5,500		
Escalation To Construction Start	TBD		0.00%	0	@ ± 5% per year	
General Conditions / Insurance / Bond			12.50%	4,125		
General Contractor OH & Profit			5.00%	1,857	11,482	
					41.75%	
TOTAL DIRECT CONSTRUCTION COST						
C10 Interior Construction	1,932	sf	\$20.18 /sf	\$38,982		

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01 Carpenter House	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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C10 Interior Construction		
C1020 Replace Bathrooms demo bathrooms new bathrooms Sub-total	<div> <div>2</div> <div>sum</div> <div>\$1,500.00</div> <div>\$3,000</div> </div> <div> <div>2</div> <div>sum</div> <div>15,000.00</div> <div>30,000</div> </div> <div> <div>1,932</div> <div>sf</div> <div>17.08 /sf</div> <div>\$33,000</div> </div>	
SUB-TOTAL C10 Interior Construction	33,000	\$33,000
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	<div> <div>TBD</div> <div>20.00%</div> <div>6,600</div> </div> <div> <div>TBD</div> <div>0.00%</div> <div>0</div> </div> <div> <div>TBD</div> <div>12.50%</div> <div>4,950</div> </div> <div> <div>TBD</div> <div>5.00%</div> <div>2,228</div> </div> <div> <div></div> <div></div> <div>13,778</div> </div>	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST C10 Interior Construction	1,932 sf \$24.21 /sf	\$46,778

C20 STAIRS		
C2010 Replace front entry porch demo concrete front stoop demo brick planters demo metal roof columns temp support roof new front porch and accessible ramp railings new roof columns modify landscaping Sub-total	<div> <div>54</div> <div>sf</div> <div>\$20.00</div> <div>\$1,080</div> </div> <div> <div>2</div> <div>ea</div> <div>300.00</div> <div>600</div> </div> <div> <div>2</div> <div>ea</div> <div>125.00</div> <div>250</div> </div> <div> <div>1</div> <div>sum</div> <div>600.00</div> <div>600</div> </div> <div> <div>250</div> <div>sf</div> <div>65.00</div> <div>16,250</div> </div> <div> <div>50</div> <div>lf</div> <div>200.00</div> <div>10,000</div> </div> <div> <div>2</div> <div>ea</div> <div>450.00</div> <div>900</div> </div> <div> <div>1</div> <div>allow</div> <div>750.00</div> <div>750</div> </div> <div> <div>1,932</div> <div>sf</div> <div>15.75 /sf</div> <div>\$30,430</div> </div>	
SUB-TOTAL C20 STAIRS	30,430	\$30,430
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	<div> <div>TBD</div> <div>20.00%</div> <div>6,086</div> </div> <div> <div>TBD</div> <div>0.00%</div> <div>0</div> </div> <div> <div>TBD</div> <div>12.50%</div> <div>4,565</div> </div> <div> <div>TBD</div> <div>5.00%</div> <div>2,055</div> </div> <div> <div></div> <div></div> <div>12,706</div> </div>	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST C20 STAIRS	1,932 sf \$22.33 /sf	\$43,136

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01 Carpenter House	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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C20 STAIRS						
C2010 Basement exterior stair - guardrails add metal perf panel at guardrail clean/prep railings repaint railings Sub-total	48 16 16 1,932	sf lf lf sf	\$75.00 15.00 35.00 2.28 /sf	\$3,600 240 560 \$4,400		
SUB-TOTAL C20 STAIRS				4,400	\$4,400	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	880 0 660 297	1,837	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST C20 STAIRS		1,932 sf	\$3.23 /sf	\$6,237		

C20 STAIRS						
C2010 Interior basement stair remove carpet clean/prep stairs install new carpet Sub-total	42 1 42 1,932	sf sum sf sf	\$1.50 200.00 45.00 1.11 /sf	\$63 200 1,890 \$2,153		
SUB-TOTAL C20 STAIRS				2,153	\$2,153	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	431 0 323 146	900	@ ± 5% per year 41.80%
TOTAL DIRECT CONSTRUCTION COST C20 STAIRS		1,932 sf	\$1.58 /sf	\$3,053		

C30 INTERIOR FINISHES						
C3010 Tunnel Access repair water leak at tunnel entry clean water staining & repaint Sub-total	1 1 1,932	allow allow sf	\$3,500.00 1,000.00 2.33 /sf	\$3,500 1,000 \$4,500		
SUB-TOTAL C30 INTERIOR FINISHES				4,500	\$4,500	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	900 0 675 304	1,879	@ ± 5% per year 41.76%
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES		1,932 sf	\$3.30 /sf	\$6,379		

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01 Carpenter House	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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C30 INTERIOR FINISHES						
C3010 Basement walls repair/patch, paint walls Sub-total	1,739 1,932	sf sf	\$3.50 3.15 /sf	\$6,086 \$6,086		assume 90% area
SUB-TOTAL C30 INTERIOR FINISHES				6,086	\$6,086	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	1,218 0 913 411	2,542	@ ± 5% per year 41.77%
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES		1,932 sf	\$4.47 /sf		\$8,628	

C30 INTERIOR FINISHES						
C3020 Replace carpet remove carpet clean/prep floor new carpet Sub-total	966 966 966 1,932	sf sf sf sf	\$0.75 0.50 5.00 3.13 /sf	\$725 483 4,830 \$6,038		assume 50% area
SUB-TOTAL C30 INTERIOR FINISHES				6,038	\$6,038	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	1,208 0 906 408	2,522	@ ± 5% per year 41.77%
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES		1,932 sf	\$4.43 /sf		\$8,560	

C30 INTERIOR FINISHES						
C3020 Refinish wood floors sand wood floors patch/repair allowance clean/prep floor apply finish to wood floors Sub-total	580 1 580 580 1,932	sf allow sf sf sf	\$7.00 1,000.00 1.50 4.00 4.27 /sf	\$4,057 1,000 869 2,318 \$8,244		assume 30% area
SUB-TOTAL C30 INTERIOR FINISHES				8,244	\$8,244	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	1,649 0 1,237 557	3,443	@ ± 5% per year 41.76%
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES		1,932 sf	\$6.05 /sf		\$11,687	

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01 Carpenter House	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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C30 INTERIOR FINISHES						
C3020 Replace sheet vinyl remove sheet vinyl flooring clean/prep floor new sheet vinyl flooring Sub-total	386	sf	\$0.80	\$309	assume 20% area	
	386	sf	1.00	386		
	386	sf	9.00	3,478		
	1,932	sf	2.16 /sf	\$4,173		
SUB-TOTAL C30 INTERIOR FINISHES				4,173	\$4,173	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	835	@ ± 5% per year	
			0.00%	0		
			12.50%	626		
			5.00%	282		1,743
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES				1,932 sf	\$3.06 /sf	\$5,916

C30 INTERIOR FINISHES						
C3020 Replace basement flooring remove parquet flooring clean/prep floor new parquet flooring Sub-total	1,739	sf	\$0.90	\$1,565		assume 90% area
	1,739	sf	1.50	2,608		
	1,739	sf	25.00	43,470		allowance
	1,932	sf	24.66 /sf		\$47,643	
SUB-TOTAL C30 INTERIOR FINISHES				47,643	\$47,643	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit			20.00%	9,529		
	TBD		0.00%	0		@ ± 5% per year
			12.50%	7,147		
			5.00%	3,216	19,892	41.75%
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES				1,932 sf	\$34.96 /sf	\$67,535

C30 INTERIOR FINISHES						
C3020 Mechanical room - wet floor investigate wet floor repair problem Sub-total	193	sf	\$5.00	\$966		
	193	sf	20.00	3,864		
	1,932	sf	2.50 /sf	\$4,830		
SUB-TOTAL C30 INTERIOR FINISHES				4,830	\$4,830	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	966	@ ± 5% per year 41.78%	
			0.00%	0		
			12.50%	725		
			5.00%	327		2,018
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES				1,932 sf	\$3.54 /sf	\$6,848

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C30 INTERIOR FINISHES						
C3030 Paint ceilings clean, prep ceilings paint gyp/plaster ceilings Sub-total	1,932 1,932 1,932	sf sf sf	\$0.75 1.50 2.25 /sf	\$1,449 2,898 \$4,347		
SUB-TOTAL C30 INTERIOR FINISHES				4,347	\$4,347	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	870 0 653 294	1,817	@ ± 5% per year 41.80%
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES	1,932	sf	\$3.19 /sf		\$6,164	
D10 CONVEYING SYSTEMS						
no work required Sub-total	0 1,932	sf sf	\$0.00 0.00 /sf	\$0 \$0		
SUB-TOTAL D10 CONVEYING SYSTEMS				0	\$0	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	0 0 0 0	0	@ ± 5% per year #DIV/0!
TOTAL DIRECT CONSTRUCTION COST D10 CONVEYING SYSTEMS	1,932	sf	\$0.00 /sf		\$0	
D20 PLUMBING SYSTEMS						
D2010 Replace plumbing fixtures demo plumbing fixture new kitchen sink & faucet hook up dishwasher new lav & faucet new toilet new tub w/shower surround Sub-total	7 1 1 2 2 2 1,932	ea ea ea ea ea ea sf	\$275.00 800.00 250.00 650.00 350.00 2,400.00 5.06 /sf	\$1,925 800 250 1,300 700 4,800 \$9,775		
SUB-TOTAL D20 PLUMBING SYSTEMS				9,775	\$9,775	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	1,955 0 1,467 660	4,082	@ ± 5% per year 41.76%
TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS	1,932	sf	\$7.17 /sf		\$13,857	

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01 Carpenter House	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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D20 PLUMBING SYSTEMS								
D2020 Plumbing Fixtures - Repiping repipe dom water lines Sub-total	1,932	sf	\$9.10	\$17,581				
	1,932	sf	9.10 /sf	\$17,581				
SUB-TOTAL D20 PLUMBING SYSTEMS				17,581	\$17,581			
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	3,517				
			0.00%	0		@ ± 5% per year		
			12.50%	2,638				
			5.00%	1,187	7,342	41.76%		
TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS				1,932	sf	\$12.90 /sf	\$24,923	

D20 PLUMBING SYSTEMS						
D2040 Basement drainage concerns address drainage concern in basement Sub-total	1	allow	\$6,500.00	\$6,500		
	1,932	sf	3.36 /sf	\$6,500		
SUB-TOTAL D20 PLUMBING SYSTEMS				6,500	\$6,500	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	1,300	@ ± 5% per year	
			0.00%	0		
			12.50%	975		
			5.00%	439		
TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS	1,932	sf	\$4.77 /sf	\$9,214		

D30 HVAC SYSTEMS						
D3040 Piping Insulation abate pipe insulation new pipe insulation Sub-total	1	sum	\$2,500.00	\$2,500		
	1	sum	3,500.00	3,500		
	1,932	sf	3.11 /sf	\$6,000		
SUB-TOTAL D30 HVAC SYSTEMS			6,000	\$6,000		
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	1,200		
			0.00%	0	@ ± 5% per year	
			12.50%	900		
			5.00%	405	2,505	41.75%
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS			1,932	sf	\$4.40 /sf	\$8,505

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01 Carpenter House	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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D30 HVAC SYSTEMS							
D3050 Radiators prep for new radiators new radiators & associated piping Sub-total	15	ea	\$300.00	\$4,500			
	15	ea	1,700.00	25,500			
	1,932	sf	15.53 /sf	\$30,000			
SUB-TOTAL D30 HVAC SYSTEMS			30,000	\$30,000			
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	6,000	12,525	@ ± 5% per year 41.75%	
			0.00%	0			
			12.50%	4,500			
			5.00%	2,025			
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS			1,932 sf	\$22.01 /sf	\$42,525		

D30 HVAC SYSTEMS						
D3060 Controls replace pneumatic controls with digital Sub-total	1,932	sf	\$6.00	\$11,592	allowance	
	1,932	sf	6.00 /sf	\$11,592		
SUB-TOTAL D30 HVAC SYSTEMS				11,592	\$11,592	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	2,319 0 1,739 783	4,841	@ ± 5% per year 41.76%
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS	1,932	sf	\$8.51 /sf	\$16,433		

D40 FIRE PROTECTION SYSTEMS						
no work required Sub-total	0	sf	\$0.00	\$0		
	1,932	sf	0.00 /sf	\$0		
SUB-TOTAL D40 FIRE PROTECTION SYSTEMS			0	\$0		
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	0	@ ± 5% per year	
			0.00%	0		
			12.50%	0		
			5.00%	0		0
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TOTAL DIRECT CONSTRUCTION COST D40 FIRE PROTECTION SYSTEMS			1,932	sf	\$0.00 /sf	\$0

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01 Carpenter House	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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D50 ELECTRICAL SYSTEMS					
D5020 Replace Lighting replace lighting with LED's Sub-total	1,932	sf	\$2.85	\$5,500	
	1,932	sf	2.85 /sf	\$5,500	
SUB-TOTAL D50 ELECTRICAL SYSTEMS	5,500				\$5,500
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	1,100 0 825 372	2,297 41.76%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	1,932	sf	\$4.04 /sf	\$7,797	

D50 ELECTRICAL SYSTEMS					
D5020 Relamp basement lighting relamp basement fixtures with LED's Sub-total	1	sum	\$1,000.00	\$1,000	
	1,932	sf	0.52 /sf	\$1,000	
SUB-TOTAL D50 ELECTRICAL SYSTEMS	1,000				\$1,000
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit			20.00%	200	@ ± 5% per year
	TBD		0.00%	0	
			12.50%	150	
			5.00%	68	
					41.80%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	1,932	sf	\$0.73 /sf	\$1,418	

D50 ELECTRICAL SYSTEMS					
D5020 Rewire house rewire entire house Sub-total	1,932	sf	\$2.10	\$4,057	
	1,932	sf	2.10 /sf	\$4,057	
SUB-TOTAL D50 ELECTRICAL SYSTEMS	4,057				\$4,057
Estimating / Design Contingency			20.00%	812	@ ± 5% per year
Escalation To Construction Start	TBD		0.00%	0	
General Conditions / Insurance / Bond			12.50%	609	
General Contractor OH & Profit			5.00%	274	
				1,695	41.78%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	1,932	sf	\$2.98 /sf	\$5,752	

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01 Carpenter House	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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D50 ELECTRICAL SYSTEMS						
D5030 Fire alarm update fire alarm system Sub-total	1,932 1,932	sf sf	\$3.90 3.90 /sf	\$7,535 \$7,535		
SUB-TOTAL D50 ELECTRICAL SYSTEMS				7,535	\$7,535	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	1,507 0 1,131 509	3,147	@ ± 5% per year 41.77%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS		1,932 sf	\$5.53 /sf		\$10,682	

D50 ELECTRICAL SYSTEMS						
D5030 Intrusion Alarm System add intrusion alarm system Sub-total	1,932 1,932	sf sf	\$3.65 3.65 /sf	\$7,052 \$7,052		
SUB-TOTAL D50 ELECTRICAL SYSTEMS				7,052	\$7,052	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	1,411 0 1,058 477	2,946	@ ± 5% per year 41.78%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS		1,932 sf	\$5.17 /sf		\$9,998	

D50 ELECTRICAL SYSTEMS						
D5030 Lighting Controls add occupancy sensors Sub-total	1,932 1,932	sf sf	\$2.10 2.10 /sf	\$4,057 \$4,057		
SUB-TOTAL D50 ELECTRICAL SYSTEMS				4,057	\$4,057	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	812 0 609 274	1,695	@ ± 5% per year 41.78%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS		1,932 sf	\$2.98 /sf		\$5,752	

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E10 EQUIPMENT						
E1010 Appliances refrigerator dishwasher range microwave/exhaust hood Sub-total	1 1 1 1 1,932	ea ea ea ea sf	\$2,200.00 650.00 2,500.00 450.00 3.00 /sf	\$2,200 650 2,500 450	\$5,800	
SUB-TOTAL E10 EQUIPMENT				5,800	\$5,800	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	1,160 0 870 392	2,422	@ ± 5% per year 41.76%
TOTAL DIRECT CONSTRUCTION COST E10 EQUIPMENT	1,932	sf	\$4.26 /sf		\$8,222	

E20 FURNISHINGS						
casework included in Interior Construction Sub-total	1 1,932	sum sf	\$0.00 0.00 /sf	\$0	\$0	
SUB-TOTAL E20 FURNISHINGS				0	\$0	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	0 0 0 0	0	@ ± 5% per year #DIV/0!
TOTAL DIRECT CONSTRUCTION COST E20 FURNISHINGS	1,932	sf	\$0.00 /sf		\$0	

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Building Stats

Year Built: **1958**

Gross Area: **7,092** sf

Floors: **1+ basement**

Construction Type: **wood framed structure**

A10 Foundations					
Standard Foundations no work required Sub-total	0 7,092	sf sf	0.00 0.00	0 /sf	0
SUB-TOTAL A10 Foundations	0				\$0
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	0 0 0 0	0 @ ± 5% per year #DIV/0!
TOTAL DIRECT CONSTRUCTION COST A10 Foundations	7,092	sf	\$0.00	/sf	\$0

A20 Basement Construction					
Basement Construction					
no work required	0	sf	\$0.00	\$0	
Sub-total	7,092	sf	0.00 /sf	\$0	
SUB-TOTAL A20 Basement Construction	0				\$0
Estimating / Design Contingency	20.00%				0
Escalation To Construction Start	0.00%				0
General Conditions / Insurance / Bond	12.50%				0
General Contractor OH & Profit	5.00%				0
					@ ± 5% per year
					#DIV/0!
TOTAL DIRECT CONSTRUCTION COST					
A20 Basement Construction	7.092	sf	\$0.00	/sf	\$0

B10 Superstructure					
B1020 Roof Construction - Glu Lams & 2x decking add plywood sheathing Sub-total	8,170 7,092	sf sf	2.75 3.17 /sf	22,468 \$22,468	
SUB-TOTAL B10 Superstructure	22,468				\$22,468
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	4,494 0 3,371 1,517	9,382 41.76%
TOTAL DIRECT CONSTRUCTION COST B10 Superstructure	7,092	sf	\$4.49 /sf	\$31,850	

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B10 Superstructure						
B1020 Roof Construction - Connections remove/reinstall ceilings install wall to roof connections MEP conflicts, allowance Sub-total	1,536	sf	\$7.00	\$10,752		
	384	lf	80.00	30,720		
	1	allow	3,500.00	3,500		
	7,092	sf	6.34 /sf		\$44,972	
SUB-TOTAL B10 Superstructure		44,972				\$44,972
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit			20.00%	8,995		
	TBD		0.00%	0		
			12.50%	6,746		
			5.00%	3,036	18,777	
TOTAL DIRECT CONSTRUCTION COST B10 Superstructure		7,092	sf	\$8.99 /sf	\$63,749	

B20 Exterior Enclosure								
B2010 Insulation - exterior walls add insulation, spray foam patch walls/paint Sub-total	4,608	sf	\$6.00	\$27,648				
	4,608	sf	1.25	5,760				
	7,092	sf	4.71	/sf	\$33,408			
B2010 Insulation - roof add rigid insulation + nailers Sub-total	8,170	sf	7.50	61,275				
	7,092	sf	8.64	/sf	61,275			
SUB-TOTAL B20 Exterior Enclosure			94,683			\$94,683		
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit			20.00%	18,937				
	TBD		0.00%	0			@ ± 5% per year	
			12.50%	14,203				
			5.00%	6,392	39,532		41.75%	
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure			7,092	sf	\$18.92	/sf	\$134,215	

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B20 Exterior Enclosure						
B2010 Concrete walls texture surface and paint						
demo allowance	70	lf	\$40.00	\$2,800		
new shearwall footing	70	lf	280.00	19,600		
new 8" concrete shearwall	1,050	sf	80.00	84,000		assume 15' ht.
patch/repair, allowance	70	lf	100.00	7,000		
Sub-total	7,092	sf	15.99 /sf		\$113,400	
SUB-TOTAL B20 Exterior Enclosure				113,400	\$113,400	
Estimating / Design Contingency			20.00%	22,680		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	17,010		
General Contractor OH & Profit			5.00%	7,655	47,345	41.75%
TOTAL DIRECT CONSTRUCTION COST						
B20 Exterior Enclosure	7,092	sf	\$22.67 /sf		\$160,745	

B20 Exterior Enclosure						
B2020 Exterior Windows						
remove windows, haz. abatement	1,243	sf	\$14.40	\$17,899		
temp weather protection	1,243	sf	4.00	4,972		
prep openings	1,243	sf	5.00	6,215		
new storefront windows	1,243	sf	110.00	136,730		similar design
new sill pan flashings	222	lf	30.00	6,660		
new interior sill	222	lf	26.00	5,772		
patch/repair trim, allowance	1	allow	5,000.00	5,000		
new window treatment, roller shades	1,243	sf	12.50	15,538		
Sub-total	7,092	sf	28.03 /sf		\$198,786	
SUB-TOTAL B20 Exterior Enclosure				198,786	\$198,786	
Estimating / Design Contingency			20.00%	39,758		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	29,818		
General Contractor OH & Profit			5.00%	13,419	82,995	41.75%
TOTAL DIRECT CONSTRUCTION COST						
B20 Exterior Enclosure	7,092	sf	\$39.73 /sf		\$281,781	

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B20 Exterior Enclosure						
B2030 Door Hardware						
remove door knob hardware	3	ea	\$75.00	\$225		
new lever arm hardware	3	ea	425.00	1,275		
automatic opener, at main entry door	1	ea	4,500.00	4,500		
Sub-total	7,092	sf	0.85 /sf	\$6,000		
SUB-TOTAL B20 Exterior Enclosure		6,000				\$6,000
Estimating / Design Contingency		20.00%				1,200
Escalation To Construction Start	TBD	0.00%				0
General Conditions / Insurance / Bond		12.50%				900
General Contractor OH & Profit		5.00%				405
				2,505		41.75%
TOTAL DIRECT CONSTRUCTION COST						
B20 Exterior Enclosure		7,092	sf	\$1.20 /sf	\$8,505	

B20 Exterior Enclosure					
B2030 Replace Door remove door & frame new hollow metal door & frame, painted patch/repair trim, allowance Sub-total	2	ea	\$150.00	\$300	egress
	2	ea	4,675.00	9,350	
	2	ea	300.00	600	
	7,092	sf	1.45 /sf	\$10,250	
SUB-TOTAL B20 Exterior Enclosure	10,250				\$10,250
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	2,050	@ ± 5% per year 41.76%
			0.00%	0	
			12.50%	1,538	
			5.00%	692	
	4,280				
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure	7,092	sf	\$2.05 /sf	\$14,530	

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B30 Roofing						
B3010 Roof Coverings demo roofing, complete abate insulation install new membrane roofing + insul replace gutters & ds new metal flashings prep, repaint outdoor cover/soffit MEP, allowance Sub-total	8,170 8,170 8,170 314 8,170 720 1 7,092	sf sf sf lf sf sf allow sf	\$3.00 2.50 21.73 20.00 3.15 2.50 2,500.00 36.49 /sf	\$24,510 20,425 177,570 6,280 25,695 1,800 2,500 	 258,780	 \$258,780
SUB-TOTAL B30 Roofing				258,780	\$258,780	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	 TBD 	 	20.00% 0.00% 12.50% 5.00%	51,756 0 38,817 17,468	 108,041	 @ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST B30 Roofing	7,092	sf	\$51.72 /sf		\$366,821	

B30 Roofing						
B3020 Roof Openings clean skylights Sub-total	 2 7,092	 ea sf	 \$250.00 0.07 /sf	 \$500 \$500	 	
SUB-TOTAL B30 Roofing				500	\$500	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	 TBD 	 	20.00% 0.00% 12.50% 5.00%	100 0 75 34	 209	 @ ± 5% per year 41.80%
TOTAL DIRECT CONSTRUCTION COST B30 Roofing	7,092	sf	\$0.10 /sf		\$709	

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C10 Interior Construction						
C1020 Interior Doors						
remove door & frame	22	ea	\$150.00	\$3,300		
widen opening for 36" door	4	ea	650.00	2,600		
new 3x7 scwd/hm frame	22	ea	2,650.00	58,300		
paint / finish door & frame	22	lvs	175.00	3,850		
patch/repair adjacent walls	22	ea	350.00	7,700		
Sub-total	7,092	sf	10.68 /sf	\$75,750		
SUB-TOTAL C10 Interior Construction			75,750	\$75,750		
Estimating / Design Contingency			20.00%	15,150		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	11,363		
General Contractor OH & Profit			5.00%	5,114	31,627	41.75%
TOTAL DIRECT CONSTRUCTION COST						
C10 Interior Construction	7,092	sf	\$15.14 /sf	\$107,377		

C20 STAIRS					
no work required	0	sum	\$0.00	\$0	
Sub-total	7,092	sf	0.00 /sf	\$0	
SUB-TOTAL C20 STAIRS	0				\$0
Estimating / Design Contingency			20.00%	0	
Escalation To Construction Start	TBD		0.00%	0	@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	0	
General Contractor OH & Profit			5.00%	0	0
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TOTAL DIRECT CONSTRUCTION COST C20 STAIRS	7,092	sf	\$0.00 /sf	\$0	

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02 Wallace Hall	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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C30 INTERIOR FINISHES						
C3010 Paint Wallboard or Plaster abate plaster finish remove wall base add gypbd, level 4 finish paint walls new wall base remove/reinstall wall items, allowance Sub-total	12,600 1,035 12,600 12,600 1,035 12,600 7,092	sf lf sf sf lf sf sf	\$4.00 0.50 4.00 1.50 3.50 0.50 18.35 /sf	\$50,400 518 50,400 18,900 3,623 6,300 		assume 90% of walls
SUB-TOTAL C30 INTERIOR FINISHES				130,141	\$130,141	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	26,029 0 19,522 8,785	54,336	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES		7,092	sf	\$26.01 /sf	\$184,477	

C30 INTERIOR FINISHES						
C3010 Remodel Restroom - wall tile remove wall tile install wall tile Sub-total	4 4 7,092	locs locs sf	\$150.00 \$2,500.00 1.49 /sf	\$600 \$10,000 	\$10,600	
SUB-TOTAL C30 INTERIOR FINISHES				10,600	\$10,600	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	2,120 0 1,590 716	4,426	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES		7,092	sf	\$2.12 /sf	\$15,026	

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02 Wallace Hall	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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C30 INTERIOR FINISHES									
C3020 Floor Finishes - carpet remove carpet clean/prep floors new carpet Sub-total	2,128	sf	\$0.80	\$1,702		assume 30% of floors			
	2,128	sf	1.00	2,128					
	2,128	sf	6.00	12,766					
	7,092	sf	2.34	/sf	\$16,596				
SUB-TOTAL C30 INTERIOR FINISHES				16,596	\$16,596				
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	3,320		@ ± 5% per year			
			0.00%	0					
			12.50%	2,490					
			5.00%	1,121	6,931				
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES				7,092	sf	\$3.32	/sf	\$23,527	

C30 INTERIOR FINISHES						
C3020 Floor Finishes - vct abate vat flooring clean/prep floors new vct flooring Sub-total	4,255	sf	\$2.50	\$10,638		assume 60% of floors
	4,255	sf	1.00	4,255		
	4,255	sf	4.75	20,212		
	7,092	sf	4.95	/sf	\$35,105	
SUB-TOTAL C30 INTERIOR FINISHES			35,105	\$35,105		
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit			20.00%	7,021		@ ± 5% per year
	TBD		0.00%	0		
			12.50%	5,266		
			5.00%	2,370	14,657	
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES			7,092	sf	\$7.02 /sf	\$49,762

C30 INTERIOR FINISHES						
C3020 Floor Finishes - rubber base remove rubber base new rubber base Sub-total	1,385	lf	\$0.60	\$831		
	1,385	lf	3.50	4,848		
	7,092	sf	0.80 /sf	\$5,679		
SUB-TOTAL C30 INTERIOR FINISHES				5,679	\$5,679	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	1,136	@ ± 5% per year	
			0.00%	0		
			12.50%	852		
			5.00%	384		
			2,372			
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES				7,092 sf	\$1.14 /sf	\$8,051

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C30 INTERIOR FINISHES						
C3010 Remodel Restroom - floor tile remove floor tile install floor tile Sub-total	4	locs	\$125.00	\$500		
	4	locs	1,500.00	6,000		
	7,092	sf	0.92 /sf		\$6,500	
SUB-TOTAL C30 INTERIOR FINISHES				6,500	\$6,500	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	1,300		
			0.00%	0		@ ± 5% per year
			12.50%	975		
			5.00%	439	2,714	41.75%
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES				7,092 sf	\$1.30 /sf	\$9,214

C30 INTERIOR FINISHES						
C3030 Ceiling Finishes - Gypbd ceilings abate plaster ceilings new gypbd ceiling paint ceiling MEP conflicts, allowance Sub-total	2,128	sf	\$2.75	\$5,851	assume 30% bldg area	
	2,128	sf	12.00	25,531		
	2,128	sf	2.25	4,787		
	2,128	sf	3.00	6,383		
	7,092	sf	6.00 /sf	\$42,552		
	SUB-TOTAL C30 INTERIOR FINISHES				42,552	\$42,552
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	8,511	@ ± 5% per year 41.75%	
			0.00%	0		
			12.50%	6,383		
			5.00%	2,873		17,767
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES				7,092 sf	\$8.51 /sf	\$60,319

C30 INTERIOR FINISHES						
C3030 Ceiling Finishes - Glue-up tile ceilings abate glue-up tile ceilings new glue-up tile ceiling MEP conflicts, allowance Sub-total	4,255	sf	\$2.00	\$8,510	assume 60% bldg area	
	4,255	sf	4.75	20,212		
	4,255	sf	1.50	6,383		
	7,092	sf	4.95 /sf	\$35,105		
	SUB-TOTAL C30 INTERIOR FINISHES					35,105
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	7,021	@ ± 5% per year	
			0.00%	0		
			12.50%	5,266		
			5.00%	2,370		14,657
						41.75%
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES		7,092	sf	\$7.02 /sf	\$49,762	

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D10 CONVEYING SYSTEMS		
no work required Sub-total	0 7,092	sum sf \$0.00 0.00 /sf \$0 \$0
SUB-TOTAL D10 CONVEYING SYSTEMS		0 \$0
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD	20.00% 0.00% 12.50% 5.00% 0 0 0 0 @ ± 5% per year #DIV/0!
TOTAL DIRECT CONSTRUCTION COST D10 CONVEYING SYSTEMS	7,092 sf	\$0.00 /sf \$0

D20 PLUMBING SYSTEMS		
D2010 Plumbing Fixtures - ADA toilets remove toilet new ada toilet adjustments to sanitary address sewer gas issue Sub-total	4 4 4 1 7,092	ea ea ea allow sf \$275.00 2,650.00 1,500.00 5,000.00 3.20 /sf \$1,100 10,600 6,000 5,000 \$22,700
SUB-TOTAL D20 PLUMBING SYSTEMS		22,700 \$22,700
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD	20.00% 0.00% 12.50% 5.00% 4,540 0 3,405 1,533 9,478 @ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS	7,092 sf	\$4.54 /sf \$32,178

D20 PLUMBING SYSTEMS		
D2010 Plumbing Fixtures - drinking fountain remove drinking fountain new dual height drinking fountain patch/repair wall, allowance Sub-total	1 1 1 7,092	ea ea allow sf \$300.00 4,800.00 500.00 0.79 /sf \$300 4,800 500 \$5,600
SUB-TOTAL D20 PLUMBING SYSTEMS		5,600 \$5,600
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD	20.00% 0.00% 12.50% 5.00% 1,120 0 840 378 2,338 @ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS	7,092 sf	\$1.12 /sf \$7,938

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D20 PLUMBING SYSTEMS		
D2020 Plumbing Fixtures - Repiping repipe dom water lines Sub-total	7,092 sf 7,092 sf	\$15.00 \$106,380 15.00 /sf \$106,380
SUB-TOTAL D20 PLUMBING SYSTEMS		106,380 \$106,380
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD	20.00% 21,276 0.00% 0 12.50% 15,957 5.00% 7,181 44,414 @ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS	7,092 sf	\$21.26 /sf \$150,794

D20 PLUMBING SYSTEMS		
D2040 Rain Water Drainage repair/clean overflowing gutter Sub-total	72 lf 7,092 sf	\$15.00 \$1,080 0.15 /sf \$1,080
SUB-TOTAL D20 PLUMBING SYSTEMS		1,080 \$1,080
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD	20.00% 216 0.00% 0 12.50% 162 5.00% 73 451 @ ± 5% per year 41.76%
TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS	7,092 sf	\$0.22 /sf \$1,531

D30 HVAC SYSTEMS		
D3040 Distribution Systems find and repair duct leak Sub-total	1 sum 7,092 sf	\$2,000.00 \$2,000 0.28 /sf \$2,000
SUB-TOTAL D30 HVAC SYSTEMS		2,000 \$2,000
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD	20.00% 400 0.00% 0 12.50% 300 5.00% 135 835 @ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS	7,092 sf	\$0.40 /sf \$2,835

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D30 HVAC SYSTEMS									
D3040 Distribution Systems add lagging to pipe hangers and fittings Sub-total				7,092	sf	\$1.50	\$10,638	allowance	
				7,092	sf	1.50 /sf	\$10,638		
SUB-TOTAL D30 HVAC SYSTEMS				10,638				\$10,638	
Estimating / Design Contingency				TBD		20.00%	2,128	@ ± 5% per year	
Escalation To Construction Start						0.00%	0		
General Conditions / Insurance / Bond						12.50%	1,596		
General Contractor OH & Profit						5.00%	719		4,443
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS				7,092	sf	\$2.13 /sf	\$15,081		

D30 HVAC SYSTEMS						
D3050 Baseboard heaters replace/repair broken baseboard heaters Sub-total	5 7,092	locs sf	\$2,500.00 1.76	<u>\$12,500</u> /sf	\$12,500	allowance
SUB-TOTAL D30 HVAC SYSTEMS	12,500				\$12,500	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	2,500 0 1,875 844	5,219	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS	7,092	sf	\$2.50	/sf	\$17,719	

D30 HVAC SYSTEMS								
D3050 Exhaust Fans replace loud exhaust fan Sub-total	1 7,092	ea sf	\$3,500.00 0.49	\$3,500 /sf	\$3,500	allowance		
SUB-TOTAL D30 HVAC SYSTEMS	3,500				\$3,500			
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	700 0 525 237	1,462	@ ± 5% per year	41.77%	
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS	7,092	sf	\$0.70	/sf	\$4,962			

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D30 HVAC SYSTEMS						
D3060 Controls replace pneumatic controls with digital Sub-total	7,092 7,092	sf sf	\$7.50 7.50 /sf	\$53,190 \$53,190		allowance
SUB-TOTAL D30 HVAC SYSTEMS				53,190	\$53,190	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	10,638 0 7,979 3,591	22,208	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS		7,092	sf	\$10.63 /sf	\$75,398	

D40 FIRE PROTECTION SYSTEMS						
no work required Sub-total	0 7,092	sf sf	\$0.00 0.00 /sf	\$0 \$0		
SUB-TOTAL D40 FIRE PROTECTION SYSTEMS				0	\$0	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	0 0 0 0	0 0	@ ± 5% per year #DIV/0!
TOTAL DIRECT CONSTRUCTION COST D40 FIRE PROTECTION SYSTEMS		7,092	sf	\$0.00 /sf	\$0	

D50 ELECTRICAL SYSTEMS						
D5010 Skylight Lighting replace skylight lighting with LED's Sub-total	7,092 7,092	sf sf	\$1.35 1.35 /sf	\$9,574 \$9,574		
SUB-TOTAL D50 ELECTRICAL SYSTEMS				9,574	\$9,574	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	1,915 0 1,437 647	3,999	@ ± 5% per year 41.77%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS		7,092	sf	\$1.91 /sf	\$13,573	

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D50 ELECTRICAL SYSTEMS						
D5010 Replace Lighting - entire bldg replace lighting with LED's	7,092	sf	\$3.50	\$24,822		
Sub-total	7,092	sf	3.50 /sf		\$24,822	
SUB-TOTAL D50 ELECTRICAL SYSTEMS				24,822	\$24,822	
Estimating / Design Contingency	TBD		20.00%	4,965		@ ± 5% per year 41.76%
Escalation To Construction Start			0.00%	0		
General Conditions / Insurance / Bond			12.50%	3,724		
General Contractor OH & Profit			5.00%	1,676	10,365	
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	7,092	sf	\$4.96 /sf		\$35,187	

D50 ELECTRICAL SYSTEMS						
D5010 Replace Exterior Lighting replace exterior lights with LED's	7,092	sf	\$0.56	\$4,000		
Sub-total	7,092	sf	0.56 /sf		\$4,000	
SUB-TOTAL D50 ELECTRICAL SYSTEMS				4,000	\$4,000	
Estimating / Design Contingency	TBD		20.00%	800		@ ± 5% per year 41.75%
Escalation To Construction Start			0.00%	0		
General Conditions / Insurance / Bond			12.50%	600		
General Contractor OH & Profit			5.00%	270	1,670	
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	7,092	sf	\$0.80 /sf		\$5,670	

D50 ELECTRICAL SYSTEMS						
D5010 GFI circuits - Kitchen replace conductors	1	sum	\$1,500.00	\$1,500		
Sub-total	7,092	sf	0.21 /sf		\$1,500	
SUB-TOTAL D50 ELECTRICAL SYSTEMS				1,500	\$1,500	
Estimating / Design Contingency	TBD		20.00%	300		@ ± 5% per year 41.80%
Escalation To Construction Start			0.00%	0		
General Conditions / Insurance / Bond			12.50%	225		
General Contractor OH & Profit			5.00%	102	627	
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	7,092	sf	\$0.30 /sf		\$2,127	

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D50 ELECTRICAL SYSTEMS						
D5030 Intrusion Alarm System	7,092	sf	\$1.41	\$10,000		rough-in / install
add intrusion alarm system						
Sub-total	7,092	sf	1.41 /sf		\$10,000	
SUB-TOTAL D50 ELECTRICAL SYSTEMS				10,000	\$10,000	
Estimating / Design Contingency			20.00%	2,000		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	1,500		
General Contractor OH & Profit			5.00%	675	4,175	41.75%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	7,092	sf	\$2.00 /sf		\$14,175	

D50 ELECTRICAL SYSTEMS						
D5030 Lighting Controls	7,092	sf	\$1.41	\$10,000		
add occupancy sensors						
Sub-total	7,092	sf	1.41 /sf		\$10,000	
SUB-TOTAL D50 ELECTRICAL SYSTEMS				10,000	\$10,000	
Estimating / Design Contingency			20.00%	2,000		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	1,500		
General Contractor OH & Profit			5.00%	675	4,175	41.75%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	7,092	sf	\$2.00 /sf		\$14,175	

E10 EQUIPMENT						
E1010 Kitchen Accessibility						
demo appliances	1	sum	350.00	350		
new appliances	1	sum	6,500.00	6,500		
mep, allowance	1	allow	5,000.00	5,000		
Sub-total	7,092	sf	1.67 /sf		\$11,850	
SUB-TOTAL E10 EQUIPMENT				11,850	\$11,850	
Estimating / Design Contingency			20.00%	2,370		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	1,778		
General Contractor OH & Profit			5.00%	800	4,948	41.76%
TOTAL DIRECT CONSTRUCTION COST E10 EQUIPMENT	7,092	sf	\$2.37 /sf		\$16,798	

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E10 EQUIPMENT						
E1020 Restroom Accessories grab bars toilet paper dispenser seat cover dispenser sanitary napkin disposal Sub-total	4 4 4 4 7,092	ea ea ea ea sf	\$250.00 75.00 65.00 55.00 0.25 /sf	\$1,000 300 260 220	 \$1,780	
SUB-TOTAL E10 EQUIPMENT				1,780	\$1,780	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	 TBD 		20.00% 0.00% 12.50% 5.00%	356 0 267 121	 744	@ ± 5% per year 41.80%
TOTAL DIRECT CONSTRUCTION COST E10 EQUIPMENT						
	7,092	sf	\$0.36 /sf		\$2,524	

E10 EQUIPMENT						
E1020 Toilet Partitions new ada partition modify adjacent, allowance Sub-total	4 4 7,092	ea ea sf	\$1,650.00 1,000.00 1.49 /sf	\$6,600 4,000	 \$10,600	
SUB-TOTAL E10 EQUIPMENT				10,600	\$10,600	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	 TBD 		20.00% 0.00% 12.50% 5.00%	2,120 0 1,590 716	 4,426	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST E10 EQUIPMENT						
	7,092	sf	\$2.12 /sf		\$15,026	

E20 FURNISHINGS						
E2010 Kitchen Cabinets demo kitchen cabinets new base cabinets w/solid surface tops wall cabinets, uppers patch/repair finishes Sub-total	32 32 28 1 7,092	lf lf lf sum sf	\$40.00 515.00 225.00 3,500.00 3.89 /sf	\$1,280 16,480 6,300 3,500	 \$27,560	
SUB-TOTAL E20 FURNISHINGS				27,560	\$27,560	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	 TBD 		20.00% 0.00% 12.50% 5.00%	5,512 0 4,134 1,861	 11,507	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST E20 FURNISHINGS						
	7,092	sf	\$5.51 /sf		\$39,067	

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Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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Construction Type: **wood framed structure**

24.173 sf \$0.00 /sf \$0

24,173 sf \$0.97 /sf \$23,567

24,173 sf \$3.20 /sf \$77,458

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03 Peterson Hall	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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B10 Superstructure		
B1020 Roof Construction - Connections remove/reinstall ceilings install wall to roof connections MEP conflicts, allowance Sub-total	3,160 sf \$7.00 \$22,120 790 lf 80.00 63,200 1 allow 5,000.00 5,000 24,173 sf 3.74 /sf \$90,320	
SUB-TOTAL B10 Superstructure	90,320	\$90,320
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD 20.00% 18,064 0.00% 0 12.50% 13,548 5.00% 6,097	@ ± 5% per year 37,709 41.75%
TOTAL DIRECT CONSTRUCTION COST B10 Superstructure	24,173 sf \$5.30 /sf	\$128,029

B20 Exterior Enclosure		
B2010 Shearwalls add shear to exterior walls Sub-total	4,740 sf 25.00 118,500 24,173 sf 4.90 /sf 118,500	allowance
SUB-TOTAL B20 Exterior Enclosure	118,500	\$118,500
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD 20.00% 23,700 0.00% 0 12.50% 17,775 5.00% 7,999	@ ± 5% per year 49,474 41.75%
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure	24,173 sf \$6.95 /sf	\$167,974

B20 Exterior Enclosure		
B2010 Insulation - exterior walls add insulation, spray foam patch walls/paint Sub-total	6,715 sf \$6.00 \$40,290 6,715 sf 1.25 8,394 24,173 sf 2.01 /sf \$48,684	
SUB-TOTAL B20 Exterior Enclosure	48,684	\$48,684
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD 20.00% 9,737 0.00% 0 12.50% 7,303 5.00% 3,287	@ ± 5% per year 20,327 41.75%
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure	24,173 sf \$2.85 /sf	\$69,011

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03 Peterson Hall	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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B20 Exterior Enclosure		
B2010 Wood siding clean, prep wood siding paint wood siding Sub-total	<div>790 sf \$2.50 \$1,975</div> <div>790 sf 1.75 1,383</div> <div>24,173 sf 0.14 /sf \$3,358</div>	assume 10% area
SUB-TOTAL B20 Exterior Enclosure	3,358	\$3,358
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	<div>TBD 20.00% 672</div> <div>TBD 0.00% 0</div> <div>TBD 12.50% 504</div> <div>TBD 5.00% 227</div>	<div>@ ± 5% per year</div> <div>41.78%</div>
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure	24,173 sf \$0.20 /sf	\$4,761

B20 Exterior Enclosure		
B2010 Brick veneer add helical ties to brick veneer patch grout Sub-total	<div>2,370 sf \$4.00 \$9,480</div> <div>2,370 sf 0.75 1,778</div> <div>24,173 sf 0.47 /sf \$11,258</div>	assume 30% area
SUB-TOTAL B20 Exterior Enclosure	11,258	\$11,258
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	<div>TBD 20.00% 2,252</div> <div>TBD 0.00% 0</div> <div>TBD 12.50% 1,689</div> <div>TBD 5.00% 760</div>	<div>@ ± 5% per year</div> <div>41.76%</div>
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure	24,173 sf \$0.66 /sf	\$15,959

B20 Exterior Enclosure		
B2020 Exterior Windows remove windows prep openings new storefront windows new sill pan flashings new interior sill patch/repair trim, allowance new window treatment, roller shades Sub-total	<div>2,085 sf \$7.20 \$15,012</div> <div>2,085 sf 5.00 10,425</div> <div>2,085 sf 110.00 229,350</div> <div>280 lf 30.00 8,400</div> <div>280 lf 26.00 7,280</div> <div>1 allow 10,000.00 10,000</div> <div>2,085 sf 12.50 26,063</div> <div>24,173 sf 12.68 /sf \$306,530</div>	similar design
SUB-TOTAL B20 Exterior Enclosure	306,530	\$306,530
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	<div>TBD 20.00% 61,306</div> <div>TBD 0.00% 0</div> <div>TBD 12.50% 45,980</div> <div>TBD 5.00% 20,691</div>	<div>@ ± 5% per year</div> <div>41.75%</div>
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure	24,173 sf \$17.97 /sf	\$434,507

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B20 Exterior Enclosure						
B2030 Replace Door remove door & frame remove door & frame new hollow metal door & frame, painted new hollow metal door & frame, painted patch/repair trim, allowance Sub-total	4 2 4 2 6 24,173	ea pair ea pair ea sf	\$150.00 210.00 4,425.00 6,650.00 350.00 1.41 /sf	\$600 420 17,700 13,300 2,100 \$34,120		egress egress
SUB-TOTAL B20 Exterior Enclosure				34,120	\$34,120	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	6,824 0 5,118 2,304	14,246	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure				24,173 sf	\$2.00 /sf	\$48,366

B20 Exterior Enclosure						
B2030 Door Hardware remove operator automatic opener, at main entry door Sub-total	1 1 24,173	ea ea sf	\$100.00 4,500.00 0.19 /sf	\$100 4,500 \$4,600		
SUB-TOTAL B20 Exterior Enclosure				4,600	\$4,600	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	920 0 690 311	1,921	@ ± 5% per year 41.76%
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure				24,173 sf	\$0.27 /sf	\$6,521

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B30 Roofing						
B3010 Roof Coverings						
demo roofing, complete	19,870	sf	\$3.00	\$59,610		
abate insulation	19,870	sf	2.50	49,675		
install new membrane roofing + insul	19,870	sf	21.60	429,120		
replace gutters & ds	575	lf	20.00	11,500		
new metal flashings	19,870	sf	2.50	49,675		
MEP, allowance	1	allow	1,500.00	1,500		
Sub-total	24,173	sf	24.87 /sf	\$601,080		
SUB-TOTAL B30 Roofing		601,080				\$601,080
Estimating / Design Contingency			20.00%	120,216		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	90,162		
General Contractor OH & Profit			5.00%	40,573	250,951	41.75%
TOTAL DIRECT CONSTRUCTION COST						
B30 Roofing	24,173	sf	\$35.25 /sf	\$852,031		

C10 Interior Construction					
C1020 Interior Doors					
remove door & frame	8	ea	\$150.00	\$1,200	
widen opening for 36" door	8	ea	650.00	5,200	
new 3x7 scwd/hm frame	8	ea	2,650.00	21,200	
paint / finish door & frame	8	lvs	175.00	1,400	
patch/repair adjacent walls	8	ea	350.00	2,800	
Sub-total	24,173	sf	1.32 /sf	\$31,800	
SUB-TOTAL C10 Interior Construction	31,800				\$31,800
Estimating / Design Contingency			20.00%	6,360	
Escalation To Construction Start	TBD		0.00%	0	@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	4,770	
General Contractor OH & Profit			5.00%	2,147	13,277
					41.75%
TOTAL DIRECT CONSTRUCTION COST					
C10 Interior Construction	24,173	sf	\$1.86 /sf	\$45,077	

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C10 Interior Construction						
C1020 Interior Doors repair doors, allowance refinish door & frame Sub-total	62	ea	\$400.00	\$24,800		
	62	ea	600.00	37,200		
	24,173	sf	2.56 /sf		\$62,000	
SUB-TOTAL C10 Interior Construction				62,000	\$62,000	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit			20.00%	12,400		
	TBD		0.00%	0		@ ± 5% per year
			12.50%	9,300		
			5.00%	4,185	25,885	41.75%
TOTAL DIRECT CONSTRUCTION COST C10 Interior Construction				24,173	sf	\$3.64 /sf
					\$87,885	

C10 Interior Construction						
C1020 Door hardware remove knob hardware install new lever arm Sub-total	70	ea	\$75.00	\$5,250		
	70	ea	425.00	29,750		
	24,173	sf	1.45 /sf	\$35,000		
SUB-TOTAL C10 Interior Construction			35,000	\$35,000		
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	7,000		
			0.00%	0		@ ± 5% per year
			12.50%	5,250		
			5.00%	2,363	14,613	41.75%
TOTAL DIRECT CONSTRUCTION COST C10 Interior Construction			24,173	sf	\$2.05 /sf	\$49,613

C10 Interior Construction						
C1020 Remodel Two Dorm Bathrooms modify dorm bathroom for accessibility Sub-total	2	ea	\$18,000.00	\$36,000		
	24,173	sf	1.49 /sf	\$36,000		
SUB-TOTAL C10 Interior Construction	36,000				\$36,000	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	7,200	15,030	@ ± 5% per year 41.75%
			0.00%	0		
			12.50%	5,400		
			5.00%	2,430		
TOTAL DIRECT CONSTRUCTION COST C10 Interior Construction	24,173	sf	\$2.11 /sf	\$51,030		

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C20 STAIRS						
C2010 Replace handrails						
demo handrails	60	lf	\$6.00	\$360		
install new handrails	60	lf	65.00	3,900		
patch/repair walls	1	sum	500.00	500		
Sub-total	24,173	sf	0.20 /sf		\$4,760	
SUB-TOTAL C20 STAIRS				4,760	\$4,760	
Estimating / Design Contingency			20.00%	952		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	714		
General Contractor OH & Profit			5.00%	322	1,988	41.76%
TOTAL DIRECT CONSTRUCTION COST C20 STAIRS	24,173	sf	\$0.28 /sf		\$6,748	

C20 STAIRS						
C2010 Add elevator						
demo pit and shaft	1	sum	\$20,000.00	\$20,000		
structural modifications, allowance	1	allow	7,500.00	7,500		
new pit and shaft	1	sum	55,000.00	55,000		
new elevator	2	stop	65,000.00	130,000		
MEP, allowance	1	sum	8,500.00	8,500		
Sub-total	24,173	sf	9.14 /sf		\$221,000	
SUB-TOTAL C20 STAIRS				221,000	\$221,000	
Estimating / Design Contingency			20.00%	44,200		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	33,150		
General Contractor OH & Profit			5.00%	14,918	92,268	41.75%
TOTAL DIRECT CONSTRUCTION COST C20 STAIRS	24,173	sf	\$12.96 /sf		\$313,268	

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C30 INTERIOR FINISHES						
C3010 Paint Wallboard or Plaster abate plaster finish remove wall base add gypbd, level 4 finish paint walls new wall base remove/reinstall wall items, allowance Sub-total	40,770 3,375 40,770 40,770 3,375 40,770 24,173	sf lf sf sf lf sf sf	\$4.00 0.50 4.00 1.50 3.50 0.50 17.42 /sf	\$163,080 1,688 163,080 61,155 11,813 20,385 \$421,201	 	assume 90% of walls
SUB-TOTAL C30 INTERIOR FINISHES				421,201	\$421,201	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	 TBD 		20.00% 0.00% 12.50% 5.00%	84,241 0 63,181 28,432	 175,854	 @ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES		24,173	sf	\$24.70 /sf	\$597,055	

C30 INTERIOR FINISHES						
C3020 Floor Finishes - carpet remove carpet clean/prep floors new carpet Sub-total	14,504 14,504 14,504 24,173	sf sf sf sf	\$0.80 1.00 6.00 4.68 /sf	\$11,603 14,504 87,023 \$113,130	 	assume 60% of floors
SUB-TOTAL C30 INTERIOR FINISHES				113,130	\$113,130	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	 TBD 		20.00% 0.00% 12.50% 5.00%	22,626 0 16,970 7,637	 47,233	 @ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES		24,173	sf	\$6.63 /sf	\$160,363	

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C30 INTERIOR FINISHES					
C3020 Floor Finishes - vct					
abate vat flooring	7,252	sf	\$2.50	\$18,130	assume 30% of floors
clean/prep floors	7,252	sf	1.00	7,252	
new vct flooring	7,252	sf	4.75	34,447	
Sub-total	24,173	sf	2.48 /sf	\$59,829	
SUB-TOTAL C30 INTERIOR FINISHES				59,829	\$59,829
Estimating / Design Contingency			20.00%	11,966	@ ± 5% per year
Escalation To Construction Start	TBD		0.00%	0	
General Conditions / Insurance / Bond			12.50%	8,975	
General Contractor OH & Profit			5.00%	4,039	
				24,980	41.75%
TOTAL DIRECT CONSTRUCTION COST					
C30 INTERIOR FINISHES	24,173	sf	\$3.51 /sf	\$84,809	

C30 INTERIOR FINISHES					
C3020 Floor Finishes - rubber base					
remove rubber base	3,375	lf	\$0.60	\$2,025	
new rubber base	3,375	lf	3.50	11,813	
Sub-total	24,173	sf	0.57 /sf	\$13,838	
SUB-TOTAL C30 INTERIOR FINISHES				13,838	\$13,838
Estimating / Design Contingency			20.00%	2,768	
Escalation To Construction Start	TBD		0.00%	0	@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	2,076	
General Contractor OH & Profit			5.00%	935	5,779
					41.76%
TOTAL DIRECT CONSTRUCTION COST					
C30 INTERIOR FINISHES	24,173	sf	\$0.81 /sf	\$19,617	

C30 INTERIOR FINISHES						
C3030 Ceiling Finishes - Glue-up tile ceilings						
abate glue-up tile ceilings	19,338	sf	\$2.00	\$38,677		assume 80% bldg area
new glue-up tile ceiling	19,338	sf	4.75	91,857		
MEP conflicts, allowance	19,338	sf	1.50	29,008		
Sub-total	24,173	sf	6.60 /sf	\$159,542		
SUB-TOTAL C30 INTERIOR FINISHES				159,542	\$159,542	
Estimating / Design Contingency			20.00%	31,909		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	23,932		
General Contractor OH & Profit			5.00%	10,770	66,611	41.75%
TOTAL DIRECT CONSTRUCTION COST						
C30 INTERIOR FINISHES	24,173	sf	\$9.36 /sf	\$226,153		

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D10 CONVEYING SYSTEMS					
no work required	0	sf	\$0.00	\$0	
Sub-total	24,173	sf	0.00 /sf	\$0	
SUB-TOTAL D10 CONVEYING SYSTEMS	0				\$0
Estimating / Design Contingency	TBD		20.00%	0	@ ± 5% per year
Escalation To Construction Start			0.00%	0	
General Conditions / Insurance / Bond			12.50%	0	
General Contractor OH & Profit			5.00%	0	
					#DIV/0!
TOTAL DIRECT CONSTRUCTION COST D10 CONVEYING SYSTEMS	24,173	sf	\$0.00 /sf	\$0	

D20 PLUMBING SYSTEMS						
D2010 Replace plumbing fixtures						
remove plumbing fixture	76	ea	\$275.00	\$20,900		allowance
new ada toilet	24	ea	2,650.00	63,600		allowance
new sink & faucet	28	ea	2,100.00	58,800		allowance
new tub w/shower surround	24	ea	2,400.00	57,600		allowance
Sub-total	24,173	sf	8.31 /sf	\$200,900		
SUB-TOTAL D20 PLUMBING SYSTEMS	200,900				\$200,900	
Estimating / Design Contingency			20.00%	40,180		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	30,135		
General Contractor OH & Profit			5.00%	13,561	83,876	41.75%
TOTAL DIRECT CONSTRUCTION COST						
D20 PLUMBING SYSTEMS	24,173	sf	\$11.78 /sf	\$284,776		

D20 PLUMBING SYSTEMS						
D2020 Plumbing Fixtures - Repiping repipe dom water lines abate asbestos pipe insulation Sub-total	24,173	sf	\$12.00	\$290,076	allowance	
	24,173	sf	1.50	36,260		
	24,173	sf	13.50 /sf	\$326,336		
SUB-TOTAL D20 PLUMBING SYSTEMS	326,336 \$326,336					
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	65,268 0 48,951 22,028	136,247	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS	24,173	sf	\$19.14 /sf	\$462,583		

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D20 PLUMBING SYSTEMS								
D2030 Replace Sanitary Piping replace sanitary piping Sub-total	24,173	sf	\$5.50	\$132,952				
	24,173	sf	5.50 /sf	\$132,952				
SUB-TOTAL D20 PLUMBING SYSTEMS				132,952	\$132,952			
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	26,591		@ ± 5% per year 41.75%		
			0.00%	0				
			12.50%	19,943				
			5.00%	8,975	55,509			
TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS				24,173	sf	\$7.80 /sf	\$188,461	

D20 PLUMBING SYSTEMS						
D2040 Repair Drainage Issues secure downspouts add drains to window wells unclog exterior stairwell drain Sub-total	1	allow	\$1,500.00	\$1,500		
	1	allow	10,000.00	10,000		
	1	sum	500.00	500		
	24,173	sf	0.50 /sf	\$12,000		
SUB-TOTAL D20 PLUMBING SYSTEMS			12,000	\$12,000		
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	2,400		
			0.00%	0	@ ± 5% per year	
			12.50%	1,800		
			5.00%	810	5,010	41.75%
TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS			24,173	sf	\$0.70 /sf	\$17,010

D30 HVAC SYSTEMS							
D3040 Replace pipe insulation abate asbestos pipe insulation pipe insulation Sub-total	900	lf	\$12.00	\$10,800	at steam condensate lines		
	900	lf	20.00	18,000			
	24,173	sf	1.19 /sf	\$28,800			
	SUB-TOTAL D30 HVAC SYSTEMS				28,800	\$28,800	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	5,760	@ ± 5% per year		
			0.00%	0			
			12.50%	4,320			
			5.00%	1,944	12,024	41.75%	
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS				24,173	sf	\$1.69 /sf	\$40,824

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03 Peterson Hall	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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D30 HVAC SYSTEMS						
D3050 Replace unit ventilators						
replace unit ventilators	24,173	sf	\$16.00	\$386,768		
Sub-total	24,173	sf	16.00 /sf	\$386,768		
SUB-TOTAL D30 HVAC SYSTEMS			386,768	\$386,768		
Estimating / Design Contingency			20.00%	77,354		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	58,016		
General Contractor OH & Profit			5.00%	26,107	161,477	41.75%
TOTAL DIRECT CONSTRUCTION COST						
D30 HVAC SYSTEMS	24,173	sf	\$22.68 /sf	\$548,245		

D30 HVAC SYSTEMS								
D3050 Exhaust fans check operation of all exhaust fans and tie into central exhaust system Sub-total	24,173	sf	\$3.00	\$72,519				
	24,173	sf	3.00 /sf	\$72,519				
SUB-TOTAL D30 HVAC SYSTEMS				72,519	\$72,519			
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	14,504		@ ± 5% per year 41.75%		
			0.00%	0				
			12.50%	10,878				
			5.00%	4,896	30,278			
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS				24,173	sf	\$4.25 /sf	\$102,797	

D30 HVAC SYSTEMS						
D3060 Controls replace pneumatic controls with digital Sub-total	24,173 24,173	sf sf	\$7.50 7.50	\$181,298 /sf	\$181,298	allowance
SUB-TOTAL D30 HVAC SYSTEMS			181,298			\$181,298
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	36,260 0 27,195 12,238	75,693	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS			24,173	sf	\$10.63 /sf	\$256,991

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D40 FIRE PROTECTION SYSTEMS						
D4010 Sprinklers repair leak in sprinkler system Sub-total	1 24,173	allow sf	\$2,000.00 0.08 /sf	\$2,000 \$2,000		
SUB-TOTAL D40 FIRE PROTECTION SYSTEMS				2,000	\$2,000	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	400 0 300 135	835	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D40 FIRE PROTECTION SYSTEMS		24,173	sf	\$0.12 /sf	\$2,835	

D50 ELECTRICAL SYSTEMS						
D5010 Panel upgrades panel upgrade Sub-total	24,173 24,173	sf sf	\$2.10 2.10 /sf	\$50,763 \$50,763		
SUB-TOTAL D50 ELECTRICAL SYSTEMS				50,763	\$50,763	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	10,153 0 7,615 3,427	21,195	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS		24,173	sf	\$2.98 /sf	\$71,958	

D50 ELECTRICAL SYSTEMS						
D5020 Re-lamp fixtures replace lighting with LED's Sub-total	24,173 24,173	sf sf	\$5.20 5.20 /sf	\$125,700 \$125,700		
SUB-TOTAL D50 ELECTRICAL SYSTEMS				125,700	\$125,700	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	25,140 0 18,855 8,485	52,480	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS		24,173	sf	\$7.37 /sf	\$178,180	

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D50 ELECTRICAL SYSTEMS						
D5020 Replace Lighting relamp lights with LED's Sub-total	24,173 24,173	sf sf	\$1.25 1.25 /sf	\$30,216 \$30,216		
SUB-TOTAL D50 ELECTRICAL SYSTEMS					30,216 \$30,216	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	6,044 0 4,533 2,040	12,617	@ ± 5% per year 41.76%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	24,173	sf	\$1.77 /sf	\$42,833		

D50 ELECTRICAL SYSTEMS						
D5010 GFI circuits - Kitchen replace conductors Sub-total	1 24,173	sum sf	\$2,500.00 0.10 /sf	\$2,500 \$2,500		
SUB-TOTAL D50 ELECTRICAL SYSTEMS					2,500 \$2,500	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	500 0 375 169	1,044	@ ± 5% per year 41.76%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	24,173	sf	\$0.15 /sf	\$3,544		

D50 ELECTRICAL SYSTEMS						
D5030 Access control system install access control system Sub-total	24,173 24,173	sf sf	\$1.25 1.25 /sf	\$30,216 \$30,216		rough-in / install
SUB-TOTAL D50 ELECTRICAL SYSTEMS					30,216 \$30,216	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	6,044 0 4,533 2,040	12,617	@ ± 5% per year 41.76%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	24,173	sf	\$1.77 /sf	\$42,833		

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D50 ELECTRICAL SYSTEMS						
D5030 Intrusion Alarm System add intrusion alarm system	24,173	sf	\$1.00	\$24,173		
Sub-total	24,173	sf	1.00 /sf		\$24,173	
SUB-TOTAL D50 ELECTRICAL SYSTEMS				24,173	\$24,173	
Estimating / Design Contingency			20.00%	4,835		@ ± 5% per year 41.75%
Escalation To Construction Start	TBD		0.00%	0		
General Conditions / Insurance / Bond			12.50%	3,626		
General Contractor OH & Profit			5.00%	1,632	10,093	
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	24,173	sf	\$1.42 /sf	\$34,266		

D50 ELECTRICAL SYSTEMS						
D5030 Lighting Controls add occupancy sensors	24,173	sf	\$1.25	\$30,216		
Sub-total	24,173	sf	1.25 /sf		\$30,216	
SUB-TOTAL D50 ELECTRICAL SYSTEMS				30,216	\$30,216	
Estimating / Design Contingency			20.00%	6,044		@ ± 5% per year 41.76%
Escalation To Construction Start	TBD		0.00%	0		
General Conditions / Insurance / Bond			12.50%	4,533		
General Contractor OH & Profit			5.00%	2,040	12,617	
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	24,173	sf	\$1.77 /sf	\$42,833		

E10 EQUIPMENT						
E1010 Replace dorm appliances with kitchens demo appliances	12	ea	\$150.00	\$1,800		
new kitchens - cabinets	12	ea	6,500.00	78,000		
new appliances	12	ea	5,000.00	60,000		
MEP fixtures, connections, etc	12	ea	2,000.00	24,000		
Sub-total	24,173	sf	6.78 /sf		\$163,800	\$13,650 ea
SUB-TOTAL E10 EQUIPMENT				163,800	\$163,800	
Estimating / Design Contingency			20.00%	32,760		@ ± 5% per year 41.75%
Escalation To Construction Start	TBD		0.00%	0		
General Conditions / Insurance / Bond			12.50%	24,570		
General Contractor OH & Profit			5.00%	11,057	68,387	
TOTAL DIRECT CONSTRUCTION COST E10 EQUIPMENT	24,173	sf	\$9.61 /sf	\$232,187		

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E10 EQUIPMENT						
E1020 Restroom Accessories grab bars toilet paper dispenser towel bars & hooks mirrors Sub-total	24 24 24 24 24,173	ea ea ea ea sf	\$250.00 75.00 125.00 175.00 0.62 /sf	\$6,000 1,800 3,000 4,200 \$15,000		
SUB-TOTAL E10 EQUIPMENT				15,000	\$15,000	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	3,000 0 2,250 1,013	6,263	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST E10 EQUIPMENT	24,173	sf	\$0.88 /sf		\$21,263	
E20 FURNISHINGS						
E2010 Replace Vanities demo vanities new vanities Sub-total	24 24 24,173	ea ea sf	\$100.00 1,350.00 1.44 /sf	\$2,400 32,400 \$34,800		
SUB-TOTAL E20 FURNISHINGS				34,800	\$34,800	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	6,960 0 5,220 2,349	14,529	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST E20 FURNISHINGS	24,173	sf	\$2.04 /sf		\$49,329	
G20 SITE IMPROVEMENTS						
G2030 Pedestrian Paving remove wood cover patch hole with concrete Sub-total	1 1 24,173	ea ea sf	\$50.00 500.00 0.02 /sf	\$50 500 \$550		
SUB-TOTAL G20 SITE IMPROVEMENTS				550	\$550	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	110 0 83 38	231	@ ± 5% per year 42.00%
TOTAL DIRECT CONSTRUCTION COST G20 SITE IMPROVEMENTS	24,173	sf	\$0.03 /sf		\$781	

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04 Kuenzi Hall	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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Building Stats

Year Built: **1940's**
Floors: **1+**
Construction Type: **concrete**
Gross Area: **32,904 sf**

A10 Foundations					
A1010 Repair Foundation walls patch/repair spalling concrete walls Sub-total	2,750	sf	2.00	5,500	allowance
	32,904	sf	0.17	/sf 5,500	
SUB-TOTAL A10 Foundations	5,500				\$5,500
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	1,100 0 825 372	2,297
					41.76%
TOTAL DIRECT CONSTRUCTION COST A10 Foundations	32,904	sf	\$0.24	/sf	\$7,797

A20 Basement Construction						
A2010 Basement walls clean/prep walls paint walls remove/reinstall wall items, allowance Sub-total	17,550	sf	\$0.50	\$8,775		
	17,550	sf	1.30	22,815		
	17,550	sf	0.25	4,388		
	32,904	sf	1.09 /sf	\$35,978		
SUB-TOTAL A20 Basement Construction		35,978				\$35,978
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD	20.00%	7,196			
		0.00%	0		@ ± 5% per year	
		12.50%	5,397			
		5.00%	2,429	15,022	41.75%	
TOTAL DIRECT CONSTRUCTION COST A20 Basement Construction		32,904	sf	\$1.55 /sf	\$51,000	

B10 Superstructure					
B1020 Roof Construction add plywood sheathing Sub-total	23,980 32,904	sf sf	2.75 2.00	65,945 /sf	\$65,945
SUB-TOTAL B10 Superstructure	65,945				\$65,945
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	13,189 0 9,892 4,452	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST B10 Superstructure	32,904	sf	\$2.84	/sf	\$93,478

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B10 Superstructure						
B1020 Bridge repair investigate gap / crack at bridge sawcut/clean gap & install seismic cover structural seismic upgrade, allowance Sub-total	1	allow	\$2,500.00	\$2,500	bridge to Lindstrom	
	36	lf	350.00	12,600		
	1	allow	10,000.00	10,000		
	32,904	sf	0.76 /sf	\$25,100		
	SUB-TOTAL B10 Superstructure					25,100
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	5,020	@ ± 5% per year	
			0.00%	0		
			12.50%	3,765		
			5.00%	1,695		10,480
TOTAL DIRECT CONSTRUCTION COST B10 Superstructure		32,904	sf	\$1.08 /sf	\$35,580	41.75%

B10 Superstructure					
B1020 Roof Construction - Connections remove/reinstall ceilings install wall to roof connections MEP conflicts, allowance Sub-total	4,160 1,040 1 32,904	sf lf allow sf	\$7.00 90.00 5,000.00 3.88	\$29,120 93,600 5,000 /sf	\$127,720
SUB-TOTAL B10 Superstructure	127,720				\$127,720
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD 20.00% 0.00% 12.50% 5.00%				25,544 0 19,158 8,622 53,324
	@ ± 5% per year				41.75%
TOTAL DIRECT CONSTRUCTION COST B10 Superstructure	32,904	sf	\$5.50	/sf	\$181,044

B20 Exterior Enclosure					
B2010 Exterior Walls repair cracks in brick at outside corners clean, prep brick veneer seal masonry Sub-total	14 8,820 8,820 32,904	locs sf sf sf	\$2,500.00 1.50 2.50 2.14	\$35,000 13,230 22,050 /sf	allowance assume 70% of upper walls \$70,280
SUB-TOTAL B20 Exterior Enclosure	70,280				\$70,280
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	14,056 0 10,542 4,744	29,342 41.75%
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure	32,904	sf	\$3.03	/sf	\$99,622

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B20 Exterior Enclosure						
B2010 Exterior Walls remove interior finishes at exterior walls add 4" furring + insulation paint walls trim at openings, allowance new wall base MEP conflicts, allowance Sub-total	8,820 8,820 8,820 8,820 1,050 8,820 32,904	sf sf sf sf lf sf sf	\$2.50 12.65 1.50 3.00 3.50 0.50 5.51 /sf	\$22,050 111,573 13,230 26,460 3,675 4,410	 \$181,398	
SUB-TOTAL B20 Exterior Enclosure				181,398	\$181,398	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	36,280 0 27,210 12,245	 75,735	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure	32,904	sf	\$7.81 /sf		\$257,133	

B20 Exterior Enclosure						
B2010 Exterior Windows remove windows prep openings new windows, similar config. to existing patch/repair trim, sealants/caulking new window treatment, roller shades Sub-total	2,574 2,574 2,574 2,574 2,574 32,904	sf sf sf sf sf sf	\$7.50 5.00 110.00 12.00 12.50 11.50 /sf	\$19,305 12,870 283,140 30,888 32,175	 \$378,378	assume 60% of windows
SUB-TOTAL B20 Exterior Enclosure				378,378	\$378,378	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	75,676 0 56,757 25,541	 157,974	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure	32,904	sf	\$16.30 /sf		\$536,352	

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04 Kuenzi Hall	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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B20 Exterior Enclosure						
B2030 Replace Door remove door & frame remove door & frame new hollow metal door & frame, painted new hollow metal door & frame, painted patch/repair trim, allowance Sub-total	6 4 6 4 10 32,904	ea pair ea pair ea sf	\$150.00 210.00 4,425.00 6,650.00 350.00 1.77 /sf	\$900 840 26,550 26,600 3,500 \$58,390		egress egress
SUB-TOTAL B20 Exterior Enclosure				58,390	\$58,390	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	11,678 0 8,759 3,942	24,379	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure	32,904	sf	\$2.52 /sf		\$82,769	

B20 Exterior Enclosure						
B2030 Replace Door Hardware remove door hardware new door hardware Sub-total	1 1 32,904	pair pair sf	\$125.00 3,550.00 0.11 /sf	\$125 3,550 \$3,675		
SUB-TOTAL B20 Exterior Enclosure				3,675	\$3,675	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	735 0 552 249	1,536	@ ± 5% per year 41.80%
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure	32,904	sf	\$0.16 /sf		\$5,211	

B20 Exterior Enclosure						
B2030 Replace Door Hardware remove door hardware remove door hardware new door hardware new door hardware Sub-total	6 3 6 3 32,904	ea pair ea pair sf	\$75.00 90.00 2,175.00 3,550.00 0.74 /sf	\$450 270 13,050 10,650 \$24,420		
SUB-TOTAL B20 Exterior Enclosure				24,420	\$24,420	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	4,884 0 3,663 1,649	10,196	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure	32,904	sf	\$1.05 /sf		\$34,616	

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04 Kuenzi Hall	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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B30 Roofing						
B3010 Roof Coverings demo roofing, complete remove flashings new asphalt composite shingle roofing felt paper ice & water shield new copper roofing, perimeter & dormers ice & water shield replace gutters & ds new metal/misc flashings MEP, allowance Sub-total	23,980 23,980 19,184 21,102 21,102 4,796 5,276 1,000 23,980 1 32,904	sf sf sf sf sf sf lf sf allow sf	\$2.50 0.50 7.50 0.30 2.00 35.00 2.00 20.00 3.50 2,000.00 16.68 /sf	\$59,950 11,990 143,880 6,331 42,205 167,860 10,551 20,000 83,930 2,000 	 548,697	 assume 80% of area assume 20% of area
SUB-TOTAL B30 Roofing				548,697	\$548,697	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	 TBD 	 	20.00% 0.00% 12.50% 5.00%	109,740 0 82,305 37,038	 229,083	 @ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST B30 Roofing	32,904	sf	\$23.64 /sf		\$777,780	

B30 Roofing						
B3020 Replace Chimneys demo masonry chimneys new wood framed chimneys Sub-total	 2 2 32,904	 ea ea sf	 \$3,500.00 6,500.00 0.61 /sf	\$7,000 13,000 \$20,000		
SUB-TOTAL B30 Roofing				20,000	\$20,000	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	 TBD 	 	20.00% 0.00% 12.50% 5.00%	4,000 0 3,000 1,350	 8,350	 @ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST B30 Roofing	32,904	sf	\$0.86 /sf		\$28,350	

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C10 Interior Construction					
C1010 Partitions					
demo hct walls, at corridors	10,620	sf	\$4.00	\$42,480	
remove ceilings for access	4,248	sf	1.50	6,372	
new partition walls	10,620	sf	18.00	191,160	
new ceilings	4,248	sf	15.00	63,720	
remove/reinstall wall items, allowance	10,620	sf	1.50	15,930	
MEP conflicts, allowance	10,620	sf	2.50	26,550	
Sub-total	32,904	sf	10.52 /sf	\$346,212	
SUB-TOTAL C10 Interior Construction				346,212	\$346,212
Estimating / Design Contingency			20.00%	69,243	
Escalation To Construction Start	TBD		0.00%	0	@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	51,932	
General Contractor OH & Profit			5.00%	23,370	144,545
					41.75%
TOTAL DIRECT CONSTRUCTION COST					
C10 Interior Construction	32,904	sf	\$14.91 /sf	\$490,757	

C10 Interior Construction					
C1020 Interior Doors					
remove door & frame	60	ea	\$150.00	\$9,000	
remove door & frame	2	pair	210.00	420	
new 3x7 scwd/hm frame	60	ea	2,850.00	171,000	
new 6x7 scwd/hm frame	2	pair	3,900.00	7,800	
paint / finish door & frame	64	lvs	175.00	11,200	
patch/repair adjacent walls	62	ea	350.00	21,700	
Sub-total	32,904	sf	6.72 /sf	\$221,120	
SUB-TOTAL C10 Interior Construction			221,120	\$221,120	
Estimating / Design Contingency			20.00%	44,224	
Escalation To Construction Start	TBD		0.00%	0	@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	33,168	
General Contractor OH & Profit			5.00%	14,926	92,318
					41.75%
TOTAL DIRECT CONSTRUCTION COST					
C10 Interior Construction	32,904	sf	\$9.53 /sf	\$313,438	

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04 Kuenzi Hall	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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C10 Interior Construction					
C1020 Door hardware					
remove knob hardware	30	ea	\$75.00	\$2,250	
remove knob hardware	2	pair	150.00	300	
install new lever arm	30	ea	425.00	12,750	
install new lever arm	2	pair	850.00	1,700	
Sub-total	32,904	sf	0.52 /sf	\$17,000	
SUB-TOTAL C10 Interior Construction				17,000	\$17,000
Estimating / Design Contingency			20.00%	3,400	
Escalation To Construction Start	TBD		0.00%	0	@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	2,550	
General Contractor OH & Profit			5.00%	1,148	7,098
					41.75%
TOTAL DIRECT CONSTRUCTION COST					
C10 Interior Construction	32,904	sf	\$0.73 /sf	\$24,098	

C20 STAIRS						
C2010 Concrete Ramp to basement demo existing ramp/structure new concrete ramp handrails Sub-total	99 99 28 32,904	sf sf lf sf	\$30.00 70.00 65.00 0.36 /sf	\$2,970 6,930 1,820	\$11,720	
SUB-TOTAL C20 STAIRS	11,720				\$11,720	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	2,344 0 1,758 792	4,894	@ ± 5% per year 41.76%
TOTAL DIRECT CONSTRUCTION COST C20 STAIRS	32,904	sf	\$0.50 /sf	\$16,614		

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C30 INTERIOR FINISHES						
C3010 Paint Wallboard or Plaster abate plaster finish remove wall base add gypbd, level 4 finish paint walls new wall base remove/reinstall wall items, allowance Sub-total	36,375 1,692 36,375 36,375 1,692 36,375 32,904	sf lf sf sf lf sf sf	\$4.00 0.50 4.00 1.50 3.50 0.50 11.26 /sf	\$145,500 846 145,500 54,563 5,922 18,188 \$370,519	 \$370,519	assume 97% of walls
SUB-TOTAL C30 INTERIOR FINISHES				370,519	\$370,519	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	 TBD 	 	20.00% 0.00% 12.50% 5.00%	74,104 0 55,578 25,011	 154,693	 @ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES		32,904	sf	\$15.96 /sf	\$525,212	

C30 INTERIOR FINISHES						
C3010 Locker Room add single use change room Sub-total	 1 32,904	allow sf	\$12,000.00 0.36 /sf	\$12,000 \$12,000	 \$12,000	allowance
SUB-TOTAL C30 INTERIOR FINISHES				12,000	\$12,000	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	 TBD 	 	20.00% 0.00% 12.50% 5.00%	2,400 0 1,800 810	 5,010	 @ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES		32,904	sf	\$0.52 /sf	\$17,010	

C30 INTERIOR FINISHES						
C3010 Single Restrooms add single use restrooms Sub-total	 3 32,904	ea sf	\$25,000.00 2.28 /sf	\$75,000 \$75,000	 \$75,000	allowance
SUB-TOTAL C30 INTERIOR FINISHES				75,000	\$75,000	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	 TBD 	 	20.00% 0.00% 12.50% 5.00%	15,000 0 11,250 5,063	 31,313	 @ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES		32,904	sf	\$3.23 /sf	\$106,313	

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04 Kuenzi Hall	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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C30 INTERIOR FINISHES						
C3010 Acoustical wall panels remove acoustical wall panels new acoustical wall panels, 2" Sub-total	500	sf	\$1.00	\$500		
	500	sf	22.00	11,000		
	32,904	sf	0.35 /sf		\$11,500	
SUB-TOTAL C30 INTERIOR FINISHES				11,500	\$11,500	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	2,300		
			0.00%	0		@ ± 5% per year
			12.50%	1,725		
			5.00%	777	4,802	41.76%
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES				32,904	sf	\$0.50 /sf
					\$16,302	

C30 INTERIOR FINISHES				
C3020 Floor Finishes - vct				
remove carpet on vat	4,936	sf	\$0.70	\$3,455
abate vat flooring	4,936	sf	2.50	12,339
clean/prep floors	4,936	sf	1.00	4,936
new vct flooring	4,936	sf	4.75	23,444
Sub-total	32,904	sf	1.34 /sf	\$44,174
SUB-TOTAL C30 INTERIOR FINISHES				44,174 \$44,174
Estimating / Design Contingency			20.00%	8,835
Escalation To Construction Start	TBD		0.00%	0
General Conditions / Insurance / Bond			12.50%	6,627
General Contractor OH & Profit			5.00%	2,982
				18,444
				41.75%
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES				
	32,904	sf	\$1.90 /sf	\$62,618

C30 INTERIOR FINISHES					
C3020 Floor Finishes - vct					
abate vat flooring	9,871	sf	\$2.50	\$24,678	assume 30% of floors
clean/prep floors	9,871	sf	1.00	9,871	
new vct flooring	9,871	sf	4.75	46,888	
Sub-total	32,904	sf	2.47 /sf	\$81,437	
SUB-TOTAL C30 INTERIOR FINISHES				81,437	\$81,437
Estimating / Design Contingency			20.00%	16,288	
Escalation To Construction Start	TBD		0.00%	0	@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	12,216	
General Contractor OH & Profit			5.00%	5,498	34,002
					41.75%
TOTAL DIRECT CONSTRUCTION COST					
C30 INTERIOR FINISHES	32,904	sf	\$3.51 /sf	\$115,439	

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32.904 sf \$0.31 /sf \$10.332

32,904 sf \$0.30 /sf \$9,835

32.904 sf \$1.77 /sf \$58,303

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C30 INTERIOR FINISHES						
C3030 Ceiling Finishes - gypbd patch/repair gypbd ceilings paint gypbd ceilings Sub-total	3,290	sf	\$0.75	\$2,468	assume 10% of ceilings	
	3,290	sf	1.75	5,758		
	32,904	sf	0.25 /sf	\$8,226		
SUB-TOTAL C30 INTERIOR FINISHES				8,226	\$8,226	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	1,646	@ ± 5% per year	
			0.00%	0		
			12.50%	1,234		
			5.00%	556		3,436
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES				32,904 sf	\$0.35 /sf	\$11,662

C30 INTERIOR FINISHES						
C3030 Ceiling Finishes - Glue-up tile ceilings						
abate glue-up tile ceilings	13,162	sf	\$2.00	\$26,323	assume 40% bldg area	
new glue-up tile ceiling	13,162	sf	4.75	62,518		
MEP conflicts, allowance	13,162	sf	1.50	19,742		
Sub-total	32,904	sf	3.30 /sf	\$108,583		
SUB-TOTAL C30 INTERIOR FINISHES			108,583	\$108,583		
Estimating / Design Contingency			20.00%	21,717	@ ± 5% per year	
Escalation To Construction Start	TBD		0.00%	0		
General Conditions / Insurance / Bond			12.50%	16,288		
General Contractor OH & Profit			5.00%	7,330		45,335
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES			32,904 sf	\$4.68 /sf	\$153,918	

D10 CONVEYING SYSTEMS					
no work required Sub-total	0 sf	\$0.00	\$0		
	32,904 sf	0.00 /sf	\$0		
SUB-TOTAL D10 CONVEYING SYSTEMS	0 \$0				
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD	20.00%	0		@ ± 5% per year
		0.00%	0		
		12.50%	0		
		5.00%	0		
TOTAL DIRECT CONSTRUCTION COST D10 CONVEYING SYSTEMS	32,904 sf	\$0.00 /sf	\$0		

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D20 PLUMBING SYSTEMS								
D2010 Replace plumbing fixtures remove plumbing fixture new ada toilet new sink & faucet Sub-total	50	ea	\$275.00	\$13,750		allowance		
	20	ea	2,650.00	53,000		allowance		
	30	ea	2,100.00	63,000		allowance		
	32,904	sf	3.94 /sf	\$129,750				
SUB-TOTAL D20 PLUMBING SYSTEMS				129,750	\$129,750			
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	25,950		@ ± 5% per year		
			0.00%	0				
			12.50%	19,463				
			5.00%	8,759	54,172		41.75%	
TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS				32,904	sf	\$5.59 /sf	\$183,922	

D20 PLUMBING SYSTEMS						
D2010 Plumbing Fixtures - drinking fountain remove drinking fountain new dual height drinking fountain patch/repair wall, allowance Sub-total	1	ea	\$300.00	\$300		
	1	ea	4,800.00	4,800		
	1	allow	500.00	500		
	32,904	sf	0.17 /sf	\$5,600		
SUB-TOTAL D20 PLUMBING SYSTEMS			5,600	\$5,600		
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	1,120		
			0.00%	0	@ ± 5% per year	
			12.50%	840		
			5.00%	378	2,338	41.75%
TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS			32,904 sf	\$0.24 /sf	\$7,938	

D20 PLUMBING SYSTEMS						
D2020 Plumbing Fixtures - Repiping repipe dom water lines Sub-total	32,904	sf	\$6.00	\$197,424		
	32,904	sf	6.00 /sf	\$197,424		
SUB-TOTAL D20 PLUMBING SYSTEMS			197,424		\$197,424	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	39,485		@ ± 5% per year 41.75%
			0.00%	0		
			12.50%	29,614		
			5.00%	13,327	82,426	
TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS			32,904	sf	\$8.51 /sf	\$279,850

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D20 PLUMBING SYSTEMS								
D2040 Rain Water drainage replace cast iron boot unclog system Sub-total	1	ea	\$950.00	\$950				
	1	allow	3,500.00	3,500				
	32,904	sf	0.14 /sf		\$4,450			
SUB-TOTAL D20 PLUMBING SYSTEMS				4,450	\$4,450			
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	890				
			0.00%	0		@ ± 5% per year		
			12.50%	668				
			5.00%	301	1,859	41.78%		
TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS				32,904	sf	\$0.19 /sf	\$6,309	

D30 HVAC SYSTEMS						
D3010 Boiler repair intermittent issue with central boiler Sub-total	1	allow	\$5,000.00	\$5,000		allowance
	32,904	sf	0.15	/sf	\$5,000	
SUB-TOTAL D30 HVAC SYSTEMS	5,000				\$5,000	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	1,000		@ ± 5% per year 41.76%
			0.00%	0		
			12.50%	750		
			5.00%	338	2,088	
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS	32,904	sf	\$0.22	/sf	\$7,088	

D30 HVAC SYSTEMS						
D3030 Cooling System install updated cooling system Sub-total	32,904	sf	\$25.00	\$822,600		
	32,904	sf	25.00 /sf	\$822,600		
SUB-TOTAL D30 HVAC SYSTEMS				822,600	\$822,600	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit			20.00%	164,520		@ ± 5% per year 41.75%
	TBD		0.00%	0		
			12.50%	123,390		
			5.00%	55,526	343,436	
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS	32,904	sf	\$35.44 /sf	\$1,166,036		

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D30 HVAC SYSTEMS						
D3040 Replace pipe insulation abate asbestos pipe insulation pipe insulation Sub-total	1,200	lf	\$12.00	\$14,400	at steam condensate lines	
	1,200	lf	20.00	24,000		
	23,980	sf	1.60 /sf	\$38,400		
SUB-TOTAL D30 HVAC SYSTEMS			38,400		\$38,400	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	7,680	16,032	@ ± 5% per year 41.75%
			0.00%	0		
			12.50%	5,760		
			5.00%	2,592		
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS			32,904	sf	\$1.65 /sf	\$54,432

D30 HVAC SYSTEMS						
D3050 Exhaust fans replace exhaust fans Sub-total	8 23,980	ea sf	\$1,250.00 0.42	\$10,000 /sf	\$10,000	allowance
SUB-TOTAL D30 HVAC SYSTEMS	10,000				\$10,000	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	2,000 0 1,500 675	4,175	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS	32,904	sf	\$0.43	/sf	\$14,175	

D30 HVAC SYSTEMS						
D3050 Replace unit ventilators replace unit ventilators Sub-total	32,904	sf	\$15.00	\$493,560		
	32,904	sf	15.00 /sf	\$493,560		
SUB-TOTAL D30 HVAC SYSTEMS				493,560	\$493,560	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	98,712		@ ± 5% per year 41.75%
			0.00%	0		
			12.50%	74,034		
			5.00%	33,316	206,062	
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS	32,904	sf	\$21.26 /sf	\$699,622		

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D30 HVAC SYSTEMS						
D3060 Controls replace pneumatic controls with digital Sub-total	32,904 32,904	sf sf	\$7.50 7.50 /sf	\$246,780 \$246,780		allowance
SUB-TOTAL D30 HVAC SYSTEMS				246,780	\$246,780	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	49,356 0 37,017 16,658	103,031	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS		32,904	sf	\$10.63 /sf	\$349,811	

D40 FIRE PROTECTION SYSTEMS						
no work required Sub-total	0 32,904	sf sf	\$0.00 0.00 /sf	\$0 \$0		
SUB-TOTAL D40 FIRE PROTECTION SYSTEMS				0	\$0	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	0 0 0 0	0 0	@ ± 5% per year #DIV/0!
TOTAL DIRECT CONSTRUCTION COST D40 FIRE PROTECTION SYSTEMS		32,904	sf	\$0.00 /sf	\$0	

D50 ELECTRICAL SYSTEMS						
D5010 Panel upgrades upgrade service Sub-total	32,904 32,904	ea sf	\$1.50 1.50 /sf	\$49,356 \$49,356		
SUB-TOTAL D50 ELECTRICAL SYSTEMS				49,356	\$49,356	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	9,872 0 7,404 3,332	20,608	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS		32,904	sf	\$2.13 /sf	\$69,964	

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04 Kuenzi Hall	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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D50 ELECTRICAL SYSTEMS						
D5020 Replace Lighting replace lighting with LED's Sub-total	32,904 32,904	sf sf	\$4.60 4.60 /sf	\$151,358 \$151,358		interior & exterior
SUB-TOTAL D50 ELECTRICAL SYSTEMS					151,358 \$151,358	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	30,272 0 22,704 10,217	63,193	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	32,904	sf	\$6.52 /sf	\$214,551		

D50 ELECTRICAL SYSTEMS						
D5020 Re-lamp fixtures relamp with LED's Sub-total	32,904 32,904	sf sf	\$0.90 0.90 /sf	\$29,614 \$29,614		
SUB-TOTAL D50 ELECTRICAL SYSTEMS					29,614 \$29,614	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	5,923 0 4,443 1,999	12,365	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	32,904	sf	\$1.28 /sf	\$41,979		

D50 ELECTRICAL SYSTEMS						
D5020 Replace Wiring rewire entire building Sub-total	32,904 32,904	sf sf	\$1.55 1.55 /sf	\$51,001 \$51,001		
SUB-TOTAL D50 ELECTRICAL SYSTEMS					51,001 \$51,001	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	10,201 0 7,651 3,443	21,295	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	32,904	sf	\$2.20 /sf	\$72,296		

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04 Kuenzi Hall	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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D50 ELECTRICAL SYSTEMS						
D5030 Access control system install access control system Sub-total	32,904 32,904	sf sf	\$0.90 0.90	\$29,614 /sf	\$29,614	rough-in / install
SUB-TOTAL D50 ELECTRICAL SYSTEMS	29,614				\$29,614	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	5,923 0 4,443 1,999	12,365	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	32,904	sf	\$1.28	/sf	\$41,979	

D50 ELECTRICAL SYSTEMS						
D5030 Intrusion Alarm System add intrusion alarm system Sub-total	32,904 32,904	sf sf	\$0.75 0.75	\$24,678 /sf	\$24,678	rough-in / install
SUB-TOTAL D50 ELECTRICAL SYSTEMS	24,678				\$24,678	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	4,936 0 3,702 1,666	10,304	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	32,904	sf	\$1.06	/sf	\$34,982	

D50 ELECTRICAL SYSTEMS					
D5030 Lighting Controls add occupancy sensors Sub-total	32,904	sf	\$1.00	\$32,904	
	32,904	sf	1.00 /sf	\$32,904	
SUB-TOTAL D50 ELECTRICAL SYSTEMS				32,904	\$32,904
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	6,581	@ ± 5% per year 41.75%
			0.00%	0	
			12.50%	4,936	
			5.00%	2,222	
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	32,904	sf	\$1.42 /sf	\$46,643	

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E10 EQUIPMENT						
E1020 Toilet Partitions						
replace toilet partitions	12	ea	\$2,000.00	\$24,000		
patch/repair finishes, allowance	12	ea	500.00	6,000		
Sub-total	32,904	sf	0.91 /sf	\$30,000		
SUB-TOTAL E10 EQUIPMENT	30,000				\$30,000	
Estimating / Design Contingency			20.00%	6,000		
Escalation To Construction Start	TBD		0.00%	0	@ ± 5% per year	
General Conditions / Insurance / Bond			12.50%	4,500		
General Contractor OH & Profit			5.00%	2,025	12,525	
					41.75%	
TOTAL DIRECT CONSTRUCTION COST						
E10 EQUIPMENT	32,904	sf	\$1.29 /sf	\$42,525		

E20 FURNISHINGS					
E2010 Casework replace casework Sub-total	500 32,904	lf sf	\$720.00 10.94	\$360,000 /sf \$360,000	allowance
SUB-TOTAL E20 FURNISHINGS	360,000 \$360,000				
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	72,000 0 54,000 24,300	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST E20 FURNISHINGS	32,904	sf	\$15.51	/sf \$510,300	

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05 Lindstrom Hall	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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Building Stats

Year Built: **1957**
Floors: **1**
Gross Area: **55,100 sf**
Construction Type: **wood framed structure**

A10 Foundations		
no work required	0 sf	0
Sub-total	55,100 sf	0.00 /sf 0
SUB-TOTAL A10 Foundations		0 \$0
Estimating / Design Contingency	TBD	20.00% 0
Escalation To Construction Start		0.00% 0
General Conditions / Insurance / Bond		12.50% 0
General Contractor OH & Profit		5.00% 0
TOTAL DIRECT CONSTRUCTION COST A10 Foundations	55,100 sf	\$0.00 /sf \$0

A20 Basement Construction		
no work required	0 sf	\$0.00 \$0
Sub-total	55,100 sf	0.00 /sf \$0
SUB-TOTAL A20 Basement Construction		0 \$0
Estimating / Design Contingency	TBD	20.00% 0
Escalation To Construction Start		0.00% 0
General Conditions / Insurance / Bond		12.50% 0
General Contractor OH & Profit		5.00% 0
TOTAL DIRECT CONSTRUCTION COST A20 Basement Construction	55,100 sf	\$0.00 /sf \$0

B10 Superstructure		
B1010 Floor construction seismically strengthen covered play cols	7 ea	\$7,500.00 \$52,500
Sub-total	55,100 sf	0.95 /sf \$52,500
SUB-TOTAL B10 Superstructure		52,500 \$52,500
Estimating / Design Contingency	TBD	20.00% 10,500
Escalation To Construction Start		0.00% 0
General Conditions / Insurance / Bond		12.50% 7,875
General Contractor OH & Profit		5.00% 3,544
TOTAL DIRECT CONSTRUCTION COST B10 Superstructure	55,100 sf	\$1.35 /sf \$74,419

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B10 Superstructure		
B1020 Roof construction add plywood sheathing Sub-total	33,775 sf \$2.75 \$92,881 55,100 sf 1.69 /sf \$92,881	
SUB-TOTAL B10 Superstructure	92,881	\$92,881
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD 20.00% 18,577 0.00% 0 12.50% 13,933 5.00% 6,270	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST B10 Superstructure	55,100 sf \$2.39 /sf	\$131,661

B10 Superstructure		
B1020 Roof Construction - Connections remove/reinstall ceilings install wall to roof connections MEP conflicts, allowance Sub-total	4,900 sf \$7.00 \$34,300 1,225 lf 80.00 98,000 1 allow 7,500.00 7,500 55,100 sf 2.54 /sf \$139,800	
SUB-TOTAL B10 Superstructure	139,800	\$139,800
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD 20.00% 27,960 0.00% 0 12.50% 20,970 5.00% 9,437	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST B10 Superstructure	55,100 sf \$3.60 /sf	\$198,167

B20 Exterior Enclosure		
B2010 Exterior walls reinforce cip concrete walls Sub-total	20,825 sf \$40.00 \$833,000 55,100 sf 15.12 /sf \$833,000	
SUB-TOTAL B20 Exterior Enclosure	833,000	\$833,000
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD 20.00% 166,600 0.00% 0 12.50% 124,950 5.00% 56,228	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure	55,100 sf \$21.43 /sf	\$1,180,778

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B20 Exterior Enclosure						
B2010 Exterior Windows remove windows prep openings new windows, similar config. to existing patch/repair trim, sealants/caulking new window treatment, roller shades Sub-total	4,030 4,030 4,030 4,030 4,030 55,100	sf sf sf sf sf sf	\$7.50 5.00 110.00 12.00 12.50 10.75 /sf	\$30,225 20,150 443,300 48,360 50,375	 \$592,410	
SUB-TOTAL B20 Exterior Enclosure				592,410	\$592,410	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	118,482 0 88,862 39,988	 247,332	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure	55,100	sf	\$15.24 /sf		\$839,742	

B20 Exterior Enclosure						
B2030 Replace Door remove door & frame remove door & frame new hollow metal door & frame, painted new hollow metal door & frame, painted patch/repair trim, allowance Sub-total	8 2 8 2 10 55,100	ea pair ea pair ea sf	\$150.00 210.00 4,425.00 6,650.00 350.00 0.98 /sf	\$1,200 420 35,400 13,300 3,500	 \$53,820	 egress egress
SUB-TOTAL B20 Exterior Enclosure				53,820	\$53,820	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	10,764 0 8,073 3,633	 22,470	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure	55,100	sf	\$1.38 /sf		\$76,290	

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B30 Roofing					
B3010 Roof Coverings					
demo roofing, complete	33,775	sf	\$3.00	\$101,325	
abate concealed layer	33,775	sf	5.65	190,829	
install new membrane roofing + insul	33,775	sf	21.56	728,025	
replace gutters & ds	1,580	lf	20.00	31,600	
new metal flashings	33,775	sf	2.50	84,438	
MEP, allowance	1	allow	2,500.00	2,500	
Sub-total	55,100	sf	20.67 /sf	\$1,138,717	
SUB-TOTAL B30 Roofing	1,138,717				\$1,138,717
Estimating / Design Contingency	20.00%				227,744
Escalation To Construction Start	TBD	0.00%		0	@ ± 5% per year
General Conditions / Insurance / Bond	12.50%				170,808
General Contractor OH & Profit	5.00%				76,864
	475,416				41.75%
TOTAL DIRECT CONSTRUCTION COST					
B30 Roofing	55,100	sf	\$29.29 /sf	\$1,614,133	

C10 Interior Construction					
C1010 CMU Partitions reinforce corridor cmu walls, at basement Sub-total	6,000	sf	\$40.00	\$240,000	allowance
	55,100	sf	4.36 /sf	\$240,000	
SUB-TOTAL C10 Interior Construction	240,000				\$240,000
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	48,000 0 36,000 16,200	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST C10 Interior Construction	55,100	sf	\$6.17 /sf	\$340,200	

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C10 Interior Construction						
C1020 Door hardware remove knob hardware remove knob hardware install new lever arm install new lever arm Sub-total	145 3 145 3 55,100	ea pair ea pair sf	\$75.00 150.00 425.00 850.00 1.37 /sf	\$10,875 450 61,625 2,550 	 \$75,500	
SUB-TOTAL C10 Interior Construction				75,500	\$75,500	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	15,100 0 11,325 5,097	 31,522	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST C10 Interior Construction	55,100	sf	\$1.94 /sf		\$107,022	
C20 STAIRS						
C2010 Stair railings remove guardrail remove guardrail w/handrail remove handrails new guardrail new guardrail w/handrail new handrail, wall mntd patch/repair finishes, allowance Sub-total	35 44 58 35 44 58 1 55,100	lf lf lf lf lf lf allow sf	\$5.00 5.50 3.00 200.00 255.00 65.00 2,000.00 0.45 /sf	\$175 242 174 7,000 11,220 3,770 2,000 	 \$24,581	
SUB-TOTAL C20 STAIRS				24,581	\$24,581	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	4,917 0 3,688 1,660	 10,265	@ ± 5% per year 41.76%
TOTAL DIRECT CONSTRUCTION COST C20 STAIRS	55,100	sf	\$0.63 /sf		\$34,846	

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C20 STAIRS						
C2010 Ramp railings, exterior remove handrails new handrail, wall mntd patch/repair finishes, allowance Sub-total	48 48 1 55,100	lf lf allow sf	3.00 65.00 500.00 0.07 /sf	144 3,120 500 \$3,764		
SUB-TOTAL C20 STAIRS				3,764	\$3,764	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	753 0 565 255	1,573	@ ± 5% per year 41.79%
TOTAL DIRECT CONSTRUCTION COST C20 STAIRS	55,100	sf	\$0.10 /sf		\$5,337	

C20 STAIRS						
C2010 Stair Finishes remove wom at landings abate vinyl tile on stairs new walk-off mat, at landings new rubber treads & risers Sub-total	106 170 106 170 55,100	sf lf sf lf sf	1.00 10.00 12.00 32.00 0.15 /sf	106 1,700 1,272 5,440 \$8,518		
SUB-TOTAL C20 STAIRS				8,518	\$8,518	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	1,704 0 1,278 575	3,557	@ ± 5% per year 41.76%
TOTAL DIRECT CONSTRUCTION COST C20 STAIRS	55,100	sf	\$0.22 /sf		\$12,075	

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C30 INTERIOR FINISHES					
C3010 Paint Wallboard or Plaster					
abate plaster finish	97,300	sf	\$4.00	\$389,200	
remove wall base	6,408	lf	0.50	3,204	
add gypbd, level 4 finish	97,300	sf	4.00	389,200	
paint walls	97,300	sf	1.50	145,950	
new wall base	6,408	lf	3.50	22,428	
remove/reinstall wall items, allowance	97,300	sf	0.50	48,650	
Sub-total	55,100	sf	18.12 /sf	\$998,632	
SUB-TOTAL C30 INTERIOR FINISHES				998,632	\$998,632
Estimating / Design Contingency			20.00%	199,727	
Escalation To Construction Start	TBD		0.00%	0	@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	149,795	
General Contractor OH & Profit			5.00%	67,408	416,930
					41.75%
TOTAL DIRECT CONSTRUCTION COST					
C30 INTERIOR FINISHES	55,100	sf	\$25.69 /sf	\$1,415,562	

C30 INTERIOR FINISHES						
C3020 Floor Finishes - vct						
abate vat flooring	16,530	sf	\$2.50	\$41,325	assume 30% of floors	
clean/prep floors	16,530	sf	1.00	16,530		
new vct flooring	16,530	sf	4.75	78,518		
Sub-total	55,100	sf	2.48 /sf	\$136,373		
SUB-TOTAL C30 INTERIOR FINISHES			136,373	\$136,373		
Estimating / Design Contingency			20.00%	27,275	@ ± 5% per year	
Escalation To Construction Start	TBD		0.00%	0		
General Conditions / Insurance / Bond			12.50%	20,456		
General Contractor OH & Profit			5.00%	9,206		56,937
TOTAL DIRECT CONSTRUCTION COST						
C30 INTERIOR FINISHES	55,100	sf	\$3.51 /sf	\$193,310		

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C30 INTERIOR FINISHES						
C3020 Floor Finishes - vct remove carpet on vat abate vat flooring clean/prep floors new carpet tile flooring Sub-total	33,060 33,060 33,060 33,060 55,100	sf sf sf sf sf	\$0.70 2.50 1.00 5.50 5.82 /sf	\$23,142 82,650 33,060 181,830 		assume 60% of floors
SUB-TOTAL C30 INTERIOR FINISHES				320,682	\$320,682	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	64,137 0 48,103 21,647	133,887	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES		55,100 sf		\$8.25 /sf	\$454,569	

C30 INTERIOR FINISHES						
C3020 Floor Finishes - sheet vinyl abate sheet vinyl flooring clean/prep floors new sheet vinyl flooring Sub-total	5,510 5,510 5,510 55,100	sf sf sf sf	\$2.50 1.00 9.00 1.25 /sf	\$13,775 5,510 49,590 		assume 10% of floors
SUB-TOTAL C30 INTERIOR FINISHES				68,875	\$68,875	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	13,775 0 10,332 4,650	28,757	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES		55,100 sf		\$1.77 /sf	\$97,632	

C30 INTERIOR FINISHES						
C3030 Ceiling Finishes - firtex tile ceilings abate firtex tile ceilings new glue-up tile ceiling MEP conflicts, allowance Sub-total	27,550 27,550 27,550 55,100	sf sf sf sf	\$2.00 4.75 1.50 4.13 /sf	\$55,100 130,863 41,325 		assume 50% bldg area
SUB-TOTAL C30 INTERIOR FINISHES				227,288	\$227,288	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	45,458 0 34,094 15,342	94,894	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES		55,100 sf		\$5.85 /sf	\$322,182	

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D10 CONVEYING SYSTEMS						
no work required	0	sf	\$0.00	\$0		
Sub-total	55,100	sf	0.00 /sf		\$0	
SUB-TOTAL D10 CONVEYING SYSTEMS					0	\$0
Estimating / Design Contingency			20.00%	0		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	0		
General Contractor OH & Profit			5.00%	0	0	#DIV/0!
TOTAL DIRECT CONSTRUCTION COST D10 CONVEYING SYSTEMS						
	55,100	sf	\$0.00 /sf			\$0

D20 PLUMBING SYSTEMS						
D2010 Replace plumbing fixtures						
remove plumbing fixture	112	ea	\$275.00	\$30,800		allowance
new ada toilet	38	ea	2,650.00	100,700		allowance
new sink & faucet	42	ea	2,100.00	88,200		allowance
new tub w/shower surround	32	ea	2,400.00	76,800		allowance
Sub-total	55,100	sf	5.38 /sf		\$296,500	
SUB-TOTAL D20 PLUMBING SYSTEMS					296,500	\$296,500
Estimating / Design Contingency			20.00%	59,300		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	44,475		
General Contractor OH & Profit			5.00%	20,014	123,789	41.75%
TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS						
	55,100	sf	\$7.63 /sf			\$420,289

D20 PLUMBING SYSTEMS						
D2020 Plumbing Fixtures - Repiping						
repipe dom water lines	55,100	sf	\$8.00	\$440,800		
Sub-total	55,100	sf	8.00 /sf		\$440,800	
SUB-TOTAL D20 PLUMBING SYSTEMS					440,800	\$440,800
Estimating / Design Contingency			20.00%	88,160		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	66,120		
General Contractor OH & Profit			5.00%	29,754	184,034	41.75%
TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS						
	55,100	sf	\$11.34 /sf			\$624,834

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05 Lindstrom Hall	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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D30 HVAC SYSTEMS		
D3030 Cooling System replace cooling system Sub-total	55,100 sf \$20.00 \$1,102,000 55,100 sf 20.00 /sf \$1,102,000	
SUB-TOTAL D30 HVAC SYSTEMS	1,102,000	\$1,102,000
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD 20.00% 220,400 0.00% 0 12.50% 165,300 5.00% 74,385	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS	55,100 sf \$28.35 /sf	\$1,562,085

D30 HVAC SYSTEMS		
D3040 Replace pipe insulation abate asbestos pipe insulation pipe insulation Sub-total	55,100 sf \$2.50 \$137,750 55,100 sf 3.00 165,300 55,100 sf 5.50 /sf \$303,050	
SUB-TOTAL D30 HVAC SYSTEMS	303,050	\$303,050
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD 20.00% 60,610 0.00% 0 12.50% 45,458 5.00% 20,456	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS	55,100 sf \$7.80 /sf	\$429,574

D30 HVAC SYSTEMS		
D3050 Terminal & Package Units replace heating & ventilation system Sub-total	55,100 sf \$35.00 \$1,928,500 55,100 sf 35.00 /sf \$1,928,500	allowance
SUB-TOTAL D30 HVAC SYSTEMS	1,928,500	\$1,928,500
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD 20.00% 385,700 0.00% 0 12.50% 289,275 5.00% 130,174	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS	55,100 sf \$49.61 /sf	\$2,733,649

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05 Lindstrom Hall	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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D30 HVAC SYSTEMS						
D3060 Controls install new digital controls Sub-total	55,100 55,100	sf sf	\$7.00 7.00 /sf	\$385,700 \$385,700		allowance
SUB-TOTAL D30 HVAC SYSTEMS				385,700	\$385,700	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	77,140 0 57,855 26,035	161,030	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS		55,100	sf	\$9.92 /sf	\$546,730	

D30 HVAC SYSTEMS						
D3090 Exhaust Fans replace kitchen & laundry exhaust fans Sub-total	4 55,100	ea sf	\$1,500.00 0.11 /sf	\$6,000 \$6,000		allowance
SUB-TOTAL D30 HVAC SYSTEMS				6,000	\$6,000	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	1,200 0 900 405	2,505	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS		55,100	sf	\$0.15 /sf	\$8,505	

D40 FIRE PROTECTION SYSTEMS						
no work required Sub-total	0 55,100	sf sf	\$0.00 0.00 /sf	\$0 \$0		
SUB-TOTAL D40 FIRE PROTECTION SYSTEMS				0	\$0	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	0 0 0 0	0	@ ± 5% per year #DIV/0!
TOTAL DIRECT CONSTRUCTION COST D40 FIRE PROTECTION SYSTEMS		55,100	sf	\$0.00 /sf	\$0	

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D50 ELECTRICAL SYSTEMS						
D5010 Upgrade Service upgrade elec for new hvac system Sub-total	55,100	sf	\$1.85	\$101,935		
	55,100	sf	1.85 /sf	\$101,935		
SUB-TOTAL D50 ELECTRICAL SYSTEMS	101,935 \$101,935					
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	20,387 0 15,291 6,881	@ ± 5% per year 41.75%	
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	55,100	sf	\$2.62 /sf	\$144,494		

D50 ELECTRICAL SYSTEMS						
D5020 Replace Lighting replace lighting with LED's Sub-total	55,100	sf	\$5.50	\$303,050		
	55,100	sf	5.50 /sf	\$303,050		
SUB-TOTAL D50 ELECTRICAL SYSTEMS	303,050				\$303,050	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit			20.00%	60,610		@ ± 5% per year 41.75%
	TBD		0.00%	0		
			12.50%	45,458		
			5.00%	20,456	126,524	
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	55,100	sf	\$7.80 /sf	\$429,574		

D50 ELECTRICAL SYSTEMS						
D5030 Security add security cameras Sub-total	55,100	sf	\$0.90	\$49,590		
	55,100	sf	0.90 /sf	\$49,590		
SUB-TOTAL D50 ELECTRICAL SYSTEMS	49,590				\$49,590	
Estimating / Design Contingency			20.00%	9,918	@ ± 5% per year	
Escalation To Construction Start	TBD		0.00%	0		
General Conditions / Insurance / Bond			12.50%	7,439		
General Contractor OH & Profit			5.00%	3,348		
	20,705				41.75%	
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	55,100	sf	\$1.28 /sf	\$70,295		

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05 Lindstrom Hall	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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D50 ELECTRICAL SYSTEMS						
D5030 Intrusion Alarm System						
add intrusion alarm system	55,100	sf	\$0.95	\$52,345		rough-in / install
Sub-total	55,100	sf	0.95 /sf		\$52,345	
SUB-TOTAL D50 ELECTRICAL SYSTEMS				52,345	\$52,345	
Estimating / Design Contingency			20.00%	10,469		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	7,852		
General Contractor OH & Profit			5.00%	3,534	21,855	41.75%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	55,100	sf	\$1.35 /sf		\$74,200	

D50 ELECTRICAL SYSTEMS						
D5030 Lighting Controls						
add occupancy sensors	55,100	sf	\$0.95	\$52,345		
Sub-total	55,100	sf	0.95 /sf		\$52,345	
SUB-TOTAL D50 ELECTRICAL SYSTEMS				52,345	\$52,345	
Estimating / Design Contingency			20.00%	10,469		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	7,852		
General Contractor OH & Profit			5.00%	3,534	21,855	41.75%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	55,100	sf	\$1.35 /sf		\$74,200	

D50 ELECTRICAL SYSTEMS						
D5030 Telephone						
add telephone system	55,100	sf	\$0.45	\$24,795		
Sub-total	55,100	sf	0.45 /sf		\$24,795	
SUB-TOTAL D50 ELECTRICAL SYSTEMS				24,795	\$24,795	
Estimating / Design Contingency			20.00%	4,959		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	3,720		
General Contractor OH & Profit			5.00%	1,674	10,353	41.75%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	55,100	sf	\$0.64 /sf		\$35,148	

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05 Lindstrom Hall	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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E10 EQUIPMENT						
E1010 Commercial Equipment						
replace common kitchen	1	allow	\$75,000.00	\$75,000		
replace dorm kitchens	4	allow	20,000.00	80,000		
Sub-total	55,100	sf	2.81 /sf		\$155,000	
SUB-TOTAL E10 EQUIPMENT				155,000	\$155,000	
Estimating / Design Contingency			20.00%	31,000		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	23,250		
General Contractor OH & Profit			5.00%	10,463	64,713	41.75%
TOTAL DIRECT CONSTRUCTION COST E10 EQUIPMENT	55,100	sf	\$3.99 /sf		\$219,713	

E10 EQUIPMENT						
E1020 Institutional Equipment						
remodel restrooms	30	allow	\$15,000.00	\$450,000		
Sub-total	55,100	sf	8.17 /sf		\$450,000	
SUB-TOTAL E10 EQUIPMENT				450,000	\$450,000	
Estimating / Design Contingency			20.00%	90,000		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	67,500		
General Contractor OH & Profit			5.00%	30,375	187,875	41.75%
TOTAL DIRECT CONSTRUCTION COST E10 EQUIPMENT	55,100	sf	\$11.58 /sf		\$637,875	

E20 FURNISHINGS						
E2010 Dorm Casework						
remove built-in wood cabinets in dorm rms	480	lf	\$30.00	\$14,400		
new cabinetry	480	lf	600.00	288,000		
Sub-total	55,100	sf	5.49 /sf		\$302,400	
SUB-TOTAL E20 FURNISHINGS				302,400	\$302,400	
Estimating / Design Contingency			20.00%	60,480		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	45,360		
General Contractor OH & Profit			5.00%	20,412	126,252	41.75%
TOTAL DIRECT CONSTRUCTION COST E20 FURNISHINGS	55,100	sf	\$7.78 /sf		\$428,652	

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06 Tillinghast Building	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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Building Stats

Year Built: **1914**
Floors: **1**
Gross Area: **2,920 sf**
Construction Type: **wood framed structure**

A10 Foundations		
no work required	0 sf 0.00 0	
Sub-total	2,920 sf 0.00 /sf 0	
SUB-TOTAL A10 Foundations	0	\$0
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD 20.00% 0 0.00% 0 12.50% 0 5.00% 0	@ ± 5% per year #DIV/0!
TOTAL DIRECT CONSTRUCTION COST A10 Foundations	2,920 sf \$0.00 /sf	\$0

A20 Basement Construction		
A2010 Basement investigate water ponding & repair Sub-total	1 allow \$15,000.00 \$15,000 2,920 sf 5.14 /sf \$15,000	allowance
SUB-TOTAL A20 Basement Construction	15,000	\$15,000
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD 20.00% 3,000 0.00% 0 12.50% 2,250 5.00% 1,013 6,263	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST A20 Basement Construction	2,920 sf \$7.28 /sf	\$21,263

B10 Superstructure		
B1010 Floor construction add plywood floor sheathing Sub-total	3,215 sf \$3.00 \$9,645 2,920 sf 3.30 /sf \$9,645	first & second floors
SUB-TOTAL B10 Superstructure	9,645	\$9,645
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD 20.00% 1,929 0.00% 0 12.50% 1,447 5.00% 652 4,028	@ ± 5% per year 41.76%
TOTAL DIRECT CONSTRUCTION COST B10 Superstructure	2,920 sf \$4.68 /sf	\$13,673

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06 Tillinghast Building	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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B10 Superstructure		
B1020 Roof construction add plywood roof sheathing Sub-total	2,900 sf \$2.75 \$7,975 2,920 sf 2.73 /sf \$7,975	
SUB-TOTAL B10 Superstructure	7,975	\$7,975
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD 20.00% 1,595 0.00% 0 12.50% 1,197 5.00% 539	@ ± 5% per year 41.77%
TOTAL DIRECT CONSTRUCTION COST B10 Superstructure	2,920 sf \$3.87 /sf	\$11,306

B10 Superstructure		
B1020 Roof construction add blow-in insulation add vent baffles Sub-total	2,900 sf \$3.50 \$10,150 2,900 sf 0.25 725 2,920 sf 3.72 /sf \$10,875	allowance
SUB-TOTAL B10 Superstructure	10,875	\$10,875
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD 20.00% 2,175 0.00% 0 12.50% 1,632 5.00% 735	@ ± 5% per year 41.77%
TOTAL DIRECT CONSTRUCTION COST B10 Superstructure	2,920 sf \$5.28 /sf	\$15,417

B10 Superstructure		
B1020 Roof construction add roof to wall connections add floor to wall connections Sub-total	180 lf \$50.00 \$9,000 375 lf 65.00 24,375 2,920 sf 11.43 /sf \$33,375	allowance allowance
SUB-TOTAL B10 Superstructure	33,375	\$33,375
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD 20.00% 6,675 0.00% 0 12.50% 5,007 5.00% 2,253	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST B10 Superstructure	2,920 sf \$16.20 /sf	\$47,310

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06 Tillinghast Building	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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B20 Exterior Enclosure						
B2010 Exterior walls repair crack in concrete porch wall clean, repair brick reseal masonry Sub-total	1 2,013 2,013 2,920	allow sf sf sf	\$2,500.00 1.50 2.50 3.61 /sf	\$2,500 3,019 5,032 \$10,551		allowance assumes 80% of envelope area
SUB-TOTAL B20 Exterior Enclosure				10,551	\$10,551	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	2,111 0 1,583 713	4,407	@ ± 5% per year 41.77%
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure		2,920 sf	\$5.12 /sf		\$14,958	

B20 Exterior Enclosure						
B2010 Exterior walls clean, prep wood shingle siding & trim repaint siding & trim Sub-total	503 503 2,920	sf sf sf	1.00 3.50 0.78 /sf	503 1,761 \$2,264		assumes 20% of envelope area
SUB-TOTAL B20 Exterior Enclosure				2,264	\$2,264	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	453 0 340 153	946	@ ± 5% per year 41.78%
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure		2,920 sf	\$1.10 /sf		\$3,210	

B20 Exterior Enclosure						
B2010 Exterior walls add insulation, spray foam patch walls/paint Sub-total	2,516 2,516 2,920	sf sf sf	6.00 1.25 6.25 /sf	15,096 3,145 \$18,241		
SUB-TOTAL B20 Exterior Enclosure				18,241	\$18,241	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	3,649 0 2,737 1,232	7,618	@ ± 5% per year 41.76%
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure		2,920 sf	\$8.86 /sf		\$25,859	

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06 Tillinghast Building	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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B20 Exterior Enclosure						
B2020 Exterior windows						assumes 20% of envelope area
remove wood windows	503	sf	\$6.00	\$3,019		
new wood windows	503	sf	125.00	62,900		
trim & repair, paint - allowance	503	sf	10.00	5,032		
Sub-total	2,920	sf	24.30 /sf		\$70,951	
SUB-TOTAL B20 Exterior Enclosure				70,951	\$70,951	
Estimating / Design Contingency			20.00%	14,191		@ ± 5% per year
Escalation To Construction Start	TBD		0.00%	0		
General Conditions / Insurance / Bond			12.50%	10,643		
General Contractor OH & Profit			5.00%	4,790	29,624	
TOTAL DIRECT CONSTRUCTION COST						
B20 Exterior Enclosure	2,920	sf	\$34.44 /sf		\$100,575	

B20 Exterior Enclosure						
B2030 Exterior doors						
remove door	3	ea	\$150.00	\$450		
new wood door	3	ea	2,350.00	7,050		
trim & repair, paint - allowance	3	ea	500.00	1,500		
Sub-total	2,920	sf	3.08 /sf		\$9,000	
SUB-TOTAL B20 Exterior Enclosure				9,000	\$9,000	
Estimating / Design Contingency			20.00%	1,800		@ ± 5% per year
Escalation To Construction Start	TBD		0.00%	0		
General Conditions / Insurance / Bond			12.50%	1,350		
General Contractor OH & Profit			5.00%	608	3,758	
TOTAL DIRECT CONSTRUCTION COST						
B20 Exterior Enclosure	2,920	sf	\$4.37 /sf		\$12,758	

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06 Tillinghast Building	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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B30 Roofing						
B3010 Reroof remove asphalt shingle roofing remove flashings new asphalt composite shingle roofing felt paper ice & water shield new metal flashings & vents Sub-total	2,900 2,900 2,900 3,190 3,190 2,900 2,920	sf sf sf sf sf sf sf	\$1.75 0.35 7.50 0.30 2.25 3.00 15.30 /sf	\$5,075 1,015 21,750 957 7,178 8,700 		
SUB-TOTAL B30 Roofing				44,675	\$44,675	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	8,935 0 6,702 3,016	18,653	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST B30 Roofing	2,920	sf	\$21.69 /sf		\$63,328	

B30 Roofing						
B3020 Chimney remove chimneys patch/repair finishes Sub-total	2 2 2,920	allow allow sf	\$5,000.00 3,500.00 5.82 /sf	\$10,000 7,000 	\$17,000	
SUB-TOTAL B30 Roofing				17,000	\$17,000	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	3,400 0 2,550 1,148	7,098	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST B30 Roofing	2,920	sf	\$8.25 /sf		\$24,098	

C10 Interior Construction						
C1010 Partitions patch/repair plaster walls paint walls Sub-total	8,420 8,420 2,920	sf sf sf	\$0.75 1.30 5.91 /sf	\$6,315 10,946 	\$17,261	
SUB-TOTAL C10 Interior Construction				17,261	\$17,261	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	3,453 0 2,590 1,166	7,209	@ ± 5% per year 41.76%
TOTAL DIRECT CONSTRUCTION COST C10 Interior Construction	2,920	sf	\$8.38 /sf		\$24,470	

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06 Tillinghast Building	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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C10 Interior Construction							
C1020 Interior doors						allowance	
repair doors	27	ea	\$350.00	\$9,450			
prep, paint wood doors	27	ea	500.00	13,500			
Sub-total	2,920	sf	7.86 /sf	\$22,950			
SUB-TOTAL C10 Interior Construction				22,950		\$22,950	
Estimating / Design Contingency				20.00%		4,590	
Escalation To Construction Start				TBD 0.00%		0	
General Conditions / Insurance / Bond				12.50%		3,443	
General Contractor OH & Profit				5.00%		1,550	
						9,583	
TOTAL DIRECT CONSTRUCTION COST							
C10 Interior Construction				2,920 sf		\$11.14 /sf	
						\$32,533	

C20 STAIRS					
C2010 Ramp replace ramp with ada accessible ramp Sub-total	1 2,920	allow sf	\$20,000.00 6.85 /sf	\$20,000 \$20,000	
SUB-TOTAL C20 STAIRS	20,000 \$20,000				
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	4,000 0 3,000 1,350 8,350	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST C20 STAIRS	2,920	sf	\$9.71 /sf	\$28,350	

C20 STAIRS					
C2020 Stair Finishes replace carpet on stairs Sub-total	2 2,920	flights sf	\$850.00 0.58 /sf	\$1,700 \$1,700	
SUB-TOTAL C20 STAIRS	1,700				\$1,700
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	340 0 255 115	@ ± 5% per year 41.76%
TOTAL DIRECT CONSTRUCTION COST C20 STAIRS	2,920	sf	\$0.83 /sf	\$2,410	

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06 Tillinghast Building	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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C30 INTERIOR FINISHES						
C3010 Wall Finishes repair & paint interior trim Sub-total	17	locs	\$525.00	\$8,925	assume 30% of tirm	
	2,920	sf	3.06 /sf	\$8,925		
SUB-TOTAL C30 INTERIOR FINISHES	8,925				\$8,925	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	1,785	@ ± 5% per year	
			0.00%	0		
			12.50%	1,339		
			5.00%	603		3,727
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES	2,920	sf	\$4.33 /sf	\$12,652		

C30 INTERIOR FINISHES							
C3020 Replace carpet remove carpet clean/prep floor new carpet Sub-total	2,628	sf	\$0.75	\$1,971	assume 90% area		
	2,628	sf	0.50	1,314			
	2,628	sf	5.00	13,140			
	2,920	sf	5.63 /sf	\$16,425			
	SUB-TOTAL C30 INTERIOR FINISHES				16,425	\$16,425	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	3,285	@ ± 5% per year	41.75%	
			0.00%	0			
			12.50%	2,464			
			5.00%	1,109			6,858
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES				2,920 sf	\$7.97 /sf	\$23,283	

C30 INTERIOR FINISHES				
C3020 Floor Finishes - vct				
abate vat flooring	292	sf	\$2.50	\$730
clean/prep floors	292	sf	1.00	292
new resilient flooring	292	sf	9.00	2,628
Sub-total	2,920	sf	1.25 /sf	\$3,650
SUB-TOTAL C30 INTERIOR FINISHES			3,650	\$3,650
Estimating / Design Contingency			20.00%	730
Escalation To Construction Start	TBD		0.00%	0
General Conditions / Insurance / Bond			12.50%	548
General Contractor OH & Profit			5.00%	247
				1,525
				41.78%
TOTAL DIRECT CONSTRUCTION COST				
C30 INTERIOR FINISHES	2,920	sf	\$1.77 /sf	\$5,175

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06 Tillinghast Building	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
C30 INTERIOR FINISHES						
C3030 Ceiling Finishes - plaster clean/prep plaster ceilings paint ceilings Sub-total	2,920 2,920 2,920	sf sf sf	\$0.50 1.75 2.25 /sf	\$1,460 5,110 \$6,570		
SUB-TOTAL C30 INTERIOR FINISHES				6,570	\$6,570	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	1,314 0 986 444	2,744	@ ± 5% per year 41.77%
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES	2,920	sf	\$3.19 /sf		\$9,314	
D10 CONVEYING SYSTEMS						
D1010 Elevator install elevator Sub-total	1 2,920	allow sf	\$250,000.00 85.62 /sf	\$250,000 \$250,000		allowance
SUB-TOTAL D10 CONVEYING SYSTEMS				250,000	\$250,000	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	50,000 0 37,500 16,875	104,375	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D10 CONVEYING SYSTEMS	2,920	sf	\$121.36 /sf		\$354,375	
D20 PLUMBING SYSTEMS						
D2010 Replace plumbing fixtures demo plumbing fixture new lav & faucet new toilet Sub-total	6 3 3 2,920	ea ea ea sf	\$275.00 650.00 350.00 1.59 /sf	\$1,650 1,950 1,050 \$4,650		
SUB-TOTAL D20 PLUMBING SYSTEMS				4,650	\$4,650	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	930 0 698 314	1,942	@ ± 5% per year 41.76%
TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS	2,920	sf	\$2.26 /sf		\$6,592	

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06 Tillinghast Building	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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D20 PLUMBING SYSTEMS						
D2020 Plumbing Fixtures - Repiping repipe dom water lines Sub-total	2,920 2,920	sf sf	\$10.30 10.30 /sf	\$30,076 \$30,076		
SUB-TOTAL D20 PLUMBING SYSTEMS				30,076	\$30,076	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	6,016 0 4,512 2,031	12,559	@ ± 5% per year 41.76%
TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS	2,920	sf	\$14.60 /sf		\$42,635	

D20 PLUMBING SYSTEMS						
D2030 Sanitary replace cast iron waste piping Sub-total	2,920 2,920	sf sf	\$5.00 5.00 /sf	\$14,600 \$14,600		allowance
SUB-TOTAL D20 PLUMBING SYSTEMS				14,600	\$14,600	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	2,920 0 2,190 986	6,096	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS	2,920	sf	\$7.09 /sf		\$20,696	

D20 PLUMBING SYSTEMS						
D2040 Rain water drainage replace gutters & downspouts Sub-total	510 2,920	lf sf	\$20.00 3.49 /sf	\$10,200 \$10,200		allowance
SUB-TOTAL D20 PLUMBING SYSTEMS				10,200	\$10,200	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	2,040 0 1,530 689	4,259	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS	2,920	sf	\$4.95 /sf		\$14,459	

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06 Tillinghast Building	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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D30 HVAC SYSTEMS						
D3030 Cooling System install mechanical system with AC Sub-total	2,920	sf	\$20.00	\$58,400		
	2,920	sf	20.00 /sf	\$58,400		
SUB-TOTAL D30 HVAC SYSTEMS				58,400	\$58,400	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	11,680		
			0.00%	0		@ ± 5% per year
			12.50%	8,760		
			5.00%	3,942	24,382	41.75%
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS	2,920	sf	\$28.35 /sf	\$82,782		

D30 HVAC SYSTEMS						
D3050 Exhaust Fans install new exhaust fans in toilet rooms Sub-total	3 2,920	ea sf	\$650.00 0.67	\$1,950 /sf	\$1,950	allowance
SUB-TOTAL D30 HVAC SYSTEMS	1,950				\$1,950	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	390 0 293 132	815	@ ± 5% per year 41.79%
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS	2,920	sf	\$0.95 /sf		\$2,765	

D40 FIRE PROTECTION SYSTEMS					
no work required Sub-total	0	sf	\$0.00	\$0	
	2,920	sf	0.00 /sf	\$0	
SUB-TOTAL D40 FIRE PROTECTION SYSTEMS				0	\$0
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD	20.00%	0		
		0.00%	0		@ ± 5% per year
		12.50%	0		
		5.00%	0	0	#DIV/0!
TOTAL DIRECT CONSTRUCTION COST D40 FIRE PROTECTION SYSTEMS		2,920	sf	\$0.00 /sf	\$0

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06 Tillinghast Building	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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D50 ELECTRICAL SYSTEMS						
D5020 Replace Lighting replace lighting with LED's Sub-total	2,920 2,920	sf sf	\$5.25 5.25 /sf	\$15,330 \$15,330		
SUB-TOTAL D50 ELECTRICAL SYSTEMS				15,330	\$15,330	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	3,066 0 2,300 1,035	6,401	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	2,920	sf	\$7.44 /sf		\$21,731	

D50 ELECTRICAL SYSTEMS						
D5020 Replace exterior lighting replace exterior lighting with LED's Sub-total	2,920 2,920	sf sf	\$1.50 1.50 /sf	\$4,380 \$4,380		
SUB-TOTAL D50 ELECTRICAL SYSTEMS				4,380	\$4,380	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	876 0 657 296	1,829	@ ± 5% per year 41.76%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	2,920	sf	\$2.13 /sf		\$6,209	

D50 ELECTRICAL SYSTEMS						
D5030 Fire alarm upgrade fire alarm system Sub-total	2,920 2,920	sf sf	\$4.25 4.25 /sf	\$12,410 \$12,410		
SUB-TOTAL D50 ELECTRICAL SYSTEMS				12,410	\$12,410	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	2,482 0 1,862 838	5,182	@ ± 5% per year 41.76%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	2,920	sf	\$6.02 /sf		\$17,592	

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06 Tillinghast Building	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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D50 ELECTRICAL SYSTEMS						
D5030 Intrusion Alarm System add intrusion alarm system Sub-total	2,920 2,920	sf sf	\$1.75 1.75 /sf	\$5,110 \$5,110		
SUB-TOTAL D50 ELECTRICAL SYSTEMS				5,110	\$5,110	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	1,022 0 767 345	2,134	@ ± 5% per year 41.76%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	2,920	sf	\$2.48 /sf		\$7,244	

D50 ELECTRICAL SYSTEMS						
D5030 Lighting Controls add occupancy sensors Sub-total	2,920 2,920	sf sf	\$3.50 3.50 /sf	\$10,220 \$10,220		
SUB-TOTAL D50 ELECTRICAL SYSTEMS				10,220	\$10,220	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	2,044 0 1,533 690	4,267	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	2,920	sf	\$4.96 /sf		\$14,487	

E10 EQUIPMENT						
E1020 Toilet Accessories replace restroom accessories Sub-total	3 2,920	sets sf	\$900.00 0.92 /sf	\$2,700 \$2,700		
SUB-TOTAL E10 EQUIPMENT				2,700	\$2,700	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	540 0 405 183	1,128	@ ± 5% per year 41.78%
TOTAL DIRECT CONSTRUCTION COST E10 EQUIPMENT	2,920	sf	\$1.31 /sf		\$3,828	

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06 Tillinghast Building	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
E20 FURNISHINGS						
E2010 Casework						
replace all cabinets	50	lf	\$750.00	\$37,500		
Sub-total	2,920	sf	12.84 /sf		\$37,500	
SUB-TOTAL E20 FURNISHINGS				37,500	\$37,500	
Estimating / Design Contingency			20.00%	7,500		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	5,625		
General Contractor OH & Profit			5.00%	2,532	15,657	41.75%
TOTAL DIRECT CONSTRUCTION COST						
E20 FURNISHINGS	2,920	sf	\$18.20 /sf		\$53,157	

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07 Clatterbuck Building	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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Building Stats

Year Built: **1971**
Floors: **1 + basement**
Construction Type: **wood framed structure**
Gross Area: **32,664 sf**

A10 Foundations					
A1010 Foundation Cracks investigate & repair cracks Sub-total	1 32,664	allow sf	150,000.00 4.59 /sf	150,000 150,000	
SUB-TOTAL A10 Foundations	150,000 \$150,000				
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	30,000 0 22,500 10,125	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST A10 Foundations	32,664	sf	\$6.51 /sf	\$212,625	

A20 Basement Construction						
no work required Sub-total	0	sf	\$0.00	\$0		
	32,664	sf	0.00 /sf	\$0		
SUB-TOTAL A20 Basement Construction		0				\$0
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	0	@ ± 5% per year	
			0.00%	0		
			12.50%	0		
			5.00%	0		0
TOTAL DIRECT CONSTRUCTION COST A20 Basement Construction		32,664	sf	\$0.00 /sf	\$0	

B10 Superstructure						
B1010 Slab Repair repair sunken slab at main entry Sub-total	250	sf	\$60.00	\$15,000		
	32,664	sf	0.46 /sf	\$15,000		
SUB-TOTAL B10 Superstructure		15,000				\$15,000
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	3,000	@ ± 5% per year	
			0.00%	0		
			12.50%	2,250		
			5.00%	1,013		6,263
TOTAL DIRECT CONSTRUCTION COST B10 Superstructure		32,664	sf	\$0.65 /sf	\$21,263	

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07 Clatterbuck Building	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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B20 Exterior Enclosure		
B2010 Exterior walls investigate shifting of masonry Sub-total	<div> 1 32,664 </div> <div> allow sf </div> <div> \$5,500.00 0.17 /sf </div> <div> \$5,500 \$5,500 </div>	includes selective demo & patch
SUB-TOTAL B20 Exterior Enclosure	5,500	\$5,500
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	<div>TBD</div> <div>20.00% 0.00% 12.50% 5.00%</div> <div>1,100 0 825 372</div>	<div>@ ± 5% per year</div> <div>41.76%</div>
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure	32,664 sf \$0.24 /sf	\$7,797

B20 Exterior Enclosure		
B2010 Exterior Piers upgrade connection of masonry piers to structure above Sub-total	<div> 7 32,664 </div> <div> piers sf </div> <div> \$2,500.00 0.54 /sf </div> <div> \$17,500 \$17,500 </div>	at west wall of dining room
SUB-TOTAL B20 Exterior Enclosure	17,500	\$17,500
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	<div>TBD</div> <div>20.00% 0.00% 12.50% 5.00%</div> <div>3,500 0 2,625 1,182</div>	<div>@ ± 5% per year</div> <div>41.75%</div>
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure	32,664 sf \$0.76 /sf	\$24,807

B20 Exterior Enclosure		
B2010 Insulation - exterior walls add insulation, spray foam patch walls/paint Sub-total	<div> 9,566 9,566 32,664 </div> <div> sf sf sf </div> <div> \$6.00 1.25 2.12 /sf </div> <div> \$57,398 11,958 \$69,356 </div>	assume 75% of envelope area
SUB-TOTAL B20 Exterior Enclosure	69,356	\$69,356
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	<div>TBD</div> <div>20.00% 0.00% 12.50% 5.00%</div> <div>13,872 0 10,404 4,682</div>	<div>@ ± 5% per year</div> <div>41.75%</div>
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure	32,664 sf \$3.01 /sf	\$98,314

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07 Clatterbuck Building	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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B20 Exterior Enclosure									
B2010 Exterior Windows						assume 20% of envelope area			
remove windows	2,551	sf	\$7.50	\$19,133					
prep openings	2,551	sf	5.00	12,755					
new windows,storefront	2,551	sf	105.00	267,855					
patch/repair trim, sealants/caulking	2,551	sf	12.00	30,612					
new window treatment, roller shades	2,551	sf	12.50	31,888					
Sub-total	32,664	sf	11.09 /sf	\$362,243					
SUB-TOTAL B20 Exterior Enclosure			362,243		\$362,243				
Estimating / Design Contingency			20.00%	72,449	@ ± 5% per year				
Escalation To Construction Start	TBD		0.00%	0					
General Conditions / Insurance / Bond			12.50%	54,337					
General Contractor OH & Profit			5.00%	24,452				151,238	41.75%
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure			32.664	sf	\$15.72 /sf	\$513,481			

B20 Exterior Enclosure					
B2030 Replace Door					
remove door & frame	2	ea	\$150.00	\$300	
remove door & frame	3	pair	210.00	630	
new hollow metal door & frame, painted	2	ea	4,425.00	8,850	egress
new hollow metal door & frame, painted	3	pair	6,650.00	19,950	egress
patch/repair trim, allowance	5	ea	350.00	1,750	
add ada opener at main entry doors	1	ea	4,500.00	4,500	
Sub-total	32,664	sf	1.10 /sf	\$35,980	
SUB-TOTAL B20 Exterior Enclosure				35,980	\$35,980
Estimating / Design Contingency			20.00%	7,196	
Escalation To Construction Start	TBD		0.00%	0	@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	5,397	
General Contractor OH & Profit			5.00%	2,429	15,022
					41.75%
TOTAL DIRECT CONSTRUCTION COST					
B20 Exterior Enclosure	32,664	sf	\$1.56 /sf	\$51,002	

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07 Clatterbuck Building	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
B30 Roofing						
B3010 Metal roofing clean metal mansard roofing paint metal mansard roofing Sub-total	9,300 9,300 32,664	sf sf sf	\$1.50 2.25 1.07 /sf	\$13,950 20,925 	 \$34,875	
SUB-TOTAL B30 Roofing				34,875	\$34,875	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	6,975 0 5,232 2,355	 14,562	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST B30 Roofing	32,664	sf	\$1.51 /sf		\$49,437	
B30 Roofing						
B3010 Roof Insulation add roof insulation, batts Sub-total	16,225 32,664	sf sf	\$5.00 2.48 /sf	\$81,125 	 \$81,125	allowance
SUB-TOTAL B30 Roofing				81,125	\$81,125	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	16,225 0 12,169 5,476	 33,870	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST B30 Roofing	32,664	sf	\$3.52 /sf		\$114,995	
C10 Interior Construction						
C1010 Masonry Partitions remove/reinstall ceilings strengthen wall to roof connection MEP conflicts, allowance Sub-total	300 150 1 32,664	sf lf allow sf	\$7.00 80.00 2,500.00 0.51 /sf	\$2,100 12,000 2,500 	 \$16,600	at Dining areas
SUB-TOTAL C10 Interior Construction				16,600	\$16,600	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	3,320 0 2,490 1,121	 6,931	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST C10 Interior Construction	32,664	sf	\$0.72 /sf		\$23,531	

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07 Clatterbuck Building	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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C10 Interior Construction						
C1010 Add Shearwalls demo windows add shearwall between piers add larger footings patch/repair finishes MEP conflicts, allowance Sub-total	330 330 22 1 1 32,664	sf sf lf allow allow sf	\$7.20 125.00 450.00 5,000.00 1,500.00 1.84 /sf	\$2,376 41,250 9,900 5,000 1,500	 \$60,026	
SUB-TOTAL C10 Interior Construction				60,026	\$60,026	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	 TBD 		20.00% 0.00% 12.50% 5.00%	12,006 0 9,004 4,052	 25,062	 @ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST C10 Interior Construction		32,664 sf		\$2.60 /sf	\$85,088	

C10 Interior Construction						
C1020 Interior Doors remove door & frame new 3x7 scwd/hm frame paint / finish door & frame patch/repair adjacent walls Sub-total	25 25 25 25 32,664	ea ea lvs ea sf	\$150.00 2,850.00 175.00 350.00 2.70 /sf	\$3,750 71,250 4,375 8,750	 \$88,125	
SUB-TOTAL C10 Interior Construction				88,125	\$88,125	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	 TBD 		20.00% 0.00% 12.50% 5.00%	17,625 0 13,219 5,949	 36,793	 @ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST C10 Interior Construction		32,664 sf		\$3.82 /sf	\$124,918	

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07 Clatterbuck Building	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
C10 Interior Construction						
C1020 Door hardware remove knob hardware install new lever arm Sub-total	25 25 32,664	ea ea sf	\$75.00 425.00 0.38 /sf	\$1,875 10,625 	\$12,500	
SUB-TOTAL C10 Interior Construction				12,500	\$12,500	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	2,500 0 1,875 844	5,219	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST C10 Interior Construction	32,664	sf	\$0.54 /sf		\$17,719	
C20 STAIRS						
C2010 Stair handrails prep & paint exterior handrails Sub-total	14 32,664	lf sf	\$20.00 0.01 /sf	\$280 	\$280	
SUB-TOTAL C20 STAIRS				280	\$280	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	56 0 42 19	117	@ ± 5% per year 41.79%
TOTAL DIRECT CONSTRUCTION COST C20 STAIRS	32,664	sf	\$0.01 /sf		\$397	
C30 INTERIOR FINISHES						
C3010 Paint Wallboard or Plaster abate plaster finish remove wall base add gypbd, level 4 finish paint walls new wall base remove/reinstall wall items, allowance Sub-total	29,797 2,286 29,797 29,797 2,286 29,797 32,664	sf lf sf sf lf sf sf	\$4.00 0.50 4.00 1.50 3.50 0.50 9.40 /sf	\$119,188 1,143 119,188 44,696 8,001 14,899 	\$307,115	assume 50% of walls
SUB-TOTAL C30 INTERIOR FINISHES				307,115	\$307,115	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	61,423 0 46,068 20,731	128,222	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES	32,664	sf	\$13.33 /sf		\$435,337	

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07 Clatterbuck Building	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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C30 INTERIOR FINISHES						
C3010 Locker Room add single use change room Sub-total	1 32,664	allow sf	\$12,000.00 0.37 /sf	\$12,000 \$12,000	\$12,000	allowance
SUB-TOTAL C30 INTERIOR FINISHES				12,000	\$12,000	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	2,400 0 1,800 810	5,010	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES		32,664 sf	\$0.52 /sf		\$17,010	

C30 INTERIOR FINISHES						
C3020 Floor Finishes - vct abate vat flooring clean/prep floors new vct flooring Sub-total	6,533 6,533 6,533 32,664	sf sf sf sf	\$2.50 1.00 4.75 1.65 /sf	\$16,332 6,533 31,031 \$53,896	\$53,896	assume 20% of floors
SUB-TOTAL C30 INTERIOR FINISHES				53,896	\$53,896	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	10,780 0 8,085 3,639	22,504	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES		32,664 sf	\$2.34 /sf		\$76,400	

C30 INTERIOR FINISHES						
C3020 Floor Finishes - quarry tile repair quarry tile in kitchen clean quarry tile flooring Sub-total	1 1,700 32,664	allow sf sf	\$1,500.00 1.50 0.12 /sf	\$1,500 2,550 \$4,050	\$4,050	
SUB-TOTAL C30 INTERIOR FINISHES				4,050	\$4,050	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	810 0 608 274	1,692	@ ± 5% per year 41.78%
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES		32,664 sf	\$0.18 /sf		\$5,742	

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07 Clatterbuck Building	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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C30 INTERIOR FINISHES								
C3030 Ceiling Finishes - gypbd patch/repair gypbd ceilings paint gypbd ceilings Sub-total	19,598	sf	\$0.75	\$14,699		assume 60% of ceilings		
	19,598	sf	1.75	34,297				
	32,664	sf	1.50	/sf	\$48,996			
SUB-TOTAL C30 INTERIOR FINISHES				48,996	\$48,996			
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	9,800		@ ± 5% per year 41.75%		
			0.00%	0				
			12.50%	7,350				
			5.00%	3,308	20,458			
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES				32,664	sf	\$2.13 /sf	\$69,454	

C30 INTERIOR FINISHES					
C3030 Ceiling Finishes - Glue-up tile ceilings					assume 20% bldg area
abate glue-up tile ceilings	6,533	sf	\$2.00	\$13,066	
new glue-up tile ceiling	6,533	sf	4.75	31,031	
MEP conflicts, allowance	6,533	sf	1.50	9,799	
Sub-total	32,664	sf	1.65 /sf	\$53,896	
SUB-TOTAL C30 INTERIOR FINISHES			53,896	\$53,896	
Estimating / Design Contingency	TBD		20.00%	10,780	@ ± 5% per year
Escalation To Construction Start			0.00%	0	
General Conditions / Insurance / Bond			12.50%	8,085	
General Contractor OH & Profit			5.00%	3,639	
41.75%					
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES			32,664 sf	\$2.34 /sf	\$76,400

D10 CONVEYING SYSTEMS					
no work required Sub-total	0	sf	\$0.00	\$0	
	32,664	sf	0.00 /sf	\$0	
SUB-TOTAL D10 CONVEYING SYSTEMS		0			\$0
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD	20.00%	0	0	@ ± 5% per year #DIV/0!
		0.00%	0		
		12.50%	0		
		5.00%	0		
TOTAL DIRECT CONSTRUCTION COST D10 CONVEYING SYSTEMS		32,664	sf	\$0.00 /sf	\$0

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07 Clatterbuck Building	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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D20 PLUMBING SYSTEMS						
D2010 Plumbing fixtures						
remove unused plumbing fixtures	10	ea	\$275.00	\$2,750		
remodel RR to storage room	1	allow	20,000.00	20,000		
Sub-total	32,664	sf	0.70 /sf	\$22,750		
SUB-TOTAL D20 PLUMBING SYSTEMS	22,750				\$22,750	
Estimating / Design Contingency			20.00%	4,550		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	3,413		
General Contractor OH & Profit			5.00%	1,536	9,499	41.75%
TOTAL DIRECT CONSTRUCTION COST						
D20 PLUMBING SYSTEMS	32,664	sf	\$0.99 /sf	\$32,249		

D20 PLUMBING SYSTEMS					
D2040 Rain Water Drainage repair/reattach straps at scuppers Sub-total	5 32,664	allow sf	\$200.00 0.03 /sf	\$1,000 \$1,000	allowance
SUB-TOTAL D20 PLUMBING SYSTEMS	1,000 \$1,000				
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	200 0 150 68 418	@ ± 5% per year 41.80%
TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS	32,664	sf	\$0.04 /sf	\$1,418	

D30 HVAC SYSTEMS						
D3030 Cooling System replace cooling system Sub-total	32,664	sf	\$22.00	\$718,608		
	32,664	sf	22.00 /sf	\$718,608		
SUB-TOTAL D30 HVAC SYSTEMS	718,608				\$718,608	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	143,722 0 107,792 48,507	300,021	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS	32,664	sf	\$31.19 /sf	\$1,018,629		

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07 Clatterbuck Building	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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D30 HVAC SYSTEMS					
D3040 Distribution System replace rooftop ductwork Sub-total	32,664	sf	\$1.75	\$57,162	allowance
	32,664	sf	1.75 /sf	\$57,162	
SUB-TOTAL D30 HVAC SYSTEMS				57,162	\$57,162
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	11,433 0 8,575 3,859	23,867 41.75%
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS	32,664	sf	\$2.48 /sf	\$81,029	

D30 HVAC SYSTEMS						
D3050 Terminal & Package Units remove/replace AHU & new pan replace rooftop doghouse Sub-total	2 1,000 32,664	ea sf sf	\$80,000.00 265.00 13.01	\$160,000 265,000 /sf	\$425,000	allowance allowance
SUB-TOTAL D30 HVAC SYSTEMS	425,000					\$425,000
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	85,000 0 63,750 28,688	177,438	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS	32,664	sf	\$18.44	/sf	\$602,438	

D30 HVAC SYSTEMS					
D3050 Terminal & Package Units clean & repair unit ventilators, at Dining Sub-total	1 32,664	alow sf	\$5,000.00 0.15 /sf	\$5,000 \$5,000	allowance
SUB-TOTAL D30 HVAC SYSTEMS	5,000 \$5,000				
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	1,000 0 750 338 2,088	@ ± 5% per year 41.76%
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS	32,664	sf	\$0.22 /sf	\$7,088	

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07 Clatterbuck Building	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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D30 HVAC SYSTEMS						
D3050 Terminal & Package Units clean & repair exhaust fans Sub-total	1 32,664	allow sf	\$3,500.00 0.11 /sf	\$3,500 \$3,500		allowance \$3,500
SUB-TOTAL D30 HVAC SYSTEMS				3,500	\$3,500	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	700 0 525 237	1,462	@ ± 5% per year 41.77%
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS		32,664 sf	\$0.15 /sf		\$4,962	

D30 HVAC SYSTEMS						
D3060 Controls replace pneumatic controls with digital Sub-total	32,664 32,664	sf sf	\$7.50 7.50 /sf	\$244,980 \$244,980		allowance \$244,980
SUB-TOTAL D30 HVAC SYSTEMS				244,980	\$244,980	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	48,996 0 36,747 16,537	102,280	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS		32,664 sf	\$10.63 /sf		\$347,260	

D40 FIRE PROTECTION SYSTEMS						
no work required Sub-total	0 32,664	sf sf	\$0.00 0.00 /sf	\$0 \$0		\$0
SUB-TOTAL D40 FIRE PROTECTION SYSTEMS				0	\$0	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	0 0 0 0	0	@ ± 5% per year #DIV/0!
TOTAL DIRECT CONSTRUCTION COST D40 FIRE PROTECTION SYSTEMS		32,664 sf	\$0.00 /sf		\$0	

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07 Clatterbuck Building	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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D50 ELECTRICAL SYSTEMS					
D5010 Panel upgrades confirm panel ID Sub-total	1 32,664	sum sf	\$750.00 0.02 /sf	\$750 \$750	
SUB-TOTAL D50 ELECTRICAL SYSTEMS	750 \$750				
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD 20.00% 150 0.00% 0 12.50% 113 5.00% 51 314				@ ± 5% per year 41.87%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	32,664	sf	\$0.03 /sf	\$1,064	

D50 ELECTRICAL SYSTEMS					
D5020 Replace Lighting replace lighting with LED's Sub-total	32,664	sf	\$4.50	\$146,988	
	32,664	sf	4.50 /sf	\$146,988	
SUB-TOTAL D50 ELECTRICAL SYSTEMS	146,988 \$146,988				
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	29,398 0 22,049 9,922	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	32,664	sf	\$6.38 /sf	\$208,357	

D50 ELECTRICAL SYSTEMS					
D5030 Intrusion Alarm System add intrusion alarm system Sub-total	32,664	sf	\$0.75	\$24,498	
	32,664	sf	0.75 /sf	\$24,498	
SUB-TOTAL D50 ELECTRICAL SYSTEMS				24,498	\$24,498
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	4,900 0 3,675 1,654	10,229 41.75%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	32,664	sf	\$1.06 /sf	\$34,727	

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07 Clatterbuck Building	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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D50 ELECTRICAL SYSTEMS						
D5030 Lighting Controls	32,664	sf	\$1.00	\$32,664		
add occupancy sensors						
Sub-total	32,664	sf	1.00 /sf		\$32,664	
SUB-TOTAL D50 ELECTRICAL SYSTEMS				32,664	\$32,664	
Estimating / Design Contingency			20.00%	6,533		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	4,900		
General Contractor OH & Profit			5.00%	2,205	13,638	41.75%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS						
	32,664	sf	\$1.42 /sf		\$46,302	

E10 EQUIPMENT						
E1010 Commercial Equipment						
remove wood countertops	30	sf	\$15.00	\$450		
new stainless steel countertops	30	sf	180.00	5,400		
Sub-total	32,664	sf	0.18 /sf		\$5,850	
SUB-TOTAL E10 EQUIPMENT				5,850	\$5,850	
Estimating / Design Contingency			20.00%	1,170		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	878		
General Contractor OH & Profit			5.00%	395	2,443	41.76%
TOTAL DIRECT CONSTRUCTION COST E10 EQUIPMENT						
	32,664	sf	\$0.25 /sf		\$8,293	

E20 FURNISHINGS						
E2010 Casework - Health Center						
demo casework	8	lf	\$25.00	\$200		
new plam base cabinets	8	lf	475.00	3,800		
Sub-total	32,664	sf	0.12 /sf		\$4,000	
SUB-TOTAL E20 FURNISHINGS				4,000	\$4,000	
Estimating / Design Contingency			20.00%	800		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	600		
General Contractor OH & Profit			5.00%	270	1,670	41.75%
TOTAL DIRECT CONSTRUCTION COST E20 FURNISHINGS						
	32,664	sf	\$0.17 /sf		\$5,670	

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08 Central Plant	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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Building Stats

Year Built: **Old original + 1960 addition** Gross Area: **13,274 sf**

Floors: **1 + mezzanine + bridge over road**

Construction Type: **original masonry + concrete addition**

A10 Foundations		
A1010 Foundations no work required Sub-total	<div> <div>sf</div> <div>0.00</div> <div>0</div> </div> <div> 13,274 sf 0.00 /sf 0 </div>	
SUB-TOTAL A10 Foundations	0	\$0
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	<div> <div>TBD</div> <div>20.00%</div> <div>0</div> </div> <div> <div>TBD</div> <div>0.00%</div> <div>0</div> </div> <div> <div>TBD</div> <div>12.50%</div> <div>0</div> </div> <div> <div>TBD</div> <div>5.00%</div> <div>0</div> </div>	@ ± 5% per year #DIV/0!
TOTAL DIRECT CONSTRUCTION COST A10 Foundations	13,274 sf \$0.00 /sf	\$0

A20 Basement Construction		
A2010 Tunnel investigate water leak at tunnel & repair Sub-total	<div> <div>1 allow</div> <div>\$5,000.00</div> <div>\$5,000</div> </div> <div> 13,274 sf 0.38 /sf \$5,000 </div>	
SUB-TOTAL A20 Basement Construction	5,000	\$5,000
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	<div> <div>TBD</div> <div>20.00%</div> <div>1,000</div> </div> <div> <div>TBD</div> <div>0.00%</div> <div>0</div> </div> <div> <div>TBD</div> <div>12.50%</div> <div>750</div> </div> <div> <div>TBD</div> <div>5.00%</div> <div>338</div> </div>	@ ± 5% per year 41.76%
TOTAL DIRECT CONSTRUCTION COST A20 Basement Construction	13,274 sf \$0.53 /sf	\$7,088

B10 Superstructure		
B1010 Floor construction seismic reinforcing of mezz slab seismic reinforcing of pedestrian bridge Sub-total	<div> <div>1,550 sf</div> <div>\$150.00</div> <div>\$232,500</div> </div> <div> <div>400 sf</div> <div>100.00</div> <div>40,000</div> </div> <div> 13,274 sf 20.53 /sf \$272,500 </div>	allowance allowance
SUB-TOTAL B10 Superstructure	272,500	\$272,500
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	<div> <div>TBD</div> <div>20.00%</div> <div>54,500</div> </div> <div> <div>TBD</div> <div>0.00%</div> <div>0</div> </div> <div> <div>TBD</div> <div>12.50%</div> <div>40,875</div> </div> <div> <div>TBD</div> <div>5.00%</div> <div>18,394</div> </div>	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST B10 Superstructure	13,274 sf \$29.10 /sf	\$386,269

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08 Central Plant	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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B10 Superstructure						
B1020 Roof construction reinforce roof structure Sub-total	9,000	sf	\$40.00	\$360,000		allowance
	13,274	sf	27.12 /sf	\$360,000		
SUB-TOTAL B10 Superstructure				360,000	\$360,000	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit			20.00%	72,000		@ ± 5% per year 41.75%
	TBD		0.00%	0		
			12.50%	54,000		
			5.00%	24,300	150,300	
TOTAL DIRECT CONSTRUCTION COST B10 Superstructure		13,274	sf	\$38.44 /sf	\$510,300	

B10 Superstructure					
B1020 Roof construction					
add roof insulation	9,000	sf	\$7.50	\$67,500	
Sub-total	13,274	sf	5.09 /sf	\$67,500	
SUB-TOTAL B10 Superstructure	67,500				\$67,500
Estimating / Design Contingency			20.00%	13,500	
Escalation To Construction Start	TBD		0.00%	0	@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	10,125	
General Contractor OH & Profit			5.00%	4,557	28,182
					41.75%
TOTAL DIRECT CONSTRUCTION COST					
B10 Superstructure	13,274	sf	\$7.21 /sf	\$95,682	

B10 Superstructure						
B1020 Roof construction roof to wall connections Sub-total		560 13,274	lf sf	\$75.00 3.16 /sf	\$42,000 \$42,000	allowance
SUB-TOTAL B10 Superstructure		42,000				\$42,000
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit		TBD		20.00% 0.00% 12.50% 5.00%	8,400 0 6,300 2,835	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST B10 Superstructure		13,274	sf	\$4.49 /sf	\$59,535	

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08 Central Plant	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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B20 Exterior Enclosure		
B2010 Exterior walls reinforce boiler structure walls Sub-total	<div>1 allow \$50,000.00 \$50,000</div> <div>13,274 sf 3.77 /sf \$50,000</div>	allowance
SUB-TOTAL B20 Exterior Enclosure	50,000	\$50,000
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	<div>TBD 20.00% 10,000</div> <div>TBD 0.00% 0</div> <div>TBD 12.50% 7,500</div> <div>TBD 5.00% 3,375</div>	<div>@ ± 5% per year</div> <div>41.75%</div>
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure	13,274 sf \$5.34 /sf	\$70,875

B20 Exterior Enclosure		
B2010 Exterior Walls add 4" furring + insulation paint walls trim at openings, allowance new wall base MEP conflicts, allowance Sub-total	<div>9,200 sf 12.65 116,380</div> <div>9,200 sf 1.50 13,800</div> <div>9,200 sf 1.00 9,200</div> <div>600 lf 3.50 2,100</div> <div>9,200 sf 3.00 27,600</div> <div>13,274 sf 12.74 /sf \$169,080</div>	
SUB-TOTAL B20 Exterior Enclosure	169,080	\$169,080
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	<div>TBD 20.00% 33,816</div> <div>TBD 0.00% 0</div> <div>TBD 12.50% 25,362</div> <div>TBD 5.00% 11,413</div>	<div>@ ± 5% per year</div> <div>41.75%</div>
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure	13,274 sf \$18.06 /sf	\$239,671

B20 Exterior Enclosure		
B2010 Exterior Walls strengthen west unreinforced conc walls Sub-total	<div>2,688 sf 90.00 241,920</div> <div>13,274 sf 18.23 /sf \$241,920</div>	allowance
SUB-TOTAL B20 Exterior Enclosure	241,920	\$241,920
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	<div>TBD 20.00% 48,384</div> <div>TBD 0.00% 0</div> <div>TBD 12.50% 36,288</div> <div>TBD 5.00% 16,330</div>	<div>@ ± 5% per year</div> <div>41.75%</div>
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure	13,274 sf \$25.83 /sf	\$342,922

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08 Central Plant	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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B20 Exterior Enclosure						
B2020 Exterior Windows remove windows prep openings new windows,storefront patch/repair trim, sealants/caulking Sub-total	1,295	sf	\$7.50	\$9,713	assume 10% of envelope area	
	1,295	sf	5.00	6,475		
	1,295	sf	105.00	135,975		
	1,295	sf	10.00	12,950		
	13,274	sf	12.44 /sf	\$165,113		
	SUB-TOTAL B20 Exterior Enclosure		165,113		\$165,113	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD	20.00%	33,023	68,936	@ ± 5% per year 41.75%	
		0.00%	0			
		12.50%	24,767			
		5.00%	11,146			
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure		13,274	sf	\$17.63 /sf	\$234,049	

B20 Exterior Enclosure						
B2030 Exterior Doors remove garage door new insulated metal OH door, motorized Sub-total	1	ea	\$350.00	\$350	with glazing panels	
	1	ea	42,530.00	42,530		
	13,274	sf	3.23 /sf	\$42,880		
SUB-TOTAL B20 Exterior Enclosure			42,880	\$42,880		
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	8,576	@ ± 5% per year 41.75%	
			0.00%	0		
			12.50%	6,432		
			5.00%	2,895		17,903
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure			13,274	sf	\$4.58 /sf	\$60,783

B20 Exterior Enclosure					
B2030 Replace Door remove door & frame new hollow metal door & frame, painted Sub-total	2 2 13,274	pair pair sf	210.00 6,100.00 0.95 /sf	420 12,200 \$12,620	egress
SUB-TOTAL B20 Exterior Enclosure	12,620 \$12,620				
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	2,524 0 1,893 852 5,269	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure	13,274	sf	\$1.35 /sf	\$17,889	

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08 Central Plant	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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B30 Roofing						
B3010 Roof Coverings abate built-up roofing, complete install new membrane roofing + insul new metal flashings replace roof at walkway MEP, allowance Sub-total	9,000 9,000 9,000 488 1 13,274	sf sf sf sf allow sf	\$5.50 23.00 3.50 45.00 5,000.00 23.73 /sf	\$49,500 207,000 31,500 21,960 5,000 	 \$314,960	 allowance
SUB-TOTAL B30 Roofing				314,960	\$314,960	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	 TBD 		20.00% 0.00% 12.50% 5.00%	62,992 0 47,244 21,260	 131,496	 @ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST B30 Roofing		13,274 sf	\$33.63 /sf		\$446,456	

B30 Roofing						
B3020 Replace Chimneys demo masonry chimneys new wood framed chimneys Sub-total	 1 1 13,274	 ea ea sf	 \$3,500.00 6,500.00 0.75 /sf	 \$3,500 6,500 	 \$10,000	
SUB-TOTAL B30 Roofing				10,000	\$10,000	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	 TBD 		20.00% 0.00% 12.50% 5.00%	2,000 0 1,500 675	 4,175	 @ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST B30 Roofing		13,274 sf	\$1.07 /sf		\$14,175	

C10 Interior Construction						
C1010 Partitions - CMU strengthen cmu walls Sub-total	 1 13,274	 allow sf	 \$30,000.00 2.26 /sf	 \$30,000 	 \$30,000	 allowance
SUB-TOTAL C10 Interior Construction				30,000	\$30,000	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	 TBD 		20.00% 0.00% 12.50% 5.00%	6,000 0 4,500 2,025	 12,525	 @ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST C10 Interior Construction		13,274 sf	\$3.20 /sf		\$42,525	

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C10 Interior Construction						
C1020 Intriior doors patch/repair doors patch/repair doors paint door & frame paint door & frame Sub-total	10 1 10 1 13,274	ea pair ea pair sf	\$100.00 250.00 175.00 350.00 0.25 /sf	\$1,000 250 1,750 350 	 \$3,350	
SUB-TOTAL C10 Interior Construction				3,350	\$3,350	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	670 0 503 227	 1,400	@ ± 5% per year 41.79%
TOTAL DIRECT CONSTRUCTION COST C10 Interior Construction	13,274	sf	\$0.36 /sf		\$4,750	
C20 STAIRS						
C2010 Stair guardrails add perf metal panels to mezz guardrail Sub-total	104 13,274	lf sf	\$120.00 0.94 /sf	\$12,480 	 \$12,480	
SUB-TOTAL C20 STAIRS				12,480	\$12,480	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	2,496 0 1,872 843	 5,211	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST C20 STAIRS	13,274	sf	\$1.33 /sf		\$17,691	
C20 STAIRS						
C2010 Stairs replace metal stair to mezz Sub-total	1 13,274	flight sf	\$14,700.00 1.11 /sf	\$14,700 	 \$14,700	include railings
SUB-TOTAL C20 STAIRS				14,700	\$14,700	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	2,940 0 2,205 993	 6,138	@ ± 5% per year 41.76%
TOTAL DIRECT CONSTRUCTION COST C20 STAIRS	13,274	sf	\$1.57 /sf		\$20,838	

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08 Central Plant	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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C20 STAIRS						
C2010 Bridge repair loose guardrails at bridge prep, paint guardrails Sub-total	1 102 13,274	allow lf sf	\$3,000.00 35.00 0.49	\$3,000 3,570 /sf	\$6,570	allowance
SUB-TOTAL C20 STAIRS	6,570				\$6,570	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	1,314 0 986 444	2,744	@ ± 5% per year 41.77%
TOTAL DIRECT CONSTRUCTION COST C20 STAIRS	13,274	sf	\$0.70	/sf	\$9,314	

C30 INTERIOR FINISHES					
C3010 Paint Wallboard or Plaster					
abate plaster finish	1,200	sf	\$4.00	\$4,800	
remove wall base	150	lf	0.50	75	
add gypbd, level 4 finish	1,200	sf	4.00	4,800	
paint walls	1,200	sf	1.50	1,800	
new wall base	150	lf	3.50	525	
remove/reinstall wall items, allowance	1,200	sf	0.50	600	
Sub-total	13,274	sf	0.95 /sf	\$12,600	
SUB-TOTAL C30 INTERIOR FINISHES		12,600			\$12,600
Estimating / Design Contingency			20.00%	2,520	
Escalation To Construction Start	TBD		0.00%	0	@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	1,890	
General Contractor OH & Profit			5.00%	851	5,261
					41.75%
TOTAL DIRECT CONSTRUCTION COST					
C30 INTERIOR FINISHES	13,274	sf	\$1.35 /sf	\$17,861	

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C30 INTERIOR FINISHES				
C3020 Floor Finishes - vct				
abate vat flooring	2,655	sf	\$2.50	\$6,637
clean/prep floors	2,655	sf	1.00	2,655
new vct flooring	2,655	sf	4.75	12,610
Sub-total	13,274	sf	1.65 /sf	\$21,902
SUB-TOTAL C30 INTERIOR FINISHES				21,902 \$21,902
Estimating / Design Contingency			20.00%	4,381
Escalation To Construction Start	TBD		0.00%	0
General Conditions / Insurance / Bond			12.50%	3,286
General Contractor OH & Profit			5.00%	1,479
				9,146
				41.76%
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES				
	13,274	sf	\$2.34 /sf	\$31,048

C30 INTERIOR FINISHES						
C3020 Floor Finishes - Shop clean concrete floor reseal concrete floor Sub-total	5,700	sf	\$1.50	\$8,550		
	5,700	sf	2.75	15,675		
	13,274	sf	1.82 /sf	\$24,225		
SUB-TOTAL C30 INTERIOR FINISHES				24,225	\$24,225	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	4,845		
			0.00%	0		@ ± 5% per year
			12.50%	3,634		
			5.00%	1,636	10,115	41.75%
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES				13,274	sf	\$2.59 /sf
				\$34,340		

C30 INTERIOR FINISHES						
C3030 Ceiling Finishes - gypbd patch/repair gypbd ceilings paint gypbd ceilings Sub-total	664	sf	\$0.75	\$498	assume 5% of ceilings	
	664	sf	1.75	1,161		
	13,274	sf	0.12 /sf	\$1,659		
SUB-TOTAL C30 INTERIOR FINISHES				1,659	\$1,659	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	332	@ ± 5% per year	
			0.00%	0		
			12.50%	249		
			5.00%	112		693
					41.77%	
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES				13,274 sf	\$0.18 /sf	\$2,352

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C30 INTERIOR FINISHES								
C3030 Ceiling Finishes - OTS concrete clean concrete OTS ceilings paint concrete OTS ceilings Sub-total	10,619	sf	\$1.00	\$10,619	assume 80% of ceilings			
	10,619	sf	2.25	23,893				
	13,274	sf	2.60 /sf	\$34,512				
SUB-TOTAL C30 INTERIOR FINISHES				34,512	\$34,512			
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	6,903	@ ± 5% per year			
			0.00%	0				
			12.50%	5,177				
			5.00%	2,330		14,410		
						41.75%		
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES				13,274	sf	\$3.69 /sf	\$48,922	

C30 INTERIOR FINISHES						
C3030 Ceiling Finishes - Glue-up tile ceilings abate glue-up tile ceilings new glue-up tile ceiling MEP conflicts, allowance Sub-total	1,991	sf	\$2.00	\$3,982	assume 15% bldg area	
	1,991	sf	4.75	9,458		
	1,991	sf	1.50	2,987		
	13,274	sf	1.24 /sf	\$16,427		
	SUB-TOTAL C30 INTERIOR FINISHES			16,427	\$16,427	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	3,286	@ ± 5% per year	
			0.00%	0		
			12.50%	2,465		
			5.00%	1,109		6,860
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES			13,274	sf	\$1.75 /sf	\$23,287

D10 CONVEYING SYSTEMS					
no work required Sub-total	0	sf	\$0.00	\$0	
	13,274	sf	0.00 /sf	\$0	
SUB-TOTAL D10 CONVEYING SYSTEMS	0				\$0
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	0	@ ± 5% per year
			0.00%	0	
			12.50%	0	
			5.00%	0	
TOTAL DIRECT CONSTRUCTION COST D10 CONVEYING SYSTEMS		13,274	sf	\$0.00 /sf	\$0

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D20 PLUMBING SYSTEMS						
D2010 Replace plumbing fixtures						
remove plumbing fixture	8	ea	\$275.00	\$2,200		allowance
new ada toilet	4	ea	2,650.00	10,600		allowance
new sink & faucet	4	ea	2,100.00	8,400		allowance
Sub-total	13,274	sf	1.60 /sf		\$21,200	
SUB-TOTAL D20 PLUMBING SYSTEMS				21,200	\$21,200	
Estimating / Design Contingency			20.00%	4,240		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	3,180		
General Contractor OH & Profit			5.00%	1,431	8,851	41.75%
TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS						
	13,274	sf	\$2.26 /sf		\$30,051	

D20 PLUMBING SYSTEMS						
D2020 Plumbing Fixtures - Repiping						
repipe dom water lines	13,274	sf	\$3.00	\$39,822		
Sub-total	13,274	sf	3.00 /sf		\$39,822	
SUB-TOTAL D20 PLUMBING SYSTEMS				39,822	\$39,822	
Estimating / Design Contingency			20.00%	7,965		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	5,974		
General Contractor OH & Profit			5.00%	2,689	16,628	41.76%
TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS						
	13,274	sf	\$4.25 /sf		\$56,450	

D30 HVAC SYSTEMS						
D3040 Replace pipe insulation						
abate asbestos pipe insulation	50	lf	\$15.00	\$750		allowance
pipe insulation	50	lf	25.00	1,250		
Sub-total	13,274	sf	0.15 /sf		\$2,000	
SUB-TOTAL D30 HVAC SYSTEMS				2,000	\$2,000	
Estimating / Design Contingency			20.00%	400		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	300		
General Contractor OH & Profit			5.00%	135	835	41.75%
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS						
	13,274	sf	\$0.21 /sf		\$2,835	

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08 Central Plant	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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D40 FIRE PROTECTION SYSTEMS						
no work required	0	sf	\$0.00	\$0		
Sub-total	13,274	sf	0.00 /sf		\$0	
SUB-TOTAL D40 FIRE PROTECTION SYSTEMS					0	\$0
Estimating / Design Contingency			20.00%	0		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	0		
General Contractor OH & Profit			5.00%	0	0	#DIV/0!
TOTAL DIRECT CONSTRUCTION COST D40 FIRE PROTECTION SYSTEMS						
	13,274	sf	\$0.00 /sf			\$0

D50 ELECTRICAL SYSTEMS						
D5010 Upgrade service						
upgrade service	13,274	sf	\$7.55	\$100,219		
Sub-total	13,274	sf	7.55 /sf		\$100,219	
SUB-TOTAL D50 ELECTRICAL SYSTEMS					100,219	\$100,219
Estimating / Design Contingency			20.00%	20,044		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	15,033		
General Contractor OH & Profit			5.00%	6,765	41,842	41.75%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS						
	13,274	sf	\$10.70 /sf			\$142,061

D50 ELECTRICAL SYSTEMS						
D5010 Generator Intake Louvers						
increase size of intake louvers	1	allow	\$15,000.00	\$15,000		
Sub-total	13,274	sf	1.13 /sf		\$15,000	
SUB-TOTAL D50 ELECTRICAL SYSTEMS					15,000	\$15,000
Estimating / Design Contingency			20.00%	3,000		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	2,250		
General Contractor OH & Profit			5.00%	1,013	6,263	41.75%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS						
	13,274	sf	\$1.60 /sf			\$21,263

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08 Central Plant	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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D50 ELECTRICAL SYSTEMS		
D5020 Replace High Bay Lighting replace shop lighting with LED Sub-total	<div> <div>1 sum \$15,000.00 \$15,000</div> <div>13,274 sf 1.13 /sf \$15,000</div> </div>	
SUB-TOTAL D50 ELECTRICAL SYSTEMS	15,000	\$15,000
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	<div>TBD</div> <div>20.00% 3,000</div> <div>0.00% 0</div> <div>12.50% 2,250</div> <div>5.00% 1,013 6,263</div>	<div>@ ± 5% per year</div> <div>41.75%</div>
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	13,274 sf \$1.60 /sf	\$21,263

D50 ELECTRICAL SYSTEMS		
D5020 ReLamp lighting relamp fixtures with LED's Sub-total	<div> <div>13,274 sf \$3.80 \$50,441</div> <div>13,274 sf 3.80 /sf \$50,441</div> </div>	
SUB-TOTAL D50 ELECTRICAL SYSTEMS	50,441	\$50,441
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	<div>TBD</div> <div>20.00% 10,089</div> <div>0.00% 0</div> <div>12.50% 7,567</div> <div>5.00% 3,405 21,061</div>	<div>@ ± 5% per year</div> <div>41.75%</div>
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	13,274 sf \$5.39 /sf	\$71,502

D50 ELECTRICAL SYSTEMS		
D5020 Branch circuits replace j-box covers, security conduits, ID disconnects and provide GFI receptacles Sub-total	<div> <div>1 sum \$5,000.00 \$5,000</div> <div>13,274 sf 0.38 /sf \$5,000</div> </div>	
SUB-TOTAL D50 ELECTRICAL SYSTEMS	5,000	\$5,000
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	<div>TBD</div> <div>20.00% 1,000</div> <div>0.00% 0</div> <div>12.50% 750</div> <div>5.00% 338 2,088</div>	<div>@ ± 5% per year</div> <div>41.76%</div>
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	13,274 sf \$0.53 /sf	\$7,088

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08 Central Plant	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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D50 ELECTRICAL SYSTEMS					
D5030 Access Control					
add access control	13,274	sf	\$1.30	\$17,256	
Sub-total	13,274	sf	1.30 /sf	\$17,256	
SUB-TOTAL D50 ELECTRICAL SYSTEMS	17,256 \$17,256				
Estimating / Design Contingency	20.00% 3,452				@ ± 5% per year
Escalation To Construction Start	TBD 0.00% 0				
General Conditions / Insurance / Bond	12.50% 2,589				
General Contractor OH & Profit	5.00% 1,165 7,206				
41.76%					
TOTAL DIRECT CONSTRUCTION COST					
D50 ELECTRICAL SYSTEMS	13,274	sf	\$1.84 /sf	\$24,462	

D50 ELECTRICAL SYSTEMS						
D5030 Intrusion Alarm System upgrade intrusion alarm system Sub-total	1	sum	\$15,000.00	\$15,000		
	13,274	sf	1.13	/sf	\$15,000	
SUB-TOTAL D50 ELECTRICAL SYSTEMS	15,000				\$15,000	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit			20.00%	3,000		
	TBD		0.00%	0	@ ± 5% per year	
			12.50%	2,250		
			5.00%	1,013	6,263	
					41.75%	
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	13,274	sf	\$1.60	/sf	\$21,263	

D50 ELECTRICAL SYSTEMS					
D5030 Lighting Controls add occupancy sensors Sub-total	13,274	sf	\$0.60	\$8,000	
	13,274	sf	0.60 /sf	\$8,000	
SUB-TOTAL D50 ELECTRICAL SYSTEMS	8,000 \$8,000				
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	1,600 0 1,200 540	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	13,274	sf	\$0.85 /sf	\$11,340	

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08 Central Plant	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
E10 EQUIPMENT						
E1020 Toilet Accessories replace toilet accessories Sub-total	4 13,274	sets sf	\$750.00 0.23 /sf	\$3,000 \$3,000		
SUB-TOTAL E10 EQUIPMENT				3,000	\$3,000	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	600 0 450 203	1,253	@ ± 5% per year 41.77%
TOTAL DIRECT CONSTRUCTION COST E10 EQUIPMENT	13,274	sf	\$0.32 /sf		\$4,253	
E20 FURNISHINGS						
no work required Sub-total	0 13,274	sf sf	\$0.00 0.00 /sf	\$0 \$0		
SUB-TOTAL E20 FURNISHINGS				0	\$0	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	0 0 0 0	0 0	@ ± 5% per year #DIV/0!
TOTAL DIRECT CONSTRUCTION COST E20 FURNISHINGS	13,274	sf	\$0.00 /sf		\$0	

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09 Hockanson Gym	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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Building Stats

Year Built: **1922**

Gross Area: **11,880** sf

Floors: **2 + basement**

Construction Type: **CIP Concrete Walls & wood frame**

A10 Foundations					
no work required	0	sf	0.00	0	
Sub-total	11,880	sf	0.00 /sf	0	
SUB-TOTAL A10 Foundations		0		\$0	
Estimating / Design Contingency	TBD	20.00%	0	@ ± 5% per year	
Escalation To Construction Start		0.00%	0		
General Conditions / Insurance / Bond		12.50%	0		
General Contractor OH & Profit		5.00%	0		0
TOTAL DIRECT CONSTRUCTION COST A10 Foundations		11,880	sf	\$0.00 /sf	\$0

A20 Basement Construction					
A2020 Basement walls patch/repair spalling conc & cracks Sub-total	2,128 11,880	sf sf	\$3.00 0.54 /sf	\$6,384 \$6,384	allowance
SUB-TOTAL A20 Basement Construction	6,384 \$6,384				
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	1,277 0 958 431	@ ± 5% per year 41.76%
TOTAL DIRECT CONSTRUCTION COST A20 Basement Construction	11,880	sf	\$0.76 /sf	\$9,050	

A20 Basement Construction				
A2020 Basement walls				
add vapor barrier	532 sf	\$1.50	\$798	assume 20% of wall area
Sub-total	11,880 sf	0.07 /sf	\$798	
SUB-TOTAL A20 Basement Construction		798	\$798	
Estimating / Design Contingency		20.00%	160	
Escalation To Construction Start	TBD	0.00%	0	@ ± 5% per year
General Conditions / Insurance / Bond		12.50%	120	
General Contractor OH & Profit		5.00%	54	41.85%
			334	
TOTAL DIRECT CONSTRUCTION COST A20 Basement Construction		11,880 sf	\$0.10 /sf	\$1,132

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09 Hockanson Gym	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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B10 Superstructure						
B1010 Floor construction patch holes in floor demo flooring add plywood sheathing new wood flooring Sub-total	3 7,790 7,790 7,790 11,880	ea sf sf sf sf	\$250.00 1.50 2.75 20.00 15.96 /sf	\$750 11,685 21,423 155,800	\$189,658	main & second floors
SUB-TOTAL B10 Superstructure				189,658	\$189,658	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	37,932 0 28,449 12,802	79,183	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST B10 Superstructure		11,880 sf	\$22.63 /sf		\$268,841	

B10 Superstructure						
B1020 Roof Construction add plywood sheathing reinforce slagging beams Sub-total	4,174 1 11,880	sf allow sf	\$2.75 7,500.00 1.60 /sf	\$11,478 7,500	\$18,978	
SUB-TOTAL B10 Superstructure				18,978	\$18,978	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	3,796 0 2,847 1,282	7,925	@ ± 5% per year 41.76%
TOTAL DIRECT CONSTRUCTION COST B10 Superstructure		11,880 sf	\$2.26 /sf		\$26,903	

B10 Superstructure						
B1020 Roof Construction add wall to roof connection, steel angle Sub-total	266 11,880	lf sf	\$185.00 4.14 /sf	\$49,210 \$49,210		epoxy anchors, blkg
SUB-TOTAL B10 Superstructure				49,210	\$49,210	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	9,842 0 7,382 3,322	20,546	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST B10 Superstructure		11,880 sf	\$5.87 /sf		\$69,756	

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09 Hockanson Gym	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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B20 Exterior Enclosure						
B2010 Exterior walls patch cracks in unreinforced conc walls add cont ftg under shotcrete wall add 4-6" shotcrete walls paint concrete walls Sub-total	6,732 176 6,732 6,732 11,880	sf lf sf sf sf	\$2.00 250.00 85.00 2.50 54.42 /sf	\$13,464 44,000 572,220 16,830	 \$646,514	allowance
SUB-TOTAL B20 Exterior Enclosure				646,514	\$646,514	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	 TBD 		20.00% 0.00% 12.50% 5.00%	129,303 0 96,978 43,640	 269,921	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure		11,880 sf	\$77.14 /sf		\$916,435	

B20 Exterior Enclosure						
B2010 Exterior walls clean, prep wood siding paint wood siding Sub-total	158 158 11,880	sf sf sf	\$4.00 2.50 0.09 /sf	\$634 396	 \$1,030	
SUB-TOTAL B20 Exterior Enclosure				1,030	\$1,030	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	 TBD 		20.00% 0.00% 12.50% 5.00%	206 0 155 70	 431	@ ± 5% per year 41.84%
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure		11,880 sf	\$0.12 /sf		\$1,461	

B20 Exterior Enclosure						
B2010 Exterior Walls add 4" furring + insulation paint walls trim at openings, allowance new wall base MEP conflicts, allowance Sub-total	6,732 6,732 6,732 532 6,732 11,880	sf sf sf lf sf sf	12.65 1.50 3.00 3.50 0.75 10.30 /sf	85,160 10,098 20,196 1,862 5,049	 \$122,365	
SUB-TOTAL B20 Exterior Enclosure				122,365	\$122,365	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	 TBD 		20.00% 0.00% 12.50% 5.00%	24,473 0 18,355 8,260	 51,088	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure		11,880 sf	\$14.60 /sf		\$173,453	

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09 Hockanson Gym	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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B20 Exterior Enclosure										
B2010 Exterior Windows										
remove windows	1,515	sf	\$7.50		\$11,363					
prep openings	1,515	sf	5.00		7,575					
new windows, similar config. to existing	1,515	sf	105.00		159,075					
patch/repair trim, sealants/caulking	1,515	sf	12.00		18,180					
new window treatment, roller shades	1,515	sf	12.50		18,938					
Sub-total	11,880	sf	18.11	/sf	\$215,131					
SUB-TOTAL B20 Exterior Enclosure			215,131			\$215,131				
Estimating / Design Contingency			20.00%			43,027				
Escalation To Construction Start			TBD			0	@ ± 5% per year			
General Conditions / Insurance / Bond			12.50%			32,270				
General Contractor OH & Profit			5.00%			14,522	89,819	41.75%		
TOTAL DIRECT CONSTRUCTION COST										
B20 Exterior Enclosure			11.880	sf	\$25.67 /sf	\$304,950				

B20 Exterior Enclosure					
B2030 Replace Door					
remove door & frame	2	ea	\$150.00	\$300	
remove door & frame	2	pair	210.00	420	
new hollow metal door & frame, painted	2	ea	4,425.00	8,850	egress
new hollow metal door & frame, painted	2	pair	6,650.00	13,300	egress
patch/repair trim, allowance	4	ea	350.00	1,400	
Sub-total	11,880	sf	2.04 /sf	\$24,270	
SUB-TOTAL B20 Exterior Enclosure			24,270	\$24,270	
Estimating / Design Contingency			20.00%	4,854	
Escalation To Construction Start	TBD		0.00%	0	@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	3,641	
General Contractor OH & Profit			5.00%	1,639	10,134 41.76%
TOTAL DIRECT CONSTRUCTION COST					
B20 Exterior Enclosure	11.880	sf	\$2.90 /sf	\$34.404	

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09 Hockanson Gym	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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B30 Roofing						
B3010 Roof Coverings abate roofing, complete remove flashings new asphalt composite shingle roofing felt paper ice & water shield roof insulation + nailers replace gutters & ds new metal/misc flashings Sub-total	4,174 4,174 4,174 4,591 4,591 4,174 446 4,174 11,880	sf sf sf sf sf sf lf sf sf	\$5.50 0.50 7.50 0.30 2.00 9.00 20.00 2.50 10.42 /sf	\$22,956 2,087 31,304 1,377 9,182 37,565 8,920 10,435 \$123,826		
SUB-TOTAL B30 Roofing				123,826	\$123,826	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	24,766 0 18,574 8,359	51,699	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST B30 Roofing		11,880 sf	\$14.77 /sf		\$175,525	

C10 Interior Construction						
C1020 Interior Doors remove door & frame new 3x7 scwd/hm frame paint / finish door & frame patch/repair adjacent walls Sub-total	4 4 4 4 11,880	ea ea lvs ea sf	\$150.00 2,850.00 175.00 350.00 1.19 /sf	\$600 11,400 700 1,400 \$14,100		
SUB-TOTAL C10 Interior Construction				14,100	\$14,100	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	2,820 0 2,115 952	5,887	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST C10 Interior Construction		11,880 sf	\$1.68 /sf		\$19,987	

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09 Hockanson Gym	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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C10 Interior Construction						
C1020 Door hardware						
remove knob hardware	4	ea	\$75.00		\$300	
install new lever arm	4	ea	425.00		1,700	
Sub-total	11,880	sf	0.17 /sf		\$2,000	
SUB-TOTAL C10 Interior Construction			2,000		\$2,000	
Estimating / Design Contingency			20.00%	400		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	300		
General Contractor OH & Profit			5.00%	135	835	41.75%
TOTAL DIRECT CONSTRUCTION COST C10 Interior Construction			11,880	sf	\$0.24 /sf	\$2,835

C20 STAIRS						
C2010 Stair construction add handrails to basement stair Sub-total	34	lf	\$200.00	\$6,800		
	11,880	sf	0.57 /sf	\$6,800		
SUB-TOTAL C20 STAIRS				6,800	\$6,800	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	1,360		@ ± 5% per year 41.75%
			0.00%	0		
			12.50%	1,020		
			5.00%	459	2,839	
TOTAL DIRECT CONSTRUCTION COST C20 STAIRS	11,880	sf	\$0.81 /sf	\$9,639		

C20 STAIRS						
C2010 Stair construction						
replace railings at exterior stairs	98	lf	\$220.00	\$21,560		
apply anti-slip tape to treads	136	lf	30.00	4,080		
add perf metal risers	136	lf	45.00	6,120		
Sub-total	11,880	sf	2.67 /sf	\$31,760		
SUB-TOTAL C20 STAIRS	31,760				\$31,760	
Estimating / Design Contingency			20.00%	6,352		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	4,764		
General Contractor OH & Profit			5.00%	2,144	13,260	41.75%
TOTAL DIRECT CONSTRUCTION COST						
C20 STAIRS	11,880	sf	\$3.79 /sf	\$45,020		

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09 Hockanson Gym	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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C20 STAIRS					
C2010 Stair construction replace perimeter guardrail at sunken well Sub-total	165 11,880	lf sf	\$230.00 3.19 /sf	\$37,950 \$37,950	
SUB-TOTAL C20 STAIRS	37,950 \$37,950				
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	7,590 0 5,693 2,562	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST C20 STAIRS	11,880	sf	\$4.53 /sf	\$53,795	

C30 INTERIOR FINISHES				
C3010 Wall Finishes				
patch/repair concete walls	5,370	sf	\$1.50	\$8,055
paint concrete walls	5,370	sf	2.25	12,083
abate plaster finish	5,370	sf	4.00	21,480
remove wall base	450	lf	0.50	225
add gypbd, level 4 finish	5,370	sf	4.00	21,480
paint walls	5,370	sf	1.50	8,055
new wall base	450	lf	3.50	1,575
remove/reinstall wall items, allowance	10,740	sf	0.50	5,370
Sub-total	11,880	sf	6.59 /sf	\$78,323
SUB-TOTAL C30 INTERIOR FINISHES			78,323	\$78,323
Estimating / Design Contingency			20.00%	15,665
Escalation To Construction Start	TBD		0.00%	0
General Conditions / Insurance / Bond			12.50%	11,749
General Contractor OH & Profit			5.00%	5,287
				32,701
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES			11,880 sf	\$9.35 /sf
				\$111,024

C30 INTERIOR FINISHES								
C3010 Wall Finishes add single use restroom, on level 1 Sub-total				1	allow	\$25,000.00	\$25,000	
				11,880	sf	2.10 /sf	\$25,000	
SUB-TOTAL C30 INTERIOR FINISHES				25,000		\$25,000		
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit				TBD		20.00%	5,000	@ ± 5% per year
						0.00%	0	
						12.50%	3,750	
						5.00%	1,688	
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES				11,880	sf	\$2.98 /sf	\$35,438	

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09 Hockanson Gym	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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C30 INTERIOR FINISHES						
C3020 Floor Finishes - vct abate vat flooring clean/prep floors new vct flooring Sub-total	1,782	sf	\$2.50	\$4,455	assume 15% of floors	
	1,782	sf	1.00	1,782		
	1,782	sf	4.75	8,465		
	11,880	sf	1.24 /sf	\$14,702		
SUB-TOTAL C30 INTERIOR FINISHES			14,702	\$14,702		
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	2,941	@ ± 5% per year 41.76%	
			0.00%	0		
			12.50%	2,206		
			5.00%	993		6,140
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES			11,880	sf	\$1.75 /sf	\$20,842

C30 INTERIOR FINISHES						
C3020 Floor Finishes - vct add plywd subfloor, level 1 new vct flooring Sub-total	2,030	sf	\$2.75	\$5,581	assume 55% of floors	
	2,030	sf	4.75	9,640		
	11,880	sf	1.28 /sf	\$15,221		
SUB-TOTAL C30 INTERIOR FINISHES			15,221	\$15,221		
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	3,045	@ ± 5% per year 41.76%	
			0.00%	0		
			12.50%	2,284		
			5.00%	1,028		6,357
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES			11,880	sf	\$1.82 /sf	\$21,578

C30 INTERIOR FINISHES					
C3020 Floor Finishes - wood floor					
replace wood gym floor	3,690	sf	\$22.50	\$83,025	
add plywd subfloor	3,690	sf	2.75	10,148	
Sub-total	11,880	sf	7.84 /sf	\$93,173	
SUB-TOTAL C30 INTERIOR FINISHES				93,173	\$93,173
Estimating / Design Contingency			20.00%	18,635	
Escalation To Construction Start	TBD		0.00%	0	@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	13,976	
General Contractor OH & Profit			5.00%	6,290	38,901
					41.75%
TOTAL DIRECT CONSTRUCTION COST					
C30 INTERIOR FINISHES	11,880	sf	\$11.12 /sf	\$132,074	

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09 Hockanson Gym	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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C30 INTERIOR FINISHES						
C3030 Ceiling Finishes - gym clean, prep OTS ceiling paint OTS ceiling Sub-total	3,690	sf	\$1.25	\$4,613		
	3,690	sf	3.00	11,070		
	11,880	sf	1.32 /sf		\$15,683	
SUB-TOTAL C30 INTERIOR FINISHES				15,683	\$15,683	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit			20.00%	3,137		
	TBD		0.00%	0		@ ± 5% per year
			12.50%	2,353		
			5.00%	1,059	6,549	41.76%
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES				11,880 sf	\$1.87 /sf	\$22,232

D10 CONVEYING SYSTEMS								
D1010 Elevator provide elevator Sub-total	1 11,880	allow sf	\$350,000.00 29.46	\$350,000 /sf	\$350,000	access to gym		
SUB-TOTAL D10 CONVEYING SYSTEMS			350,000			\$350,000		
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	70,000 0 52,500 23,625	146,125	@ ± 5% per year 41.75%		
TOTAL DIRECT CONSTRUCTION COST D10 CONVEYING SYSTEMS	11,880	sf	\$41.76	/sf	\$496,125			

D20 PLUMBING SYSTEMS					
D2010 Replace plumbing fixtures					
remove plumbing fixture	4	ea	\$275.00	\$1,100	allowance
new ada toilet	2	ea	2,650.00	5,300	allowance
new sink & faucet	2	ea	2,100.00	4,200	allowance
Sub-total	11,880	sf	0.89 /sf	\$10,600	
SUB-TOTAL D20 PLUMBING SYSTEMS			10,600	\$10,600	
Estimating / Design Contingency			20.00%	2,120	
Escalation To Construction Start	TBD		0.00%	0	@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	1,590	
General Contractor OH & Profit			5.00%	716	4,426
					41.75%
TOTAL DIRECT CONSTRUCTION COST					
D20 PLUMBING SYSTEMS	11,880	sf	\$1.26 /sf	\$15,026	

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09 Hockanson Gym	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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D20 PLUMBING SYSTEMS								
D2020 Plumbing Fixtures - Repiping repipe dom water lines Sub-total	11,880	sf	\$2.00	\$23,760				
	11,880	sf	2.00 /sf	\$23,760				
SUB-TOTAL D20 PLUMBING SYSTEMS				23,760	\$23,760			
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	4,752				
			0.00%	0		@ ± 5% per year		
			12.50%	3,564				
			5.00%	1,604	9,920	41.75%		
TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS				11,880	sf	\$2.84 /sf	\$33,680	

D20 PLUMBING SYSTEMS						
D2030 Sanitary investigate clogged pipe & repair Sub-total	1 11,880	allow sf	\$6,500.00 0.55	\$6,500 /sf	\$6,500	allowance
SUB-TOTAL D20 PLUMBING SYSTEMS	6,500				\$6,500	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	1,300 0 975 439	2,714	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS	11,880	sf	\$0.78	/sf	\$9,214	

D20 PLUMBING SYSTEMS								
D2040 Rain Water Drainage address storm drainage system Sub-total	1 11,880	allow sf	\$10,000.00 0.84	\$10,000 /sf	\$10,000	allowance		
SUB-TOTAL D20 PLUMBING SYSTEMS	10,000					\$10,000		
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	2,000 0 1,500 675	4,175	@ ± 5% per year 41.75%		
TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS	11,880	sf	\$1.19	/sf	\$14,175			

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09 Hockanson Gym	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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D30 HVAC SYSTEMS						
D3040 Replace pipe insulation abate asbestos pipe insulation pipe insulation Sub-total	525	lf	\$12.00	\$6,300	allowance	
	525	lf	20.00	10,500		
	11,880	sf	1.41 /sf	\$16,800		
SUB-TOTAL D30 HVAC SYSTEMS				16,800	\$16,800	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	3,360	@ ± 5% per year	
			0.00%	0		
			12.50%	2,520		
			5.00%	1,134		7,014
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS				11,880 sf	\$2.00 /sf	\$23,814

D30 HVAC SYSTEMS						
D3050 Terminal & Package Units install heating & ventilation add exhaust fan to kiln room Sub-total	3,564	sf	\$20.00	\$71,280	to classroom / shop area	
	1	ea	2,800.00	2,800		
	11,880	sf	6.24 /sf	\$74,080		
SUB-TOTAL D30 HVAC SYSTEMS			74,080	\$74,080		
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	14,816	@ ± 5% per year	
			0.00%	0		
			12.50%	11,112		
			5.00%	5,001		30,929
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS			11,880	sf	\$8.84 /sf	\$105,009

D30 HVAC SYSTEMS						
D3060 Controls replace pneumatic controls with digital Sub-total	11,880 11,880	sf sf	\$7.50 7.50	\$89,100 /sf	\$89,100	allowance
SUB-TOTAL D30 HVAC SYSTEMS			89,100		\$89,100	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	17,820 0 13,365 6,015	37,200	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS	11,880	sf	\$10.63	/sf	\$126,300	

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09 Hockanson Gym	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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D40 FIRE PROTECTION SYSTEMS						
D4010 Sprinklers demo sprinkler system add new sprinkler system Sub-total	11,880	sf	\$1.25	\$14,850		
	11,880	sf	6.50	77,220		
	11,880	sf	7.75 /sf		\$92,070	
SUB-TOTAL D40 FIRE PROTECTION SYSTEMS				92,070	\$92,070	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit			20.00%	18,414		
	TBD		0.00%	0		@ ± 5% per year
			12.50%	13,811		
			5.00%	6,215	38,440	41.75%
TOTAL DIRECT CONSTRUCTION COST D40 FIRE PROTECTION SYSTEMS				11,880	sf	\$10.99 /sf \$130,510

D50 ELECTRICAL SYSTEMS						
D5010 Panel upgrades new service Sub-total	11,880	sf	\$6.31	\$75,000		
	11,880	sf	6.31 /sf	\$75,000		
SUB-TOTAL D50 ELECTRICAL SYSTEMS				75,000	\$75,000	
Estimating / Design Contingency			20.00%	15,000		@ ± 5% per year
Escalation To Construction Start	TBD		0.00%	0		
General Conditions / Insurance / Bond			12.50%	11,250		
General Contractor OH & Profit			5.00%	5,063	31,313	
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	11,880	sf	\$8.95 /sf	\$106,313		

D50 ELECTRICAL SYSTEMS						
D5020 Replace Gym lights replace gym light fixtures Sub-total	5,940	sf	\$2.50	\$14,850		
	11,880	sf	1.25 /sf	\$14,850		
SUB-TOTAL D50 ELECTRICAL SYSTEMS				14,850	\$14,850	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit			20.00%	2,970		@ ± 5% per year 41.76%
	TBD		0.00%	0		
			12.50%	2,228		
			5.00%	1,003	6,201	
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	11,880	sf	\$1.77 /sf	\$21,051		

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09 Hockanson Gym	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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D50 ELECTRICAL SYSTEMS					
D5020 Replace Lighting replace lighting with LED's Sub-total	5,940	sf	\$1.75	\$10,395	
	11,880	sf	0.88 /sf	\$10,395	
SUB-TOTAL D50 ELECTRICAL SYSTEMS	10,395				\$10,395
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	2,079 0 1,560 702	4,341 @ ± 5% per year 41.76%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	11,880	sf	\$1.24 /sf	\$14,736	

D50 ELECTRICAL SYSTEMS					
D5020 Branch Wiring update power to sump pump Sub-total	1 11,880	sum sf	\$1,500.00 0.13 /sf	\$1,500 \$1,500	
SUB-TOTAL D50 ELECTRICAL SYSTEMS	1,500 \$1,500				
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD 20.00% 300 0.00% 0 12.50% 225 5.00% 102 627				@ ± 5% per year 41.80%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	11,880	sf	\$0.18 /sf	\$2,127	

D50 ELECTRICAL SYSTEMS					
D5030 Intrusion Alarm System add intrusion alarm system Sub-total	11,880	sf	\$1.70	\$20,196	rough-in / install
	11,880	sf	1.70 /sf	\$20,196	
SUB-TOTAL D50 ELECTRICAL SYSTEMS				20,196	\$20,196
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	4,040 0 3,030 1,364	8,434 41.76%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	11,880	sf	\$2.41 /sf	\$28,630	

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09 Hockanson Gym	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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D50 ELECTRICAL SYSTEMS					
D5030 Lighting Controls					
add occupancy sensors	11,880	sf	\$0.55	\$6,534	
Sub-total	11,880	sf	0.55 /sf	\$6,534	
SUB-TOTAL D50 ELECTRICAL SYSTEMS	6,534				\$6,534
Estimating / Design Contingency	20.00%				1,307
Escalation To Construction Start	TBD	0.00%		0	@ ± 5% per year
General Conditions / Insurance / Bond	12.50%				981
General Contractor OH & Profit	5.00%				442
	2,730				41.78%
TOTAL DIRECT CONSTRUCTION COST					
D50 ELECTRICAL SYSTEMS	11,880	sf	\$0.78 /sf	\$9,264	

E10 EQUIPMENT					
E1010 Gym Equipment replace portable basketball hoops replace wall padding Sub-total	2 120 11,880	ea sf sf	\$3,500.00 25.00 0.84 /sf	\$7,000 3,000 \$10,000	allowance allowance
SUB-TOTAL E10 EQUIPMENT	10,000 \$10,000				
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	2,000 0 1,500 675 4,175	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST E10 EQUIPMENT	11,880	sf	\$1.19 /sf	\$14,175	

E10 EQUIPMENT						
E1010 Dust Collection system replace dust collection system replace kiln Sub-total	1 1 11,880	sum ea sf	\$35,000.00 5,000.00 3.37	\$35,000 5,000 /sf	\$40,000	
SUB-TOTAL E10 EQUIPMENT	40,000				\$40,000	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	8,000 0 6,000 2,700	16,700	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST E10 EQUIPMENT	11,880	sf	\$4.77	/sf	\$56,700	

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09 Hockanson Gym	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
E20 FURNISHINGS						
no work required	0	sf	\$0.00	\$0		
Sub-total	11,880	sf	0.00 /sf		\$0	
SUB-TOTAL E20 FURNISHINGS				0	\$0	
Estimating / Design Contingency			20.00%	0		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	0		
General Contractor OH & Profit			5.00%	0	0	#DIV/0!
TOTAL DIRECT CONSTRUCTION COST						
E20 FURNISHINGS	11,880	sf	\$0.00 /sf		\$0	

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10 Paint Shop	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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Building Stats

Year Built: **unknown** Gross Area: **1,480 sf**
Floors: **1+**
Construction Type: **wood framed structure**

A10 Foundations		
no work required	0 sf 0.00 0	
Sub-total	1,480 sf 0.00 /sf 0	
SUB-TOTAL A10 Foundations	0	\$0
Estimating / Design Contingency	20.00%	0
Escalation To Construction Start	TBD 0.00%	0
General Conditions / Insurance / Bond	12.50%	0
General Contractor OH & Profit	5.00%	0
		@ ± 5% per year
		#DIV/0!
TOTAL DIRECT CONSTRUCTION COST		
A10 Foundations	1,480 sf \$0.00 /sf	\$0

A20 Basement Construction		
no work required	0 sf \$0.00 \$0	
Sub-total	1,480 sf 0.00 /sf \$0	
SUB-TOTAL A20 Basement Construction	0	\$0
Estimating / Design Contingency	20.00%	0
Escalation To Construction Start	TBD 0.00%	0
General Conditions / Insurance / Bond	12.50%	0
General Contractor OH & Profit	5.00%	0
		@ ± 5% per year
		#DIV/0!
TOTAL DIRECT CONSTRUCTION COST		
A20 Basement Construction	1,480 sf \$0.00 /sf	\$0

B10 Superstructure		
B1020 Roof insulation		
add blown-in insulation	1,480 sf \$4.00 \$5,920	allowance
Sub-total	1,480 sf 4.00 /sf \$5,920	
SUB-TOTAL B10 Superstructure	5,920	\$5,920
Estimating / Design Contingency	20.00%	1,184
Escalation To Construction Start	TBD 0.00%	0
General Conditions / Insurance / Bond	12.50%	888
General Contractor OH & Profit	5.00%	400
		2,472
		@ ± 5% per year
		41.76%
TOTAL DIRECT CONSTRUCTION COST		
B10 Superstructure	1,480 sf \$5.67 /sf	\$8,392

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10 Paint Shop	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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B20 Exterior Enclosure						
B2030 Replace Hardware remove door knob install new lever arm Sub-total	3 3 1,480	ea ea sf	\$75.00 425.00 1.01 /sf	\$225 1,275 	\$1,500	
SUB-TOTAL B20 Exterior Enclosure				1,500	\$1,500	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	300 0 225 102	627	@ ± 5% per year 41.80%
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure	1,480	sf	\$1.44 /sf		\$2,127	

B30 Roofing						
B3010 Reroof remove asphalt shingle roofing remove flashings new asphalt composite shingle roofing felt paper ice & water shield new metal flashings & vents Sub-total	1,560 1,560 1,560 1,716 1,716 1,560 1,480	sf sf sf sf sf sf sf	\$1.75 0.35 7.50 0.30 2.00 1.75 14.63 /sf	\$2,730 546 11,699 515 3,432 2,730 	\$21,652	
SUB-TOTAL B30 Roofing				21,652	\$21,652	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	4,331 0 3,248 1,462	9,041	@ ± 5% per year 41.76%
TOTAL DIRECT CONSTRUCTION COST B30 Roofing	1,480	sf	\$20.74 /sf		\$30,693	

C10 Interior Construction						
C1020 Replace Door Hardware remove knob hardware install new lever arm Sub-total	2 2 1,480	ea ea sf	\$60.00 275.00 0.45 /sf	\$120 550 	\$670	
SUB-TOTAL C10 Interior Construction				670	\$670	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	134 0 101 46	281	@ ± 5% per year 41.94%
TOTAL DIRECT CONSTRUCTION COST C10 Interior Construction	1,480	sf	\$0.64 /sf		\$951	

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10 Paint Shop	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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C20 STAIRS						
no work required	0	ea	\$0.00	\$0		
Sub-total	1,480	sf	0.00 /sf		\$0	
SUB-TOTAL C20 STAIRS					0	\$0
Estimating / Design Contingency			20.00%	0		@ ± 5% per year #DIV/0!
Escalation To Construction Start	TBD		0.00%	0		
General Conditions / Insurance / Bond			12.50%	0		
General Contractor OH & Profit			5.00%	0	0	
TOTAL DIRECT CONSTRUCTION COST C20 STAIRS					1,480 sf	\$0.00 /sf \$0

C30 INTERIOR FINISHES						
C3030 Ceiling Finishes - plaster	148	sf	\$1.00	\$148		assume 10% ceiling area
patch/repair plaster ceilings	148	sf	2.50	370		
paint ceilings	1,480	sf	0.35 /sf		\$518	
Sub-total						
SUB-TOTAL C30 INTERIOR FINISHES					518	\$518
Estimating / Design Contingency			20.00%	104		@ ± 5% per year 41.89%
Escalation To Construction Start	TBD		0.00%	0		
General Conditions / Insurance / Bond			12.50%	78		
General Contractor OH & Profit			5.00%	35	217	
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES					1,480 sf	\$0.50 /sf \$735

D10 CONVEYING SYSTEMS						
no work required	0	ea	\$0.00	\$0		
Sub-total	1,480	sf	0.00 /sf		\$0	
SUB-TOTAL D10 CONVEYING SYSTEMS					0	\$0
Estimating / Design Contingency			20.00%	0		@ ± 5% per year #DIV/0!
Escalation To Construction Start	TBD		0.00%	0		
General Conditions / Insurance / Bond			12.50%	0		
General Contractor OH & Profit			5.00%	0	0	
TOTAL DIRECT CONSTRUCTION COST D10 CONVEYING SYSTEMS					1,480 sf	\$0.00 /sf \$0

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10 Paint Shop	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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D20 PLUMBING SYSTEMS						
D2010 Plumbing fixtures replace leaking hose bibb unclog floor drain Sub-total	1 1 1,480	ea ea sf	\$350.00 200.00 0.37 /sf	\$350 200 	\$550	
SUB-TOTAL D20 PLUMBING SYSTEMS				550	\$550	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	110 0 83 38	231	@ ± 5% per year 42.00%
TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS	1,480	sf	\$0.53 /sf		\$781	

D20 PLUMBING SYSTEMS						
D2040 Rain water drainage repair damaged & detached gutter Sub-total	1 1,480	sum sf	\$750.00 0.51 /sf	\$750 	\$750	
SUB-TOTAL D20 PLUMBING SYSTEMS				750	\$750	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	150 0 113 51	314	@ ± 5% per year 41.87%
TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS	1,480	sf	\$0.72 /sf		\$1,064	

D30 HVAC SYSTEMS						
no work required Sub-total	0 1,480	sf sf	\$0.00 0.00 /sf	\$0 	\$0	
SUB-TOTAL D30 HVAC SYSTEMS				0	\$0	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	0 0 0 0	0	@ ± 5% per year #DIV/0!
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS	1,480	sf	\$0.00 /sf		\$0	

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10 Paint Shop	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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D40 FIRE PROTECTION SYSTEMS						
no work required Sub-total	0 1,480	sf sf	\$0.00 0.00 /sf	\$0 \$0		
SUB-TOTAL D40 FIRE PROTECTION SYSTEMS					0 \$0	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	0 0 0 0	0 0 0 0	@ ± 5% per year #DIV/0!
TOTAL DIRECT CONSTRUCTION COST D40 FIRE PROTECTION SYSTEMS		1,480	sf	\$0.00 /sf	\$0	

D50 ELECTRICAL SYSTEMS						
D5020 Replace Lighting replace lighting with LED's Sub-total	1,480 1,480	sf sf	\$3.00 3.00 /sf	\$4,440 \$4,440		
SUB-TOTAL D50 ELECTRICAL SYSTEMS					4,440 \$4,440	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	888 0 666 300	0 0 1,854	@ ± 5% per year 41.76%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS		1,480	sf	\$4.25 /sf	\$6,294	

D50 ELECTRICAL SYSTEMS						
D5030 Intrusion Alarm System add intrusion alarm system Sub-total	1,480 1,480	sf sf	\$5.75 5.75 /sf	\$8,510 \$8,510		rough-in / install
SUB-TOTAL D50 ELECTRICAL SYSTEMS					8,510 \$8,510	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	1,702 0 1,277 575	0 0 3,554	@ ± 5% per year 41.76%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS		1,480	sf	\$8.15 /sf	\$12,064	

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10 Paint Shop	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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D50 ELECTRICAL SYSTEMS						
D5030 Lighting Controls	1,480	sf	\$2.70	\$3,996		
add occupancy sensors						
Sub-total	1,480	sf	2.70 /sf		\$3,996	
SUB-TOTAL D50 ELECTRICAL SYSTEMS				3,996	\$3,996	
Estimating / Design Contingency			20.00%	800		@ ± 5% per year 41.79%
Escalation To Construction Start	TBD		0.00%	0		
General Conditions / Insurance / Bond			12.50%	600		
General Contractor OH & Profit			5.00%	270	1,670	
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	1,480	sf	\$3.83 /sf		\$5,666	

E10 EQUIPMENT						
no work required	0	ea	\$0.00	\$0		
Sub-total	1,480	sf	0.00 /sf		\$0	
SUB-TOTAL E10 EQUIPMENT				0	\$0	
Estimating / Design Contingency			20.00%	0		@ ± 5% per year #DIV/0!
Escalation To Construction Start	TBD		0.00%	0		
General Conditions / Insurance / Bond			12.50%	0		
General Contractor OH & Profit			5.00%	0	0	
TOTAL DIRECT CONSTRUCTION COST E10 EQUIPMENT	1,480	sf	\$0.00 /sf		\$0	

E20 FURNISHINGS						
no work required	0	ea	\$0.00	\$0		
Sub-total	1,480	sf	0.00 /sf		\$0	
SUB-TOTAL E20 FURNISHINGS				0	\$0	
Estimating / Design Contingency			20.00%	0		@ ± 5% per year #DIV/0!
Escalation To Construction Start	TBD		0.00%	0		
General Conditions / Insurance / Bond			12.50%	0		
General Contractor OH & Profit			5.00%	0	0	
TOTAL DIRECT CONSTRUCTION COST E20 FURNISHINGS	1,480	sf	\$0.00 /sf		\$0	

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11 Peck Gym	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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Building Stats

Year Built: **1962-63** Gross Area: **17,752 sf**
Floors: **1+**
Construction Type: **CIP Concrete**

A10 Foundations				
no work required	0	sf	0.00	0
Sub-total	17,752	sf	0.00 /sf	0
SUB-TOTAL A10 Foundations		0		\$0
Estimating / Design Contingency	TBD		20.00%	0
Escalation To Construction Start			0.00%	0
General Conditions / Insurance / Bond			12.50%	0
General Contractor OH & Profit			5.00%	0
				0
TOTAL DIRECT CONSTRUCTION COST A10 Foundations		17,752	sf	\$0.00 /sf
				\$0

A20 Basement Construction				
no work required	0	sf	\$0.00	\$0
Sub-total	17,752	sf	0.00 /sf	\$0
SUB-TOTAL A20 Basement Construction		0		\$0
Estimating / Design Contingency			20.00%	0
Escalation To Construction Start	TBD		0.00%	0
General Conditions / Insurance / Bond			12.50%	0
General Contractor OH & Profit			5.00%	0
				0
TOTAL DIRECT CONSTRUCTION COST A20 Basement Construction		17,752	sf	\$0.00 /sf
				\$0

B10 Superstructure					
no work required Sub-total	0	sf	\$0.00	\$0	
	17,752	sf	0.00 /sf	\$0	
SUB-TOTAL B10 Superstructure		0			\$0
Estimating / Design Contingency	TBD		20.00%	0	@ ± 5% per year
Escalation To Construction Start			0.00%	0	
General Conditions / Insurance / Bond			12.50%	0	
General Contractor OH & Profit			5.00%	0	
TOTAL DIRECT CONSTRUCTION COST B10 Superstructure		17,752	sf	\$0.00 /sf	\$0

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11 Peck Gym	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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B20 Exterior Enclosure		
B2010 Exterior walls investigate & repair cracks in precast walls Sub-total	<div> <div>1</div> <div>allow</div> <div>\$10,000.00</div> <div>\$10,000</div> </div> <div> <div>17,752</div> <div>sf</div> <div>0.56 /sf</div> <div>\$10,000</div> </div>	allowance
SUB-TOTAL B20 Exterior Enclosure	10,000	\$10,000
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	<div> <div>TBD</div> <div>20.00%</div> <div>2,000</div> </div> <div> <div>TBD</div> <div>0.00%</div> <div>0</div> </div> <div> <div>TBD</div> <div>12.50%</div> <div>1,500</div> </div> <div> <div>TBD</div> <div>5.00%</div> <div>675</div> </div>	<div>@ ± 5% per year</div> <div>41.75%</div>
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure	17,752 sf \$0.80 /sf	\$14,175

B20 Exterior Enclosure		
B2030 Replace Door remove door & frame remove door & frame new hollow metal door & frame, painted new hollow metal door & frame, painted patch/repair trim, allowance Sub-total	<div> <div>5</div> <div>ea</div> <div>\$150.00</div> <div>\$750</div> </div> <div> <div>1</div> <div>pair</div> <div>210.00</div> <div>210</div> </div> <div> <div>5</div> <div>ea</div> <div>4,425.00</div> <div>22,125</div> </div> <div> <div>1</div> <div>pair</div> <div>6,650.00</div> <div>6,650</div> </div> <div> <div>6</div> <div>ea</div> <div>350.00</div> <div>2,100</div> </div> <div> <div>17,752</div> <div>sf</div> <div>1.79 /sf</div> <div>\$31,835</div> </div>	egress egress
SUB-TOTAL B20 Exterior Enclosure	31,835	\$31,835
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	<div> <div>TBD</div> <div>20.00%</div> <div>6,367</div> </div> <div> <div>TBD</div> <div>0.00%</div> <div>0</div> </div> <div> <div>TBD</div> <div>12.50%</div> <div>4,776</div> </div> <div> <div>TBD</div> <div>5.00%</div> <div>2,149</div> </div>	<div>@ ± 5% per year</div> <div>41.75%</div>
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure	17,752 sf \$2.54 /sf	\$45,127

B20 Exterior Enclosure		
B2030 Repair Door repair cracked alum sf door frame Sub-total	<div> <div>1</div> <div>sum</div> <div>\$500.00</div> <div>\$500</div> </div> <div> <div>17,752</div> <div>sf</div> <div>0.03 /sf</div> <div>\$500</div> </div>	allowance
SUB-TOTAL B20 Exterior Enclosure	500	\$500
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	<div> <div>TBD</div> <div>20.00%</div> <div>100</div> </div> <div> <div>TBD</div> <div>0.00%</div> <div>0</div> </div> <div> <div>TBD</div> <div>12.50%</div> <div>75</div> </div> <div> <div>TBD</div> <div>5.00%</div> <div>34</div> </div>	<div>@ ± 5% per year</div> <div>41.80%</div>
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure	17,752 sf \$0.04 /sf	\$709

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11 Peck Gym	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
B20 Exterior Enclosure						
B2030 Replace Door Hardware remove door hardware new door hardware Sub-total	6 6 17,752	pair pair sf	\$125.00 3,550.00 1.24 /sf	\$750 21,300 	\$22,050	
SUB-TOTAL B20 Exterior Enclosure				22,050	\$22,050	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	4,410 0 3,308 1,489	9,207	@ ± 5% per year 41.76%
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure	17,752	sf	\$1.76 /sf		\$31,257	
B30 Roofing						
B3020 Roof Openings investigate crack in plaster, patch & repair at skylight Sub-total	1 17,752	allow sf	\$450.00 0.03 /sf	\$450 	\$450	
SUB-TOTAL B30 Roofing				450	\$450	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	90 0 68 31	189	@ ± 5% per year 42.00%
TOTAL DIRECT CONSTRUCTION COST B30 Roofing	17,752	sf	\$0.04 /sf		\$639	
C10 Interior Construction						
no work required Sub-total	0 17,752	sf sf	\$0.00 0.00 /sf	\$0 	\$0	
SUB-TOTAL C10 Interior Construction				0	\$0	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	0 0 0 0	0	@ ± 5% per year #DIV/0!
TOTAL DIRECT CONSTRUCTION COST C10 Interior Construction	17,752	sf	\$0.00 /sf		\$0	

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11 Peck Gym	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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C20 STAIRS						
C2010 stair construction replace handrails at pool mezz stairs Sub-total	80 17,752	lf sf	\$75.00 0.34 /sf	\$6,000 \$6,000		allowance
SUB-TOTAL C20 STAIRS				6,000	\$6,000	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	1,200 0 900 405	2,505	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST C20 STAIRS		17,752 sf		\$0.48 /sf	\$8,505	

C20 STAIRS						
C2010 exterior guardrail add metal perf panels to guradrail & paint Sub-total	30 17,752	lf sf	\$160.00 0.27 /sf	\$4,800 \$4,800		allowance
SUB-TOTAL C20 STAIRS				4,800	\$4,800	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	960 0 720 324	2,004	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST C20 STAIRS		17,752 sf		\$0.38 /sf	\$6,804	

C30 INTERIOR FINISHES						
C3010 Wall Finishes clean, prep, paint walls Sub-total	17,752 17,752	sf sf	\$2.75 2.75 /sf	\$48,818 \$48,818		
SUB-TOTAL C30 INTERIOR FINISHES				48,818	\$48,818	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	9,764 0 7,323 3,296	20,383	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES		17,752 sf		\$3.90 /sf	\$69,201	

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11 Peck Gym	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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C30 INTERIOR FINISHES						
C3010 Paint Wallboard or Plaster abate plaster finish remove wall base add gypbd, level 4 finish paint walls new wall base remove/reinstall wall items, allowance Sub-total	730 75 730 730 75 730 17,752	sf lf sf sf lf sf sf	\$4.00 0.50 4.00 1.50 3.50 0.50 0.43 /sf	\$2,920 37 2,920 1,095 261 365 \$7,598		assume 10% of walls
SUB-TOTAL C30 INTERIOR FINISHES				7,598	\$7,598	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	1,520 0 1,140 513	3,173	@ ± 5% per year 41.76%
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES		17,752	sf	\$0.61 /sf	\$10,771	

C30 INTERIOR FINISHES						
C3020 Floor Finishes - vct abate vat flooring clean/prep floors new vct flooring Sub-total	888 888 888 17,752	sf sf sf sf	\$2.50 1.00 4.75 0.41 /sf	\$2,219 888 4,216 \$7,323		assume 5% of floors
SUB-TOTAL C30 INTERIOR FINISHES				7,323	\$7,323	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	1,465 0 1,099 495	3,059	@ ± 5% per year 41.77%
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES		17,752	sf	\$0.58 /sf	\$10,382	

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11 Peck Gym	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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C30 INTERIOR FINISHES							
C3020 Floor Finishes - wood gym floor refinish wood gym floor restripe Sub-total	10,651	sf	\$6.50	\$69,233	assume 60% of floors		
	10,651	sf	1.50	15,977			
	17,752	sf	4.80 /sf	\$85,210			
SUB-TOTAL C30 INTERIOR FINISHES				85,210	\$85,210		
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	17,042	@ ± 5% per year		
			0.00%	0			
			12.50%	12,782			
			5.00%	5,752		35,576	
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES				17,752 sf	\$6.80 /sf	\$120,786	41.75%

D10 CONVEYING SYSTEMS						
no work required Sub-total	0	ea	\$0.00	\$0		
	17,752	sf	0.00 /sf	\$0		
SUB-TOTAL D10 CONVEYING SYSTEMS			0		\$0	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	0		@ ± 5% per year
			0.00%	0		
			12.50%	0		
			5.00%	0		
						#DIV/0!
TOTAL DIRECT CONSTRUCTION COST D10 CONVEYING SYSTEMS			17,752	sf	\$0.00 /sf	\$0

D20 PLUMBING SYSTEMS						
D2010 Plumbing Fixtures - drinking fountain remove drinking fountain new dual height drinking fountain patch/repair wall, allowance Sub-total	1	ea	\$300.00	\$300		
	1	ea	4,800.00	4,800		
	1	allow	500.00	500		
	17,752	sf	0.32 /sf	\$5,600		
SUB-TOTAL D20 PLUMBING SYSTEMS			5,600	\$5,600		
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	1,120		
			0.00%	0	@ ± 5% per year	
			12.50%	840		
			5.00%	378	2,338	
					41.75%	
TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS			17,752 sf	\$0.45 /sf	\$7,938	

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11 Peck Gym	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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D20 PLUMBING SYSTEMS					
D2010 Plumbing Fixtures - vacuum breaker install vacuum breaker, janitor sink faucet Sub-total	1 17,752	ea sf	\$165.00 0.01 /sf	\$165 \$165	
SUB-TOTAL D20 PLUMBING SYSTEMS	165 \$165				
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	33 0 25 12 70	@ ± 5% per year 42.42%
TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS	17,752	sf	\$0.01 /sf	\$235	

D20 PLUMBING SYSTEMS						
D2020 Plumbing Fixtures - Repiping repipe dom water lines Sub-total	17,752	sf	\$6.00	\$106,512		
	17,752	sf	6.00 /sf	\$106,512		
SUB-TOTAL D20 PLUMBING SYSTEMS				106,512	\$106,512	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	21,303	@ ± 5% per year 41.75%	
			0.00%	0		
			12.50%	15,977		
			5.00%	7,190		44,470
TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS	17,752	sf	\$8.51 /sf	\$150,982		

D20 PLUMBING SYSTEMS							
D2030 Sanitary investigate clogged pipe & repair Sub-total	1 17,752	allow sf	\$8,500.00 0.48	\$8,500		allowance	
SUB-TOTAL D20 PLUMBING SYSTEMS				8,500	\$8,500		
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	1,700 0 1,275 574	3,549	@ ± 5% per year	41.75%
TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS	17,752	sf	\$0.68	/sf	\$12,049		

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11 Peck Gym	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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D20 PLUMBING SYSTEMS								
D2090 Pool repair pool gutters investigate staining in pool bottom Sub-total	180	lf	\$75.00	\$13,500	allowance			
	1	allow	1,000.00	1,000				
	17,752	sf	0.82 /sf	\$14,500				
SUB-TOTAL D20 PLUMBING SYSTEMS				14,500	\$14,500			
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	2,900	@ ± 5% per year			
			0.00%	0				
			12.50%	2,175				
			5.00%	979		6,054		
TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS				17,752	sf	\$1.16 /sf	\$20,554	41.75%

D30 HVAC SYSTEMS						
D3040 Replace pipe insulation abate asbestos pipe insulation pipe insulation repair leak, at mech room Sub-total	1,000	lf	\$12.00	\$12,000	allowance	
	1,000	lf	20.00	20,000		
	1	sum	500.00	500		
	17,752	sf	1.83 /sf	\$32,500		
SUB-TOTAL D30 HVAC SYSTEMS			32,500	\$32,500		
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	6,500	@ ± 5% per year	
			0.00%	0		
			12.50%	4,875		
			5.00%	2,194		
				13,569		
					41.75%	
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS			17,752 sf	\$2.60 /sf	\$46,069	

D30 HVAC SYSTEMS						
D3040 Distribution Systems abate asbestos duct insulation duct insulation Sub-total	1	allow	\$5,000.00	\$5,000		
	1	allow	20,000.00	20,000		
	17,752	sf	1.41 /sf	\$25,000		
SUB-TOTAL D30 HVAC SYSTEMS			25,000	\$25,000		
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	5,000	@ ± 5% per year 41.75%	
			0.00%	0		
			12.50%	3,750		
			5.00%	1,688		10,438
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS			17,752 sf	\$2.00 /sf	\$35,438	

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11 Peck Gym	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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D30 HVAC SYSTEMS						
D3040 Distribution Systems add heating, ventilating and humidity unit Sub-total	3,200 17,752	sf sf	\$165.00 29.74 /sf	\$528,000 \$528,000		at pool area
SUB-TOTAL D30 HVAC SYSTEMS				528,000	\$528,000	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	105,600 0 79,200 35,640	220,440	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS		17,752 sf	\$42.16 /sf	\$748,440		

D30 HVAC SYSTEMS						
D3060 Controls replace pneumatic controls with digital Sub-total	17,752 17,752	sf sf	\$7.50 7.50 /sf	\$133,140 \$133,140		allowance
SUB-TOTAL D30 HVAC SYSTEMS				133,140	\$133,140	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	26,628 0 19,971 8,987	55,586	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS		17,752 sf	\$10.63 /sf	\$188,726		

D40 FIRE PROTECTION SYSTEMS						
no work required Sub-total	0 17,752	sf sf	\$0.00 0.00 /sf	\$0 \$0		
SUB-TOTAL D40 FIRE PROTECTION SYSTEMS				0	\$0	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	0 0 0 0	0	@ ± 5% per year #DIV/0!
TOTAL DIRECT CONSTRUCTION COST D40 FIRE PROTECTION SYSTEMS		17,752 sf	\$0.00 /sf	\$0		

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11 Peck Gym	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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D50 ELECTRICAL SYSTEMS						
D5010 Panel ID label circuits Sub-total	1 17,752	sum sf	\$3,000.00 0.17 /sf	\$3,000 \$3,000	\$3,000	
SUB-TOTAL D50 ELECTRICAL SYSTEMS				3,000	\$3,000	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	600 0 450 203	1,253	@ ± 5% per year 41.77%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS		17,752	sf	\$0.24 /sf	\$4,253	

D50 ELECTRICAL SYSTEMS						
D5020 Replace Lighting replace pool lighting Sub-total	17,752 17,752	sf sf	\$1.15 1.15 /sf	\$20,415 \$20,415	\$20,415	
SUB-TOTAL D50 ELECTRICAL SYSTEMS				20,415	\$20,415	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	4,083 0 3,063 1,379	8,525	@ ± 5% per year 41.76%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS		17,752	sf	\$1.63 /sf	\$28,940	

D50 ELECTRICAL SYSTEMS						
D5020 Replace Lighting replace lighting with LED's in rest of bldg Sub-total	17,752 17,752	sf sf	\$3.95 3.95 /sf	\$70,120 \$70,120	\$70,120	
SUB-TOTAL D50 ELECTRICAL SYSTEMS				70,120	\$70,120	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	14,024 0 10,518 4,734	29,276	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS		17,752	sf	\$5.60 /sf	\$99,396	

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11 Peck Gym	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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D50 ELECTRICAL SYSTEMS						
D5030 Replace Fire Alarm system	17,752	sf	\$2.85	\$50,593		
replace fire alarm system	17,752	sf	2.85 /sf		\$50,593	
Sub-total						
SUB-TOTAL D50 ELECTRICAL SYSTEMS				50,593	\$50,593	
Estimating / Design Contingency			20.00%	10,119		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	7,589		
General Contractor OH & Profit			5.00%	3,416	21,124	41.75%
TOTAL DIRECT CONSTRUCTION COST						
D50 ELECTRICAL SYSTEMS	17,752	sf	\$4.04 /sf		\$71,717	

D50 ELECTRICAL SYSTEMS						
D5030 Intrusion Alarm System	17,752	sf	\$2.00	\$35,504		
add intrusion alarm system	17,752	sf	2.00 /sf		\$35,504	rough-in / install
Sub-total						
SUB-TOTAL D50 ELECTRICAL SYSTEMS				35,504	\$35,504	
Estimating / Design Contingency			20.00%	7,101		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	5,326		
General Contractor OH & Profit			5.00%	2,397	14,824	41.75%
TOTAL DIRECT CONSTRUCTION COST						
D50 ELECTRICAL SYSTEMS	17,752	sf	\$2.84 /sf		\$50,328	

D50 ELECTRICAL SYSTEMS						
D5030 Lighting Controls	17,752	sf	\$1.10	\$19,527		
add occupancy sensors	17,752	sf	1.10 /sf		\$19,527	
Sub-total						
SUB-TOTAL D50 ELECTRICAL SYSTEMS				19,527	\$19,527	
Estimating / Design Contingency			20.00%	3,906		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	2,930		
General Contractor OH & Profit			5.00%	1,319	8,155	41.76%
TOTAL DIRECT CONSTRUCTION COST						
D50 ELECTRICAL SYSTEMS	17,752	sf	\$1.56 /sf		\$27,682	

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11 Peck Gym	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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E10 EQUIPMENT						
E1010 Gym Divider						assume 76'w x 25'h
remove gym divider curtain	1,900	sf	\$3.00	\$5,700		
new gym divider curtain	1,900	sf	18.00	34,200		
Sub-total	17,752	sf	2.25 /sf	\$39,900		
SUB-TOTAL E10 EQUIPMENT			39,900			\$39,900
Estimating / Design Contingency			20.00%	7,980		@ ± 5% per year
Escalation To Construction Start	TBD		0.00%	0		
General Conditions / Insurance / Bond			12.50%	5,985		
General Contractor OH & Profit			5.00%	2,694	16,659	
TOTAL DIRECT CONSTRUCTION COST						
E10 EQUIPMENT	17,752	sf	\$3.19 /sf	\$56,559		

E10 EQUIPMENT						
E1020 Stage Curtain demo stage curtain new stage curtain & cyclorama fabric Sub-total	1	sum	\$500.00	\$500		
	1	allow	35,000.00	35,000		
	17,752	sf	2.00 /sf	\$35,500		
SUB-TOTAL E10 EQUIPMENT			35,500	\$35,500		
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	7,100	@ ± 5% per year 41.75%	
			0.00%	0		
			12.50%	5,325		
			5.00%	2,397		14,822
TOTAL DIRECT CONSTRUCTION COST E10 EQUIPMENT			17,752 sf	\$2.83 /sf	\$50,322	

E10 EQUIPMENT								
E1020 Gym Bleachers demo bleachers alum telescoping bleachers, motorized Sub-total				158	lf	\$40.00	\$6,320	assume (2) bleachers 79'x6 rows
				468	seats	220.00	102,960	
				17,752	sf	6.16 /sf	\$109,280	
SUB-TOTAL E10 EQUIPMENT				109,280		\$109,280		
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit				TBD		20.00%	21,856	@ ± 5% per year
						0.00%	0	
						12.50%	16,392	
						5.00%	7,377	
TOTAL DIRECT CONSTRUCTION COST E10 EQUIPMENT				17,752	sf	\$8.73 /sf	\$154,905	

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11 Peck Gym	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
E20 FURNISHINGS						
no work required	0	ea	\$0.00	\$0		
Sub-total	17,752	sf	0.00 /sf		\$0	
SUB-TOTAL E20 FURNISHINGS				0	\$0	
Estimating / Design Contingency			20.00%	0		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	0		
General Contractor OH & Profit			5.00%	0	0	#DIV/0!
TOTAL DIRECT CONSTRUCTION COST						
E20 FURNISHINGS	17,752	sf	\$0.00 /sf		\$0	

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12 Ulmer Building	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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Building Stats

Year Built: **1961 (addition 1965)** Gross Area: **21,900 sf**
Floors: **1+**
Construction Type: **CIP Concrete + wood structure**

A10 Foundations		
no work required	0 sf	0
Sub-total	21,900 sf	0.00 /sf 0
SUB-TOTAL A10 Foundations		0 \$0
Estimating / Design Contingency	20.00%	0
Escalation To Construction Start	TBD 0.00%	0 @ ± 5% per year
General Conditions / Insurance / Bond	12.50%	0
General Contractor OH & Profit	5.00%	0 0 #DIV/0!
TOTAL DIRECT CONSTRUCTION COST A10 Foundations	21,900 sf \$0.00 /sf	\$0

A20 Basement Construction		
no work required	0 sf	\$0
Sub-total	21,900 sf	0.00 /sf \$0
SUB-TOTAL A20 Basement Construction		0 \$0
Estimating / Design Contingency	20.00%	0
Escalation To Construction Start	TBD 0.00%	0 @ ± 5% per year
General Conditions / Insurance / Bond	12.50%	0
General Contractor OH & Profit	5.00%	0 0 #DIV/0!
TOTAL DIRECT CONSTRUCTION COST A20 Basement Construction	21,900 sf \$0.00 /sf	\$0

B10 Superstructure		
B1020 Roof construction		
abate asbestos in attic	21,900 sf	\$4.00 \$87,600 allowance
Sub-total	21,900 sf	4.00 /sf \$87,600
SUB-TOTAL B10 Superstructure		87,600 \$87,600
Estimating / Design Contingency	20.00%	17,520
Escalation To Construction Start	TBD 0.00%	0 @ ± 5% per year
General Conditions / Insurance / Bond	12.50%	13,140
General Contractor OH & Profit	5.00%	5,913 36,573 41.75%
TOTAL DIRECT CONSTRUCTION COST B10 Superstructure	21,900 sf \$5.67 /sf	\$124,173

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12 Ulmer Building	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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B10 Superstructure		
B1020 Roof Construction - Connections remove/reinstall ceilings install wall to roof connections MEP conflicts, allowance Sub-total	3,440 sf \$7.00 \$24,080 860 lf 90.00 77,400 1 allow 5,000.00 5,000 21,900 sf 4.86 /sf \$106,480	
SUB-TOTAL B10 Superstructure	106,480	\$106,480
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD 20.00% 21,296 0.00% 0 12.50% 15,972 5.00% 7,188	@ ± 5% per year 44,456 41.75%
TOTAL DIRECT CONSTRUCTION COST B10 Superstructure	21,900 sf \$6.89 /sf	\$150,936

B20 Exterior Enclosure		
B2010 Exterior walls seismically reinforce concrete walls Sub-total	1,150 sf \$100.00 \$115,000 21,900 sf 5.25 /sf \$115,000	allowance
SUB-TOTAL B20 Exterior Enclosure	115,000	\$115,000
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD 20.00% 23,000 0.00% 0 12.50% 17,250 5.00% 7,763	@ ± 5% per year 48,013 41.75%
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure	21,900 sf \$7.44 /sf	\$163,013

B20 Exterior Enclosure		
B2010 Exterior Walls remove interior finishes at exterior walls add 4" furring + insulation paint walls trim at openings, allowance new wall base MEP conflicts, allowance Sub-total	5,200 sf \$2.50 \$13,000 5,200 sf 12.65 65,780 5,200 sf 1.50 7,800 5,200 sf 3.00 15,600 650 lf 3.50 2,275 5,200 sf 0.50 2,600 21,900 sf 4.89 /sf \$107,055	
SUB-TOTAL B20 Exterior Enclosure	107,055	\$107,055
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD 20.00% 21,411 0.00% 0 12.50% 16,059 5.00% 7,227	@ ± 5% per year 44,697 41.75%
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure	21,900 sf \$6.93 /sf	\$151,752

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12 Ulmer Building	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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B20 Exterior Enclosure						
B2010 Exterior Walls						
clean, prep wood fascia	930	lf	\$2.00	\$1,860		
paint wood fascia	930	lf	5.00	4,650		
clean,prep, paint siding below windows	1,365	sf	2.50	3,413		
Sub-total	21,900	sf	0.45 /sf		\$9,923	
SUB-TOTAL B20 Exterior Enclosure				9,923	\$9,923	
Estimating / Design Contingency			20.00%	1,985		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	1,489		
General Contractor OH & Profit			5.00%	670	4,144	41.76%
TOTAL DIRECT CONSTRUCTION COST						
B20 Exterior Enclosure		21,900	sf	\$0.64 /sf	\$14,067	

B20 Exterior Enclosure						
B2030 Replace Door						
remove door & frame	4	pair	210.00	840		
new hollow metal door & frame, painted	4	pair	6,650.00	26,600		egress
patch/repair trim, allowance	4	ea	350.00	1,400		
Sub-total	21,900	sf	1.32 /sf		\$28,840	
SUB-TOTAL B20 Exterior Enclosure				28,840	\$28,840	
Estimating / Design Contingency			20.00%	5,768		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	4,326		
General Contractor OH & Profit			5.00%	1,947	12,041	41.75%
TOTAL DIRECT CONSTRUCTION COST						
B20 Exterior Enclosure		21,900	sf	\$1.87 /sf	\$40,881	

B20 Exterior Enclosure						
B2030 Replace Door Hardware						
remove door hardware	3	ea	\$75.00	\$225		
new door hardware	3	ea	2,175.00	6,525		egress
Sub-total	21,900	sf	0.31 /sf		\$6,750	
SUB-TOTAL B20 Exterior Enclosure				6,750	\$6,750	
Estimating / Design Contingency			20.00%	1,350		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	1,013		
General Contractor OH & Profit			5.00%	456	2,819	41.76%
TOTAL DIRECT CONSTRUCTION COST						
B20 Exterior Enclosure		21,900	sf	\$0.44 /sf	\$9,569	

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12 Ulmer Building	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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B30 Roofing						
B3010 Roof Coverings demo roofing, complete install new built-up roofing + insul replace gutters & ds new metal flashings MEP, allowance Sub-total	21,900 21,900 860 21,900 1 21,900	sf sf lf sf allow sf	\$2.70 26.60 20.00 2.50 3,000.00 32.72 /sf	\$59,130 582,540 17,200 54,750 3,000 	 \$716,620	
SUB-TOTAL B30 Roofing				716,620	\$716,620	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	143,324 0 107,493 48,372	 299,189	 @ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST B30 Roofing		21,900	sf	\$46.38 /sf	\$1,015,809	

C10 Interior Construction						
no work required Sub-total	0 21,900	sf sf	\$0.00 0.00 /sf	\$0 \$0	 \$0	
SUB-TOTAL C10 Interior Construction				0	\$0	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	0 0 0 0	 0	 @ ± 5% per year #DIV/0!
TOTAL DIRECT CONSTRUCTION COST C10 Interior Construction		21,900	sf	\$0.00 /sf	\$0	

C20 STAIRS						
no work required Sub-total	0 21,900	sf sf	\$0.00 0.00 /sf	\$0 \$0	 \$0	
SUB-TOTAL C20 STAIRS				0	\$0	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	0 0 0 0	 0	 @ ± 5% per year #DIV/0!
TOTAL DIRECT CONSTRUCTION COST C20 STAIRS		21,900	sf	\$0.00 /sf	\$0	

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12 Ulmer Building	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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C30 INTERIOR FINISHES						
C3010 Accessible Toilet renovate staff toilet to be accessible Sub-total	1 21,900	allow sf	\$15,000.00 0.68 /sf	\$15,000	\$15,000	allowance
SUB-TOTAL C30 INTERIOR FINISHES				15,000	\$15,000	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	3,000 0 2,250 1,013	6,263	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES		21,900 sf	\$0.97 /sf		\$21,263	

C30 INTERIOR FINISHES						
C3020 Floor Finishes - vct remove carpet on vat abate vat flooring clean/prep floors new carpet tile flooring Sub-total	1,095 1,095 1,095 1,095 21,900	sf sf sf sf sf	\$0.70 2.50 1.00 5.50 0.49 /sf	\$767 2,738 1,095 6,023	\$10,623	assume 5% of floors
SUB-TOTAL C30 INTERIOR FINISHES				10,623	\$10,623	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	2,125 0 1,594 718	4,437	@ ± 5% per year 41.77%
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES		21,900 sf	\$0.69 /sf		\$15,060	

C30 INTERIOR FINISHES						
C3020 Floor Finishes - vct abate vat flooring clean/prep floors new vct flooring Sub-total	15,330 15,330 15,330 21,900	sf sf sf sf	\$2.50 1.00 4.75 5.78 /sf	\$38,325 15,330 72,818	\$126,473	assume 70% of floors
SUB-TOTAL C30 INTERIOR FINISHES				126,473	\$126,473	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	25,295 0 18,971 8,537	52,803	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES		21,900 sf	\$8.19 /sf		\$179,276	

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C30 INTERIOR FINISHES					
C3030 Ceiling Finishes - Glue-up tile ceilings abate glue-up tile ceilings new glue-up tile ceiling MEP conflicts, allowance Sub-total	21,900	sf	\$2.00	\$43,800	assume 100% bldg area
	21,900	sf	4.75	104,025	
	21,900	sf	1.50	32,850	
	21,900	sf	8.25 /sf	\$180,675	
	SUB-TOTAL C30 INTERIOR FINISHES				
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	36,135	@ ± 5% per year
			0.00%	0	
			12.50%	27,102	
			5.00%	12,196 75,433	
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES				21,900 sf \$11.69 /sf	\$256,108

D10 CONVEYING SYSTEMS						
no work required Sub-total	0	ea	\$0.00	\$0		
	21,900	sf	0.00 /sf	\$0		
SUB-TOTAL D10 CONVEYING SYSTEMS			0		\$0	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	0	@ ± 5% per year	#DIV/0!
			0.00%	0		
			12.50%	0		
			5.00%	0		
TOTAL DIRECT CONSTRUCTION COST D10 CONVEYING SYSTEMS			21,900	sf	\$0.00 /sf	\$0

D20 PLUMBING SYSTEMS								
D2020 Plumbing Fixtures - Repiping repipe dom water lines Sub-total	21,900	sf	\$6.00	\$131,400				
	21,900	sf	6.00 /sf	\$131,400				
SUB-TOTAL D20 PLUMBING SYSTEMS				131,400	\$131,400			
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	26,280	41.75%	@ ± 5% per year		
			0.00%	0				
			12.50%	19,710				
			5.00%	8,870			54,860	
TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS				21,900	sf	\$8.51 /sf	\$186,260	

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D30 HVAC SYSTEMS								
D3030 Cooling Systems abate all asbestos add cooling & ventilation system Sub-total	21,900	sf	\$5.00	\$109,500	allowance			
	21,900	sf	30.00	657,000	allowance			
	21,900	sf	35.00	/sf	\$766,500			
SUB-TOTAL D30 HVAC SYSTEMS				766,500	\$766,500			
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	153,300				
			0.00%	0		@ ± 5% per year		
			12.50%	114,975				
			5.00%	51,739	320,014	41.75%		
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS				21,900	sf	\$49.61 /sf	\$1,086,514	

D30 HVAC SYSTEMS						
D3040 exhaust fans replace staff toilet exhaust fan install residential exhaust hoods at ranges Sub-total	1	ea	\$1,250.00	\$1,250		
	4	ea	1,500.00	6,000		
	21,900	sf	0.33 /sf	\$7,250		
SUB-TOTAL D30 HVAC SYSTEMS			7,250	\$7,250		
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	1,450	@ ± 5% per year 41.77%	
			0.00%	0		
			12.50%	1,088		
			5.00%	490		3,028
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS			21,900 sf	\$0.47 /sf	\$10,278	

D30 HVAC SYSTEMS						
D3060 Controls replace pneumatic controls with digital Sub-total	21,900	sf	\$7.50	\$164,250	allowance	
	21,900	sf	7.50 /sf	\$164,250		
SUB-TOTAL D30 HVAC SYSTEMS	164,250				\$164,250	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	32,850	@ ± 5% per year	
			0.00%	0		
			12.50%	24,638		
			5.00%	11,087		68,575
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS	21,900	sf	\$10.63 /sf	\$232,825		

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D40 FIRE PROTECTION SYSTEMS					
D4010 Sprinklers add fire sprinkler system architectural impacts, allowance Sub-total					
	21,900	sf	\$5.50	\$120,450	
	21,900	sf	2.00	43,800	
	21,900	sf	7.50 /sf	\$164,250	
SUB-TOTAL D40 FIRE PROTECTION SYSTEMS				164,250	\$164,250
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit			20.00%	32,850	
	TBD		0.00%	0	@ ± 5% per year
			12.50%	24,638	
			5.00%	11,087	68,575 41.75%
TOTAL DIRECT CONSTRUCTION COST D40 FIRE PROTECTION SYSTEMS				21,900 sf \$10.63 /sf	\$232,825

D50 ELECTRICAL SYSTEMS						
D5020 Replace Lighting replace lighting with LED's Sub-total	21,900	sf	\$5.50	\$120,450		
	21,900	sf	5.50 /sf	\$120,450		
SUB-TOTAL D50 ELECTRICAL SYSTEMS				120,450	\$120,450	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	24,090		@ ± 5% per year 41.75%
			0.00%	0		
			12.50%	18,068		
			5.00%	8,131	50,289	
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS			21,900	sf	\$7.80 /sf	\$170,739

D50 ELECTRICAL SYSTEMS						
D5010 Replace Exterior Lighting replace exterior lighting with LED's Sub-total	21,900	sf	\$0.70	\$15,330		
	21,900	sf	0.70 /sf	\$15,330		
SUB-TOTAL D50 ELECTRICAL SYSTEMS	15,330				\$15,330	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit			20.00%	3,066		@ ± 5% per year 41.75%
	TBD		0.00%	0		
			12.50%	2,300		
			5.00%	1,035	6,401	
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	21,900	sf	\$0.99 /sf	\$21,731		

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D50 ELECTRICAL SYSTEMS						
D5020 Grounding Path make sure grounding path meets code	21,900	sf	\$0.05	\$1,000		
Sub-total	21,900	sf	0.05 /sf		\$1,000	
SUB-TOTAL D50 ELECTRICAL SYSTEMS				1,000	\$1,000	
Estimating / Design Contingency			20.00%	200		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	150		
General Contractor OH & Profit			5.00%	68	418	41.80%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS						
	21,900	sf	\$0.06 /sf		\$1,418	

D50 ELECTRICAL SYSTEMS						
D5030 Intrusion Alarm System add intrusion alarm system	21,900	sf	\$1.15	\$25,185		rough-in / install
Sub-total	21,900	sf	1.15 /sf		\$25,185	
SUB-TOTAL D50 ELECTRICAL SYSTEMS				25,185	\$25,185	
Estimating / Design Contingency			20.00%	5,037		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	3,778		
General Contractor OH & Profit			5.00%	1,700	10,515	41.75%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS						
	21,900	sf	\$1.63 /sf		\$35,700	

D50 ELECTRICAL SYSTEMS						
D5030 Lighting Controls add occupancy sensors	21,900	sf	\$1.00	\$21,900		
Sub-total	21,900	sf	1.00 /sf		\$21,900	
SUB-TOTAL D50 ELECTRICAL SYSTEMS				21,900	\$21,900	
Estimating / Design Contingency			20.00%	4,380		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	3,285		
General Contractor OH & Profit			5.00%	1,479	9,144	41.75%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS						
	21,900	sf	\$1.42 /sf		\$31,044	

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E10 EQUIPMENT						
E1020 Lockers demo lockers new metal lockers Sub-total	48 48 21,900	ea ea sf	\$60.00 350.00 0.90 /sf	\$2,880 16,800 	\$19,680	
SUB-TOTAL E10 EQUIPMENT				19,680	\$19,680	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	3,936 0 2,952 1,329	8,217	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST E10 EQUIPMENT		21,900 sf	\$1.27 /sf		\$27,897	

E20 FURNISHINGS						
E2010 Casework demo casework in classrooms & labs new casework in classrooms & labs MEP scope, allowance Sub-total	515 515 21,900 21,900	lf lf sf sf	\$30.00 725.00 1.50 19.25 /sf	\$15,450 373,375 32,850 	\$421,675	
SUB-TOTAL E20 FURNISHINGS				421,675	\$421,675	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	84,335 0 63,252 28,464	176,051	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST E20 FURNISHINGS		21,900 sf	\$27.29 /sf		\$597,726	

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13 Smith Building	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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Building Stats

Year Built: **1975**
Floors: **1+**
Construction Type: **wood framed structure**
Gross Area: **49,104 sf**

A10 Foundations					
A1010 foundation investigate & repair slab edge cracking Sub-total	1 49,104	allow sf	5,000.00 0.10 /sf	5,000 5,000	
SUB-TOTAL A10 Foundations	5,000				\$5,000
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	1,000 0 750 338 2,088	@ ± 5% per year 41.76%
TOTAL DIRECT CONSTRUCTION COST A10 Foundations	49,104	sf	\$0.14 /sf	\$7,088	

A20 Basement Construction						
no work required Sub-total	0	sf	\$0.00	\$0		
	49,104	sf	0.00 /sf	\$0		
SUB-TOTAL A20 Basement Construction		0				\$0
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	0	@ ± 5% per year	
			0.00%	0		
			12.50%	0		
			5.00%	0		
				0		
TOTAL DIRECT CONSTRUCTION COST A20 Basement Construction		49,104	sf	\$0.00 /sf	\$0	#DIV/0!

B10 Superstructure							
B1020 Roof Construction - Connections					allowance		
remove/reinstall ceilings	5,760	sf	\$7.00	\$40,320			
install wall to roof connections	1,440	lf	90.00	129,600			
strengthen covered porch columns	8	ea	500.00	4,000			
MEP conflicts, allowance	1	allow	6,000.00	6,000			
Sub-total	49,104	sf	3.66 /sf	\$179,920			
SUB-TOTAL B10 Superstructure	179,920				\$179,920		
Estimating / Design Contingency	20.00%				35,984	@ ± 5% per year	
Escalation To Construction Start	TBD				0		
General Conditions / Insurance / Bond	12.50%				26,988		
General Contractor OH & Profit	5.00%				12,145		75,117
TOTAL DIRECT CONSTRUCTION COST B10 Superstructure	49.104	sf	\$5.19 /sf	\$255.037			

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13 Smith Building	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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B20 Exterior Enclosure						
B2010 Exterior walls investigate moisture penetration into brick veneer & repair clean brick veneer reseal brick veneer Sub-total	1 13,680 13,680 49,104	allow sf sf sf	\$15,000.00 0.75 2.25 1.14	\$15,000 10,260 30,780 /sf	\$56,040	assume 90% envelope area
SUB-TOTAL B20 Exterior Enclosure	56,040				\$56,040	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	11,208 0 8,406 3,783	23,397	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure	49,104	sf	\$1.62	/sf	\$79,437	

B20 Exterior Enclosure							
B2010 Exterior walls remove wood fascia install metal fascia + wrb Sub-total	440	sf	2.00	880			
	440	sf	45.00	19,800			
	49,104	sf	0.42	/sf	\$20,680		
SUB-TOTAL B20 Exterior Enclosure			20,680	\$20,680			
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit			20.00%	4,136		@ ± 5% per year 41.75%	
	TBD		0.00%	0			
			12.50%	3,102			
			5.00%	1,396	8,634		
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure			49.104	sf	\$0.60 /sf	\$29,314	

B20 Exterior Enclosure					
B2010 Insulation - exterior walls add insulation, spray foam patch walls/paint Sub-total	13,680	sf	\$6.00	\$82,080	
	13,680	sf	1.25	17,100	
	49,104	sf	2.02 /sf	\$99,180	
SUB-TOTAL B20 Exterior Enclosure	99,180				\$99,180
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit			20.00%	19,836	@ ± 5% per year 41.75%
	TBD		0.00%	0	
			12.50%	14,877	
			5.00%	6,695	
				41,408	
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure	49,104	sf	\$2.86 /sf	\$140,588	

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B20 Exterior Enclosure						
B2020 Exterior Windows remove windows prep openings new storefront windows new sill pan flashings patch/repair trim, allowance new window treatment, roller shades Sub-total	635 635 635 90 1 635 49,104	sf sf sf lf allow sf sf	\$7.20 5.00 105.00 30.00 4,000.00 12.50 1.81 /sf	\$4,572 3,175 66,675 2,700 4,000 7,938 \$89,060	 	similar design
SUB-TOTAL B20 Exterior Enclosure				89,060	\$89,060	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	 TBD 		20.00% 0.00% 12.50% 5.00%	17,812 0 13,359 6,012	 37,183	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure						
	49,104	sf	\$2.57 /sf		\$126,243	

B20 Exterior Enclosure						
B2030 Replace Door remove door & frame remove door & frame new hollow metal door & frame, painted new hollow metal door & frame, painted patch/repair trim, allowance Sub-total	22 10 22 10 32 49,104	ea pair ea pair ea sf	\$150.00 210.00 4,425.00 6,650.00 350.00 3.67 /sf	\$3,300 2,100 97,350 66,500 11,200 \$180,450	 	egress egress
SUB-TOTAL B20 Exterior Enclosure				180,450	\$180,450	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	 TBD 		20.00% 0.00% 12.50% 5.00%	36,090 0 27,068 12,181	 75,339	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure						
	49,104	sf	\$5.21 /sf		\$255,789	

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B30 Roofing						
B3010 Roof Coverings investigate and repair roof drains as a few are not draining Sub-total	3 49,104	allow sf	\$800.00 0.05 /sf	\$2,400 \$2,400	\$2,400	allowance
SUB-TOTAL B30 Roofing				2,400	\$2,400	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	480 0 360 162	1,002	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST B30 Roofing	49,104	sf	\$0.07 /sf		\$3,402	
C10 Interior Construction						
C1020 Interior Doors remove door & frame new 6x7 scwd/hm frame, cross-corridor paint / finish door & frame patch/repair adjacent walls Sub-total	7 7 14 7 49,104	pair pair lvs ea sf	210.00 6,750.00 175.00 350.00 1.09 /sf	1,470 47,250 2,450 2,450 \$53,620	\$53,620	egress + mag opens
SUB-TOTAL C10 Interior Construction				53,620	\$53,620	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	10,724 0 8,043 3,620	22,387	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST C10 Interior Construction	49,104	sf	\$1.55 /sf		\$76,007	
C10 Interior Construction						
C1020 Door hardware remove knob hardware install new lever arm Sub-total	43 43 49,104	ea ea sf	\$75.00 425.00 0.44 /sf	\$3,225 18,275 \$21,500	\$21,500	
SUB-TOTAL C10 Interior Construction				21,500	\$21,500	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	4,300 0 3,225 1,452	8,977	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST C10 Interior Construction	49,104	sf	\$0.62 /sf		\$30,477	

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13 Smith Building	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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C20 STAIRS						
C2010 Stairs						assume 12' ht.
demo ships ladder to mezz	1	ea	\$250.00	\$250		
new 60 degree ships ladder to mezz	1	ea	5,730.00	5,730		
modify floor opening for more head room	1	allow	4,500.00	4,500		
Sub-total	49,104	sf	0.21 /sf	\$10,480		
SUB-TOTAL C20 STAIRS	10,480				\$10,480	
Estimating / Design Contingency			20.00%	2,096		@ ± 5% per year
Escalation To Construction Start	TBD		0.00%	0		
General Conditions / Insurance / Bond			12.50%	1,572		
General Contractor OH & Profit			5.00%	708	4,376	
						41.76%
TOTAL DIRECT CONSTRUCTION COST C20 STAIRS	49,104	sf	\$0.30 /sf	\$14,856		

C30 INTERIOR FINISHES					
C3020 Floor finishes - carpet remove carpet clean/prep floors new carpet tile flooring Sub-total	31,918 31,918 31,918 49,104	sf sf sf sf	\$0.70 1.00 5.50 4.68	\$22,342 31,918 175,547 /sf	assume 65% floor area \$229,807
SUB-TOTAL C30 INTERIOR FINISHES			229,807	\$229,807	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	45,962 0 34,472 15,513	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES			49,104	sf	\$6.63 /sf
				\$325,754	

C30 INTERIOR FINISHES									
C3020 Floor finishes - shet flooring remove resilient sheet flooring clean/prep floors new resilient sheet flooring Sub-total	1,500	sf	\$0.80	\$1,200					
	1,500	sf	1.00	1,500					
	1,500	sf	9.00	13,500					
	49,104	sf	0.33 /sf	\$16,200					
	SUB-TOTAL C30 INTERIOR FINISHES						16,200	\$16,200	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD	20.00%	3,240	@ ± 5% per year 41.75%					
		0.00%	0						
		12.50%	2,430						
		5.00%	1,094			6,764			
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES				49,104	sf	\$0.47 /sf	\$22,964		

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13 Smith Building	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
C30 INTERIOR FINISHES						
C3030 Ceiling Finishes - act replace stained act tiles Sub-total	5,401 49,104	sf sf	\$8.00 0.88 /sf	\$43,212 \$43,212		assume 20% of act ceilings
SUB-TOTAL C30 INTERIOR FINISHES				43,212	\$43,212	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	8,643 0 6,482 2,917	18,042	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES	49,104	sf	\$1.25 /sf		\$61,254	
D10 CONVEYING SYSTEMS						
no work required Sub-total	0 49,104	ea sf	\$0.00 0.00 /sf	\$0 \$0		
SUB-TOTAL D10 CONVEYING SYSTEMS				0	\$0	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	0 0 0 0	0	@ ± 5% per year #DIV/0!
TOTAL DIRECT CONSTRUCTION COST D10 CONVEYING SYSTEMS	49,104	sf	\$0.00 /sf		\$0	
D20 PLUMBING SYSTEMS						
D2010 Replace plumbing fixtures remove plumbing fixture, sink new sink & faucet Sub-total	18 18 49,104	ea ea sf	\$275.00 2,100.00 0.87 /sf	\$4,950 37,800 \$42,750		
SUB-TOTAL D20 PLUMBING SYSTEMS				42,750	\$42,750	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	8,550 0 6,413 2,886	17,849	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS	49,104	sf	\$1.23 /sf		\$60,599	

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13 Smith Building	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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D20 PLUMBING SYSTEMS						
D2020 Plumbing Fixtures - Repiping repipe dom water lines Sub-total	49,104 49,104	sf sf	\$5.00 5.00 /sf	\$245,520 \$245,520		
SUB-TOTAL D20 PLUMBING SYSTEMS				245,520	\$245,520	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	49,104 0 36,828 16,573	102,505	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS	49,104	sf	\$7.09 /sf		\$348,025	

D20 PLUMBING SYSTEMS						
D2040 Rain Water drainage clean out storm drains at covered walkway Sub-total	3 49,104	allow sf	\$350.00 0.02 /sf	\$1,050 \$1,050		allowance
SUB-TOTAL D20 PLUMBING SYSTEMS				1,050	\$1,050	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	210 0 158 71	439	@ ± 5% per year 41.81%
TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS	49,104	sf	\$0.03 /sf		\$1,489	

D30 HVAC SYSTEMS						
D3030 Cooling System replace chiller Sub-total	49,104 49,104	sf sf	\$5.00 5.00 /sf	\$245,520 \$245,520		
SUB-TOTAL D30 HVAC SYSTEMS				245,520	\$245,520	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	49,104 0 36,828 16,573	102,505	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS	49,104	sf	\$7.09 /sf		\$348,025	

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13 Smith Building	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
D30 HVAC SYSTEMS						
D3060 Controls replace pneumatic controls with digital Sub-total	49,104 49,104	sf sf	\$7.50 7.50 /sf	\$368,280 \$368,280		allowance
SUB-TOTAL D30 HVAC SYSTEMS				368,280	\$368,280	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	73,656 0 55,242 24,859	153,757	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS	49,104	sf	\$10.63 /sf		\$522,037	
D40 FIRE PROTECTION SYSTEMS						
no work required Sub-total	0 49,104	sf sf	\$0.00 0.00 /sf	\$0 \$0		
SUB-TOTAL D40 FIRE PROTECTION SYSTEMS				0	\$0	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	0 0 0 0	0	@ ± 5% per year #DIV/0!
TOTAL DIRECT CONSTRUCTION COST D40 FIRE PROTECTION SYSTEMS	49,104	sf	\$0.00 /sf		\$0	
D50 ELECTRICAL SYSTEMS						
D5020 Replace Lighting replace lighting with LED's - Library Sub-total	1 49,104	sum sf	\$15,000.00 0.31 /sf	\$15,000 \$15,000		
SUB-TOTAL D50 ELECTRICAL SYSTEMS				15,000	\$15,000	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	3,000 0 2,250 1,013	6,263	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	49,104	sf	\$0.43 /sf		\$21,263	

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13 Smith Building	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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D50 ELECTRICAL SYSTEMS						
D5020 Replace Lighting replace lighting with LED's - other areas item item Sub-total	46,649	sf	\$5.40	\$251,904		
		sf	0.00	0		
		sf	0.00	0		
	49,104	sf	5.13 /sf	\$251,904		
SUB-TOTAL D50 ELECTRICAL SYSTEMS			251,904	\$251,904		
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	50,381		
			0.00%	0	@ ± 5% per year	
			12.50%	37,786		
			5.00%	17,004	105,171	41.75%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS			49,104 sf	\$7.27 /sf	\$357,075	

D50 ELECTRICAL SYSTEMS						
D5010 Replace Exterior Lighting replace exterior lighting with LED's item item Sub-total	49,104	sf	\$0.50	\$24,552		
		sf	0.00	0		
		lf	0.00	0		
	49,104	sf	0.50 /sf	\$24,552		
SUB-TOTAL D50 ELECTRICAL SYSTEMS			24,552		\$24,552	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	4,911		
			0.00%	0	@ ± 5% per year	
			12.50%	3,683		
			5.00%	1,658	10,252	41.76%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS			49,104	sf	\$0.71 /sf	\$34,804

D50 ELECTRICAL SYSTEMS						
D5030 Intrusion Alarm System add intrusion alarm system item item Sub-total	49,104	sf	\$0.85	\$41,738	rough-in / install	
		sf	0.00	0		
		sf	0.00	0		
	49,104	sf	0.85 /sf	\$41,738		
SUB-TOTAL D50 ELECTRICAL SYSTEMS			41,738	\$41,738		
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00%	8,348	@ ± 5% per year 41.75%	
			0.00%	0		
			12.50%	6,261		
			5.00%	2,818		
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS			49.104	sf	\$1.20 /sf	\$59,165

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13 Smith Building	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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D50 ELECTRICAL SYSTEMS		
D5030 Lighting Controls add occupancy sensors Sub-total	49,104 sf \$0.85 \$41,738 49,104 sf 0.85 /sf \$41,738	
SUB-TOTAL D50 ELECTRICAL SYSTEMS	41,738	\$41,738
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD 20.00% 8,348 0.00% 0 12.50% 6,261 5.00% 2,818	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	49,104 sf \$1.20 /sf	\$59,165

E10 EQUIPMENT		
E1010 Commercial Equipment renovate classroom pod kitchens to be accessible Sub-total	4 allow \$15,000.00 \$60,000 49,104 sf 1.22 /sf \$60,000	allowance
SUB-TOTAL E10 EQUIPMENT	60,000	\$60,000
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD 20.00% 12,000 0.00% 0 12.50% 9,000 5.00% 4,050	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST E10 EQUIPMENT	49,104 sf \$1.73 /sf	\$85,050

E20 FURNISHINGS		
see E10 Equipment Sub-total	4 ea \$0.00 \$0 49,104 sf 0.00 /sf \$0	
SUB-TOTAL E20 FURNISHINGS	0	\$0
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD 20.00% 0 0.00% 0 12.50% 0 5.00% 0	@ ± 5% per year #DIV/0!
TOTAL DIRECT CONSTRUCTION COST E20 FURNISHINGS	49,104 sf \$0.00 /sf	\$0

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17 New Dormitory	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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Building Stats

Year Built: **2010**
Floors: **1+**
Construction Type: **wood framed structure**
Gross Area: **3,485 sf**

A10 Foundations		
no work required	0 sf	0.00 0
Sub-total	3,485 sf	0.00 /sf 0
SUB-TOTAL A10 Foundations		0 \$0
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD 	20.00% 0 0.00% 0 12.50% 0 5.00% 0 0 @ ± 5% per year #DIV/0!
TOTAL DIRECT CONSTRUCTION COST A10 Foundations	3,485 sf \$0.00 /sf	\$0

A20 Basement Construction		
no work required	0 sf	\$0.00 \$0
Sub-total	3,485 sf	0.00 /sf \$0
SUB-TOTAL A20 Basement Construction		0 \$0
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD 	20.00% 0 0.00% 0 12.50% 0 5.00% 0 0 @ ± 5% per year #DIV/0!
TOTAL DIRECT CONSTRUCTION COST A20 Basement Construction	3,485 sf \$0.00 /sf	\$0

B10 Superstructure		
no work required	0 sf	\$0.00 \$0
Sub-total	3,485 sf	0.00 /sf \$0
SUB-TOTAL B10 Superstructure		0 \$0
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD 	20.00% 0 0.00% 0 12.50% 0 5.00% 0 0 @ ± 5% per year #DIV/0!
TOTAL DIRECT CONSTRUCTION COST B10 Superstructure	3,485 sf \$0.00 /sf	\$0

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17 New Dormitory	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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B20 Exterior Enclosure						
B2010 Exterior walls remove wood fascia install metal fascia + wrb Sub-total	2,819 2,819 3,485	sf sf sf	2.00 45.00 38.01 /sf	5,638 126,844 		assume 25% of envelope area
SUB-TOTAL B20 Exterior Enclosure				132,482	\$132,482	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	26,497 0 19,873 8,943	55,313	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure	3,485	sf	\$53.89 /sf		\$187,795	

B20 Exterior Enclosure						
B2010 Exterior walls remove rust from unit heater frames paint frames Sub-total	5 5 3,485	ea ea sf	150.00 100.00 0.36 /sf	750 500 		
SUB-TOTAL B20 Exterior Enclosure				1,250	\$1,250	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	250 0 188 85	523	@ ± 5% per year 41.84%
TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure	3,485	sf	\$0.51 /sf		\$1,773	

B30 Roofing						
no work required Sub-total	0 3,485	sf sf	\$0.00 0.00 /sf	\$0 		
SUB-TOTAL B30 Roofing				0	\$0	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	0 0 0 0	0	@ ± 5% per year #DIV/0!
TOTAL DIRECT CONSTRUCTION COST B30 Roofing	3,485	sf	\$0.00 /sf		\$0	

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17 New Dormitory	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
C10 Interior Construction						
no work required	0	sf	\$0.00	\$0		
Sub-total	3,485	sf	0.00 /sf		\$0	
SUB-TOTAL C10 Interior Construction				0	\$0	
Estimating / Design Contingency			20.00%	0		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	0		
General Contractor OH & Profit			5.00%	0	0	#DIV/0!
TOTAL DIRECT CONSTRUCTION COST						
C10 Interior Construction	3,485	sf	\$0.00 /sf		\$0	
C20 STAIRS						
no work required	0	sf	\$0.00	\$0		
Sub-total	3,485	sf	0.00 /sf		\$0	
SUB-TOTAL C20 STAIRS				0	\$0	
Estimating / Design Contingency			20.00%	0		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	0		
General Contractor OH & Profit			5.00%	0	0	#DIV/0!
TOTAL DIRECT CONSTRUCTION COST						
C20 STAIRS	3,485	sf	\$0.00 /sf		\$0	
C30 INTERIOR FINISHES						
C3010 Interior walls						
coat bead wall of beds with non-						
combustible material	8	ea	\$800.00	\$6,400		allowance
Sub-total	3,485	sf	1.84 /sf		\$6,400	
SUB-TOTAL C30 INTERIOR FINISHES				6,400	\$6,400	
Estimating / Design Contingency			20.00%	1,280		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	960		
General Contractor OH & Profit			5.00%	432	2,672	41.75%
TOTAL DIRECT CONSTRUCTION COST						
C30 INTERIOR FINISHES	3,485	sf	\$2.60 /sf		\$9,072	

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17 New Dormitory	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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C30 INTERIOR FINISHES						
C3030 Ceiling Finishes remove decorative ceiling displays Sub-total	8 3,485	ea sf	\$150.00 0.34 /sf	\$1,200 \$1,200		allowance
SUB-TOTAL C30 INTERIOR FINISHES				1,200	\$1,200	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	240 0 180 81	501	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES		3,485 sf	\$0.49 /sf		\$1,701	

D10 CONVEYING SYSTEMS						
no work required Sub-total	0 3,485	ea sf	\$0.00 0.00 /sf	\$0 \$0		
SUB-TOTAL D10 CONVEYING SYSTEMS				0	\$0	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	0 0 0 0	0 0	@ ± 5% per year #DIV/0!
TOTAL DIRECT CONSTRUCTION COST D10 CONVEYING SYSTEMS		3,485 sf	\$0.00 /sf		\$0	

D20 PLUMBING SYSTEMS						
no work required Sub-total	0 3,485	sf sf	\$0.00 0.00 /sf	\$0 \$0		
SUB-TOTAL D20 PLUMBING SYSTEMS				0	\$0	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	0 0 0 0	0 0	@ ± 5% per year #DIV/0!
TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS		3,485 sf	\$0.00 /sf		\$0	

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17 New Dormitory	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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D30 HVAC SYSTEMS		
no work required Sub-total	0 sf 3,485 sf	\$0.00 \$0 0.00 /sf \$0
SUB-TOTAL D30 HVAC SYSTEMS	0	\$0
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD	20.00% 0 0.00% 0 12.50% 0 5.00% 0 @ ± 5% per year #DIV/0!
TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS	3,485 sf	\$0.00 /sf \$0

D40 FIRE PROTECTION SYSTEMS		
no work required Sub-total	0 sf 3,485 sf	\$0.00 \$0 0.00 /sf \$0
SUB-TOTAL D40 FIRE PROTECTION SYSTEMS	0	\$0
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD	20.00% 0 0.00% 0 12.50% 0 5.00% 0 @ ± 5% per year #DIV/0!
TOTAL DIRECT CONSTRUCTION COST D40 FIRE PROTECTION SYSTEMS	3,485 sf	\$0.00 /sf \$0

D50 ELECTRICAL SYSTEMS		
D5020 Emergency lighting confirm emergency lighting is provided Sub-total	3,485 sf 3,485 sf	\$1.15 \$4,008 1.15 /sf \$4,008
SUB-TOTAL D50 ELECTRICAL SYSTEMS	4,008	\$4,008
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD	20.00% 802 0.00% 0 12.50% 602 5.00% 271 @ ± 5% per year 41.79%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	3,485 sf	\$1.63 /sf \$5,683

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17 New Dormitory	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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D50 ELECTRICAL SYSTEMS						
D5030 Intrusion Alarm System add intrusion alarm system Sub-total	3,485 3,485	sf sf	\$1.50 1.50 /sf	\$5,228 \$5,228		
SUB-TOTAL D50 ELECTRICAL SYSTEMS	5,228					\$5,228
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	1,046 0 785 353	2,184	@ ± 5% per year 41.78%
TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS	3,485	sf	\$2.13 /sf		\$7,412	

E10 EQUIPMENT						
no work required Sub-total	0 3,485	ea sf	\$0.00 0.00 /sf	\$0 \$0		
SUB-TOTAL E10 EQUIPMENT	0					\$0
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	0 0 0 0	0 0 0 0	@ ± 5% per year #DIV/0!
TOTAL DIRECT CONSTRUCTION COST E10 EQUIPMENT	3,485	sf	\$0.00 /sf		\$0	

E20 FURNISHINGS						
no work required Sub-total	0 3,485	ea sf	\$0.00 0.00 /sf	\$0 \$0		
SUB-TOTAL E20 FURNISHINGS	0					\$0
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	0 0 0 0	0 0 0 0	@ ± 5% per year #DIV/0!
TOTAL DIRECT CONSTRUCTION COST E20 FURNISHINGS	3,485	sf	\$0.00 /sf		\$0	

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Site Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
G20 Site Improvements						
G2010 Asphalt paving						
sawcut/remove ac paving	53,000	sf	0.75	39,750		
new ac paving, vehicular	53,000	sf	4.50	238,500		
pavement markings, allowance	1	allow	3,500.00	3,500		
Sub-total					281,750	
SUB-TOTAL G20 Site Improvements				281,750	\$281,750	
Estimating / Design Contingency			20.00%	56,350		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	42,263		
General Contractor OH & Profit			5.00%	19,019	117,632	41.75%
TOTAL DIRECT CONSTRUCTION COST						
G20 Site Improvements					\$399,382	
G20 Site Improvements						
G2010 Concrete paving						
sawcut/remove concrete paving	3,450	sf	\$2.50	\$8,625		
new concrete paving, vehicular	3,450	sf	14.00	48,300		
Sub-total					\$56,925	
SUB-TOTAL G20 Site Improvements				56,925	\$56,925	
Estimating / Design Contingency			20.00%	11,385		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	8,539		
General Contractor OH & Profit			5.00%	3,843	23,767	41.75%
TOTAL DIRECT CONSTRUCTION COST						
G20 Site Improvements					\$80,692	
G20 Site Improvements						
G2030 Pedestrian paving						
sawcut/remove concrete walkways	22,500	sf	\$1.75	\$39,375		assume 50%
regrading, allowance	22,500	sf	1.50	33,750		
new concrete walkways + regrading	22,500	sf	11.00	247,500		
Sub-total					\$320,625	
SUB-TOTAL G20 Site Improvements				320,625	\$320,625	
Estimating / Design Contingency			20.00%	64,125		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	48,094		
General Contractor OH & Profit			5.00%	21,643	133,862	41.75%
TOTAL DIRECT CONSTRUCTION COST						
G20 Site Improvements					\$454,487	

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Site Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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G20 Site Improvements		
G2030 Accessible Parking add accessible parking area new directional signage, allowance Sub-total	<div>50 ea \$4,500.00 \$225,000</div> <div>1 allow 10,000.00 10,000</div> <div>\$235,000</div>	
SUB-TOTAL G20 Site Improvements	235,000	\$235,000
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	<div>TBD 20.00% 47,000</div> <div>0.00% 0</div> <div>12.50% 35,250</div> <div>5.00% 15,863</div> <div>98,113</div>	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST G20 Site Improvements		\$333,113

G20 Site Improvements		
G2030 Accessible Ramps add accessible ramps at walkways Sub-total	<div>15 allow \$3,000.00 \$45,000</div> <div>\$45,000</div>	
SUB-TOTAL G20 Site Improvements	45,000	\$45,000
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	<div>TBD 20.00% 9,000</div> <div>0.00% 0</div> <div>12.50% 6,750</div> <div>5.00% 3,038</div> <div>18,788</div>	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST G20 Site Improvements		\$63,788

G20 Site Improvements		
G2040 Fencing repair 6' chainlink fencing, site perimeter Sub-total	<div>278 lf \$50.00 \$13,875</div> <div>\$13,875</div>	assume 5%
SUB-TOTAL G20 Site Improvements	13,875	\$13,875
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	<div>TBD 20.00% 2,775</div> <div>0.00% 0</div> <div>12.50% 2,082</div> <div>5.00% 937</div> <div>5,794</div>	@ ± 5% per year 41.76%
TOTAL DIRECT CONSTRUCTION COST G20 Site Improvements		\$19,669

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Site Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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G20 Site Improvements						
G2040 Signage replace directional/informational signage Sub-total	30	ea	\$3,500.00	\$105,000	\$105,000	entire campus
SUB-TOTAL G20 Site Improvements				105,000	\$105,000	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	21,000 0 15,750 7,088	43,838	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST G20 Site Improvements					\$148,838	

G20 Site Improvements						
G2040 Signage remove 20' flag pole install 30' flag pole Sub-total	1 1	ea ea	\$500.00 7,500.00	\$500 7,500	\$8,000	
SUB-TOTAL G20 Site Improvements				8,000	\$8,000	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	1,600 0 1,200 540	3,340	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST G20 Site Improvements					\$11,340	

G20 Site Improvements						
G2040 Play Areas replace playground surfacing replace playground equipment replace sport court surfacing new striping Sub-total	5,000 1 5,000 1	sf allow sf sum	\$45.00 150,000.00 11.50 1,500.00	\$225,000 150,000 57,500 1,500	\$434,000	
SUB-TOTAL G20 Site Improvements				434,000	\$434,000	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	86,800 0 65,100 29,295	181,195	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST G20 Site Improvements					\$615,195	

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Site Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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G20 Site Improvements						
G2040 Play Area - near Wallace repair fence around play area Sub-total	500	lf	\$15.00	\$7,500	\$7,500	allowance
SUB-TOTAL G20 Site Improvements				7,500	\$7,500	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	1,500 0 1,125 507	3,132	@ ± 5% per year 41.76%
TOTAL DIRECT CONSTRUCTION COST G20 Site Improvements					\$10,632	

G20 Site Improvements						
G2040 Play Area - near Wallace replace playground surfacing replace playground equipment replace paving Sub-total	5,000 1 10,250	sf allow sf	\$45.00 150,000.00 5.25	\$225,000 150,000 53,813	\$428,813	
SUB-TOTAL G20 Site Improvements				428,813	\$428,813	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	85,763 0 64,322 28,945	179,030	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST G20 Site Improvements					\$607,843	

G20 Site Improvements						
G2040 Grandstand demo grandstand new grandstand structure Sub-total	900 2,000	sf sf	\$12.00 750.00	\$10,800 1,500,000	\$1,510,800	
SUB-TOTAL G20 Site Improvements				1,510,800	\$1,510,800	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	302,160 0 226,620 101,979	630,759	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST G20 Site Improvements					\$2,141,559	

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Site Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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G20 Site Improvements						
G2040 Track						
demo track, gravel surface	42,000	sf	\$0.50	\$21,000		
new rubber surfacing on ac paving	42,000	sf	10.50	441,000		assume 8 lane track
Sub-total					\$462,000	
SUB-TOTAL G20 Site Improvements				462,000	\$462,000	
Estimating / Design Contingency			20.00%	92,400		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	69,300		
General Contractor OH & Profit			5.00%	31,185	192,885	41.75%
TOTAL DIRECT CONSTRUCTION COST G20 Site Improvements					\$654,885	

G20 Site Improvements						
G2040 Track & Field						
replace grass field w/synthetic turf	80,200	sf	\$8.15	\$653,630		
subsurface drainage system	80,200	sf	2.75	220,550		
collectors pipes + stormwater mgmnt	1	allow	125,000.00	125,000		
replace long jump	1	sum	15,000.00	15,000		
replace triple jump	1	sum	15,000.00	15,000		
replace shot put	1	sum	35,000.00	35,000		
replace discus	1	sum	65,000.00	65,000		
Sub-total					\$1,129,180	
SUB-TOTAL G20 Site Improvements				1,129,180	\$1,129,180	
Estimating / Design Contingency			20.00%	225,836		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	169,377		
General Contractor OH & Profit			5.00%	76,220	471,433	41.75%
TOTAL DIRECT CONSTRUCTION COST G20 Site Improvements					\$1,600,613	

G30 Site Utilities						
G3010 Water Supply						
replace water distribution system	20	bldgs	\$16,000.00	\$320,000		allowance
Sub-total					\$320,000	
SUB-TOTAL G30 Site Utilities				320,000	\$320,000	
Estimating / Design Contingency			20.00%	64,000		
Escalation To Construction Start	TBD		0.00%	0		@ ± 5% per year
General Conditions / Insurance / Bond			12.50%	48,000		
General Contractor OH & Profit			5.00%	21,600	133,600	41.75%
TOTAL DIRECT CONSTRUCTION COST G30 Site Utilities					\$453,600	

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Site Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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G30 Site Utilities						
G3030 Storm repair storm pipe between Peck Gym and new locker room addition Sub-total	1	allow	\$15,000.00	\$15,000	\$15,000	allowance
SUB-TOTAL G30 Site Utilities				15,000	\$15,000	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	3,000 0 2,250 1,013	6,263	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST G30 Site Utilities					\$21,263	

G30 Site Utilities						
G3040 Heating Distribution replace campus wide controls Sub-total	1	allow	\$0.00	\$0	\$0	see building estimates
SUB-TOTAL G30 Site Utilities				0	\$0	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	0 0 0 0	0	@ ± 5% per year #DIV/0!
TOTAL DIRECT CONSTRUCTION COST G30 Site Utilities					\$0	

G30 Site Electrical Utilities						
G4020 Site Lighting replace parking lot pole lighting Sub-total	6	ea	\$8,000.00	\$48,000	\$48,000	verify qty
SUB-TOTAL G30 Site Electrical Utilities				48,000	\$48,000	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	9,600 0 7,200 3,240	20,040	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST G30 Site Electrical Utilities					\$68,040	

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Site Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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G30 Site Electrical Utilities						
G4020 Site Lighting replace pedestrian pole lighting Sub-total	10	ea	\$7,000.00	\$70,000	\$70,000	verify qty
SUB-TOTAL G30 Site Electrical Utilities				70,000	\$70,000	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	14,000 0 10,500 4,725	29,225	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST G30 Site Electrical Utilities					\$99,225	

G30 Site Electrical Utilities						
G4020 Site Lighting provide musco lighting at track & field Sub-total	1	sum	\$350,000.00	\$350,000	\$350,000	
SUB-TOTAL G30 Site Electrical Utilities				350,000	\$350,000	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	70,000 0 52,500 23,625	146,125	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST G30 Site Electrical Utilities					\$496,125	

G30 Site Electrical Utilities						
G4020 Site Lighting connect site lighting to emergency circuit Sub-total	1	sum	\$20,000.00	\$20,000	\$20,000	
SUB-TOTAL G30 Site Electrical Utilities				20,000	\$20,000	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	4,000 0 3,000 1,350	8,350	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST G30 Site Electrical Utilities					\$28,350	

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G30 Site Electrical Utilities						
G4010 Electrical Distribution replace emergency generator Sub-total	1	sum	\$180,000.00	\$180,000	\$180,000	
SUB-TOTAL G30 Site Electrical Utilities				180,000	\$180,000	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	36,000 0 27,000 12,150	75,150	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST G30 Site Electrical Utilities					\$255,150	

G30 Site Electrical Utilities						
G4010 Electrical Distribution upgrade telephone system Sub-total	1	sum	\$20,000.00	\$20,000	\$20,000	
SUB-TOTAL G30 Site Electrical Utilities				20,000	\$20,000	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	4,000 0 3,000 1,350	8,350	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST G30 Site Electrical Utilities					\$28,350	

G30 Site Electrical Utilities						
G4010 Electrical Distribution upgrade data system Sub-total	1	sum	\$20,000.00	\$20,000	\$20,000	
SUB-TOTAL G30 Site Electrical Utilities				20,000	\$20,000	
Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit	TBD		20.00% 0.00% 12.50% 5.00%	4,000 0 3,000 1,350	8,350	@ ± 5% per year 41.75%
TOTAL DIRECT CONSTRUCTION COST G30 Site Electrical Utilities					\$28,350	

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