

BRIC

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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.

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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,

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 Uniformat II Level 3 Matrix to describe and update noted deficiencies per line item for the campus/site and each building.



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.

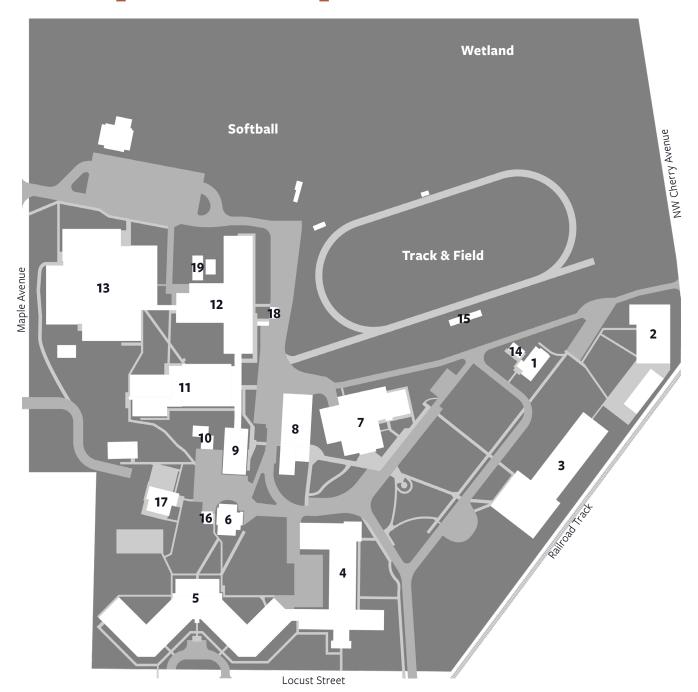
Campus wide LED lamp replacements in existing light fixtures, fire alarm upgrades and adding security cameras are work in progress or on the schedule unless noted otherwise.

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
- 2 Wallace Hall
- **3** Peterson Hall
- 4 Kuenzi Hall
- **5** Lindstrom Hall
- 6 Tillinghast Hall
- 7 Clatterbuck Building
- 8 Maintenance/Central Plant
- 9 Hokanson Gym
- 10 Paint Shop

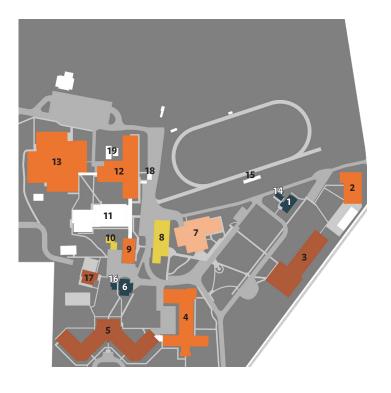
- 11 Peck Gym
- 12 Ulmer Building
- **13** Smith Hall
- **14** Garage
- 15 Grandstand

- **16** Carport
- 17 New Dormitory
- **18** Pump House
- 19 Green House

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.

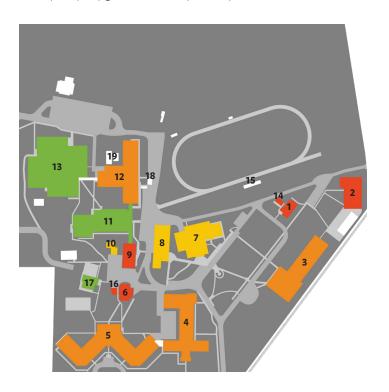
| RESIDENTIAL | CURRENT USE |
|----------------------------------|---|
| 03 Peterson Hall | Girls Dormitory |
| 05 Lindstrom Hall | Boys Dormitory |
| 17 New Dormitory | Student Recreation and Rented to the Public |
| EDUCATIONAL | |
| 02 Wallace Hall | Adult Education |
| 04 Kuenzi Hall | Elementary 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 | |



February 2024

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.



| FCI = | Cost of Assessed Needs | | | | | | | |
|-------------------|----------------------------|-----------------|-----------------|-------------------|---|--|--|--|
| | Building Replacement Value | | | | | | | |
| <10% Excellent | 11%-20% Good | 21%-40% Fair | 41%-60% Poor | >60% Deficient | • | | | |

| | 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

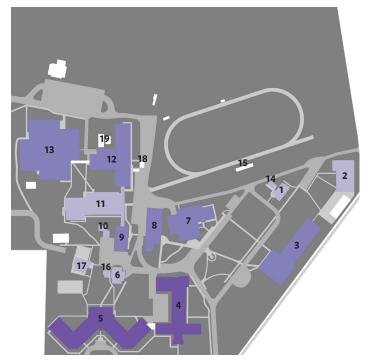
→ Remove confirmed hazardous materials as part of remodel and repairs to vacant buildings

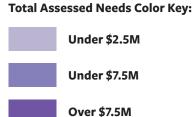
SEISMIC

→ 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.





| | TOTAL ASSESSED NEEDS |
|---------------------------------------|----------------------------|
| Site | \$5,702,415 |
| RESIDENTIAL | |
| 03 Peterson Hall | \$5,921,306 |
| 05 Lindstrom Hall | \$14,964,024 |
| 17 New Dorm | \$220,782 |
| EDUCATIONAL | |
| 02 Wallace Hall | \$2,056,643 |
| 04 Kuenzi | \$8,477,072 |
| 09 Hokanson Gym | \$3,648,291 |
| 11 Peck Gym | \$2,062,454 |
| 12 Ulmer | \$5,157,464 |
| 13 Smith Hall | \$2,925,251 |
| STUDENT SUPPORT | |
| 07 Clatterbuck | \$4,508,557 |
| FACILITIES SUPPORT | |
| 08 Central Plant | \$2,596,014 |
| 10 Paint Shop | \$68,034 |
| VACANT | |
| 01 Carpenter House | \$602,159 |
| 06 Tillinghast | \$1,120,355 |
| SUB - TOTAL | \$60,030,821 |
| Escalation to mid-2027 (17.25%) | \$70,386,138 |

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 | | | | | | | | | |
| | | Additional items needed to maintain assets and meet current code High priority items to preserve assets and meet minimum standards High priority items to preserve assets and meet minimum standards The schedule for these items will be impacted by the outcome of the Long-Range Facility Planning process For consideration as part of the Long-Range Facility | | | | | | | | | | | f the Capita ong-Range F | | | | | | | | | | | |
| | 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 | | _ | | | | | | 1 | | | | | | | | | _ | | | | | | | |
| 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 | 44 | I | | | | | | | l | | | | | | | | ı | l | | | | | | |
| 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 STUDENT SUPPORT | \$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 |
| 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 | 4-1,000,007 | * 2,022 | 45,555 | \$200,002 | | | , 1,000,727 | 72, 30,002 | +, , 1, | | 4203,423 | \$55.,552 | 455,000 | 400,200 | 4-2-,000 | 1 | Ţ .5,5,0 | Ψ5 .,,, Σ, | 72,001,000 | | | ¥52,240 | | +=,==0,,=0 |
| 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 | | 1 | | 1 | | 1 | | | | 1 | | | | 1 | 1 | | | | | 1 | | | | |
| 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 AcresParking 156 Total, Including (8) Accessible Parking SpotsADDRESS 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 |
| Gaggy 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 |
| 320 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 |

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SITE ASSESSMENT SUMMARIES



G20 Site Improvements - Safety



G20 Site Improvements - Safety



G20 Site Improvements - Safety



G20 Site Improvements - Accessibility



G20 Site Improvements - Accessibility



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 - Deferred Maintenance



G20 Site Improvements - Accessibility



G20 Site Improvements - Accessibility



G20 Site Improvements - Accessibility

SITE ASSESSMENT DIAGRAM



#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

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→ 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.





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#1 CARPENTER HOUSE ASSESSMENT SUMMARIES

PRIORITY

| 1A \$6,23 | 1B 7 \$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 |

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#1 CARPENTER HOUSE ASSESSMENT SUMMARIES



C20 Stairs - Safety



B20 Exterior Enclosure - Deferred Maintenance



C30 Interior Finishes - Deferred Maintenance



C10 Interior Construction – Accessibility



C30 Interior Finishes - Deferred Maintenance



D20 Plumbing Systems - Deferred Maintenance

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.

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#2 WALLACE HALL ASSESSMENT SUMMARIES

PRIORITY

| 1A | 1B | 2 | FCI: 61% |
|-----------|-------------|-----------|---|
| \$406,630 | \$1,136,707 | \$513,306 | |
| 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: \$1,136,70 |
| B10 Superstructure – Seismic Glulam beams & 2x decking. Add plywood sheathing. | \$31,850 |
| B10 Superstructure – Seismic nstall 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

| C30 Interior Finishes – Hazardous Materials | \$184,477 |
|--|---|
| Abate plaster if found to contain asbestos. Add wallboard and paint. | φ104,477 |
| 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 |
| | \$4,962 \$2,835 |
| Replace loud exhaust fan. D40 Fire Protection Systems – Deferred Maintenance | |
| Replace loud exhaust fan. D40 Fire Protection Systems – Deferred Maintenance Repair leak in fire sprinkler system located in basement near fire riser. | \$2,835 |
| Replace loud exhaust fan. D40 Fire Protection Systems – Deferred Maintenance Repair leak in fire sprinkler system located in basement near fire riser. PRIORITY 2: Other Assessed Needs B20 Exterior Enclosure – Energy | \$2,835 TOTAL: \$513,306 |
| Replace loud exhaust fan. D40 Fire Protection Systems – Deferred Maintenance Repair leak in fire sprinkler system located in basement near fire riser. PRIORITY 2: Other Assessed Needs B20 Exterior Enclosure – Energy Insulation unlikely to meet code minimum. Install code minimum exterior wall insulation. B20 Exterior Enclosure – Energy | \$2,835 TOTAL: \$513,306 \$134,215 |
| Replace loud exhaust fan. D40 Fire Protection Systems – Deferred Maintenance Repair leak in fire sprinkler system located in basement near fire riser. PRIORITY 2: Other Assessed Needs B20 Exterior Enclosure – Energy Insulation unlikely to meet code minimum. Install code minimum exterior wall insulation. B20 Exterior Enclosure – Energy Original single pane windows. Cracked window putty. Replace exterior windows. B20 Exterior Enclosure – Energy | \$2,835 TOTAL: \$513,306 \$134,215 \$281,781 |
| Replace loud exhaust fan. D40 Fire Protection Systems – Deferred Maintenance Repair leak in fire sprinkler system located in basement near fire riser. PRIORITY 2: Other Assessed Needs B20 Exterior Enclosure – Energy Insulation unlikely to meet code minimum. Install code minimum exterior wall insulation. B20 Exterior Enclosure – Energy Original single pane windows. Cracked window putty. Replace exterior windows. B20 Exterior Enclosure – Energy Replace inefficient exterior doors (not main entry). B30 Roofing – Energy | \$2,835 TOTAL: \$513,306 \$134,215 \$281,781 \$14,530 |
| Replace loud exhaust fan. D40 Fire Protection Systems – Deferred Maintenance Repair leak in fire sprinkler system located in basement near fire riser. PRIORITY 2: Other Assessed Needs B20 Exterior Enclosure – Energy Insulation unlikely to meet code minimum. Install code minimum exterior wall insulation. B20 Exterior Enclosure – Energy Original single pane windows. Cracked window putty. Replace exterior windows. B20 Exterior Enclosure – Energy Replace inefficient exterior doors (not main entry). B30 Roofing – Energy Insulation unlikely to meet code minimum. Install code minimum roof insulation. Included as part of roof replacement. D50 Electrical Systems – Energy | \$2,835 TOTAL: \$513,306 \$134,215 \$281,781 \$14,530 See 1B |
| Replace loud exhaust fan. D40 Fire Protection Systems – Deferred Maintenance Repair leak in fire sprinkler system located in basement near fire riser. PRIORITY 2: Other Assessed Needs B20 Exterior Enclosure – Energy Insulation unlikely to meet code minimum. Install code minimum exterior wall insulation. B20 Exterior Enclosure – Energy Original single pane windows. Cracked window putty. Replace exterior windows. B20 Exterior Enclosure – Energy Replace inefficient exterior doors (not main entry). B30 Roofing – Energy Insulation unlikely to meet code minimum. Install code minimum roof insulation. Included as part of roof replacement. D50 Electrical Systems – Energy Replace interior lighting in skylights with LED. D50 Electrical Systems – Energy | \$2,835 TOTAL: \$513,306 \$134,215 \$281,781 \$14,530 See 1B \$13,573 |
| Replace loud exhaust fan. D40 Fire Protection Systems – Deferred Maintenance Repair leak in fire sprinkler system located in basement near fire riser. PRIORITY 2: Other Assessed Needs B20 Exterior Enclosure – Energy Insulation unlikely to meet code minimum. Install code minimum exterior wall insulation. B20 Exterior Enclosure – Energy Original single pane windows. Cracked window putty. Replace exterior windows. B20 Exterior Enclosure – Energy Replace inefficient exterior doors (not main entry). B30 Roofing – Energy Insulation unlikely to meet code minimum. Install code minimum roof insulation. Included as part of roof replacement. D50 Electrical Systems – Energy Replace interior lighting in skylights with LED. D50 Electrical Systems – Energy Replace interior lighting with LED. D50 Electrical Systems – Energy Replace interior lighting with LED. | \$2,835 TOTAL: \$513,306 \$134,215 \$281,781 \$14,530 See 1B \$13,573 \$35,187 |

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#2 WALLACE HALL ASSESSMENT SUMMARIES



E20 Furnishings - Accessibility



C10 Interior Construction - Accessibility



E10 Equipment – Accessibility



B20 Exterior Enclosure - Energy



C30 Interior Finishes – Hazardous Materials



D30 HVAC Systems - Deferred Maintenance



C30 Interior Finishes - Hazardous Materials



B10 Superstructure – Seismic

#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.

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#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: \$4,064,50 |
| 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

| B30 Roofing – Deferred Maintenance (Energy) | 4 |
|---|--------------------|
| 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 |

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#3 PETERSON HALL ASSESSMENT SUMMARIES



C20 Stairs - Safety



C20 Stairs - Accessibility



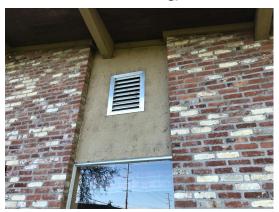
E10 Equipment - Accessibility



E10 Equipment - Accessibility



B20 Exterior Enclosure - Energy



B20 Exterior Enclosure - General Maintenance

#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.

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#4 KUENZI HALL ASSESSMENT SUMMARIES

PRIORITY

| 1A \$2,188,081 | 1B \$3,906,569 | 2 \$2,382,422 | FCI: 50% |
|--------------------------|-----------------------|-------------------------|---|
| 25% | 47% | 28% | Total Assessed Building Needs \$8,477,072 |

| 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 |
| 320 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 |
| | |

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#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

#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

| 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

| Replace kitchen and laundry exhaust fans. | |
|---|---|
| D50 Electrical Systems – Fire Life Safety/Code Upgrade electrical panel, especially with HVAC upgrades. | \$144,494 |
| E10 Equipment – Accessibility | \$219,713 |
| Replace appliances and remodel common kitchen. | \$219,713 |
| E10 Equipment – Accessibility (Deferred Maintenance) | \$637,875 |
| 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 | \$243,540 |
| Replace lighting with LED's. | , |
| D50 Electrical Systems – Security | \$52,345 |
| Install intrusion alarm system. | φ <i>3</i> 2,343 |

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#5 LINDSTROM HALL ASSESSMENT SUMMARIES



B10 Superstructure - Seismic



C20 Ramps - Fire Life Safety/Code (Accessibility)



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



C30 Interior Finishes – Hazardous Materials



E10 Equipment – Accessibility



E10 Equipment - Accessibility



E20 Furnishings - Deferred Maintenance



D30 HVAC Systems - Hazardous Materials

#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.

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→ 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

FCI: 98%

\$25,349 \$1,095,006 2%

Total Assessed
Building Needs
\$1,120,355

| 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 |

98%

#6 TILLINGHAST HALL ASSESSMENT SUMMARIES

| 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 |

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#6 TILLINGHAST HALL ASSESSMENT SUMMARIES



B20 Exterior Enclosure - Deferred Maintenance



C20 Ramp and Stairs - Accessibility



C20 Stairs - Fire Life Safety/Code (Accessibility)



C30 Interior Finishes - Hazardous Materials



C30 Interior Finishes - Deferred Maintenance



C30 Interior Finishes - Deferred Maintenance

#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.

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#7 CLATTERBUCK BUILDING ASSESSMENT SUMMARIES

| 1A \$1,453,951 | 1B \$890,880 | 2 \$2,163,726 | FCI: 24% |
|--------------------------|---------------------|-------------------------|---|
| 32% | 20% | 48% | Total Assessed Building Needs \$4,508,557 |

| 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 | \$34,875 |
| B30 Roofing – Deferred Maintenance Clean metal mansard roofing. C10 Interior Construction – Seismic Strengthen wall to roof connection at interior masonry walls. | \$34,875 |
| B30 Roofing – Deferred Maintenance Clean metal mansard roofing. C10 Interior Construction – Seismic Strengthen wall to roof connection at interior masonry walls. C10 Interior Construction – Seismic | |
| B30 Roofing – Deferred Maintenance Clean metal mansard roofing. C10 Interior Construction – Seismic Strengthen wall to roof connection at interior masonry walls. C10 Interior Construction – Seismic Add interior shear walls between piers. C20 Stairs – General Maintenance | \$23,531 |
| B30 Roofing – Deferred Maintenance Clean metal mansard roofing. C10 Interior Construction – Seismic | \$23,531 \$85,088 |

#7 CLATTERBUCK BUILDING ASSESSMENT SUMMARIES

| 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 |
| 320 Exterior Enclosure – Energy nsulation 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 nsulation 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 nstall 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 |

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#7 CLATTERBUCK BUILDING ASSESSMENT SUMMARIES



B20 Exterior Enclosure - General Maintenance



B20 Exterior Enclosure - Energy



C30 Interior Finishes - General Maintenance



D30 HVAC Systems - Deferred Maintenance



C20 Stairs - Safety



B10 Superstructure - Safety



B10 Superstructure - Safety



B10 Superstructure - Safety

#8 Central Plant

Use Category Facilities Support

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

History/Use

1950 Central Heat Plant for Campus1961 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.

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#8 CENTRAL PLANT ASSESSMENT SUMMARIES

| 1A \$353,035 | 1B \$1,739,560 | 2 \$503,419 | FCI: 29% |
|------------------------|-----------------------|--------------------|---|
| 14% | 67% | 19% | Total Assessed Building Needs \$2,596,014 |

| 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

| D20 Plumbing Systems – Deferred Maintenance | \$30,051 |
|--|------------------|
| Replace stained and obsolete plumbing fixtures. | . , |
| 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 nsulation 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 nsulation 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 nterior Room Signs. | \$1,250 |
| D50 Electrical Systems – Energy Replace high bay shop lighting with LED. | \$21,263 |
| D50 Electrical Systems – Security nstall intrusion alarm system. | \$21,263 |
| D50 Electrical Systems – Energy Add occupancy sensors. | \$11,340 |

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#8 CENTRAL PLANT ASSESSMENT SUMMARIES



D50 Electrical Systems



B30 Roofing - Deferred Maintenance



B30 Roofing - Deferred Maintenance



B10 Superstructure – Seismic



B20 Exterior Enclosure - Energy



B20 Exterior Enclosure - Energy



C20 Stairs - Safety

#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.

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#9 HOKANSON GYM ASSESSMENT SUMMARIES

| 1A \$460,965 | 1B \$2,013,919 | 2 \$1,173,407 | FCI: 63% |
|------------------------|-----------------------|-------------------------|---|
| 13% | 55% | 32% | Total Assessed Building Needs \$3,648,291 |

| 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

| B10 Superstructure – Seismic Roof to wall connections. | \$49,210 |
|---|--------------------|
| 320 Exterior Enclosure - Seismic | \$916,435 |
| Patch cracks and add shotcrete to unreinforced concrete walls. | |
| 320 Exterior Enclosure – General Maintenance Clean and paint wood siding. | \$1,461 |
| 330 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 |
| Can 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 nvestigate clogged sanitary pipe and repair. | \$9,214 |
| D30 HVAC Systems – Hazardous Materials Replace pipe insulation. | \$23,814 |
| D30 HVAC Systems – Indoor Air Quality/Ventilation nstall 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 |
| 320 Exterior Enclosure – Energy nsulation unlikely to meet code minimum. Install code minimum exterior wall insulation. | \$173,453 |
| 320 Exterior Enclosure – Energy Driginal 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 nstall intrusion alarm system. | \$28,630 |
| D50 Electrical Systems – Energy Add occupancy sensors. | \$9,264 |
| E10 Equipment – Deferred Maintenance | \$14,175 |

#9 HOKANSON GYM ASSESSMENT SUMMARIES



C20 Stairs - Safety



D50 Electrical Systems - Deferred Maintenance



E10 Equipment - Safety



C30 Interior Finishes - General Maintenance



C20 Stairs - Safety



B20 Exterior Enclosure - Energy

#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% |
|-----------------------|----------------------|--|
| 48% | 52% | Total Assessed Building Needs \$68,034 |

| 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

#11 Peck Gym

Use Category Educational

Area 17,752 SF | Year Constructed 1963

History/Use

1963 - Present Gymnasium and Pool2020 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
- → 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.

BRIC

#11 PECK GYM ASSESSMENT SUMMARIES

| 1A \$616,498 | 1B \$1,178,640 | 2 \$267,318 | FCI: 16% |
|------------------------|-----------------------|--------------------|---|
| 31% | 56% | 13% | Total Assessed Building Needs \$2,062,454 |

| 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

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| 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 | \$27,682 |

#11 PECK GYM ASSESSMENT SUMMARIES



C20 Stairs - Safety



C30 - Interior Finishes - Deferred Maintenance



B20 Exterior Enclosure -Fire Life Safety/Code



D30 HVAC Systems - Hazardous Materials



C30 Interior Finishes – Hazardous Materials



E10 Equipment - Deferred Maintenance

#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

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- → 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

| 1A \$1,489,796 | 1B \$2,652,810 | 2 \$1,014,858 | FCI: 54% |
|--------------------------|-----------------------|-------------------------|---|
| 29% | 51% | 20% | Total Assessed Building Needs \$5,157,464 |

| 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 |
| C 10 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 |

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#12 ULMER BUILDING ASSESSMENT SUMMARIES



B20 Exterior Enclosure - Deferred Maintenance



B20 Exterior Enclosure - Deferred Maintenance



B20 Exterior Enclosure - Deferred Maintenance



C30 Interior Finishes – Hazardous Materials



C30 Interior Finishes - General Maintenance



C30 Interior Finishes - Accessibility



D30 HVAC Systems - Indoor Air Quality and Ventilation



E10 Equipment - Deferred Maintenance

#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

| 1A \$705,476 | 1B \$1,565,293 | 2 \$654,482 | FCI: 13% |
|------------------------|-----------------------|-----------------------|---|
| 24% | 54% | 22% | Total Assessed Building Needs \$2,925,251 |

| 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: \$1,565,29 |
| 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 |

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#13 SMITH HALL ASSESSMENT SUMMARIES



A10 Foundation - Structural



B10 Superstructure - Seismic



B20 Exterior Enclosure - Deferred Maintenance



B20 Exterior Enclosure - Deferred Maintenance



B20 Exterior Enclosure - Deferred Maintenance



B30 Exterior Enclosure - General Maintenance



D20 Plumbing Systems – Accessibility



C30 Interior Finishes – Hazardous Materials

#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

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

#17 NEW DORMITORY ASSESSMENT SUMMARIES

| 1A | 1B | 2 | FCI: 12% |
|-----------|-----------|----------|---|
| \$23,802 | \$189,568 | \$7,412 | |
| 11% | 86% | 3% | Total Assessed Building Needs \$220,782 |

| 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



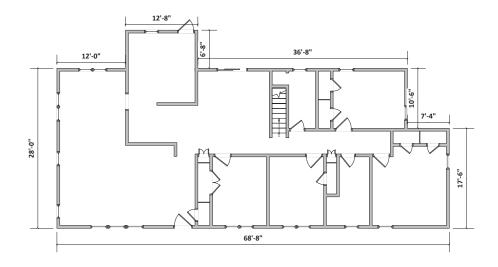
B20 Exterior Enclosure - Deferred Maintenance



Interior Finishes – Fire Life Safety/Code

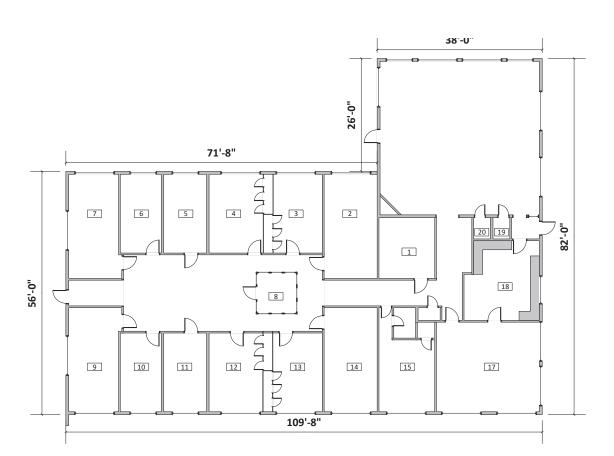


Building Floor Plans



1 CARPENTER HOUSE - FLOOR PLAN

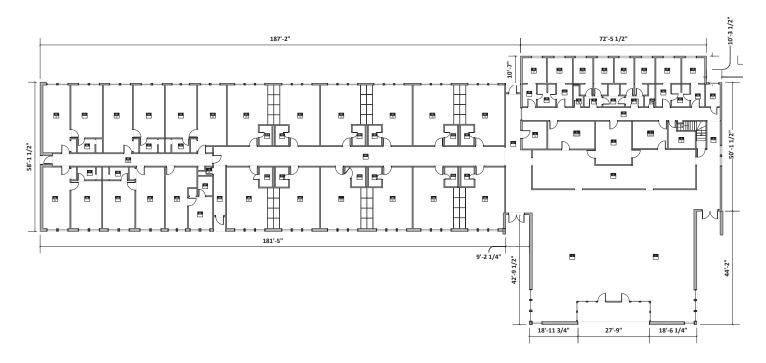
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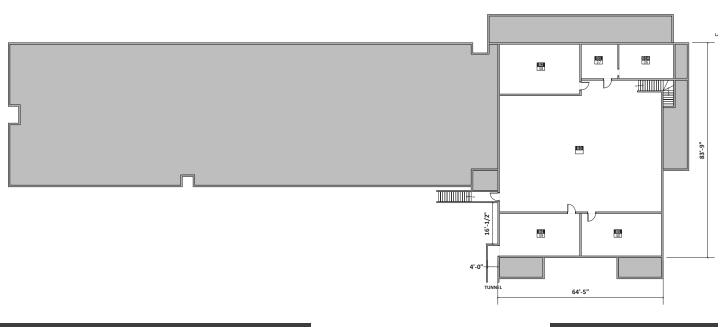
2 WALLACE HALL - FLOOR PLAN

SCALE: NOT TO SCALE



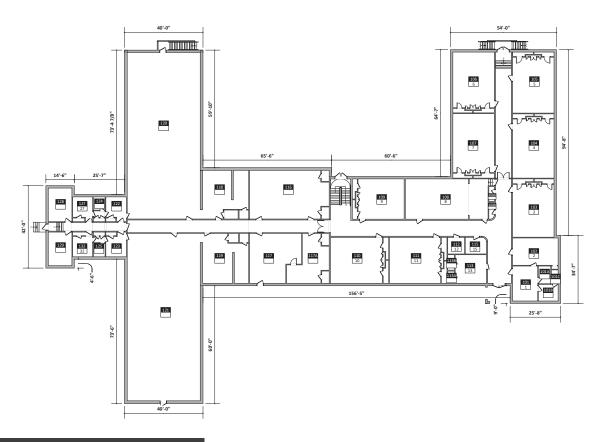


3 PETERSON HALL - MAIN FLOOR PLAN

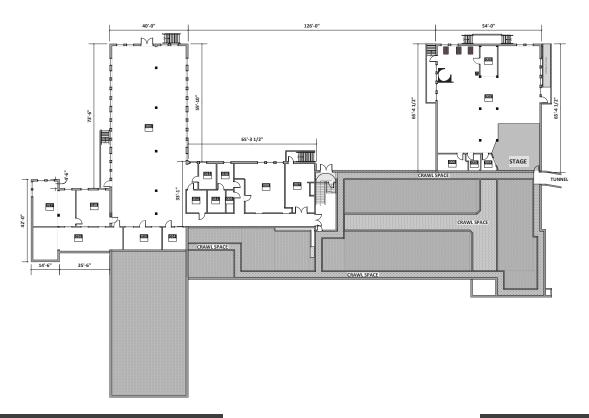


3 PETERSON HALL - BASEMENT FLOOR PLAN

SCALE: NOT TO SCALE 🕢

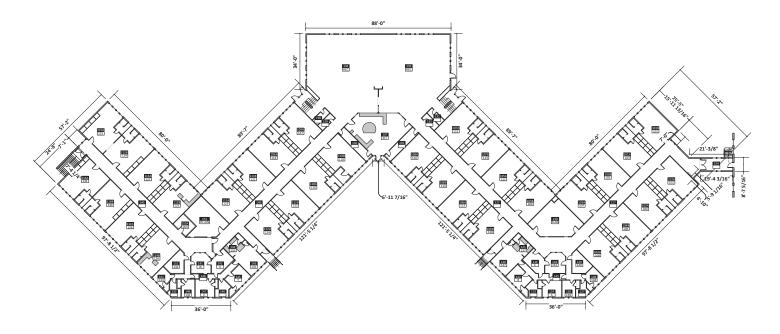


4 KUENZI HALL - MAIN FLOOR PLAN

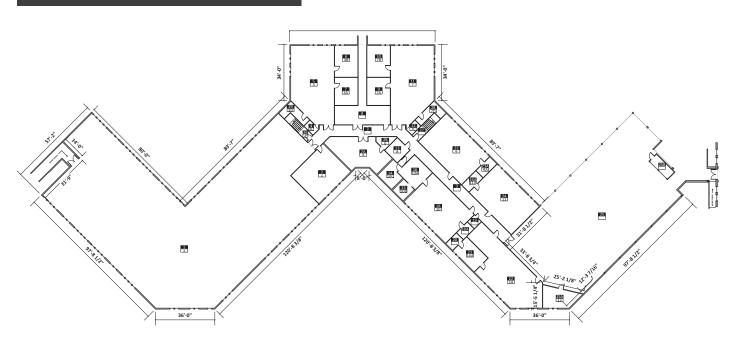


4 KUENZI HALL - BASEMENT FLOOR PLAN

SCALE: NOT TO SCALE

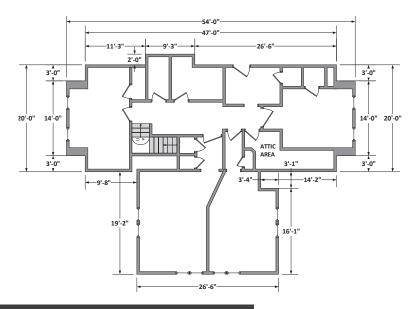


5 LINDSTROM HALL - MAIN FLOOR PLAN

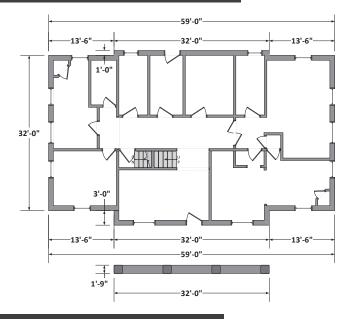


5 LINDSTROM HALL - BASEMENT FLOOR PLAN

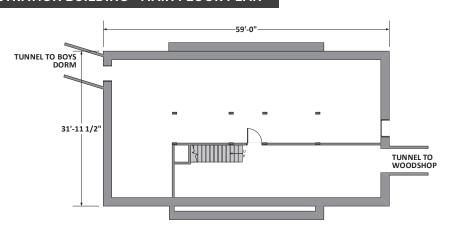
SCALE: NOT TO SCALE ①



6 OLD ADMINISTRATION BUILDING - SECOND FLOOR PLAN

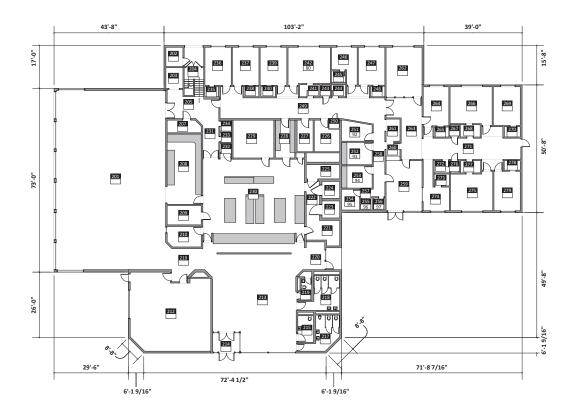


6 OLD ADMINISTRATION BUILDING - MAIN FLOOR PLAN

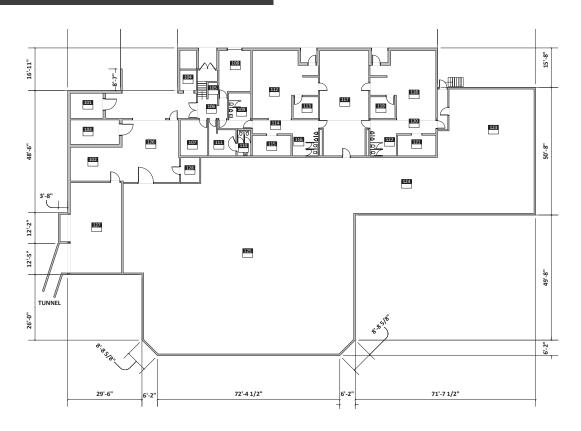


6 OLD ADMINISTRATION BUILDING - BASEMENT FLOOR PLAN

SCALE: NOT TO SCALE

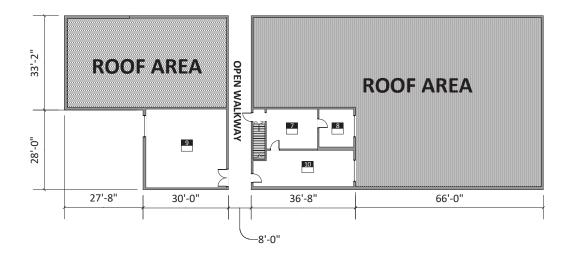


7 CLATTERBUCK BUILDING - MAIN FLOOR PLAN

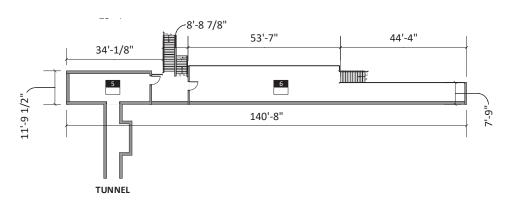


7 CLATTERBUCK BUILDING - LOWER FLOOR PLAN

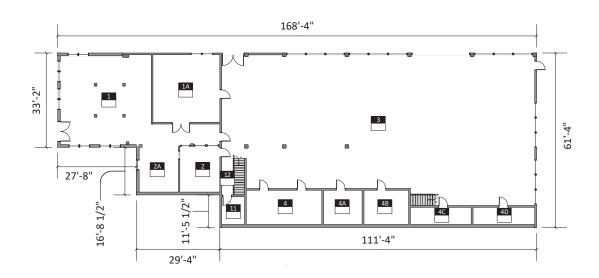
SCALE: NOT TO SCALE (1)



8 CENTRAL PLANT - UPPER FLOOR PLAN

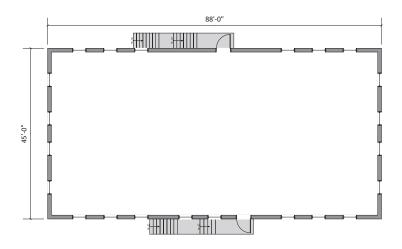


8 CENTRAL PLANT - MEZZANINE FLOOR PLAN

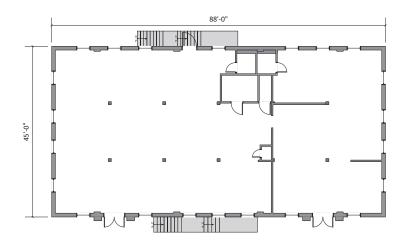


8 CENTRAL PLANT - MEZZANINE FLOOR PLAN

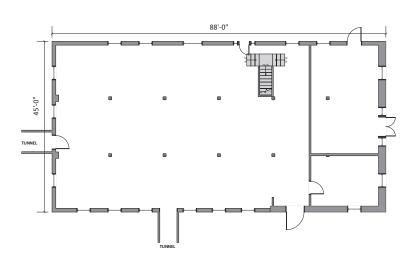
SCALE: NOT TO SCALE



9 HOKANSON GYM - UPPER FLOOR PLAN

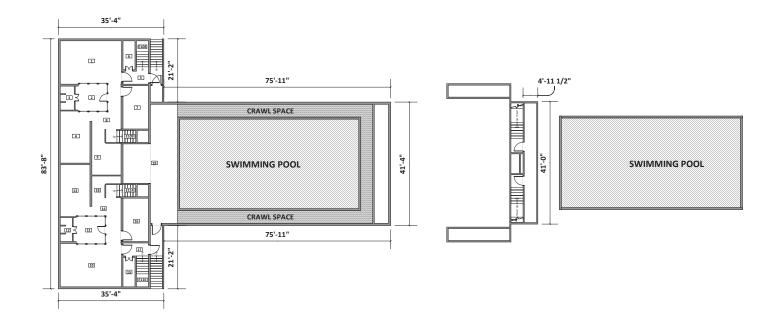


9 HOKANSON GYM - MAIN FLOOR PLAN



9 HOKANSON GYM - BASEMENT FLOOR PLAN

SCALE: NOT TO SCALE 🕒



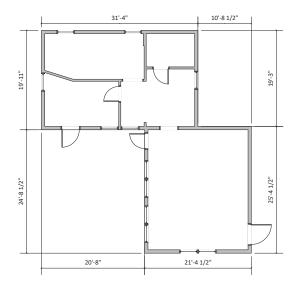
2020 LOCKER ROOM ADDITION 96'-4" 72'-6' 12'-0" 30'-6" 22'-1/2" 34'-61/2" ..8-8 102 83'-4" STAGE SWIMMING POOL 103 21'-2" 138'-10"

11 PECK GYM - MAIN FLOOR PLAN

11 PECK GYM - BASEMENT FLOOR PLAN

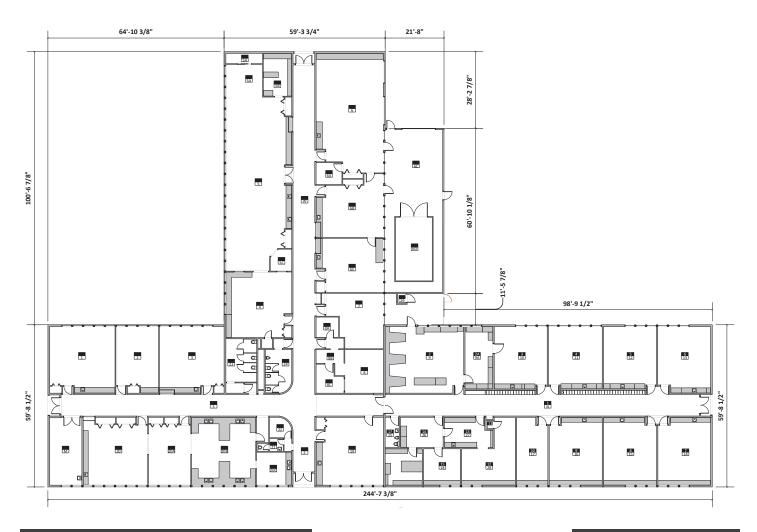
SCALE: NOT TO SCALE

11 PECK GYM - BALCONY FLOOR PLAN



10 PAINT SHOP - MAIN FLOOR PLAN

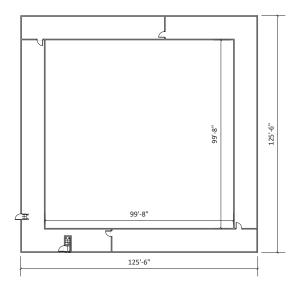
SCALE: NOT TO SCALE ①



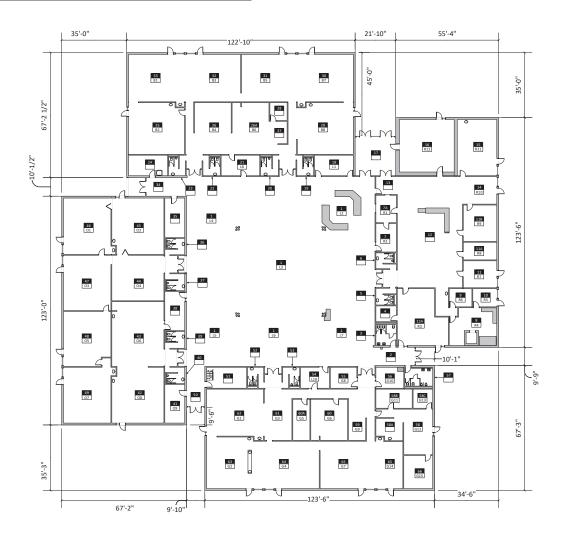
12 ULMER BUILDING - MAIN FLOOR PLAN

SCALE: NOT TO SCALE 🕒



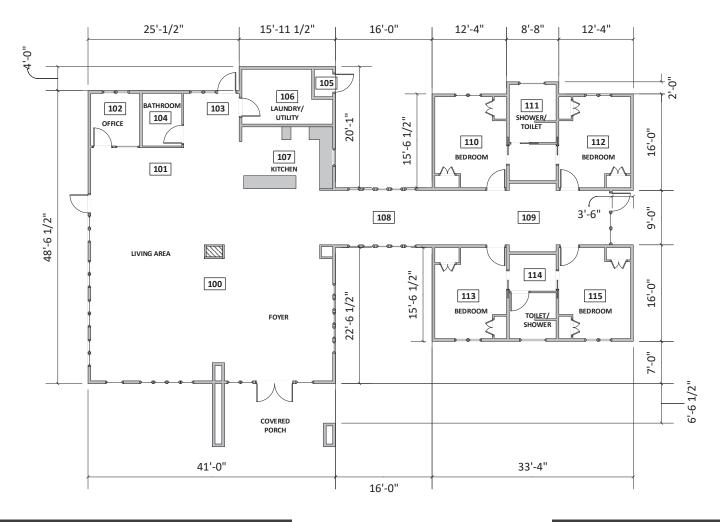


13 SMITH BUILDING - MEZZANINE FLOOR PLAN



13 SMITH BUILDING - MAIN FLOOR PLAN

SCALE: NOT TO SCALE ①



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.



#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.



#15 GRANDSTANDS (NOT SHOWN)

#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



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: Print Date: Print Time:

Constr. Start:

03-Jan-24 18-Jan-24 1:17 PM TBD

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

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: Print Date: Print Time:

Constr. Start:

03-Jan-24 18-Jan-24 1:17 PM TBD

| 01 Carpenter House | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
|--------------------|----------|------|-------------|------|------------|----------|
|--------------------|----------|------|-------------|------|------------|----------|

Building Stats

Year Built: unkown (early 1960's)

Floors: 1+

Construction Type: wood framed structure

| Gross Area: | 1,932 sf | |
|-------------|-----------------|--|
| | | |

| A10 Foundations | | | | | | |
|---------------------------------------|-------|----|------------|---|-----|-----------------|
| no work required | 0 | sf | 0.00 | 0 | | |
| Sub-total Sub-total | 1,932 | 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 | 1,932 | sf | \$0.00 /sf | | \$0 | |

| A20 Basement Construction | | | | | | |
|---------------------------------------|-------|----|------------|-----|-----|-----------------|
| no work required | 0 | sf | \$0.00 | \$0 | | |
| Sub-total | 1,932 | 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 | 1,932 | sf | \$0.00 /sf | | \$0 | |

| B10 Superstructure | | | | | | |
|---------------------------------------|-------|----|------------|-----|-----|-----------------|
| no work required | 0 | sf | \$0.00 | \$0 | | |
| Sub-total Sub-total | 1,932 | sf | 0.00 /sf | | \$0 | |
| SUB-TOTAL B10 Superstructure | | | | 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 | | | | | | |
| B10 Superstructure | 1,932 | sf | \$0.00 /sf | | \$0 | |

ACC Cost Consultants, LLC

OSD - Facility Assessment Salem, Oregon

BRIC

Portland, Oregon

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Estimate Date: 18-Jan-24
Document Date: 03-Jan-24
Print Date: 18-Jan-24
Print Time: 1:17 PM
Constr. Start: TBD

| COM Estimate 1.1 | | | 503) 718-0075 www | Constr. Start: T | | | |
|---------------------------------------|---|------|-------------------|------------------|------------|---------------------|---------|
| 1 Carpenter House | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comme | nts |
| B20 Exterior Enclosure | | | | | | | |
| B2010 Paint Siding | | | | | | | |
| remove paint from wood siding | 2,584 | sf | \$1.75 | \$4,522 | | | |
| prep exterior | 2,584 | | ψ1.75 0.75 | 1,938 | | | |
| paint wood siding | 2,584 | | 2.25 | 5,814 | | | |
| clean up | · · · · · · · · · · · · · · · · · · · | | 500.00 | 500 | | | |
| Sub-total | 1 | sum | | | ¢10 77/ | - | |
| Sub-total | 1,932 | sf | 6.61 /sf | I | \$12,774 | | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 12,774 | \$12,774 | | |
| Estimating / Design Contingency | | | 20.00% | 2,555 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 1,917 | | @ = 0 /0 por you. | |
| General Contractor OH & Profit | | | 5.00% | 863 | 5,335 | | 41.76% |
| General Contractor CIT & Front | | | 0.0070 | | 0,000 | | 41.7070 |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| B20 Exterior Enclosure | 1,932 | sf | \$9.37 /s | f | \$18,109 | | |
| B20 Exterior Enclosure | | | | | | | |
| P2040 Inculation autoricanalla | | | | | | | |
| B2010 Insulation - exterior walls | 0.504 | | #0.00 | 0.45 50.4 | | | |
| add insulation, spray foam | 2,584 | | \$6.00 | \$15,504 | | | |
| patch walls/paint | 2,584 | sf | 1.25 | 3,230 | | - | |
| Sub-total | 1,932 | sf | 9.70 /sf | f | \$18,734 | | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 18,734 | \$18,734 | | |
| Estimating / Design Contingency | | | 20.00% | 3,747 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0,141 | | @ + E% por your | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 2,811 | | @ ± 5% per year | |
| | | | | | 7 000 | | 44 =00/ |
| General Contractor OH & Profit | | | 5.00% | 1,265 | 7,823 | | 41.76% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| B20 Exterior Enclosure | 1,932 | sf | \$13.75 /s | f | \$26,557 | | |
| B20 Exterior Enclosure | | | | | | | |
| P2020 Poplace Windows | | | | | | | |
| B2020 Replace Windows | 200 | of | <u></u> ቀ7 00 | Φ1 E40 | | | |
| remove windows | 220 | sf | \$7.00 | \$1,540 | | | |
| new vinyl windows | 220 | sf | 70.00 | 15,400 | | | |
| replace sliding patio door | 1 | ea | 2,050.00 | 2,050 | | | |
| new trim & caulking/sealants | 220 | sf | 35.45 | 7,800 | <u> </u> | interior & exterior | |
| Sub-total | 1,932 | sf | 13.87 /sf | f | \$26,790 | | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 26,790 | \$26,790 | | |
| Estimating / Design Contingency | | | 20.00% | 5,358 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0,000 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 4,019 | | C = 2 : 20. 70m | |
| General Contractor OH & Profit | | | 5.00% | 1,809 | 11,186 | | 41.75% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 4 000 | o.e | \$40.00 /= | | ¢27.070 | | |
| B20 Exterior Enclosure | 1,932 | sf | \$19.66 /s | 1 | \$37,976 | | |

Salem, Oregon BRIC

Portland, Oregon

ACC Cost Consultants, LLC

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Estimate Date:
Document Date:
Print Date:
Print Time:

03-Jan-24 18-Jan-24 1:17 PM

18-Jan-24

| ortland, Oregon | | Db / | | Print Time: 1:17 F Constr. Start: TE | | | |
|--|----------|----------|-------------|--------------------------------------|------------|---------------------|---------|
| DM Estimate 1.1 | | Phone: (| n | Constr. Start: | | | |
| l Carpenter House | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| B20 Exterior Enclosure | | | | | | | |
| DEG Exterior Englocate | | | | | | | |
| B2030 Replace Main Entry Door | | | | | | | |
| remove door & frame | 1 | ea | \$150.00 | \$150 | | | |
| new door & frame, paint | 1 | ea | 2,350.00 | 2,350 | | | |
| new trim & caulking/sealants | 1 | sum | 500.00 | 500 | | interior & exterior | |
| Sub-total | 1,932 | sf | 1.55 /sf | | \$3,000 | | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 3,000 | \$3,000 | | |
| Estimating / Design Continuous | | | 20.000/ | 600 | | | |
| Estimating / Design Contingency | TDD | | 20.00% | 600 | | 0 50/ | |
| Escalation To Construction Start General Conditions / Insurance / Bond | TBD | | 0.00% | 0 450 | | @ ± 5% per year | |
| | | | 12.50% | 450 | 4.050 | | 44 770/ |
| General Contractor OH & Profit | | | 5.00% | 203 | 1,253 | | 41.77% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| B20 Exterior Enclosure | 1,932 | sf | \$2.20 /s | f | \$4,253 | | |
| B20 Exterior Enclosure | | | | | | | |
| D20 Exterior Effection | | | | | | | |
| B2030 Repaint Doors | | | | | | | |
| clean prep door | 3 | ea | \$450.00 | \$1,350 | | | |
| repaint door | 3 | ea | 250.00 | 750 | | | |
| Sub-total | 1,932 | sf | 1.09 /sf | | \$2,100 | | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 2,100 | \$2,100 | | |
| Estimating / Design Contingency | | | 20.00% | 420 | | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 0.00% | 0 | | @ F0/ mary/agr | |
| General Conditions / Insurance / Bond | 160 | | 12.50% | 315 | | @ ± 5% per year | |
| General Contractor OH & Profit | | | 5.00% | 142 | 877 | | 41.76% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| B20 Exterior Enclosure | 1,932 | sf | \$1.54 /s | f | \$2,977 | | |
| B20 Exterior Enclosure | | | | | | | |
| B2030 Replace Hardware | | | | | | | |
| remove door knob | 3 | ea | \$75.00 | \$225 | | | |
| install new lever arm | 3 | ea | 425.00 | 1,275 | | | |
| Sub-total | 1,932 | sf | 0.78 /sf | | \$1,500 | _ | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 1,500 | \$1,500 | | |
| | | - | 00.222/ | | | | |
| Estimating / Design Contingency | | | 20.00% | 300 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 225 | | | |
| General Contractor OH & Profit | | | 5.00% | 102 | 627 | | 41.80% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| B20 Exterior Enclosure | 1,932 | sf | \$1.10 /s | f | \$2,127 | | |
| DEV EXICITOR ETICIOSUIE | 1,332 | 31 | ψ1.10 /3 | • | Ψ2, 121 | | |

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 Document Date:
Print Date:
Print Time:
Constr. Start:

Estimate Date:

03-Jan-24 18-Jan-24 1:17 PM TBD

18-Jan-24

| land, Oregon ∄ Estimate 1.1 | | | | | Print Time: 1: Constr. Start: | | |
|---------------------------------------|----------|-------|-------------|---------|-------------------------------|-----------------|--------|
| Carpenter House | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| - | | | | | | | |
| B30 Roofing | | | | | | | |
| B3010 Reroof | | | | | | | |
| remove asphalt shingle roofing | 2,280 | sf | \$1.75 | \$3,990 | | | |
| remove flashings | 2,280 | sf | 0.25 | 570 | | | |
| new asphalt composite shingle roofing | 2,280 | sf | 7.50 | 17,100 | | | |
| felt paper | 2,508 | sf | 0.30 | 752 | | | |
| ice & water shield | 2,508 | sf | 2.00 | 5,016 | | | |
| new metal flashings & vents | 2,280 | sf | 1.75 | 3,990 | | | |
| Sub-total | 1,932 | sf | 16.26 /sf | | \$31,418 | | |
| SUB-TOTAL B30 Roofing | | | | 31,418 | \$31,418 | | |
| | | | | , | , , , | | |
| Estimating / Design Contingency | | | 20.00% | 6,284 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 4,713 | | | |
| General Contractor OH & Profit | | | 5.00% | 2,121 | 13,118 | | 41.75% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 4 000 | . • | A00.05 /-/ | | 044 500 | | |
| B30 Roofing | 1,932 | sf | \$23.05 /sf | Ī | \$44,536 | | |
| B30 Roofing | | | | | | | |
| B3010 Insulation - attic | | | | | | | |
| add blown-in insulation at attic | 1,932 | sf | \$2.75 | \$5,313 | | | |
| add baffles, allowance | 1,932 | sf | 0.80 | 1,546 | | | |
| Sub-total | 1,932 | sf | 3.55 /sf | | \$6,859 | | |
| SUB-TOTAL B30 Roofing | | | | 6,859 | \$6,859 | | |
| COD TO THE BOO TROOMING | | | | 0,000 | ψ0,000 | | |
| Estimating / Design Contingency | | | 20.00% | 1,372 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 1,029 | | | |
| General Contractor OH & Profit | | | 5.00% | 463 | 2,864 | | 41.76% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 4 022 | | ¢5.02.754 | | ¢0.700 | | |
| B30 Roofing | 1,932 | sf | \$5.03 /sf | l | \$9,723 | | |
| C10 Interior Construction | | | | | | | |
| C1010 CMU basement walls | | | | | | | |
| patch cracked cmu walls | 1 | allow | \$1,500.00 | \$1,500 | | | |
| paint cmu walls | 1 | allow | 2,000.00 | 2,000 | | | |
| Sub-total | 1,932 | sf | 1.81 /sf | | \$3,500 | | |
| SUB-TOTAL C10 Interior Construction | | | | 3,500 | \$3,500 | | |
| Estimating / Design Contingency | | | 20.00% | 700 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 700 | | @ + 5% parson | |
| General Conditions / Insurance / Bond | ופט | | 12.50% | 525 | | @ ± 5% per year | |
| General Contractor OH & Profit | | | 5.00% | 237 | 1,462 | | 41.77% |
| | | | | | -, | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| C10 Interior Construction | 1,932 | sf | \$2.57 /sf | Ť | \$4,962 | | |

Salem, Oregon BRIC

Portland, Oregon

ACC Cost Consultants, LLC

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

Estimate Date: 18-Jan-24 Document Date: Print Date: Print Time: Constr. Start:

| OM Estimate 1.1 | stimate 1.1 Phone: (503) 718-0075 www.archcost.com | | | | n | Constr. Start: T | |
|--|--|----------|------------------|---------|------------|-------------------|--------|
| 1 Carpenter House | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| 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 | , 00 | \$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 | | | | | | | |
| remove knob hardware | 11 | ea | \$60.00 | \$660 | | | |
| install new lever arm | 11 | ea | 275.00 | 3,025 | | | |
| 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 | | @ 1 0 /0 por your | |
| 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 | | |
| | 1,002 | <u> </u> | 42.70 701 | | Ψ0,224 | | |
| C10 Interior Construction | | | | | | | |
| C1020 Replace Kitchen | | | | | | | |
| demo kitchen | 1 | sum | \$2,500.00 | \$2,500 | | | |
| new kitchen | 1 | sum | 25,000.00 | 25,000 | | | |
| Sub-total | 1,932 | sf | 14.23 /sf | | \$27,500 | | |
| SUB-TOTAL C10 Interior Construction | | | | 27,500 | \$27,500 | | |
| | | | 00.0004 | F 505 | | | |
| 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 | | | | | | | |
| | 4 000 | of | \$20.40 /-£ | | ¢20.000 | | |
| C10 Interior Construction | 1,932 | sf | \$20.18 /sf | | \$38,982 | | |

ACC Cost Consultants, LLC

Salem, Oregon BRIC

OSD - Facility Assessment

Portland, Oregon ROM Estimate 1.1 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

| M Estimate 1.1 | | Phone: (| n | Constr. Start: | | | |
|---|----------|----------|-------------------|----------------|------------|-----------------|---------|
| Carpenter House | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comme | ents |
| • | | | | | | II. | |
| C10 Interior Construction | | | | | | | |
| · | | | | | | | |
| C1020 Replace Bathrooms | | | | | | | |
| demo bathrooms | 2 | sum | \$1,500.00 | \$3,000 | | | |
| new bathrooms | 2 | sum | 15,000.00 | 30,000 | | | |
| Sub-total | 1,932 | sf | 17.08 /sf | | \$33,000 | | |
| SUB-TOTAL C10 Interior Construction | | | | 33,000 | \$33,000 | | |
| Fating Africa / Danism Continuous | | | 00.000/ | 0.000 | | | |
| Estimating / Design Contingency | TDD | | 20.00% | 6,600 | | 0 . 50/ | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 4,950 | 40.770 | | 44 ==== |
| General Contractor OH & Profit | | | 5.00% | 2,228 | 13,778 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| C10 Interior Construction | 1,932 | sf | \$24.21 /sf | ; | \$46,778 | | |
| C20 STAIRS | | | | | | | |
| 020 STAIRS | | | | | | | |
| C2010 Replace front entry porch | | | | | | | |
| demo concrete front stoop | 54 | sf | \$20.00 | \$1,080 | | | |
| demo brick planters | 2 | ea | 300.00 | 600 | | | |
| demo metal roof columns | 2 | ea | 125.00 | 250 | | | |
| temp support roof | 1 | sum | 600.00 | 600 | | | |
| new front porch and accessible ramp | 250 | sf | 65.00 | 16,250 | | | |
| railings | 50 | lf | 200.00 | 10,000 | | | |
| new roof columns | 2 | ea | 450.00 | 900 | | | |
| modify landscaping | 1 | allow | 750.00 | 750 | | | |
| Sub-total | 1,932 | sf | 15.75 /sf | | \$30,430 | | |
| SUB-TOTAL C20 STAIRS | | | | 30,430 | \$30,430 | | |
| - · · · · · · · · · · · · · · · · · · · | | | 00.0001 | 0.000 | | | |
| Estimating / Design Contingency | | | 20.00% | 6,086 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 4,565 | | | |
| General Contractor OH & Profit | | | 5.00% | 2,055 | 12,706 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| C20 STAIRS | 1,932 | sf | \$22.33 /sf | : | \$43,136 | | |
| 020 STAIRS | 1,532 | ા | Ψ∠∠.33 /SI | | क्युं, 130 | | |

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

Print Time: 1:17 PM Constr. Start: TBD

| DIVI ESTIMATE 1.1 | | 1 110110. (| 503) /18-00/5 WWW | | | Constr. Start | : ! |
|---|----------|-------------|-------------------|-----------------|------------|-------------------|--------|
| Carpenter House | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| C20 STAIRS | | | | | | | |
| C2010 Basement exterior etair, guardraile | | | | | | | |
| C2010 Basement exterior stair - guardrails | 48 | of | ¢75.00 | \$3,600 | | | |
| add metal perf panel at guardrail clean/prep railings | 16 | sf If | \$75.00 15.00 | ъз,600 240 | | | |
| repaint railings | 16 | ii If | 35.00 | 560 | | | |
| Sub-total | 1,932 | sf | 2.28 /sf | | \$4,400 | | |
| SUB-TOTAL C20 STAIRS | | | | 4,400 | \$4,400 | | |
| | | | 20.000/ | 000 | | | |
| Estimating / Design Contingency | TDD | | 20.00% | 880 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 660 | | | |
| General Contractor OH & Profit | | | 5.00% | 297 | 1,837 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| C20 STAIRS | 1,932 | sf | \$3.23 /sf | Ŧ | \$6,237 | | |
| C20 STAIRS | | | | | | | |
| C2010 Interior becoment stair | | | | | | | |
| C2010 Interior basement stair | 40 | of | ¢4 50 | ሰ ርባ | | | |
| remove carpet | 42 | sf | \$1.50 | \$63 | | | |
| clean/prep stairs | 1 | sum | 200.00 | 200 | | | |
| install new carpet | 42 | sf | 45.00 | 1,890 | 40.4-0 | _ | |
| Sub-total | 1,932 | sf | 1.11 /sf | | \$2,153 | | |
| SUB-TOTAL C20 STAIRS | | | | 2,153 | \$2,153 | | |
| Estimating / Design Contingency | | | 20.00% | 431 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 323 | | ₩ ± 570 per year | |
| General Contractor OH & Profit | | | 5.00% | 146 | 900 | | 41.80% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST C20 STAIRS | 1,932 | sf | \$1.58 /sf | ; | \$3,053 | | |
| OZO OTAINO | 1,332 | 31 | ψ1.50 /31 | l | ψ3,033 | | |
| C30 INTERIOR FINISHES | | | | | | | |
| C3010 Tunnel Access | | | | | | | |
| repair water leak at tunnel entry | 1 | allow | \$3,500.00 | \$3,500 | | | |
| clean water staining & repaint | 1 | allow | 1,000.00 | 1,000 | | | |
| Sub-total . | 1,932 | sf | 2.33 /sf | | \$4,500 | | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 4,500 | \$4,500 | | |
| Estimating / Design Contingency | | | 20.00% | 900 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 155 | | 12.50% | 675 | | ⊕ ± 0 /0 per year | |
| General Contractor OH & Profit | | | 5.00% | 304 | 1,879 | | 41.76% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | _ | . | | | | |
| C30 INTERIOR FINISHES | 1,932 | sf | \$3.30 /sf | Ť | \$6,379 | | |

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: Print Date: Print Time:

| Portland, Oregon ROM Estimate 1.1 | Phone: (503) 718-0075 www.archcost.com | | | | | Print Time: 1:1. Constr. Start: | |
|--|--|----------|------------------|----------------------|----------------|---------------------------------|--------|
| 01 Carpenter House | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comme | inte |
| or carpenter riouse | Quantity | Offic | COSt / OTIIL | Cost | Oub-totals | Comme | 1110 |
| C30 INTERIOR FINISHES | | | | | | | |
| C3010 Basement walls | | | | | | | |
| repair/patch, paint walls | 1,739 | sf | \$3.50 | \$6,086 | | assume 90% area | |
| Sub-total | 1,932 | | 3.15 /sf | ψο,σσσ | \$6,086 | | |
| | | | | | | | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 6,086 | \$6,086 | | |
| Estimating / Design Contingency | | | 20.00% | 1,218 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 913 | | | |
| General Contractor OH & Profit | | | 5.00% | 411 | 2,542 | | 41.77% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | <u>.</u> | | |
| C30 INTERIOR FINISHES | 1,932 | sf | \$4.47 /sf | | \$8,628 | | |
| C30 INTERIOR FINISHES | | | | | | | |
| | | | | | | | |
| C3020 Replace carpet | 000 | -f | ሶ ር 75 | Ф 70 <i>E</i> | | 500/ | |
| remove carpet | 966 966 | sf sf | \$0.75 0.50 | \$725 483 | | assume 50% area | |
| clean/prep floor new carpet | 966 | sı sf | 5.00 | 4,830 | | | |
| Sub-total | 1,932 | sf | 3.00 3.13 /sf | 4,030 | \$6,038 | _ | |
| | 1,002 | JI . | 0.10 731 | | | | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 6,038 | \$6,038 | | |
| Estimating / Design Contingency | | | 20.00% | 1,208 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 906 | | | |
| General Contractor OH & Profit | | | 5.00% | 408 | 2,522 | | 41.77% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES | 1,932 | sf | \$4.43 /sf | | \$8,560 | | |
| C30 INTERIOR FINISHES | 1,932 | 31 | Ф4.43 /SI | | \$0,500 | | |
| C30 INTERIOR FINISHES | | | | | | | |
| C3020 Refinish wood floors | | | | | | | |
| sand wood floors | 580 | sf | \$7.00 | \$4,057 | | assume 30% area | |
| patch/repair allowance | 1 | allow | 1,000.00 | 1,000 | | | |
| clean/prep floor | 580 | sf | 1.50 | 869 | | | |
| apply finish to wood floors | 580 | sf | 4.00 | 2,318 | | | |
| Sub-total | 1,932 | sf | 4.27 /sf | | \$8,244 | | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 8,244 | \$8,244 | | |
| Estimating / Design Contingency | | | 20.00% | 1,649 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 1,237 | | - , , | |
| General Contractor OH & Profit | | | 5.00% | 557 | 3,443 | | 41.76% |
| TOTAL DIDEOT 00 (10 TO 10 TO 1 | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 4.000 | o.£ | ¢c n= 1-4 | | ¢44.007 | | |
| C30 INTERIOR FINISHES | 1,932 | sf | \$6.05 /sf | | \$11,687 | | |

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 Estimate Date:
Document Date:
Print Date:
Print Time:

03-Jan-24 18-Jan-24 1:17 PM

18-Jan-24

| ortiand, Oregon DM Estimate 1.1 | | Phone: (| n | Constr. Start: | | | | |
|--|----------|-----------|-------------|----------------|------------|-----------------|--------|--|
| | | 1 Hone. (| · · | | | | | |
| Carpenter House | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comme | ents | |
| C30 INTERIOR FINISHES | | | | | | | | |
| | | | | | | | | |
| C3020 Replace sheet vinyl | | | | | | | | |
| remove sheet vinyl flooring | 386 | sf | \$0.80 | \$309 | | assume 20% area | | |
| clean/prep floor | 386 | sf | 1.00 | 386 | | | | |
| new sheet vinyl flooring | 386 | sf | 9.00 | 3,478 | | | | |
| Sub-total | 1,932 | sf | 2.16 /sf | | \$4,173 | | | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 4,173 | \$4,173 | | | |
| | | | | | | | | |
| Estimating / Design Contingency | | | 20.00% | 835 | | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | | |
| General Conditions / Insurance / Bond | | | 12.50% | 626 | | | | |
| General Contractor OH & Profit | | | 5.00% | 282 | 1,743 | | 41.77% | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | | |
| C30 INTERIOR FINISHES | 1,932 | sf | \$3.06 /s | f | \$5,916 | | | |
| OUT INVENIOR I INIONEO | 1,502 | 31 | ψο.σο 73 | • | Ψ0,510 | | | |
| C30 INTERIOR FINISHES | | | | | | | | |
| C3020 Replace basement flooring | | | | | | | | |
| remove parquet flooring | 1,739 | sf | \$0.90 | \$1,565 | | assume 90% area | | |
| clean/prep floor | 1,739 | sf | 1.50 | 2,608 | | | | |
| new parquet flooring | 1,739 | sf | 25.00 | 43,470 | | allowance | | |
| Sub-total | 1,932 | sf | 24.66 /sf | | \$47,643 | - | | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 47,643 | \$47,643 | | | |
| | | | | | | | | |
| Estimating / Design Contingency | | | 20.00% | 9,529 | | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | | |
| General Conditions / Insurance / Bond | | | 12.50% | 7,147 | | | | |
| General Contractor OH & Profit | | | 5.00% | 3,216 | 19,892 | | 41.75% | |
| | | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES | 1,932 | sf | \$34.96 /s | • | \$67,535 | | | |
| OUT INVENION I INIONES | 1,502 | 31 | ψ04.00 73 | • | Ψ01,000 | | | |
| C30 INTERIOR FINISHES | | | | | | | | |
| C3020 Mechanical room - wet floor | | | | | | | | |
| investigate wet floor | 193 | sf | \$5.00 | \$966 | | | | |
| repair problem | 193 | sf | 20.00 | 3,864 | | | | |
| Sub-total | 1,932 | sf | 2.50 /sf | | \$4,830 | | | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 4,830 | \$4,830 | | | |
| | | | 00.000/ | | | | | |
| Estimating / Design Contingency | | | 20.00% | 966 | | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | | |
| General Conditions / Insurance / Bond | | | 12.50% | 725 | | | | |
| General Contractor OH & Profit | | | 5.00% | 327 | 2,018 | | 41.78% | |
| TOTAL DIDECT CONSTRUCTION COST | | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 4 020 | o.£ | ¢9 E4 /- | £ | ¢c 040 | | | |
| C30 INTERIOR FINISHES | 1,932 | sf | \$3.54 /s | ı | \$6,848 | | | |

Salem, Oregon BRIC Portland, Oregon

ROM Estimate 1.1

Salem Oregon

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:
Document Date:
Print Date:
Print Time:

Constr. Start:

18-Jan-24 03-Jan-24 18-Jan-24 1:17 PM TBD

| 1 Carpenter House | Quantity | Unit | Cost / Unit | Co | ost | Sub-totals | Comm | ents |
|---|----------|------|----------------|-----|-------|----------------|------------------|----------|
| C30 INTERIOR FINISHES | | | | | | | | |
| C3030 Paint ceilings | | | | | | | | |
| clean, prep ceilings | 1,932 | ef | \$0.75 | \$ | 1,449 | | | |
| paint gyp/plaster ceilings | 1,932 | | 1.50 | | 2,898 | | | |
| Sub-total | 1,932 | | 2.25 | | 2,000 | \$4,347 | - | |
| | 1,502 | 31 | 2.20 | /51 | | Ψ4,041 | | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | | 4,347 | \$4,347 | | |
| Estimating / Design Contingency | | | 20.00% | | 870 | | | |
| Escalation To Construction Start | TBD | | 0.00% | | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | | 653 | | @ 1 570 per year | |
| General Conditions / Insurance / Bond General Contractor OH & Profit | | | 5.00% | | 294 | 1,817 | | 41.80% |
| General Contractor Off & Front | | | 3.00 /0 | | 234 | 1,017 | | 41.00% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | | |
| C30 INTERIOR FINISHES | 1,932 | sf | \$3.19 | /ef | | \$6,164 | | |
| C30 INTERIOR FINISHES | 1,532 | 31 | Ф 3.13 | /51 | | Φ0, 104 | | |
| D10 CONVEYING SYSTEMS | | | | | | | | |
| no work required | 0 | sf | \$0.00 | | \$0 | | | |
| Sub-total | 1,932 | | 0.00 | | - + - | \$0 | - | |
| | | | | | | | | |
| SUB-TOTAL D10 CONVEYING SYSTEMS | | | | | 0 | \$0 | | |
| Estimating / Design Contingency | | | 20.00% | | 0 | | | |
| Escalation To Construction Start | TBD | | 0.00% | | 0 | | @ + 5% por year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | | 0 | | @ ± 5% per year | |
| General Contractor OH & Profit | | | 5.00% | | 0 | 0 | | #DI\//01 |
| General Contractor On & Front | | | 5.00% | | U | U | | #DIV/0! |
| TOTAL DIDECT CONSTRUCTION COST | | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | _ | | | | | | |
| D10 CONVEYING SYSTEMS | 1,932 | sf | \$0.00 | /st | | \$0 | | |
| D20 PLUMBING SYSTEMS | | | | | | | | |
| D0040 D | | | | | | | | |
| D2010 Replace plumbing fixtures | _ | | 6075.00 | ^ | 4 005 | | | |
| demo plumbing fixture | 7 | ea | \$275.00 | \$ | 1,925 | | | |
| new kitchen sink & faucet | 1 | ea | 800.00 | | 800 | | | |
| hook up dishwasher | 1 | ea | 250.00 | | 250 | | | |
| new lav & faucet | 2 | ea | 650.00 | | 1,300 | | | |
| new toilet | 2 | ea | 350.00 | | 700 | | | |
| new tub w/shower surround | 2 | ea | 2,400.00 | | 4,800 | | _ | |
| Sub-total | 1,932 | sf | 5.06 | /sf | | \$9,775 | | |
| SUB-TOTAL D20 PLUMBING SYSTEMS | | | | | 9,775 | \$9,775 | | |
| | | | | | | | | |
| Estimating / Design Contingency | | | 20.00% | | 1,955 | | | |
| Escalation To Construction Start | TBD | | 0.00% | | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | | 1,467 | | | |
| General Contractor OH & Profit | | | 5.00% | | 660 | 4,082 | | 41.76% |
| | | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | | |
| D20 PLUMBING SYSTEMS | 1,932 | sf | \$7.17 | /sf | | \$13,857 | | |

Salem, Oregon BRIC

Portland, Oregon

ACC Cost Consultants, LLC

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

Estimate Date: 18-Jan-24 Document Date: Print Date: Print Time: Constr. Start:

| ROM Estimate 1.1 | Estimate 1.1 Phone: (503) 718-0075 www.archcost.com | | | | | | |
|---|---|----------|------------------------|------------------|-------------------------------|------------------|--------|
| 01 Carpenter House | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| D20 PLUMBING SYSTEMS | | | | | | | |
| · | | | | | | | |
| D2020 Plumbing Fixtures - Repiping repipe dom water lines | 1,932 | sf | \$9.10 | \$17,581 | | | |
| Sub-total | 1,932 | sf | 9.10 _ 9.10 / | | \$17,581 | 1 | |
| | ., | | | | 4 · · · , · · · | | |
| SUB-TOTAL D20 PLUMBING SYSTEMS | | | | 17,581 | \$17,581 | | |
| Estimating / Design Contingency | | | 20.00% | 3,517 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 2,638 | | | |
| General Contractor OH & Profit | | | 5.00% | 1,187 | 7,342 | | 41.76% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D20 PLUMBING SYSTEMS | 1,932 | sf | \$12.90 <i>/</i> | /sf | \$24,923 | | |
| D20 PLUMBING SYSTEMS | | | | | | | |
| | | | | | | | |
| D2040 Basement drainage concerns | | | #0.500.00 | #0.500 | | | |
| address drainage concern in basement Sub-total | 1 | allow | \$6,500.00 | \$6,500 | ¢6 500 | | |
| Sub-total | 1,932 | sf | 3.36 / | Sī | \$6,500 | | |
| SUB-TOTAL D20 PLUMBING SYSTEMS | | | | 6,500 | \$6,500 | | |
| Estimating / Design Contingency | | | 20.00% | 1,300 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 1,300 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 975 | | @ 2 0 % por your | |
| General Contractor OH & Profit | | | 5.00% | 439 | 2,714 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D20 PLUMBING SYSTEMS | 1,932 | sf | \$4.77 | /sf | \$9,214 | | |
| D30 HVAC SYSTEMS | | | | | | | |
| | | | | | | | |
| D3040 Piping Insulation | | | #0 F00 00 | <u></u> | | | |
| abate pipe insulation | 1 1 | sum | \$2,500.00 3,500.00 | \$2,500 3,500 | | | |
| new pipe insulation Sub-total | 1,932 | sum | 3,500.00 <u> </u> | | \$6,000 | + | |
| Gub-totai | 1,932 | 51 | 3.11 / | 51 | φ0,000 | | |
| SUB-TOTAL D30 HVAC SYSTEMS | | | | 6,000 | \$6,000 | | |
| Estimating / Design Contingency | | | 20.00% | 1,200 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 900 | | | |
| General Contractor OH & Profit | | | 5.00% | 405 | 2,505 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D30 HVAC SYSTEMS | 1,932 | sf | \$4.40 | /sf | \$8,505 | | |
| | 1,002 | <u> </u> | Ψ-1-10 / | - · | 70,000 | 1 | |

Salem, Oregon BRIC

Portland, Oregon

ACC Cost Consultants, LLC

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

Estimate Date: 18-Jan-24 Document Date: Print Date: Print Time: Constr. Start:

| OM Estimate 1.1 | | Phone: (| m | Constr. Start: T | | | |
|---|------------|----------|----------------|------------------|------------|------------------|---------|
| 1 Carpenter House | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comme | ents |
| D30 HVAC SYSTEMS | | | | | | | |
| · | | | | | | | |
| D3050 Radiators | | | | | | | |
| prep for new radiators | 15 | ea | \$300.00 | \$4,500 | | | |
| new radiators & associated piping | 15 | ea | 1,700.00 | 25,500 | | = | |
| Sub-total | 1,932 | sf | 15.53 | /sf | \$30,000 | | |
| SUB-TOTAL D30 HVAC SYSTEMS | | | | 30,000 | \$30,000 | | |
| Estimating / Design Contingency | | | 20.00% | 6,000 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0,000 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | | | € 1 3 % per year | |
| General Contractor OH & Profit | | | 5.00% | 2,025 | 12,525 | | 41.75% |
| General Contractor Off & Front | | | 3.00 /0 | 2,023 | 12,323 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D30 HVAC SYSTEMS | 1,932 | sf | \$22.01 | /sf | \$42,525 | | |
| D30 HVAC SYSTEMS | | | | | | | |
| | | | | | | | |
| D3060 Controls | | | | | | | |
| replace pnuematic controls with digital | 1,932 | sf | \$6.00 | \$11,592 | | allowance | |
| Sub-total | 1,932 | sf | 6.00 | /sf | \$11,592 | | |
| SUB-TOTAL D30 HVAC SYSTEMS | | | | 11,592 | \$11,592 | | |
| Estimating / Design Contingency | | | 20.00% | 2,319 | | | |
| Escalation To Construction Start | TBD | | 0.00% | , | | @ + E% por your | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | | | @ ± 5% per year | |
| General Contractor OH & Profit | | | 5.00% | 783 | 4,841 | | 41.76% |
| General Contractor On & Front | | | 5.00% | 763 | 4,041 | | 41.70% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D30 HVAC SYSTEMS | 1,932 | sf | \$8.51 | /sf | \$16,433 | | |
| D40 FIRE PROTECTION SYSTEMS | | | | | | | |
| no work required | - | of | <u>фо</u> оо | ФО | | | |
| no work required Sub-total | 0 1,932 | sf sf | \$0.00 0.00 | \$0 /ef | \$0 | - | |
| | , | JI . | 0.00 | /31 | ΨΟ | | |
| SUB-TOTAL D40 FIRE PROTECTION SYS | STEMS | | | 0 | \$0 | | |
| Estimating / Design Contingency | | | 20.00% | 0 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 1.55 | | 12.50% | 0 | | S 2 0 % por year | |
| General Contractor OH & Profit | | | 5.00% | 0 | 0 | | #DIV/0! |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D40 FIRE PROTECTION SYSTEMS | 1,932 | sf | \$0.00 | /sf | \$0 | | |

Salem, Oregon BRIC

Portland, Oregon

ACC Cost Consultants, LLC

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

Estimate Date: 18-Jan-24 Document Date: Print Date: Print Time:

| ROM Estimate 1.1 | | Phone: (| 503) 718-0075 ww | w.archcost.con | n | Constr. Start: | TBI |
|--|----------|----------|------------------|----------------|----------------|-----------------|--------|
| 01 Carpenter House | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comme | ents |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| DE020 Poplace Lighting | | | | | | | |
| D5020 Replace Lighting replace lighting with LED's | 1,932 | sf | \$2.85 | \$5,500 | | | |
| Sub-total | 1,932 | | Ψ2.05 2.85 /s | | \$5,500 | | |
| | 1,772 | | | | **,*** | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 5,500 | \$5,500 | | |
| Estimating / Design Contingency | | | 20.00% | 1,100 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 825 | | | |
| General Contractor OH & Profit | | | 5.00% | 372 | 2,297 | | 41.76% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D50 ELECTRICAL SYSTEMS | 1,932 | sf | \$4.04 /s | sf | \$7,797 | | |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| DOUT ELECTRICAL STOTEMS | | | | | | | |
| D5020 Relamp basement lighting | | | | | | | |
| relamp basement fixtures with LED's | 1 | sum | \$1,000.00 | \$1,000 | | | |
| Sub-total | 1,932 | sf | 0.52 /s | f | \$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 | 1,932 | sf | \$0.73 /s | sf | \$1,418 | | |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| | | | | | | | |
| D5020 Rewire house | | | . | . | | | |
| rewire entire house | 1,932 | sf | \$2.10 | \$4,057 | # 4 057 | | |
| Sub-total | 1,932 | sf | 2.10 /s | t | \$4,057 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 4,057 | \$4,057 | | |
| Estimating / Design Contingency | | | 20.00% | 812 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| 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 /s | :f | \$5,752 | | |
| DOV LEEGINIOAL GIGILING | 1,332 | 31 | Ψ 2.30 /3 | ,, | ψυ, 1 υΖ | | |

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

Print Date:
Print Time:
Constr. Start:

Estimate Date:

Document Date:

03-Jan-24 18-Jan-24 1:17 PM TBD

18-Jan-24

| M Estimate 1.1 | | Pnone: (| 503) /18-00/5 www | .arcncost.cor | n | Constr. Start: | |
|--|----------|----------|-------------------|---------------|------------|------------------|--------|
| Carpenter House | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comme | ents |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| D5030 Fire alarm | | | | | | | |
| update fire alarm system | 1,932 | sf | \$3.90 | \$7,535 | | | |
| Sub-total | 1,932 | sf | 3.90 /sf | | \$7,535 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 7,535 | \$7,535 | | |
| Fatimating / Davies Continuous | | | 20.000/ | 4 507 | | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 20.00% 0.00% | 1,507 0 | | @ 1 E0/ mary/aar | |
| General Conditions / Insurance / Bond | וסטו | | 12.50% | 1,131 | | @ ± 5% per year | |
| General Contractor OH & Profit | | | 5.00% | 509 | 3,147 | | 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 | 1,932 | cf | \$3.65 | \$7,052 | | | |
| Sub-total | 1,932 | | აა.ია 3.65 /sf | | \$7,052 | | |
| Cub total | 1,002 | - Oi | 0.00 701 | | Ψ1,002 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 7,052 | \$7,052 | | |
| Estimating / Design Contingency | | | 20.00% | 1,411 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 1,058 | | @ 1 370 per year | |
| General Contractor OH & Profit | | | 5.00% | 477 | 2,946 | | 41.78% |
| TOTAL DIDEOT CONCEDUCTION COST | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 4 000 | -6 | ¢E 47 /-5 | | ¢0.000 | | |
| D50 ELECTRICAL SYSTEMS | 1,932 | sf | \$5.17 /sf | | \$9,998 | | |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| D5030 Lighting Controls | | | | | | | |
| add occupancy sensors | 1,932 | sf | \$2.10 | \$4,057 | | | |
| Sub-total | 1,932 | sf | 2.10 /sf | | \$4,057 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 4,057 | \$4,057 | | |
| Estimating / Design Contingency | | | 20.00% | 812 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 609 | | C : [] | |
| 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 | | |
| DOU ELECTRICAL OTOTERIO | 1,332 | 31 | Ψ2.30 /31 | | ψυ, ι υΖ | | |

Salem, Oregon

Portland, Oregon

ROM Estimate 1.1

BRIC

ACC Cost Consultants, LLC

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110

Tigard, Oregon 97223-8489 Phone: (503) 718-0075 www.archcost.com Document Date: Print Date: Print Time: Constr. Start:

Estimate Date:

03-Jan-24 18-Jan-24 1:17 PM TBD

18-Jan-24

| 01 Carpenter House | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
|--------------------|----------|------|-------------|------|------------|----------|

| ai pointoi i i odoo | Quartity | | | | | |
|---------------------------------------|----------|----|------------|---------|---------|-----------------|
| | | | | | | |
| E10 EQUIPMENT | | | | | | |
| E1010 Appliances | | | | | | |
| refrigerator | 1 | ea | \$2,200.00 | \$2,200 | | |
| • | | | | | | |
| dishwasher | 1 | ea | 650.00 | 650 | | |
| range | 1 | ea | 2,500.00 | 2,500 | | |
| microwave/exhaust hood | 1 | ea | 450.00 | 450 | | |
| Sub-total | 1,932 | sf | 3.00 | /sf | \$5,800 | |
| SUB-TOTAL E10 EQUIPMENT | | | | 5,800 | \$5,800 | |
| Estimating / Design Contingency | | | 20.00% | 1,160 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 870 | | @ 10% per year |
| General Contractor OH & Profit | | | 5.00% | 392 | 2,422 | 41.76% |
| General Contractor On & Front | | | 5.00% | 392 | 2,422 | 41.70% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| E10 EQUIPMENT | 1,932 | sf | \$4.26 | /sf | \$8,222 | |

| E20 FURNISHINGS | | | | | | |
|--|-------|-----|------------|-----|-----|-----------------|
| casework included in Interior Construction | 1 | sum | \$0.00 | \$0 | | |
| Sub-total | 1,932 | 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 | 1,932 | sf | \$0.00 /sf | | \$0 | |

Salem, Oregon BRIC

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Estimate Date: 18-Jan-24 Document Date: Print Date: Print Time:

Constr. Start:

03-Jan-24 18-Jan-24 1:17 PM TBD

02 Wallace Hall Quantity Unit Cost / Unit Cost Sub-totals Comments

Building Stats

Year Built: 1958

Floors: 1+ basement

Construction Type: wood framed structure

| Gross Area: | 7,092 | ۰f |
|-------------|-------|----|
| Gioss Alea. | 7,092 | SI |

| Otan dand Farm dations | | | | | | |
|---------------------------------------|-------|----|------------|---|-----|-----------------|
| Standard Foundations | | | 0.00 | • | | |
| no work required | 0 | sf | 0.00 | 0 | | |
| Sub-total | 7,092 | 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 | 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 | 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 | 7,092 | sf | \$0.00 /sf | | \$0 | |

| B10 Superstructure | | | | | | |
|---|-------|----|------------|--------|----------|-----------------|
| B1020 Roof Construction - Glu Lams & 2x dec | cking | | | | | |
| add plywood sheathing | 8,170 | sf | 2.75 | 22,468 | | |
| Sub-total | 7,092 | sf | 3.17 /sf | | \$22,468 | |
| SUB-TOTAL B10 Superstructure | | | | 22,468 | \$22,468 | |
| Estimating / Design Contingency | | | 20.00% | 4,494 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 3,371 | | |
| General Contractor OH & Profit | | | 5.00% | 1,517 | 9,382 | 41.76% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| B10 Superstructure | 7,092 | sf | \$4.49 /sf | | \$31,850 | |

ACC Cost Consultants, LLC

Salem, Oregon BRIC

OSD - Facility Assessment

Portland, Oregon

Seth J. Pszczolkowski

8060 SW Pfaffle Street, Suite 110
Tigard, Oregon 97223-8489

Estimate Date: 18-Jan-24
Document Date: 03-Jan-24
Print Date: 18-Jan-24
Print Time: 1:17 PM

| ROM Estimate 1.1 | Phone: (503) 718-0075 www.archcost.com | | | | | Constr. Start: | TBI |
|---|--|-------|---------------|-------------------|------------|------------------|--------|
| 02 Wallace Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comme | ents |
| B10 Superstructure | | | | | | | |
| B1020 Roof Construction - Connections | | | | | | | |
| remove/reinstall ceilings | 1,536 | sf | \$7.00 | \$10,752 | | | |
| install wall to roof connections | 384 | lf | 80.00 | 30,720 | | | |
| MEP conflicts, allowance | 1 | allow | 3,500.00 | | | | |
| Sub-total , | 7,092 | sf | 6.34 /s | | \$44,972 | - | |
| SUB-TOTAL B10 Superstructure | | | | 44,972 | \$44,972 | | |
| Estimating / Design Contingency | | | 20.00% | 8,995 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0,993 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 6,746 | | @ 1 3 % per year | |
| General Contractor OH & Profit | | | 5.00% | 3,036 | 18,777 | | 41.75% |
| TOTAL DIDECT CONSTRUCTION COST | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST B10 Superstructure | 7,092 | sf | \$8.99 /s | f | \$63,749 | | |
| B20 Exterior Enclosure | | | | | • | | |
| · | | | | | | | |
| B2010 Insulation - exterior walls | 4,608 | sf | \$6.00 | ¢07.640 | | | |
| add insulation, spray foam patch walls/paint | 4,608 | sf | ֆն.00 1.25 | \$27,648 5.760 | | | |
| Sub-total | 7,092 | sf | 4.71 /s | -, | \$33,408 | _ | |
| B2010 Insulation - roof | | | | | | | |
| add rigid insulation + nailers | 8,170 | sf | 7.50 | 61,275 | | | |
| Sub-total | 7,092 | sf | 8.64 /s | f | 61,275 | | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 94,683 | \$94,683 | | |
| Estimating / Design Contingency | | | 20.00% | 18,937 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 14,203 | | | |
| General Contractor OH & Profit | | | 5.00% | 6,392 | 39,532 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| B20 Exterior Enclosure | 7,092 | sf | \$18.92 /s | :f | \$134,215 | | |

ACC Cost Consultants, LLC

Salem, Oregon BRIC

OSD - Facility Assessment

Portland, Oregon ROM Estimate 1.1

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

| M Estimate 1.1 | | Phone: (| 503) 718-0075 wv | ww.archcost.cor | n | Constr. Start: |
|---|---|--------------|------------------|-----------------|------------|-------------------|
| Wallace Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
| | | | | | | |
| B20 Exterior Enclosure | | | | | | |
| B2010 Concrete walls texture surface and p | oint | | | | | |
| demo allowance | 70 | lf | \$40.00 | \$2,800 | | |
| new shearwall footing | 70 | ıı If | 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 | | assume 15 m. |
| Sub-total | 7.092 | sf | 15.99 | | \$113,400 | |
| oub-total | 7,092 | 51 | 15.99 / | 51 | ψ115,400 | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 113,400 | \$113,400 | |
| Fatimating / Pasign Continuous | | | 20.000/ | 22.600 | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 20.00% 0.00% | 22,680 0 | | @ E0/ many: |
| | IBD | | | - | | @ ± 5% per year |
| General Conditions / Insurance / Bond General Contractor OH & Profit | | | 12.50% 5.00% | 17,010 7,655 | 47,345 | 44 750 |
| General Contractor On & Profit | | | 5.00% | 7,000 | 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 | 4.040 | | 04440 | 447.000 | | |
| 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 'F | 30.00 | 6,660 | | |
| new interior sill | 222 | lf ellevy | 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 | £400.700 | |
| Sub-total | 7,092 | sf | 28.03 / | SŤ | \$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% | 03,730 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | 150 | | 12.50% | 29,818 | | w ± 0 /0 per year |
| General Contractor OH & Profit | | | 5.00% | 13,419 | 82,995 | 41.75% |
| TOTAL DIDECT CONCEDUCTION COST | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 7.000 | -6 | ¢00.70 ′ | | ¢004 704 | |
| B20 Exterior Enclosure | 7,092 | sf | \$39.73 / | ST | \$281,781 | |

Salem, Oregon BRIC

OSD - Facility Assessment

B20 | Exterior Enclosure

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110

Estimate Date: 18-Jan-24 Document Date: 03-Jan-24 Print Date: 18-Jan-24

\$14,530

| ortland, Oregon | | | Figard, Oregon 97223 | | | Print Time | |
|--|----------|----------|----------------------|---------------|------------|-------------------|--------|
| OM Estimate 1.1 | | Pnone: (| 503) 718-0075 www | .arcncost.cor | n | Constr. Start | : TI |
| 2 Wallace Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| 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 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | , 55 | | 12.50% | 900 | | @ 1 070 por your | |
| General Contractor OH & Profit | | | 5.00% | 405 | 2,505 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | 7 000 | . • | 04.00 4.1 | | 40.505 | | |
| B20 Exterior Enclosure | 7,092 | ST | \$1.20 /sf | | \$8,505 | | |
| B20 Exterior Enclosure | | | | | | | |
| B2030 Replace Door | | | | | | | |
| remove door & frame | 2 | ea | \$150.00 | \$300 | | | |
| new hollow metal door & frame, painted | 2 | ea | 4,675.00 | 9,350 | | egress | |
| patch/repair trim, allowance | 2 | ea | 300.00 | 600 | | | |
| Sub-total | 7,092 | sf | 1.45 /sf | | \$10,250 | | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 10,250 | \$10,250 | | |
| Estimating / Design Contingency | | | 20.00% | 2,050 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 2,030 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 150 | | 12.50% | 1,538 | | € ± 0 /0 per year | |
| General Contractor OH & Profit | | | 5.00% | 692 | 4,280 | | 41.76% |
| TOTAL DIRECT CONSTRUCTION COST | 7.002 | | ¢2.05./c4 | | £44.520 | | |

7,092

sf

\$2.05 /sf

Salem, Oregon BRIC

Portland, Oregon ROM Estimate 1.1

OSD - Facility Assessment

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone: (503) 718-0075 www.archcost.com

| M Estimate 1.1 | | Phone: (| 503) 718-0075 www | w.archcost.con | n | Constr. Start: | |
|---|----------|----------|-----------------------|----------------|------------|-----------------|--------|
| Wallace Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| B30 Roofing | | | | | | | |
| B3010 Roof Coverings | | | | | | | |
| demo roofing, complete | 8.170 | sf | \$3.00 | \$24,510 | | | |
| abate insulation | 8.170 | sf | 2.50 | 20,425 | | | |
| install new membrane roofing + insul | 8.170 | sf | 21.73 | 177,570 | | | |
| replace gutters & ds | 314 | If | 20.00 | 6,280 | | | |
| new metal flashings | 8,170 | sf | 3.15 | 25,695 | | | |
| prep, repaint outdoor cover/soffit | 720 | sf | 2.50 | 1,800 | | | |
| MEP, allowance | 1 | allow | 2,500.00 | 2,500 | | | |
| Sub-total | 7,092 | sf | 2,500.00 36.49 /sf | | \$258,780 | | |
| Sub-total | 7,092 | SI | 30.49 /SI | | φ230,760 | | |
| SUB-TOTAL B30 Roofing | | | | 258,780 | \$258,780 | | |
| Fating ating a / Danism Counting and a | | | 00.000/ | E4 7E0 | | | |
| Estimating / Design Contingency | TDD | | 20.00% | 51,756 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond General Contractor OH & Profit | | | 12.50% 5.00% | 38,817 | 100 011 | | |
| General Contractor Off a Front | | | 0.0070 | 17,468 | 108,041 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| B30 Roofing | 7,092 | sf | \$51.72 /s | f | \$366,821 | | |
| B30 Roofing | | | | | | | |
| 1 9 | | | | | | | |
| B3020 Roof Openings | | | | | | | |
| clean skylights | 2 | ea | \$250.00 | \$500 | | | |
| Sub-total | 7,092 | sf | 0.07 /sf | f | \$500 | | |
| SUB-TOTAL B30 Roofing | | | | 500 | \$500 | | |
| | | | | | | | |
| Estimating / Design Contingency | | | 20.00% | 100 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 75 | | | |
| General Contractor OH & Profit | | | 5.00% | 34 | 209 | | 41.80% |
| TOTAL DIDEOT CONOTDUCTION COST | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | _ | ** ** | _ | | | |
| B30 Roofing | 7,092 | sf | \$0.10 /s | T | \$709 | | |

Salem, Oregon BRIC

OSD - Facility Assessment

Portland, Oregon ROM Estimate 1.1 Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

| ROM Estimate 1.1 | | Phone: (| (503) 718-0075 www | .archcost.con | ı | Constr. Start: | ТВІ |
|---------------------------------------|----------|----------|--------------------|---------------|------------|-----------------|---------|
| 02 Wallace Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comme | ents |
| 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 /s1 | ŧ | \$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 | | #DIV/0! |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | A : | | . - | | |
| C20 STAIRS | 7,092 | sf | \$0.00 /st | <u> </u> | \$0 | | |

OSD - Facility Assessment ACC Cost Consultants, LLC Estimate Date: Salem, Oregon Seth J. Pszczolkowski Document Date: BRIC 8060 SW Pfaffle Street, Suite 110 Print Date:

18-Jan-24

03-Jan-24

| Salem, Oregon | | | Sett J. FSZCZOK | OWSKI | | Document Date. | UJ-Jan-Z |
|--|----------|----------|---------------------|----------------|------------|---------------------|----------|
| BRIC | | 806 | 0 SW Pfaffle Street | , Suite 110 | | Print Date: | 18-Jan-2 |
| Portland, Oregon | | 7 | Γigard, Oregon 972 | 23-8489 | | Print Time: | 1:17 PI |
| ROM Estimate 1.1 | | Phone: (| 503) 718-0075 ww | w.archcost.cor | n | Constr. Start: | ТВ |
| 02 Wallace Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Commen | ts |
| C30 INTERIOR FINISHES | | | | | | | |
| COO INTERCORT INIONEC | | | | | | | |
| C3010 Paint Wallboard or Plaster | | | | | | | |
| abate plaster finish | 12,600 | sf | \$4.00 | \$50,400 | | assume 90% of walls | |
| remove wall base | 1,035 | lf | 0.50 | 518 | | | |
| add gypbd, level 4 finish | 12,600 | sf | 4.00 | 50,400 | | | |
| paint walls | 12,600 | sf | 1.50 | 18,900 | | | |
| new wall base | 1,035 | lf | 3.50 | 3,623 | | | |
| remove/reinstall wall items, allowance | 12,600 | sf | 0.50 | 6.300 | | | |
| Sub-total | 7,092 | sf | 18.35 /s | -, | \$130,141 | | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 130,141 | \$130,141 | | |
| · | | | | | | | |
| Estimating / Design Contingency | | | 20.00% | 26,029 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 19,522 | | 0 , , | |
| General Contractor OH & Profit | | | 5.00% | 8,785 | 54,336 | 4 | 1.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| C30 INTERIOR FINISHES | 7,092 | sf | \$26.01 /s | sf | \$184,477 | | |
| • | , | | | | . , | | |
| C30 INTERIOR FINISHES | | | | | | | |
| C3010 Remodel Restroom - wall tile | | | | | | | |
| remove wall tile | 4 | locs | \$150.00 | \$600 | | | |
| install wall tile | 4 | locs | \$2,500.00 | \$10,000 | | | |
| Sub-total | 7,092 | sf | 1.49 /s | f | \$10,600 | | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 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 | | | |
| | | | 12.5070 | 1,590 | | | |

TOTAL DIRECT CONSTRUCTION COST

C30 | INTERIOR FINISHES

\$15,026

7,092

sf

\$2.12 /sf

OSD - Facility Assessment ACC Cost Consultants, LLC Estimate Date: Salem, Oregon Seth J. Pszczolkowski Document Date: BRIC 8060 SW Pfaffle Street, Suite 110 Print Date:

18-Jan-24

03-Jan-24

| Salem, Oregon BRIC | | 806 | Seth J. Pszczolko 0 SW Pfaffle Street | | | Document Date: 03-Jan-24 Print Date: 18-Jan-24 |
|---------------------------------------|----------------|----------|--|----------|----------------|---|
| Portland, Oregon | | | rigard, Oregon 9722 | | | Print Time: 1:17 PM |
| ROM Estimate 1.1 | | | 503) 718-0075 www | | n | Constr. Start: TBI |
| 02 Wallace Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
| C30 INTERIOR FINISHES | | | | | | |
| C3020 Floor Finishes - carpet | | | | | | |
| remove carpet | 2,128 | sf | \$0.80 | \$1,702 | | assume 30% of floors |
| clean/prep floors | 2,128 | sf | 1.00 | 2,128 | | |
| new carpet | 2,128 | sf | 6.00 | 12,766 | | |
| Sub-total | 7,092 | sf | 2.34 /sf | : | \$16,596 | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 16,596 | \$16,596 | |
| Estimating / Design Contingency | | | 20.00% | 3,320 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 2,490 | | © 10% per year |
| General Contractor OH & Profit | | | 5.00% | 1,121 | 6,931 | 41.76% |
| | | | | -, | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| C30 INTERIOR FINISHES | 7,092 | sf | \$3.32 /s | f | \$23,527 | |
| C30 INTERIOR FINISHES | | | | | | |
| C2020 Floor Finished Lyst | | | | | | |
| C3020 Floor Finishes - vct | 4,255 | of | \$2.50 | \$10,638 | | |
| abate vat flooring | | sf sf | \$2.50 1.00 | | | assume 60% of floors |
| clean/prep floors new vct flooring | 4,255 | sf | | 4,255 | | |
| Sub-total | 4,255 7,092 | sf | 4.75 4.95 /sf | 20,212 | \$35,105 | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 35,105 | \$35,105 | |
| GOB-10 TAE GOO INTERCONT INIONEG | | | | 33,103 | ψου, 100 | |
| Estimating / Design Contingency | | | 20.00% | 7,021 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 5,266 | | |
| General Contractor OH & Profit | | | 5.00% | 2,370 | 14,657 | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| C30 INTERIOR FINISHES | 7,092 | sf | \$7.02 /s | f | \$49,762 | |
| C30 INTERIOR FINISHES | | | | | | |
| · | | | | | | |
| C3020 Floor Finishes - rubber base | | | . | | | |
| remove rubber base | 1,385 | lf .c | \$0.60 | \$831 | | |
| new rubber base | 1,385 | If | 3.50 | 4,848 | # 5 070 | |
| Sub-total | 7,092 | sf | 0.80 /sf | | \$5,679 | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 5,679 | \$5,679 | |
| Estimating / Design Contingency | | | 20.00% | 1,136 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | .25 | | 12.50% | 852 | | O = |
| General Contractor OH & Profit | | | 5.00% | 384 | 2,372 | 41.77% |
| | | | | | | |
| | | | | | | |

\$1.14 /sf

\$8,051

7,092 sf

TOTAL DIRECT CONSTRUCTION COST

C30 | INTERIOR FINISHES

Salem, Oregon BRIC

OSD - Facility Assessment

Portland, Oregon

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

| Portland, Oregon | | | Figard, Oregon 9722 | | | Print Time: 1:17 F |
|--|----------|----------|---------------------|---------|------------|----------------------|
| ROM Estimate 1.1 | | Phone: (| Constr. Start: TE | | | |
| 2 Wallace Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
| | | | | | | |
| C30 INTERIOR FINISHES | | | | | | |
| C3010 Remodel Restroom - floor tile | | | | | | |
| remove floor tile | 4 | locs | \$125.00 | \$500 | | |
| install floor tile | 4 | locs | 1,500.00 | 6,000 | | |
| Sub-total | 7,092 | sf | 0.92 /sf | • | \$6,500 | |
| out total | 7,002 | O. | 0.02 701 | | ψ0,000 | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 6,500 | \$6,500 | |
| Estimating / Design Contingency | | | 20.00% | 1,300 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 975 | | |
| General Contractor OH & Profit | | | 5.00% | 439 | 2,714 | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| C30 INTERIOR FINISHES | 7,092 | sf | \$1.30 /s1 | f | \$9,214 | |
| C30 INTERIOR FINISHES | | | | | | |
| C3030 Ceiling Finishes - Gypbd ceilings | | | | | | |
| abate plaster ceilings | 2,128 | sf | \$2.75 | \$5,851 | | assume 30% bldg area |
| new gypbd ceiling | 2,128 | sf | 12.00 | 25,531 | | |
| paint ceiling | 2,128 | sf | 2.25 | 4,787 | | |
| MEP conflicts, allowance | 2,128 | sf | 3.00 | 6,383 | | |
| Sub-total | 7,092 | sf | 6.00 /sf | | \$42,552 | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 42,552 | \$42,552 | |
| | | | | | | |
| Estimating / Design Contingency | | | 20.00% | 8,511 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 6,383 | 47 767 | 44.750/ |
| General Contractor OH & Profit | | | 5.00% | 2,873 | 17,767 | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| C30 INTERIOR FINISHES | 7,092 | sf | \$8.51 /s1 | f | \$60,319 | |
| C30 INTERIOR FINISHES | | | | | | |
| C3030 Ceiling Finishes - Glue-up tile ceilings | | | | | | |
| abate glue-up tile ceilings | 4,255 | sf | \$2.00 | \$8,510 | | assume 60% bldg area |
| new glue-up tile ceiling | 4,255 | sf | 4.75 | 20,212 | | |
| MEP conflicts, allowance | 4,255 | sf | 1.50 | 6,383 | | |
| Sub-total | 7,092 | sf | 4.95 /sf | | \$35,105 | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 35,105 | \$35,105 | |
| · | | | | | • | |
| Estimating / Design Contingency | | | 20.00% | 7,021 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 5,266 | | |
| General Contractor OH & Profit | | | 5.00% | 2,370 | 14,657 | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| C30 INTERIOR FINISHES | 7,092 | sf | \$7.02 /s1 | f | \$49,762 | |
| | .,002 | ٧. | Ψ1.0± /31 | | ♥ .O,. O2 | |

OSD - Facility Assessment Salem, Oregon

BRIC

Portland, Oregon

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

| ortiand, Oregon OM Estimate 1.1 | | | i igard, Oregon 9722. 503) 718-0075 www | | n | Constr. Start: | | |
|--|----------|-------------|---|------------|------------|-----------------|---------|--|
| Com Estimate 1.1 | | 1 110110. (| | | '' | Conour. Clark | : TB | |
| 2 Wallace Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents | |
| D10 CONVEYING SYSTEMS | | | | | | | | |
| BIO GORVETING CICIEMO | | | | | | | | |
| no work required | 0 | sum | \$0.00 | \$0 | | | | |
| Sub-total | 7,092 | 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 | 7,092 | sf | \$0.00 /sf | | \$0 | | | |
| 2.010020 | .,002 | | V | | | | | |
| D20 PLUMBING SYSTEMS | | | | | | | | |
| D2010 Plumbing Fixtures - ADA toilets | | | | | | | | |
| remove toilet | 4 | ea | \$275.00 | \$1,100 | | | | |
| new ada toilet | 4 | ea | 2,650.00 | 10,600 | | | | |
| adjustments to sanitary | 4 | ea | 1,500.00 | 6,000 | | allowance | | |
| address sewer gas issue | 1 | allow | 5,000.00 | 5,000 | | | | |
| Sub-total | 7,092 | sf | 3.20 /sf | | \$22,700 | | | |
| SUB-TOTAL D20 PLUMBING SYSTEMS | | | | 22,700 | \$22,700 | | | |
| | | | | | | | | |
| Estimating / Design Contingency | | | 20.00% | 4,540 | | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | | |
| General Conditions / Insurance / Bond | | | 12.50% | 3,405 | | | | |
| General Contractor OH & Profit | | | 5.00% | 1,533 | 9,478 | | 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 | 1 | ea | \$300.00 | \$300 | | | | |
| new dual height drinking fountain | 1 | ea | 4,800.00 | 4,800 | | | | |
| patch/repair wall, allowance | 1 | allow | 500.00 | 500 | | | | |
| Sub-total | 7,092 | sf | 0.79 /sf | | \$5,600 | | | |
| SUB-TOTAL D20 PLUMBING SYSTEMS | | | | 5,600 | \$5,600 | | | |
| Estimating / Design Continuous | | | 20.00% | 1 120 | | | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 0.00% | 1,120 0 | | @ + 5% nor vo- | | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 840 | | @ ± 5% per year | | |
| General Contractor OH & Profit | | | 5.00% | 378 | 2,338 | | 41.75% | |
| | | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | | |
| D20 PLUMBING SYSTEMS | 7,092 | sf | \$1.12 /sf | | \$7,938 | | | |

OSD - Facility AssessmentACC Cost Consultants, LLCEstimate Date:18-Jan-24Salem, OregonSeth J. PszczolkowskiDocument Date:03-Jan-24BRIC8060 SW Pfaffle Street, Suite 110Print Date:18-Jan-24Portland, OregonTigard, Oregon 97223-8489Print Time:1:17 PM

| Portland, Oregon ROM Estimate 1.1 | | | Figard, Oregon 97223 (503) 718-0075 www. | | • | Print Time: 1:1 | | |
|--|----------|------|--|-----------|---------------|-------------------|--------|--|
| NOW Estimate 1.1 | | | | | | | | |
| 02 Wallace Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents | |
| D20 PLUMBING SYSTEMS | | | | | | | | |
| D2020 Plumbing Fixtures - Repiping | | | | | | | | |
| repipe dom water lines | 7,092 | sf | \$15.00 | \$106,380 | | | | |
| Sub-total | 7,092 | sf | 15.00 /sf | | \$106,380 | | | |
| SUB-TOTAL D20 PLUMBING SYSTEMS | | | | 106,380 | \$106,380 | | | |
| Estimating / Design Contingency | | | 20.00% | 21,276 | | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 15,957 | | © ± 0 /0 pcr year | | |
| General Contractor OH & Profit | | | 5.00% | 7,181 | 44,414 | | 41.75% | |
| TOTAL DIDEOT CONSTRUCTION COST | | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS | 7,092 | sf | \$21.26 /sf | | \$150,794 | | | |
| DZ0 1 ESIMBING STSTEMS | 7,032 | 31 | Ψ21.20 /31 | | ψ130,734 | | | |
| D20 PLUMBING SYSTEMS | | | | | | | | |
| D2040 Rain Water Drainage | | | | | | | | |
| repair/clean overflowing gutter | 72 | lf | \$15.00 | \$1,080 | | | | |
| Sub-total | 7,092 | sf | 0.15 /sf | | \$1,080 | | | |
| SUB-TOTAL D20 PLUMBING SYSTEMS | | | | 1,080 | \$1,080 | | | |
| SUB-TOTAL DZU PLUMBING STSTEMS | | | | 1,080 | Φ1,000 | | | |
| Estimating / Design Contingency | | | 20.00% | 216 | | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | | |
| General Conditions / Insurance / Bond | | | 12.50% | 162 | | | | |
| General Contractor OH & Profit | | | 5.00% | 73 | 451 | | 41.76% | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | | |
| D20 PLUMBING SYSTEMS | 7,092 | sf | \$0.22 /sf | | \$1,531 | | | |
| D30 HVAC SYSTEMS | | | | | | | | |
| D2040 Distribution Systems | | | | | | | | |
| D3040 Distribution Systems find and repair duct leak | 1 | sum | \$2,000.00 | \$2,000 | | | | |
| Sub-total | 7,092 | | 0.28 /sf | Ψ2,000 | \$2,000 | | | |
| SUB-TOTAL D30 HVAC SYSTEMS | | | | 2,000 | \$2,000 | | | |
| · | | | 00.222/ | • | • | | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 20.00% 0.00% | 400 | | @ 1 F0/ | | |
| General Conditions / Insurance / Bond | עסו | | 12.50% | 0 300 | | @ ± 5% per year | | |
| General Contractor OH & Profit | | | 5.00% | 135 | 835 | | 41.75% | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | | |
| D30 HVAC SYSTEMS | 7,092 | sf | \$0.40 /sf | | \$2,835 | | | |
| DOU TIVAO O TOTENIO | 1,032 | 31 | ψυ.+τυ /51 | | Ψ2,005 | | | |

OSD - Facility Assessment Salem, Oregon

BRIC Portland, Oregon Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

| Portland, Oregon ROM Estimate 1.1 | | | Figard, Oregon 97223 (503) 718-0075 www | | n | Print Time: Constr. Start: | |
|--|----------------|------------|---|----------------------------|------------|-------------------------------|--------|
| 02 Wallace Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comme | ents |
| D30 HVAC SYSTEMS | | | | | | | |
| D3040 Distribution Systems add lagging to pipe hangers and fittings Sub-total | 7,092 7,092 | sf sf | \$1.50 | \$10,638 | \$10,638 | allowance | |
| SUB-TOTAL D30 HVAC SYSTEMS | | | | 10,638 | \$10,638 | | |
| Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit | TBD | | 20.00% 0.00% 12.50% 5.00% | 2,128 0 1,596 719 | 4,443 | @ ± 5% per year | 41.77% |
| 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 | \$12,500 | \$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 /sf | \$3,500 | \$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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Portland, Oregon

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

| OM Estimate 1.1 | Phone: (503) 718-0075 www.archcost.com | | | | | Constr. Start: T | |
|--|--|------|-------------------------|----------|------------|------------------|-------------|
| 2 Wallace Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| D30 HVAC SYSTEMS | | | | | | | |
| D30 TIVAO OTOTEMO | | | | | | | |
| D3060 Controls | | | | | | | |
| replace pnuematic controls with digital | 7,092 | sf | \$7.50 | \$53,190 | | allowance | |
| Sub-total | 7,092 | sf | 7.50 /sf | | \$53,190 | | |
| SUB-TOTAL D30 HVAC SYSTEMS | | | | 53,190 | \$53,190 | | |
| Estimating / Design Contingency | | | 20.00% | 10,638 | | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 0.00% | 0 0.036 | | @ + E% parvoor | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 7,979 | | @ ± 5% per year | |
| General Contractor OH & Profit | | | 5.00% | 3,591 | 22,208 | | 44 750/ |
| General Contractor On & Front | | | 3.00% | 3,591 | 22,200 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D30 HVAC SYSTEMS | 7,092 | sf | \$10.63 /sf | | \$75,398 | | |
| D40 FIRE PROTECTION SYSTEMS | | | | | | | |
| D40 TINE TROTEOTION OF OTELINO | | | | | | | |
| no work required | 0 | sf | \$0.00 | \$0 | | | |
| Sub-total | 7,092 | sf | 0.00 /sf | | \$0 | | |
| SUB-TOTAL D40 FIRE PROTECTION SYS | TEMS | | | 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 | 0 | | //D I) //O! |
| General Contractor OH & Profit | | | 5.00% | 0 | 0 | | #DIV/0! |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D40 FIRE PROTECTION SYSTEMS | 7,092 | sf | \$0.00 /sf | | \$0 | | |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| 200 ELECTRICAL OTOTEMO | | | | | | | |
| D5010 Skylight Lighting | | | | | | | |
| replace skylight lighting with LED's | 7,092 | sf | \$1.35 | \$9,574 | | _ | |
| Sub-total | 7,092 | sf | 1.35 /sf | | \$9,574 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 9,574 | \$9,574 | | |
| Estimating / Design Contingency | | | 20.00% | 1,915 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 1,437 | | C = 2 ps. year | |
| General Contractor OH & Profit | | | 5.00% | 647 | 3,999 | | 41.77% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 7 000 | | 64.04 . . | | 640 === | | |
| D50 ELECTRICAL SYSTEMS | 7,092 | sf | \$1.91 /sf | | \$13,573 | | |

OSD - Facility Assessment Salem, Oregon

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Portland, Oregon

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

| Portland, Oregon ROM Estimate 1.1 | | | Figard, Oregon 97223 503) 718-0075 www. | | n | Print Time: Constr. Start | |
|--|----------------|-----------|---|------------------------------|------------|------------------------------|--------|
| 02 Wallace Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | |
| V2 Wanace Haii | Quantity | Offic | COSt / OTIL | COST | Oub-totals | Comm | CITIS |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| D5010 Replace Lighting - entire bldg replace lighting with LED's Sub-total | 7,092 7,092 | | \$3.50 | \$24,822 | \$24,822 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 24,822 | \$24,822 | | |
| Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit | TBD | | 20.00% 0.00% 12.50% 5.00% | 4,965 0 3,724 1,676 | 10,365 | @ ± 5% per year | 41.76% |
| 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 Sub-total | 7,092 7,092 | sf sf | \$0.56 0.56 /sf | \$4,000 | \$4,000 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 4,000 | \$4,000 | | |
| Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit | TBD | | 20.00% 0.00% 12.50% 5.00% | 800 0 600 270 | 1,670 | @ ± 5% per year | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS | 7,092 | sf | \$0.80 /sf | | \$5,670 | | |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| D5010 GFI circuits - Kitchen replace conductors Sub-total | 1 7,092 | sum sf | \$1,500.00 0.21 /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% 0.00% 12.50% 5.00% | 300 0 225 102 | 627 | @ ± 5% per year | 41.80% |
| TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS | 7,092 | sf | \$0.30 /sf | | \$2,127 | | |

Salem, Oregon

OSD - Facility Assessment

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Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

| BRIC | | | 0 SW Pfaffle Street | | | Print Date Print Time | |
|---------------------------------------|----------|--|---------------------|----------------|------------|--------------------------|--------|
| Portland, Oregon | | Tigard, Oregon 97223-8489 Phone: (503) 718-0075 www.archcost.com | | | | | |
| ROM Estimate 1.1 | | Pnone: (| 503) /18-00/5 WW | w.arcncost.cor | n | Constr. Start | i: Ti |
| 2 Wallace Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ients |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| D5030 Intrusion Alarm System | | | | | | | |
| add intrusion alarm system | 7,092 | sf | \$1.41 | \$10,000 | | rough-in / install | |
| Sub-total | 7,092 | sf | 1.41 /st | • | \$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 /s | f | \$14,175 | | |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| D5030 Lighting Controls | | | | | | | |
| add occupancy sensors | 7,092 | sf | \$1.41 | \$10,000 | | | |
| Sub-total | 7,092 | sf | φ1. 4 1 | | \$10,000 | _ | |
| | ĺ | 31 | 1.41 /3 | I | ψ10,000 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 10,000 | \$10,000 | | |
| Estimating / Design Contingency | | | 20.00% | 2,000 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 2,000 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 1,500 | | @ 1 0 /0 por your | |
| General Contractor OH & Profit | | | 5.00% | 675 | 4,175 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D50 ELECTRICAL SYSTEMS | 7,092 | sf | \$2.00 /s | f | \$14,175 | | |
| E10 EQUIPMENT | | | | | | | |
| ETO EQUITATE | | | | | | | |
| E1010 Kitchen Accessibility | | | <u></u> | | | | |
| 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 | ¢44.050 | - | |
| Sub-total | 7,092 | sf | 1.67 /st | Ī | \$11,850 | | |
| SUB-TOTAL E10 EQUIPMENT | | | | 11,850 | \$11,850 | | |
| Estimating / Design Contingency | | | 20.00% | 2,370 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 2,370 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 1,778 | | S 2 0 % por your | |
| General Contractor OH & Profit | | | 5.00% | 800 | 4,948 | | 41.76% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| | 7 000 | o.£ | ¢0 07 /- | . £ | ¢46 700 | | |
| E10 EQUIPMENT | 7,092 | sf | \$2.37 /s | 51 | \$16,798 | | |

OSD - Facility Assessment Salem, Oregon

BRIC Portland, Oregon

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

Estimate Date: 18-Jan-24 Document Date: 03-Jan-24 Print Date: 18-Jan-24 1:17 PM Print Time:

| Portland, Oregon | | 1 | Figard, Oregon 9722 | 3-8489 | | Print Time | : 1:17 P |
|--|----------|----------|---------------------|---------------|-----------------|-------------------|----------|
| ROM Estimate 1.1 | | Phone: (| 503) 718-0075 www | .archcost.cor | n | Constr. Start | :: ТВ |
| | | | · | | | | |
| 02 Wallace Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| E10 EQUIPMENT | | | | | | | |
| ETO EQUI INERT | | | | | | | |
| E1020 Restroom Accessories | | | | | | | |
| grab bars | 4 | ea | \$250.00 | \$1,000 | | | |
| toilet paper dispenser | 4 | ea | 75.00 | 300 | | | |
| seat cover dispenser | 4 | ea | 65.00 | 260 | | | |
| | 4 | | 55.00 | 220 | | | |
| sanitary napkin disposal | | ea | | 220 | Φ4 7 00 | _ | |
| Sub-total | 7,092 | sf | 0.25 /sf | | \$1,780 | | |
| SUB-TOTAL E10 EQUIPMENT | | | | 1,780 | \$1,780 | | |
| | | | | | | | |
| Estimating / Design Contingency | | | 20.00% | 356 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 267 | | | |
| General Contractor OH & Profit | | | 5.00% | 121 | 744 | | 41.80% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| E10 EQUIPMENT | 7,092 | sf | \$0.36 /sf | ; | \$2,524 | | |
| | | | | | | 1 | |
| E10 EQUIPMENT | | | | | | | |
| E1020 Toilet Partitions | | | | | | | |
| new ada partition | 4 | ea | \$1,650.00 | \$6,600 | | | |
| | | | | | | | |
| modify adjacent, allowance | 4 | ea | 1,000.00 | 4,000 | * 40.000 | - | |
| Sub-total | 7,092 | sf | 1.49 /sf | | \$10,600 | | |
| SUB-TOTAL E10 EQUIPMENT | | | | 10,600 | \$10,600 | | |
| Fating the of Danis, October 1991 | | | 00.00% | 0.400 | | | |
| 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 | | | | | | | |
| E10 EQUIPMENT | 7,092 | sf | \$2.12 /sf | • | \$15,026 | | |
| E20 FURNISHINGS | | | | | | | |
| | | | | | | | |
| E2010 Kitchen Cabinets | | | | | | | |
| demo kitchen cabinets | 32 | lf | \$40.00 | \$1,280 | | | |
| new base cabinets w/solid surface tops | 32 | lf | 515.00 | 16,480 | | | |
| wall cabinets, uppers | 28 | lf | 225.00 | 6,300 | | | |
| patch/repair finishes | 1 | sum | 3,500.00 | 3,500 | | | |
| Sub-total | 7,092 | sf | 3.89 /sf | 3,300 | \$27,560 | - | |
| | , | | | | | | |
| SUB-TOTAL E20 FURNISHINGS | | | | 27,560 | \$27,560 | | |
| Estimating / Design Contingency | | | 20.00% | 5,512 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0,012 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 4,134 | | w = 0 /0 per year | |
| | | | | | 44 507 | | 44 3501 |
| General Contractor OH & Profit | | | 5.00% | 1,861 | 11,507 | | 41.75% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | _ | | | | | |
| E20 FURNISHINGS | 7,092 | sf | \$5.51 /sf | • | \$39,067 | | |

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:

Document Date:

Print Date:

Print Time:

Constr. Start:

18-Jan-24 03-Jan-24 18-Jan-24 1:17 PM TBD

| 03 Peterson Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
|------------------|----------|------|-------------|------|------------|----------|
|------------------|----------|------|-------------|------|------------|----------|

Building Stats

Year Built: 1962 Gross

Floors: **1+ part basement**Construction Type: **wood framed structure**

Gross Area: 24,173 sf

| no work required | 0 | sf | 0.00 | 0 | | |
|---------------------------------------|--------|----|------------|---|-----|-----------------|
| Sub-total | 24,173 | 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 | 24,173 | sf | \$0.00 /sf | | \$0 | |

| A20 Basement Construction | | | | | | |
|---------------------------------------|--------|----|------------|---------|----------|-----------------|
| A2010 Basement walls | | | | | | |
| clean/patch walls | 6,650 | sf | \$1.00 | \$6,650 | | |
| paint walls | 6,650 | sf | 1.50 | 9,975 | | |
| Sub-total | 24,173 | sf | 0.69 /sf | | \$16,625 | |
| SUB-TOTAL A20 Basement Construction | | | | 16,625 | \$16,625 | |
| Estimating / Design Contingency | | | 20.00% | 3,325 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 2,494 | | |
| General Contractor OH & Profit | | | 5.00% | 1,123 | 6,942 | 41.76% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| A20 Basement Construction | 24,173 | sf | \$0.97 /s1 | F | \$23,567 | |

| B10 Superstructure | | | | | | |
|--|--------|----|------------|--------|----------|-----------------|
| B1020 Roof Construction - Glu Lams & 2x de | cking | | | | | |
| add plywood sheathing | 19,870 | sf | 2.75 | 54,643 | | |
| Sub-total | 24,173 | sf | 2.26 /sf | | \$54,643 | |
| SUB-TOTAL B10 Superstructure | | | | 54,643 | \$54,643 | |
| Estimating / Design Contingency | | | 20.00% | 10,929 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 8,197 | | |
| General Contractor OH & Profit | | | 5.00% | 3,689 | 22,815 | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| B10 Superstructure | 24,173 | sf | \$3.20 /sf | | \$77,458 | |

OSD - Facility Assessment Salem, Oregon ACC Cost Consultants, LLC Seth J. Pszczolkowski

BRIC 8060 SW Pfaffle Street, Suite 110 Portland, Oregon Tigard, Oregon 97223-8489

| Portland, Oregon ROM Estimate 1.1 | | Phone: (| Print Time: Constr. Start | | | | |
|--|-----------------------------|-------------------------|---|--------------------------------|------------|-----------------|--------|
| 03 Peterson Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| B10 Superstructure | | | | | | | |
| B1020 Roof Construction - Connections remove/reinstall ceilings install wall to roof connections MEP conflicts, allowance Sub-total | 3,160 790 1 24,173 | sf If allow sf | \$7.00 80.00 5,000.00 3.74 /sf | \$22,120 63,200 5,000 | \$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% 0.00% 12.50% 5.00% | 18,064 0 13,548 6,097 | 37,709 | @ ± 5% per year | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST B10 Superstructure | 24,173 | sf | \$5.30 /si | f | \$128,029 | | |
| B20 Exterior Enclosure | | | | | | | |
| B2010 Shearwalls add shear to exterior walls Sub-total | 4,740 24,173 | | 25.00 | 118,500 | 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% 0.00% 12.50% 5.00% | 23,700 0 17,775 7,999 | 49,474 | @ ± 5% per year | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure | 24,173 | sf | \$6.95 /si | f | \$167,974 | | |
| B20 Exterior Enclosure | | | | | | | |
| B2010 Insulation - exterior walls add insulation, spray foam patch walls/paint Sub-total | 6,715 6,715 24,173 | sf sf | \$6.00 1.25 2.01 /sf | \$40,290 8,394 | \$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% 0.00% 12.50% 5.00% | 9,737 0 7,303 3,287 | 20,327 | @ ± 5% per year | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure | 24,173 | sf | \$2.85 /s | f | \$69,011 | | |

Salem, Oregon

OSD - Facility Assessment

BRIC

Seth J. Pszczolkowski

8060 SW Pfaffle Street, Suite 110
Tigard, Oregon 97223-8489

| RIC ortland, Oregon | | | 0 SW Pfaffle Street Tigard, Oregon 9722 | | | Print Date: Print Time: | 18-Jan 1:17 |
|---|----------|----------|--|------------|------------|----------------------------|----------------|
| OM Estimate 1.1 | | | 503) 718-0075 www | | n | Constr. Start: | T.17 |
| 3 Peterson Hall | Quantity | ` | Cost / Unit | Cost | Sub-totals | Comme | |
| | Quantity | Offic | OOST OTHE | 0031 | Oub-total3 | Commi | JIIIO |
| B20 Exterior Enclosure | | | | | | | |
| B2010 Wood siding | | | | | | | |
| clean, prep wood siding | 790 | sf | \$2.50 | \$1,975 | | assume 10% area | |
| paint wood siding | 790 | sf | 1.75 | • | ** *** | - | |
| Sub-total | 24,173 | sf | 0.14 /sf | f | \$3,358 | | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 3,358 | \$3,358 | | |
| Estimating / Design Contingency | | | 20.00% | 672 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 504 | | | |
| General Contractor OH & Profit | | | 5.00% | 227 | 1,403 | | 41.78% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure | 24,173 | sf | \$0.20 /s | f | \$4,761 | | |
| B20 Exterior Enclosure | | | | | | | |
| B20 Exterior Efficiosure | | | | | | | |
| B2010 Brick veneer | 2 270 | of | £4.00 | ¢0.490 | | 200/ | |
| add helical ties to brick veneer | 2,370 | | \$4.00 | \$9,480 | | assume 30% area | |
| patch grout | 2,370 | sf | 0.75 | | ¢44.050 | _ | |
| Sub-total | 24,173 | sf | 0.47 /sf | Ī | \$11,258 | | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 11,258 | \$11,258 | | |
| Estimating / Design Contingency | | | 20.00% | 2,252 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 1,689 | | | |
| General Contractor OH & Profit | | | 5.00% | 760 | 4,701 | | 41.76% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| B20 Exterior Enclosure | 24,173 | sf | \$0.66 /s | f | \$15,959 | | |
| B20 Exterior Enclosure | | | | | | | |
| B2020 Exterior Windows | | | | | | | |
| remove windows | 2,085 | sf | \$7.20 | \$15,012 | | | |
| prep openings | 2,085 | sf | 5.00 | 10,425 | | | |
| new storefront windows | 2,085 | si sf | 110.00 | 229,350 | | similar design | |
| new sill pan flashings | 2,003 | If | 30.00 | 8,400 | | Similar ucsign | |
| new interior sill | 280 | ii If | 26.00 | 7,280 | | | |
| patch/repair trim, allowance | 1 | allow | 10,000.00 | 10,000 | | | |
| new window treatment, roller shades | 2,085 | sf | 12.50 | 26,063 | | | |
| Sub-total | 24,173 | sf | 12.68 /sf | | \$306,530 | | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 306,530 | \$306,530 | | |
| Estimating / Design Contingency | | | 20.00% | 61,306 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 01,300 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | וסטו | | 12.50% | 45,980 | | ⊕ ± 570 per year | |
| General Contractor OH & Profit | | | 5.00% | 20,691 | 127,977 | | 41.75% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 24 172 | cf | ¢17.07 /a | . . | ¢/3/ E07 | | |
| B20 Exterior Enclosure | 24,173 | sf | \$17.97 /s | 01 | \$434,507 | | |

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OSD - Facility Assessment

Portland, Oregon ROM Estimate 1.1 Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone: (503) 718-0075 www.archcost.com

| 03 Peterson Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
|------------------|----------|------|-------------|------|------------|----------|
| | | | , | | | |

| remove door & frame remove door & frame remove door & frame new hollow metal door & frame, painted new hollow metal door & frame, painted patch/repair trim, allowance Sub-total 2 pair 6,650.00 13,300 egress egress egress SUB-TOTAL B20 Exterior Enclosure 34,120 \$34,120 Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond 12,50% 5,118 | OTAL DIRECT CONSTRUCTION COST 320 Exterior Enclosure | 24,173 | sf | \$2.00 /s | f | \$48,366 | | |
|---|---|--------|------------|--------------------|---------------|----------|-----------------|--------|
| remove door & frame | Escalation To Construction Start General Conditions / Insurance / Bond | TBD | | 0.00% 12.50% | 0 5,118 | 14,246 | @ ± 5% per year | 41.75% |
| remove door & frame | SUB-TOTAL B20 Exterior Enclosure | | | | 34,120 | \$34,120 | | |
| remove door & frame 4 ea \$150.00 \$600 remove door & frame 2 pair 210.00 420 new hollow metal door & frame, painted 4 ea 4,425.00 17,700 egress | patch/repair trim, allowance | 6 | ea | 350.00 | 2,100 | \$34,120 | egress | |
| B2030 Replace Door | remove door & frame new hollow metal door & frame, painted | 4 | pair ea | 210.00 4,425.00 | 420 17,700 | | egress | |

| B20 Exterior Enclosure | | | | | | |
|---------------------------------------|--------|----|------------|-------|---------|-----------------|
| B2030 Door Hardware | | | | | | |
| remove operator | 1 | ea | \$100.00 | \$100 | | |
| automatic opener, at main entry door | 1 | ea | 4,500.00 | 4,500 | | |
| Sub-total | 24,173 | sf | 0.19 /sf | | \$4,600 | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 4,600 | \$4,600 | |
| Estimating / Design Contingency | | | 20.00% | 920 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 690 | | |
| General Contractor OH & Profit | | | 5.00% | 311 | 1,921 | 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 and the insulation 1,500 and the insulation | OM Estimate 1.1 | | Phone: (| n | Constr. Start: | | | |
|---|---|----------|----------|---------------|----------------|------------------|-----------------|----------------|
| B3010 Roof Coverings demo roofing, complete 19,870 sf \$3.00 \$59,610 demo roofing, complete 19,870 sf \$2.50 49,675 demo roofing, complete 19,870 sf \$2.50 49,675 demo roofing, complete de | 3 Peterson Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Commo | ents |
| demo roofing, complete 19,870 sf \$3.00 \$59,610 | B30 Roofing | | | | | | | |
| demo roofing, complete 19,870 sf \$3.00 \$59,610 | P2010 Poof Coverings | | | | | | | |
| abate insulation install new membrane roofing + insul replace gutters & ds 19,870 sf 22.60 49,675 install new membrane roofing + insul replace gutters & ds 575 lf 20.00 11,500 new metal flashings 19,870 sf 2.50 49,675 insulating place gutters & ds 575 lf 20.00 11,500 new metal flashings 19,870 sf 2.50 49,675 insulating place gutters & ds 575 lf 20.00 11,500 new metal flashings 19,870 sf 24.87 lsf \$601,080 \$24.87 lsf \$601,080 \$30B-TOTAL B30 Roofing | | 10.070 | -t | ቀ 2 00 | ΦEO 640 | | | |
| install new membrane roofing + insul replace gutters & ds 19,870 sf 21,60 429,120 11,500 | | | | | | | | |
| replace gutters & ds new metal flashings 19,870 sf 2.0.00 11,500 49,675 49,675 19,870 sf 2.50 49,675 | | -, | | | | | | |
| 19,870 1 3 ,870 1 3 ,870 1 3 ,870 1 3 ,500 1,500 | · · · · · · · · · · · · · · · · · · · | -, | | | , | | | |
| MEP, allowance Sub-total 24,173 sf 1,500.00 1,500 s601,080 | | | | | | | | |
| Sub-total 24,173 sf 24.87 sf \$601,080 | | , | | | , | | | |
| SUB-TOTAL B30 Roofing | | 1 | | | | # 004.000 | | |
| Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit TOTAL DIRECT CONSTRUCTION COST B30 Roofing Z4,173 sf \$35.25 /sf \$852,031 C10 Interior Construction C1020 Interior Doors remove door & frame widen opening for 36" door new 3x7 sowd/hm frame 8 ea 2,650.00 5,200 epatch/repair adjacent walls Sub-total 24,173 sf 1.32 /sf \$31,800 SUB-TOTAL C10 Interior Construction TBD 0.00% 6,360 C3,000 C3 | Sub-total | 24,173 | st | 24.87 /st | İ | \$601,080 | | |
| Escalation To Construction Start General Conditions / Insurance / Bond 12.50% 90,162 5.00% 40,573 250,951 41.75% | SUB-TOTAL B30 Roofing | | | | 601,080 | \$601,080 | | |
| Escalation To Construction Start General Conditions / Insurance / Bond 12.50% 90,162 5.00% 40,573 250,951 41.75% | Estimating / Design Contingency | | | 20.00% | 120 216 | | | |
| C10 Interior Construction | | TRD | | | | | @ + 5% per year | |
| TOTAL DIRECT CONSTRUCTION COST B30 Roofing 24,173 sf \$35.25 sf \$852,031 | | 100 | | | - | | @ 10% per year | |
| TOTAL DIRECT CONSTRUCTION COST B30 Roofing | | | | | | 250 951 | | <i>1</i> 1 75% |
| C1020 Interior Construction C1020 Interior Doors remove door & frame widen opening for 36" door new 3x7 scwd/hm frame paint / finish door & frame patch/repair adjacent walls Sub-total SUB-TOTAL C10 Interior Construction Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit C1020 Interior Construction 8 ea \$150.00 \$1,200 21,200 21,200 2,800 2,800 2,800 24,173 sf 1.32 /sf \$31,800 SUB-TOTAL C10 Interior Construction 31,800 \$31,800 © ± 5% per year 41.75% | TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| C1020 Interior Doors remove door & frame | B30 Roofing | 24,173 | sf | \$35.25 /s | f | \$852,031 | | |
| remove door & frame widen opening for 36" door new 3x7 scwd/hm frame paint / finish door & frame patch/repair adjacent walls Sub-total SUB-TOTAL C10 Interior Construction Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit TOTAL DIRECT CONSTRUCTION COST 8 ea \$150.00 \$1,200 \$1,200 \$21,2 | C10 Interior Construction | | | | | | | |
| remove door & frame widen opening for 36" door new 3x7 scwd/hm frame paint / finish door & frame patch/repair adjacent walls Sub-total SUB-TOTAL C10 Interior Construction Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit TOTAL DIRECT CONSTRUCTION COST 8 ea \$150.00 \$1,200 \$1,200 \$21,2 | C1020 Interior Doors | | | | | | | |
| widen opening for 36" door new 3x7 scwd/hm frame 8 ea 2,650.00 21,2 | | 8 | ea | \$150.00 | \$1 200 | | | |
| 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 General Conditions / Insurance / Bond 12.50% 4,770 General Contractor OH & Profit 5.00% 2,147 13,277 41.75% | | _ | | | | | | |
| paint / finish door & frame patch/repair adjacent walls 8 lvs 175.00 1,400 1,400 2,800 2,800 2,800 331,800 \$31,800 | | | | | | | | |
| 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 General Conditions / Insurance / Bond 12.50% 4,770 General Contractor OH & Profit 5.00% 2,147 13,277 TOTAL DIRECT CONSTRUCTION COST | | _ | | , | | | | |
| 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 General Conditions / Insurance / Bond 12.50% 4,770 General Contractor OH & Profit 5.00% 2,147 13,277 41.75% | | _ | | | , | | | |
| Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit TOTAL DIRECT CONSTRUCTION COST 20.00% 6,360 0 0 4.770 12.50% 4,770 5.00% 2,147 13,277 41.75% | | | | | | \$31,800 | | |
| Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit TOTAL DIRECT CONSTRUCTION COST 20.00% 6,360 0 12.50% 4,770 5.00% 2,147 13,277 41.75% | SUB-TOTAL C10 Interior Construction | | | | 31 800 | \$31.800 | | |
| Escalation To Construction Start TBD 0.00% 0 @ ± 5% per year | 202 . 2 // LE 0 / 0 milester Constitution | + | | | 01,000 | 40.,000 | | |
| Escalation To Construction Start TBD 0.00% 0 @ ± 5% per year | Estimating / Design Contingency | | | 20.00% | 6.360 | | | |
| General Conditions / Insurance / Bond 12.50% 4,770 | | TBD | | | , | | @ + 5% per vear | |
| General Contractor OH & Profit 5.00% 2,147 13,277 41.75% TOTAL DIRECT CONSTRUCTION COST | | | | | - | | c.s por your | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | , - | 13,277 | | 41.75% |
| | | | | | | -, | | - |
| | TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| | C10 Interior Construction | 24,173 | sf | \$1.86 /s | f | \$45,077 | | |

OSD - Facility Assessment Salem, Oregon

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Portland, Oregon

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

| ROM Estimate 1.1 | | | (503) 718-0075 www | | n | Constr. Start | : TE |
|---|----------|------|--------------------|----------------|------------|-----------------|--------|
| 3 Peterson Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| C10 Interior Construction | | | | | | | |
| C1020 Interior Doors | | | | | | | |
| repair doors, allowance | 62 | ea | \$400.00 | \$24,800 | | | |
| refinish door & frame | 62 | ea | 600.00 | 37,200 | | | |
| Sub-total | 24,173 | sf | 2.56 /st | f | \$62,000 | | |
| SUB-TOTAL C10 Interior Construction | | | | 62,000 | \$62,000 | | |
| Estimating / Design Contingency | | | 20.00% | 12,400 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 9,300 | | | |
| General Contractor OH & Profit | | | 5.00% | 4,185 | 25,885 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| C10 Interior Construction | 24,173 | sf | \$3.64 /s | f | \$87,885 | | |
| C10 Interior Construction | | | | | | | |
| | | | | | | | |
| C1020 Door hardware | 70 | | Ф7 Е 00 | ሲ ር ጋርር | | | |
| remove knob hardware | 70 | ea | \$75.00 425.00 | \$5,250 | | | |
| install new lever arm Sub-total | 70 | ea | 425.00 <u> </u> | 29,750 | \$35,000 | - | |
| | 24,173 | sf | 1.45 /SI | l | φ35,000 | | |
| SUB-TOTAL C10 Interior Construction | | | | 35,000 | \$35,000 | | |
| Estimating / Design Contingency | | | 20.00% | 7,000 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 5,250 | | | |
| General Contractor OH & Profit | | | 5.00% | 2,363 | 14,613 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| C10 Interior Construction | 24,173 | sf | \$2.05 /s | f | \$49,613 | | |
| C10 Interior Construction | | | | | | | |
| C1020 Remodel Two Dorm Bathrooms | | | | | | | |
| modify dorm bathroom for accessibility | 2 | ea | \$18,000.00 | \$36,000 | | | |
| Sub-total | 24,173 | sf | 1.49 /st | | \$36,000 | - | |
| SUB-TOTAL C10 Interior Construction | | | | 36,000 | \$36,000 | | |
| | | | | , | ,, | | |
| Estimating / Design Contingency | | | 20.00% | 7,200 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 5,400 | | | |
| General Contractor OH & Profit | | | 5.00% | 2,430 | 15,030 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| C10 Interior Construction | 24,173 | sf | \$2.11 /s | f | \$51,030 | | |
| • | -, | - | ,=::: .• | | ,, | 1 | |

ACC Cost Consultants, LLC Seth J. Pszczolkowski

OSD - Facility Assessment Salem, Oregon BRIC

Portland, Oregon

8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Estimate Date: 18-Jan-24
Document Date: 03-Jan-24
Print Date: 18-Jan-24
Print Time: 1:17 PM

TBD

Constr. Start:

ROM Estimate 1.1 Phone: (503) 718-0075 www.archcost.com

| C20 STAIRS C2010 Replace handrails demo handrails install new handrails | | | | | | | |
|--|----------|----------|-----------------|----------|-----------|-----------------|--------|
| C2010 Replace handrails demo handrails | | | | | | | |
| demo handrails | 6.5 | | | | | | |
| demo handrails | | | | | | | |
| | | ı£ | ድር ሰብ | ¢ንርር | | | |
| | 60 60 | lf If | \$6.00 65.00 | \$360 | | | |
| | | | | 3,900 | | | |
| patch/repair walls | 1 | sum | 500.00 | 500 | £4.700 | _ | |
| Sub-total | 24,173 | sf | 0.20 | /st | \$4,760 | | |
| SUB-TOTAL C20 STAIRS | | | | 4,760 | \$4,760 | | |
| Fatimating / Design Contingency | | | 20.00% | 952 | | | |
| Estimating / Design Contingency | TDD | | | | | 0 50/ | |
| Escalation To Construction Start | TBD | | 0.00% | | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | | 4 000 | | |
| 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 | | |
| Fatimating / Davies Continues | | | 20.000/ | 44.000 | | | |
| Estimating / Design Contingency | TC. | | 20.00% | , | | | |
| Escalation To Construction Start | TBD | | 0.00% | | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | , | | | |
| General Contractor OH & Profit | | | 5.00% | 14,918 | 92,268 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| C20 STAIRS | 24,173 | sf | \$12.96 | /of | \$313,268 | | |

ACC Cost Consultants, LLC Seth J. Pszczolkowski

Salem, Oregon BRIC

OSD - Facility Assessment

BRIC 8060 SW Pfaffle Street, Suite 110
Portland, Oregon Tigard, Oregon 97223-8489

DOM Fatigate 1.1

| ROM Estimate 1.1 | | Phone: (| 503) 718-0075 wv | n | Constr. Start: TBD | |
|---|----------|------------|------------------|----------------|--------------------|----------------------|
| 03 Peterson Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
| C30 INTERIOR FINISHES | | | | | | |
| | | | | | | |
| C3010 Paint Wallboard or Plaster | | | | | | |
| abate plaster finish | 40,770 | sf | \$4.00 | \$163,080 | | assume 90% of walls |
| remove wall base | 3,375 | lf | 0.50 | 1,688 | | |
| add gypbd, level 4 finish | 40,770 | sf | 4.00 | 163,080 | | |
| paint walls | 40,770 | sf | 1.50 | 61,155 | | |
| new wall base | 3,375 | lf | 3.50 | 11,813 | | |
| remove/reinstall wall items, allowance | 40,770 | sf | 0.50 | 20,385 | | |
| Sub-total | 24,173 | sf | 17.42 / | sf | \$421,201 | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 421,201 | \$421,201 | |
| | | | | | • | |
| Estimating / Design Contingency | | | 20.00% | 84,241 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 63,181 | | |
| General Contractor OH & Profit | | | 5.00% | 28,432 | 175,854 | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES | 24,173 | sf | \$24.70 | sf | \$597,055 | |
| C30 INTERIOR FINISHES | | | | | | |
| 00000 51 | | | | | | |
| C3020 Floor Finishes - carpet | 44.504 | _ £ | ¢0.00 | #44.000 | | 000/ 55 |
| remove carpet | 14,504 | sf | \$0.80 | \$11,603 | | assume 60% of floors |
| clean/prep floors | 14,504 | sf | 1.00 | 14,504 | | |
| new carpet | 14,504 | sf | 6.00 _ | 87,023 | 0.1.10.100 | |
| Sub-total | 24,173 | sf | 4.68 / | st | \$113,130 | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 113,130 | \$113,130 | |
| F :: | | | 00.000 | 00.005 | | |
| Estimating / Design Contingency | | | 20.00% | 22,626 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 16,970 | 4= 00= | |
| General Contractor OH & Profit | | | 5.00% | 7,637 | 47,233 | 41.75% |
| TOTAL DIDECT CONCEDUCTION COST | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | _ | | _ | | |
| C30 INTERIOR FINISHES | 24,173 | sf | \$6.63 / | sf | \$160,363 | |

Salem, Oregon BRIC

OSD - Facility Assessment

Portland, Oregon

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

| Portland, Oregon | | 7 | | Print Time: 1:17 PM | | |
|--|----------|------------|------------------|---------------------|-------------------|----------------------|
| ROM Estimate 1.1 | | Phone: (| 503) 718-0075 ww | w.archcost.con | n | Constr. Start: TBD |
| | | | | | | |
| 03 Peterson Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
| 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 | | 4.75 | | | |
| Sub-total | 24,173 | sf | 2.48 /s | f | \$59,829 | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 59,829 | \$59,829 | |
| | | | | | | |
| Estimating / Design Contingency | | | 20.00% | 11,966 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 8,975 | | |
| General Contractor OH & Profit | | | 5.00% | 4,039 | 24,980 | 41.75% |
| | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 04.470 | _ | | | 40.4.000 | |
| C30 INTERIOR FINISHES | 24,173 | sf | \$3.51 /s | st | \$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 | if | 3.50 | 11,813 | | |
| Sub-total | 24,173 | sf | 0.57 /s | • | \$13,838 | |
| | 24,170 | 31 | 0.01 73 | | ψ10,000 | |
| 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 | | © 2070 por your |
| General Contractor OH & Profit | | | 5.00% | 935 | 5,779 | 41.76% |
| | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| C30 INTERIOR FINISHES | 24,173 | sf | \$0.81 /s | f | \$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 | #450 540 | |
| Sub-total | 24,173 | sf | 6.60 /s | Т | \$159,542 | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 159,542 | \$159,542 | |
| Fating of the state of the control o | | | 00.000/ | 04.000 | | |
| Estimating / Design Contingency | TOO | | 20.00% | 31,909 | | 0.50/ |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 23,932 | 66 644 | 44 750/ |
| General Contractor OH & Profit | | | 5.00% | 10,770 | 66,611 | 41.75% |
| TOTAL DIDECT CONSTRUCTION COST | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 04.470 | - e | # 2.22 / | e | #000 4 = 0 | |
| C30 INTERIOR FINISHES | 24,173 | sf | \$9.36 /s | ST . | \$226,153 | |

OSD - Facility Assessment Salem, Oregon

BRIC

Portland, Oregon

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

| DM Estimate 1.1 | Phone: (503) 718-0075 www.archcost.com | | | | | Constr. Start: T | |
|---------------------------------------|--|------|-------------|-----------|------------|------------------|---------|
| B Peterson Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| D10 CONVEYING SYSTEMS | | | | | | | |
| no work required | 0 | sf | \$0.00 | \$0 | | | |
| Sub-total | 24,173 | | 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 | 24,173 | sf | \$0.00 /st | f | \$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 /si | f | \$284,776 | | |
| D20 PLUMBING SYSTEMS | | | | | | | |
| D2020 Plumbing Fixtures - Repiping | | | | | | | |
| repipe dom water lines | 24,173 | sf | \$12.00 | \$290,076 | | | |
| abate asbestos pipe insulation | 24,173 | sf | 1.50 | 36,260 | | allowance | |
| Sub-total | 24,173 | sf | 13.50 /sf | | \$326,336 | | |
| SUB-TOTAL D20 PLUMBING SYSTEMS | | | | 326,336 | \$326,336 | | |
| Estimating / Design Contingency | | | 20.00% | 65,268 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 48,951 | | | |
| General Contractor OH & Profit | | | 5.00% | 22,028 | 136,247 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D20 PLUMBING SYSTEMS | 24,173 | sf | \$19.14 /si | f | \$462,583 | | |

Salem, Oregon BRIC

OSD - Facility Assessment

Portland, Oregon

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

| Portland, Oregon ROM Estimate 1.1 | Tigard, Oregon 97223-8489 Phone: (503) 718-0075 www.archcost.com | | | | | Print Time: 1:17 P Constr. Start: TB |
|---------------------------------------|--|-------|-----------------|-----------|------------|--------------------------------------|
| 03 Peterson Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
| D20 PLUMBING SYSTEMS | | | | | | |
| D2030 Replace Sanitary Piping | | | | | | |
| replace sanitary piping | 24,173 | sf | \$5.50 | \$132,952 | | |
| Sub-total | 24,173 | sf | 5.50 / | sf | \$132,952 | |
| SUB-TOTAL D20 PLUMBING SYSTEMS | | | | 132,952 | \$132,952 | |
| Estimating / Design Contingency | | | 20.00% | 26,591 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 19,943 | | |
| General Contractor OH & Profit | | | 5.00% | 8,975 | 55,509 | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| D20 PLUMBING SYSTEMS | 24,173 | sf | \$7.80 / | /sf | \$188,461 | |
| D20 PLUMBING SYSTEMS | | | | | | |
| D2040 Repair Drainage Issues | | | | | | |
| secure downspouts | 1 | allow | \$1,500.00 | \$1,500 | | |
| add drains to window wells | 1 | allow | 10,000.00 | 10,000 | | |
| unclog exterior stairwell drain | 1 | sum | 500.00 | 500 | | |
| Sub-total | 24,173 | sf | 0.50 / | sf | \$12,000 | |
| SUB-TOTAL D20 PLUMBING SYSTEMS | | | | 12,000 | \$12,000 | |
| Estimating / Design Contingency | | | 20.00% | 2,400 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 1,800 | | |
| General Contractor OH & Profit | | | 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 | 900 | lf | \$12.00 | \$10,800 | | at steam condensate lines |
| pipe insulation | 900 | lf | 20.00 | 18,000 | | |
| Sub-total | 24,173 | sf | 1.19 / | | \$28,800 | |
| SUB-TOTAL D30 HVAC SYSTEMS | | | | 28,800 | \$28,800 | |
| Estimating / Design Contingency | | | 20.00% | 5,760 | | |
| Escalation To Construction Start | TBD | | 0.00% | 5,700 | | @±5% per year |
| General Conditions / Insurance / Bond | טטו | | 12.50% | 4,320 | | w ± 0 /0 per year |
| General Contractor OH & Profit | | | 5.00% | 1,944 | 12,024 | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| D30 HVAC SYSTEMS | 24,173 | sf | \$1.69 <i>/</i> | lef | \$40,824 | |
| DOU HVAC STSTEIVIS | 24,173 | əi | φ1.09 / | əi | ψ4υ,024 | |

OSD - Facility Assessment ACC Cost Consultants, LLC Salem, Oregon BRIC Seth J. Pszczolkowski

8060 SW Pfaffle Street, Suite 110

Estimate Date: 18-Jan-24 Document Date: 03-Jan-24 Print Date: 18-Jan-24

| Portland, Oregon | | | Figard, Oregon 9722 | | | Print Time | |
|---|------------|----------|---------------------|----------------|-------------------|-----------------|---------|
| ROM Estimate 1.1 | | Phone: (| (503) 718-0075 ww | w.archcost.cor | n | Constr. Start | : TBD |
| 03 Peterson Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| D30 HVAC SYSTEMS | | | | | | | |
| D3050 Penlace unit ventilators | | | | | | | |
| D3050 Replace unit ventilators replace unit ventilators | 24,173 | sf | \$16.00 | \$386,768 | | | |
| Sub-total | 24,173 | | 16.00 /s | | \$386,768 | | |
| SUB-TOTAL D30 HVAC SYSTEMS | | | | 386,768 | \$386,768 | | |
| | | | | | | | |
| Estimating / Design Contingency | TDD | | 20.00% | 77,354 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 58,016 | 404 477 | | |
| General Contractor OH & Profit | | | 5.00% | 26,107 | 161,477 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D30 HVAC SYSTEMS | 24,173 | sf | \$22.68 /s | f | \$548,245 | | |
| D20 UVAC EVETEME | | | | | | | |
| D30 HVAC SYSTEMS | | | | | | | |
| D3050 Exhaust fans | | | | | | | |
| check operation of all exhaust fans and tie | | | | | | | |
| into central exhaust system | 24,173 | sf | \$3.00 | \$72,519 | | | |
| Sub-total | 24,173 | sf | 3.00 /s | f | \$72,519 | | |
| SUB-TOTAL D30 HVAC SYSTEMS | | | | 72,519 | \$72,519 | | |
| Estimating / Design Contingency | | | 20.00% | 14,504 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 14,504 | | @ + E% por your | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 10,878 | | @ ± 5% per year | |
| General Contractor OH & Profit | | | 5.00% | 4,896 | 30,278 | | 41.75% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS | 24,173 | sf | \$4.25 /s | ·f | \$102,797 | | |
| BOO III AG G TO I E III G | 24,110 | <u> </u> | Ψ1.20 /0 | ·• | ψ10 2 ,101 | | |
| D30 HVAC SYSTEMS | | | | | | | |
| D3060 Controls | | | | | | | |
| replace pnuematic controls with digital | 24,173 | sf | \$7.50 | \$181,298 | | allowance | |
| Sub-total | 24,173 | sf | 7.50 /s | | \$181,298 | | |
| SUB-TOTAL D30 HVAC SYSTEMS | | | | 181,298 | \$181,298 | | |
| Fotimating / Davign Continues | | | 20.000/ | 26.060 | | | |
| Estimating / Design Contingency | TOO | | 20.00% | 36,260 | | 0 . 50/ | |
| Escalation To Construction Start General Conditions / Insurance / Bond | TBD | | 0.00% | 0 27 105 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond General Contractor OH & Profit | | | 12.50% 5.00% | 27,195 | 75 600 | | 44 750/ |
| General Contractor Off & Profit | | | 5.00% | 12,238 | 75,693 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D30 HVAC SYSTEMS | 24,173 | sf | \$10.63 /s | f | \$256,991 | | |
| DOU TIVAC STSTEWS | 24,173 | اد اد | φ10.03 /8 |) 1 | φ ∠ 30,331 | | |

OSD - Facility Assessment ACC Cost Consultants, LLC

Salem, Oregon BRIC

Portland, Oregon

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

Estimate Date: 18-Jan-24 Document Date: 03-Jan-24 Print Date: 18-Jan-24 1:17 PM Print Time:

| Portland, Oregon ROM Estimate 1.1 | Tigard, Oregon 97223-8489 Phone: (503) 718-0075 www.archcost.com | | | | Print Time: Constr. Start: | | |
|---|--|-------|--------------------|-----------------|-------------------------------|-----------------|--------|
| 03 Peterson Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| | | | | | | | |
| D40 FIRE PROTECTION SYSTEMS | | | | | | | |
| D4010 Sprinklers | | | | | | | |
| repair leak in sprinkler system | 1 | allow | \$2,000.00 | \$2,000 | | | |
| Sub-total | 24,173 | sf | 0.08 /sf | | \$2,000 | | |
| SUB-TOTAL D40 FIRE PROTECTION SYS | STEMS | | | 2,000 | \$2,000 | | |
| Estimating / Design Contingency | | | 20.00% | 400 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 400 | | @ + E% por year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 300 | | @ ± 5% per year | |
| General Contractor OH & Profit | | | 5.00% | 135 | 835 | | 41.75% |
| General Contractor Off & Front | | | 3.00 /0 | 133 | 000 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D40 FIRE PROTECTION SYSTEMS | 24,173 | sf | \$0.12 /sf | | \$2,835 | | |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| DE010 Danal ungradas | | | | | | | |
| D5010 Panel upgrades panel upgrade | 24,173 | cf | ¢2 10 | ¢50 763 | | | |
| Sub-total | 24,173 | | \$2.10 2.10 /sf | \$50,763 | \$50,763 | 1 | |
| Sub-total | 24,173 | SI | 2.10 /SI | | φ30, <i>1</i> 03 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 50,763 | \$50,763 | | |
| Estimating / Design Contingency | | | 20.00% | 10,153 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 7,615 | | | |
| General Contractor OH & Profit | | | 5.00% | 3,427 | 21,195 | | 41.75% |
| TOTAL DIDECT CONSTRUCTION COST | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 24 472 | -6 | ¢2.00 /-f | | ¢74.050 | | |
| D50 ELECTRICAL SYSTEMS | 24,173 | sf | \$2.98 /sf | | \$71,958 | | |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| D5020 Re-lamp fitxtures | | | | | | | |
| replace lighting with LED's | 24,173 | sf | \$5.20 | \$125,700 | | | |
| Sub-total | 24,173 | | 5.20 /sf | | \$125,700 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 125,700 | \$125,700 | | |
| Fatination / Davison Co. 15 | | | 00.000/ | 05 440 | | | |
| Estimating / Design Contingency | TDD | | 20.00% | 25,140 | | @ . F0/ | |
| Escalation To Construction Start | TBD | | 0.00% | 10 055 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond General Contractor OH & Profit | | | 12.50% 5.00% | 18,855 8,485 | 52,480 | | 41.75% |
| General Contractor Off & FTORE | | | 3.0070 | 0,400 | JZ, 4 00 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D50 ELECTRICAL SYSTEMS | 24,173 | sf | \$7.37 /sf | | \$178,180 | | |
| 200 LLLO I MOAL O I O I LINIO | <u>-</u> , 173 | 31 | ψ1.51 /51 | | ψ110,100 | 1 | |

Salem, Oregon BRIC

OSD - Facility Assessment

Portland, Oregon

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

Estimate Date: 18-Jan-24 Document Date: 03-Jan-24 Print Date: 18-Jan-24 1:17 PM Print Time:

| Portland, Oregon ROM Estimate 1.1 | | | Figard, Oregon 97223 503) 718-0075 www. | | n | Print Time: Constr. Start: | 1:17 Pl TB |
|--|------------|----------|---|-----------------|-------------------|-------------------------------|---------------|
| | Overstitus | , | • | | | | |
| 03 Peterson Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comme | ents |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| DE000 Depleted Lighting | | | | | | | |
| D5020 Replace Lighting relamp lights with LED's | 24,173 | sf | \$1.25 | \$30,216 | | | |
| Sub-total | 24,173 | | Ψ1.25 1.25 /sf | ψ50,210 | \$30,216 | | |
| 0.00 10.00. | 2., | . | 1.20 701 | | ψοσ, <u>-</u> . σ | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 30,216 | \$30,216 | | |
| Estimating / Design Contingency | | | 20.00% | 6.044 | | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 0.00% | 6,044 0 | | @ + E% por your | |
| General Conditions / Insurance / Bond | 160 | | 12.50% | 4,533 | | @ ± 5% per year | |
| General Contractor OH & Profit | | | 5.00% | 2,040 | 12,617 | | 41.76% |
| General Contractor Off & Front | | | 3.0070 | 2,040 | 12,017 | | 41.70% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D50 ELECTRICAL SYSTEMS | 24,173 | sf | \$1.77 /sf | | \$42,833 | | |
| 200 2220 1110 1110 | - 1,110 | <u> </u> | VIII. 101 | | V.2,000 | | |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| D5010 GFI circuits - Kitchen | | | | | | | |
| replace conductors | 1 | sum | \$2,500.00 | \$2,500 | | | |
| Sub-total | 24,173 | sf | 0.10 /sf | | \$2,500 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 2,500 | \$2,500 | | |
| GOB-TOTAL DOO ELECTRICAL GTGTEING | | | | 2,300 | Ψ2,300 | | |
| Estimating / Design Contingency | | | 20.00% | 500 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 375 | | | |
| General Contractor OH & Profit | | | 5.00% | 169 | 1,044 | | 41.76% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D50 ELECTRICAL SYSTEMS | 24,173 | sf | \$0.15 /sf | | \$3,544 | | |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| DECOM Assess sented southern | | | | | | | |
| D5030 Access control system install access control system | 24,173 | sf | \$1.25 | \$30,216 | | rough in / install | |
| | , | | | \$30,210 | \$30,216 | rough-in / install | |
| Sub-total | 24,173 | 51 | 1.25 /sf | | φ30,210 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 30,216 | \$30,216 | | |
| Estimating / Design Contingency | | | 20.00% | 6,044 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 4,533 | | | |
| General Contractor OH & Profit | | | 5.00% | 2,040 | 12,617 | | 41.76% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | _ | . | | . | | |
| D50 ELECTRICAL SYSTEMS | 24,173 | sf | \$1.77 /sf | | \$42,833 | | |

OSD - Facility Assessment Salem, Oregon ACC Cost Consultants, LLC Seth J. Pszczolkowski

BRIC 8060 SW Pfaffle Street, Suite 110
Portland, Oregon Tigard, Oregon 97223-8489

| Portland, Oregon | Tigard, Oregon 97223-8489 Phone: (503) 718-0075 www.archcost.com | | | | | Print Time: | 1:17 PM |
|--|---|------------|--------------------|-----------------|----------------|-----------------|---------|
| ROM Estimate 1.1 | | Pnone: (| 503) /18-00/5 www | .arcncost.con | n | Constr. Start: | TBD |
| 03 Peterson Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comme | ents |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| | | | | | | | |
| D5030 Intrusion Alarm System | 04.470 | _ £ | #4.00 | COA 470 | | | |
| add intrusion alarm system Sub-total | 24,173 | sf | \$1.00 1.00 /sf | \$24,173 | \$24,173 | | |
| Sub-total | 24,173 | sf | 1.00 /sf | | Φ24,173 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 24,173 | \$24,173 | | |
| F " " 15 ' 0 " | | | 00.000/ | 4.005 | | | |
| Estimating / Design Contingency | TDD | | 20.00% | 4,835 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 3,626 | 40.000 | | 44 750/ |
| General Contractor OH & Profit | | | 5.00% | 1,632 | 10,093 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D50 ELECTRICAL SYSTEMS | 24,173 | sf | \$1.42 /sf | | \$34,266 | | |
| BOOT ELECTRICAL CTOTEMO | 24,170 | 31 | Ψ1.42 /31 | | Ψ04,200 | | |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| D5030 Lighting Controls | | | | | | | |
| add occupancy sensors | 24,173 | sf | \$1.25 | \$30,216 | | | |
| Sub-total | 24,173 | | 1.25 /sf | **** | \$30,216 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 20.216 | \$30,216 | | |
| 30B-101AL D30 ELECTRICAL 3131EWS | | | | 30,216 | ψ30,210 | | |
| Estimating / Design Contingency | | | 20.00% | 6,044 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 4,533 | | | |
| General Contractor OH & Profit | | | 5.00% | 2,040 | 12,617 | | 41.76% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D50 ELECTRICAL SYSTEMS | 24,173 | sf | \$1.77 /sf | | \$42,833 | | |
| E40 LEQUIDMENT | | | | | | | |
| E10 EQUIPMENT | | | | | | | |
| E1010 Replace dorm appliances with kitcher | IS | | | | | | |
| 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 | | |
| Fotimating / Design Continues : | | | 20.00% | 20.760 | | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 0.00% | 32,760 | | @ + E0/ parvage | |
| General Conditions / Insurance / Bond | עסו | | 12.50% | 0 24,570 | | @ ± 5% per year | |
| General Contractor OH & Profit | | | 5.00% | 11,057 | 68,387 | | 41.75% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| E10 EQUIPMENT | 24,173 | sf | \$9.61 /sf | <u> </u> | \$232,187 | | |

ACC Cost Consultants, LLC Seth J. Pszczolkowski

8060 SW Pfaffle Street, Suite 110

Salem, Oregon BRIC

OSD - Facility Assessment

Portland, Oregon

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

| ROM Estimate 1.1 | Phone: (503) 718-0075 www.archcost.com | | | | Constr. Start: TB | | |
|---|--|-----------|--|----------------|-------------------|-----------------|---------|
| TOW Estimate 1.1 | | T HOHE. (| 000) 1 10-0010 WWW | .010110031.001 | | Constr. Ctart | . 100 |
| 03 Peterson Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| E40 LEQUIDMENT | | | | | | T | |
| E10 EQUIPMENT | | | | | | | |
| E1020 Restroom Accessories | | | | | | | |
| grab bars | 24 | ea | \$250.00 | \$6,000 | | | |
| toilet paper dispenser | 24 | ea | 75.00 | 1,800 | | | |
| towel bars & hooks | 24 | ea | 125.00 | 3,000 | | | |
| mirrors | 24 | ea | 175.00 | 4,200 | | | |
| Sub-total | 24,173 | sf | 0.62 /sf | | \$15,000 | | |
| SUB-TOTAL E10 EQUIPMENT | | | | 15,000 | \$15,000 | | |
| | | | | | | | |
| Estimating / Design Contingency | TDD | | 20.00% | 3,000 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 050 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond General Contractor OH & Profit | | | 12.50% 5.00% | 2,250 | 6,263 | | 44.750/ |
| General Contractor OF & Profit | | | 5.00% | 1,013 | 0,203 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| E10 EQUIPMENT | 24,173 | sf | \$0.88 /sf | | \$21,263 | | |
| | | <u> </u> | \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\ | | V 2.,200 | | |
| E20 FURNISHINGS | | | | | | | |
| E2010 Replace Vanities | | | | | | | |
| demo vanities | 24 | ea | \$100.00 | \$2,400 | | | |
| new vanities | 24 | ea | 1,350.00 | 32,400 | | | |
| Sub-total | 24,173 | sf | 1.44 /sf | 02,.00 | \$34,800 | | |
| SUB-TOTAL E20 FURNISHINGS | | | | 34,800 | \$34,800 | | |
| GOD-101AL L20 1 OKKIOTIIIVOO | + | | | 34,000 | ψ04,000 | | |
| Estimating / Design Contingency | | | 20.00% | 6,960 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 5,220 | | | |
| General Contractor OH & Profit | | | 5.00% | 2,349 | 14,529 | | 41.75% |
| TOTAL DIDECT CONSTRUCTION COST | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST E20 FURNISHINGS | 24,173 | sf | \$2.04 /sf | | \$49,329 | | |
| E20 1 CIVILOTINI CO | 24,170 | 31 | Ψ2.04 731 | | Ψ-3,023 | | |
| G20 SITE IMPROVEMENTS | | | | | | | |
| C2020 Redestries Reving | | | | | | | |
| G2030 Pedestrian Paving remove wood cover | 1 | ea | \$50.00 | \$50 | | | |
| patch hole with concrete | 1 | ea | 500.00 | 500 | | | |
| Sub-total | 24,173 | sf | 0.02 /sf | | \$550 | | |
| | | | | | | | |
| SUB-TOTAL G20 SITE IMPROVEMENTS | | | | 550 | \$550 | | |
| Fotimating / Design Continues | | | 20.000/ | 440 | | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 20.00% 0.00% | 110 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 83 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond General Contractor OH & Profit | | | 5.00% | 38 | 231 | | 42.00% |
| 2 - 1.0.3. 30 | | | 2.0070 | | 201 | | |
| TOTAL DIDECT OCCUPATION COST | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | _ | A | | | | |
| G20 SITE IMPROVEMENTS | 24,173 | sf | \$0.03 /sf | | \$781 | | |

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

TBD

Constr. Start:

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

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 2,750 sf 2.00 5,500 allowance Sub-total 32,904 sf 0.17 /sf 5,500 SUB-TOTAL A10 | Foundations \$5,500 5,500 Estimating / Design Contingency 20.00% 1,100 **Escalation To Construction Start** TBD 0.00% 0 @ ± 5% per year General Conditions / Insurance / Bond 12.50% 825 General Contractor OH & Profit 5.00% 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 | 17,550 | sf | \$0.50 | \$8,775 | | |
| paint walls | 17,550 | sf | 1.30 | 22,815 | | |
| remove/reinstall wall items, allowance | 17,550 | sf | 0.25 | 4,388 | | |
| Sub-total | 32,904 | sf | 1.09 /sf | , | \$35,978 | |
| SUB-TOTAL A20 Basement Construction | | | | 35,978 | \$35,978 | |
| 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 | | | | | | |
| A20 Basement Construction | 32,904 | sf | \$1.55 /si | f | \$51,000 | |

| B10 Superstructure | | | | | | |
|---------------------------------------|--------|----|------------|--------|----------|-----------------|
| B1020 Roof Construction | | | | | | |
| add plywood sheathing | 23,980 | sf | 2.75 | 65,945 | | |
| Sub-total | 32,904 | sf | 2.00 /sf | | \$65,945 | |
| SUB-TOTAL B10 Superstructure | | | | 65,945 | \$65,945 | |
| Estimating / Design Contingency | | | 20.00% | 13,189 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 9,892 | | |
| General Contractor OH & Profit | | | 5.00% | 4,452 | 27,533 | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| B10 Superstructure | 32,904 | sf | \$2.84 /sf | | \$93,478 | |

OSD - Facility Assessment Salem, Oregon

BRIC

Seth J. Pszczolkowski

8060 SW Pfaffle Street, Suite 110

Tigard, Oregon 97223-8489

| RIC ortland, Oregon | | | 0 SW Pfaffle Street, Figard, Oregon 9722 | | | Print Date: 18-Jan- Print Time: 1:17 F |
|---|----------|-----------|---|-----------------|------------|---|
| OM Estimate 1.1 | | | 503) 718-0075 www | | n | Constr. Start: |
| | | i none. (| 303) 7 10-0073 WW | w.arcricost.cor | | Constr. Start. |
| Kuenzi Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
| B10 Superstructure | | | | | | |
| B1020 Bridge repair | | | | | | |
| investigate gap / crack at bridge | 1 | allow | \$2,500.00 | \$2,500 | | bridge to Lindstrom |
| sawcut/clean gap & install seismic cover | 36 | lf | 350.00 | 12,600 | | S |
| structural seismic upgrade, allowance | 1 | allow | 10,000.00 | 10,000 | | |
| Sub-total | 32,904 | sf | 0.76 /sf | | \$25,100 | |
| SUB-TOTAL B10 Superstructure | | | | 25,100 | \$25,100 | |
| Estimating / Design Contingency | | | 20.00% | 5,020 | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 0.00% | 0,020 | | @ + 5% por year |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 3,765 | | @ ± 5% per year |
| General Contractor OH & Profit | | | 5.00% | 1,695 | 10,480 | 41.75% |
| | | | | .,,,,, | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| B10 Superstructure | 32,904 | sf | \$1.08 /s | f | \$35,580 | |
| B10 Superstructure | | | | | | |
| D4000 Doof Construction Connections | | | | | | |
| B1020 Roof Construction - Connections remove/reinstall ceilings | 4,160 | sf | \$7.00 | \$29,120 | | |
| install wall to roof connections | 1,040 | Si If | 90.00 | 93,600 | | |
| MEP conflicts, allowance | 1,040 | allow | 5,000.00 | 5,000 | | |
| Sub-total | 32,904 | sf | 3.88 /sf | | \$127,720 | |
| SUB-TOTAL B10 Superstructure | | | | 127,720 | \$127,720 | |
| | | | | | <u> </u> | |
| Estimating / Design Contingency | TDD | | 20.00% | 25,544 | | |
| Escalation To Construction Start General Conditions / Insurance / Bond | TBD | | 0.00% 12.50% | 10.159 | | @ ± 5% per year |
| General Conditions / Insurance / Bond General Contractor OH & Profit | | | 5.00% | 19,158 8,622 | 53,324 | 41.75% |
| General Contractor On & Front | | | 5.00% | 0,022 | 55,524 | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| B10 Superstructure | 32,904 | sf | \$5.50 /s | f | \$181,044 | |
| B20 Exterior Enclosure | | | | | | |
| B2010 Exterior Walls | | | | | | |
| repair cracks in brick at outside corners | 14 | locs | \$2,500.00 | \$35,000 | | allowance |
| clean, prep brick veneer | 8,820 | sf | 1.50 | 13,230 | | assume 70% of upper walls |
| seal masonry | 8,820 | sf | 2.50 | 22,050 | | : |
| Sub-total Sub-total | 32,904 | sf | 2.14 /sf | | \$70,280 | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 70,280 | \$70,280 | |
| Fotimating / Design Continues: | | | 20.000/ | 14.050 | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 20.00% 0.00% | 14,056 0 | | @ + 5% por year |
| General Conditions / Insurance / Bond | טסו | | 12.50% | 10,542 | | @ ± 5% per year |
| General Contractor OH & Profit | | | 5.00% | 4,744 | 29,342 | 41.75% |
| | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 00.004 | | # 0.00 / | _ | 400.000 | |
| B20 Exterior Enclosure | 32,904 | sf | \$3.03 /s | T | \$99,622 | |

Salem, Oregon BRIC

OSD - Facility Assessment

Portland, Oregon ROM Estimate 1.1 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone: (503) 718-0075 www.archcost.com

Seth J. Pszczolkowski

| Phone: (| 503) 718-0075 ww | w.archcost.co | om | Constr. Start: | TBD |
|----------|------------------|---------------|------------|----------------|-----|
| | | | | | |
| Unit | Cost / Unit | Cost | Sub-totals | Comments | |

| 4 Kuenzi Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
|--|----------|----------|-------------|----------|------------|-------------------|
| | | | | | | |
| B20 Exterior Enclosure | | | | | | |
| B2010 Exterior Walls | | | | | | |
| remove interior finishes at exterior walls | 8.820 | sf | \$2.50 | \$22,050 | | |
| | -, | si sf | • | | | |
| add 4" furring + insulation | 8,820 | | 12.65 | 111,573 | | |
| paint walls | 8,820 | sf | 1.50 | 13,230 | | |
| trim at openings, allowance | 8,820 | sf | 3.00 | 26,460 | | |
| new wall base | 1,050 | lf | 3.50 | 3,675 | | |
| MEP conflicts, allowance | 8,820 | sf | 0.50 | 4,410 | | |
| Sub-total | 32,904 | sf | 5.51 /sf | : | \$181,398 | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 181,398 | \$181,398 | |
| Estimating / Design Contingency | | | 20.00% | 36,280 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 27,210 | | 2 2 0 70 por your |
| General Contractor OH & Profit | | | 5.00% | 12,245 | 75,735 | 41.75% |
| General Contractor On & Front | | | 5.00% | 12,245 | 75,755 | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| B20 Exterior Enclosure | 32,904 | sf | \$7.81 /s | f | \$257,133 | |

| TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure | 32.904 | sf | \$16.30 /s | ıf | \$536,352 | |
|---|--------|----|-----------------|------------------|-----------|-----------------------|
| General Conditions / Insurance / Bond General Contractor OH & Profit | 100 | | 12.50% 5.00% | 56,757 25,541 | 157,974 | 41.75% |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 20.00% 0.00% | 75,676 0 | | @ ± 5% per year |
| SUB-TOTAL B20 Exterior Enclosure | | | | 378,378 | \$378,378 | |
| Sub-total | 32,904 | sf | 11.50 /s | f | \$378,378 | |
| new window treatment, roller shades | 2,574 | sf | 12.50 | 32,175 | | |
| patch/repair trim, sealants/caulking | 2,574 | sf | 12.00 | 30,888 | | |
| new windows, similar config. to existing | 2,574 | sf | 110.00 | 283,140 | | |
| prep openings | 2,574 | sf | 5.00 | 12,870 | | |
| B2010 Exterior Windows remove windows | 2,574 | sf | \$7.50 | \$19,305 | | assume 60% of windows |

OSD - Facility Assessment

Salem, Oregon

Portland, Oregon

BRIC

ACC Cost Consultants, LLC

Seth J. Pszczolkowski

8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

| M Estimate 1.1 | Phone: (503) 718-0075 www.archcost.com | | | | | Constr. Start: | |
|---|--|------------|--------------------|--------------------------|--------------------|-------------------|--------|
| Kuenzi Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| B20 Exterior Enclosure | | | | | | | |
| | | | | | | | |
| B2030 Replace Door | | | ** | **** | | | |
| remove door & frame | 6 | ea | \$150.00 | \$900 | | | |
| remove door & frame | 4 | pair | 210.00 | 840 | | | |
| new hollow metal door & frame, painted new hollow metal door & frame, painted | 6 4 | ea | 4,425.00 | 26,550 26,600 | | egress | |
| patch/repair trim, allowance | 10 | pair ea | 6,650.00 350.00 | 3,500 | | egress | |
| Sub-total | 32,904 | ea sf | 330.00 1.77 /sf | 3,300 | \$58,390 | _ | |
| | 02,001 | | 1.77 761 | | | | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 58,390 | \$58,390 | | |
| Estimating / Design Contingency | | | 20.00% | 11,678 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 8,759 | | | |
| General Contractor OH & Profit | | | 5.00% | 3,942 | 24,379 | | 41.75% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure | 32,904 | sf | \$2.52 /sf | | \$82,769 | | |
| • | | - | | | 40_,.00 | | |
| B20 Exterior Enclosure | | | | | | | |
| B2030 Replace Door Hardware | | | | | | | |
| remove door hardware | 1 | pair | \$125.00 | \$125 | | | |
| new door hardware | 1 | pair | 3,550.00 | 3,550 | | | |
| Sub-total | 32,904 | sf | 0.11 /sf | | \$3,675 | | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 3,675 | \$3,675 | | |
| Estimating / Design Contingency | | | 20.00% | 735 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 552 | | | |
| General Contractor OH & Profit | | | 5.00% | 249 | 1,536 | | 41.80% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| B20 Exterior Enclosure | 32,904 | sf | \$0.16 /sf | | \$5,211 | | |
| B20 Exterior Enclosure | | | | | | | |
| R2030 Poplace Door Hardware | | | | | | | |
| B2030 Replace Door Hardware remove door hardware | 6 | ea | \$75.00 | \$450 | | | |
| remove door hardware | 3 | ea pair | 90.00 | φ 4 50 270 | | | |
| new door hardware | 6 | ea | 2,175.00 | 13,050 | | | |
| new door hardware | 3 | pair | 3,550.00 | 10,650 | | | |
| Sub-total | 32,904 | sf | 0.74 /sf | .0,000 | \$24,420 | - | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 24,420 | \$24,420 | | |
| Estimating / Design Contingency | | | 20.00% | 4,884 | • | | |
| Escalation To Construction Start | TBD | | 0.00% | 4,004 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | טטו | | 12.50% | 3,663 | | w ± 0 /0 per year | |
| General Contractor OH & Profit | | | 5.00% | 1,649 | 10,196 | | 41.75% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 32,904 | cf | \$4.0E /of | | \$3 <i>A</i> 646 | | |
| B20 Exterior Enclosure | 3∠,904 | sf | \$1.05 /sf | | \$34,616 | | |

Salem, Oregon BRIC

OSD - Facility Assessment

Portland, Oregon ROM Estimate 1.1 Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone: (503) 718-0075 www.archcost.com

| Kuenzi Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
|---|----------|----------|---------------|----------|------------------|--------------------|
| B30 Roofing | | | | | | |
| P2010 Poof Coverings | | | | | | |
| B3010 Roof Coverings demo roofing, complete | 23,980 | of | \$2.50 | \$59,950 | | |
| remove flashings | 23,980 | sf sf | φ2.50 0.50 | 11,990 | | |
| new asphalt composite shingle roofing | 19,184 | si sf | 7.50 | 143,880 | | assume 80% of area |
| felt paper | 21,102 | si sf | 0.30 | 6,331 | | assume 60% of area |
| ice & water shield | 21,102 | si sf | 2.00 | 42,205 | | |
| new copper roofing, perimeter & dormers | 4,796 | sf | 35.00 | 167,860 | | assume 20% of area |
| ice & water shield | | si sf | | | | assume 20% of area |
| | 5,276 | Si If | 2.00 | 10,551 | | |
| replace gutters & ds | 1,000 | | 20.00 | 20,000 | | |
| new metal/misc flashings | 23,980 | sf | 3.50 | 83,930 | | |
| MEP, allowance | 1 | allow | 2,000.00 | 2,000 | # 540.007 | |
| Sub-total | 32,904 | sf | 16.68 | /sf | \$548,697 | |
| SUB-TOTAL B30 Roofing | | | | 548,697 | \$548,697 | |
| | | | 22.221 | | | |
| Estimating / Design Contingency | | | 20.00% | 109,740 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 82,305 | | |
| General Contractor OH & Profit | | | 5.00% | 37,038 | 229,083 | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| B30 Roofing | 32,904 | sf | \$23.64 | /ef | \$777,780 | |
| Date Rooming | 32,304 | 31 | Ψ23.04 | 731 | Ψ111,100 | |
| B30 Roofing | | | | | | |
| B3020 Replace Chimneys | | | | | | |
| demo masonry chimneys | 2 | ea | \$3,500.00 | \$7,000 | | |
| new wood framed chimneys | 2 | ea | 6,500.00 | 13,000 | | |
| Sub-total | 32,904 | sf | 0.61 | | \$20,000 | |
| SUB-TOTAL B30 Roofing | | | | 20,000 | \$20,000 | |
| | | | | 20,000 | 4_0,000 | |
| Estimating / Design Contingency | | | 20.00% | 4,000 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 3,000 | | |
| General Contractor OH & Profit | | | 5.00% | 1,350 | 8,350 | 41.75% |
| | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | _ | 40.55 | | 400.0 | |
| B30 Roofing | 32,904 | sf | \$0.86 | /st | \$28,350 | |

Salem, Oregon BRIC

OSD - Facility Assessment

C10 | Interior Construction

Portland, Oregon ROM Estimate 1.1 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

TBD

Constr. Start:

\$313,438

| | | | 303) 1 10-0013 WW | W.G. 0110001.001 | | Conour. Clark |
|--|----------|------|-------------------|------------------|-----------------------|-----------------|
| Kuenzi Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
| | | | | | | - |
| 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 /s | f | \$346,212 | |
| SUB-TOTAL C10 Interior Construction | | | | 346,212 | \$346,212 | |
| F. II. /D. I. O. II | | | 00.000/ | 00.045 | | |
| 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 | 444.545 | |
| General Contractor OH & Profit | | | 5.00% | 23,370 | 144,545 | 41.75% |
| TOTAL DIDECT CONCEDUCTION COST | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST C10 Interior Construction | 32,904 | sf | \$14.91 /s | .f | \$490,757 | |
| C to Interior Construction | 32,304 | 31 | φ14.91 /S |)1 | φ 43 0,737 | |
| 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 /s | f | \$221,120 | |
| SUB-TOTAL C10 Interior Construction | | | | 221,120 | \$221,120 | |
| F. II. /D. I. O. II | | | 00.000/ | 44.00: | | |
| Estimating / Design Contingency | TDD | | 20.00% | 44,224 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 33,168 | 00.015 | |
| General Contractor OH & Profit | | | 5.00% | 14,926 | 92,318 | 41.75% |
| | 1 | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |

32,904

sf

\$9.53 /sf

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

Print Date:
Print Time:
Constr. Start:

Estimate Date:

Document Date:

03-Jan-24 18-Jan-24 1:17 PM TBD

18-Jan-24

BRIC Portland, Oregon ROM Estimate 1.1

Salem, Oregon

OSD - Facility Assessment

Phone: (503) 718-0075 www.archcost.com

| Kuenzi Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
|---------------------------------------|----------|------|-------------|---------|-----------------|-------------------|
| 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 /s | | \$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, 100 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 2,550 | | @ _ 0 /0 por you. |
| General Contractor OH & Profit | | | 5.00% | 1,148 | 7,098 | 41.75% |
| TOTAL DIDECT CONCEDUCTION COST | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 32,904 | | \$0.73 /s | | \$24,098 | |
| C10 Interior Construction | 32,904 | sf | \$U.73 /S | 01 | \$24,090 | |
| C20 STAIRS | | | | | | |
| C2010 Concrete Ramp to basement | | | | | | |
| demo existing ramp/structure | 99 | sf | \$30.00 | \$2,970 | | |
| new concrete ramp | 99 | sf | 70.00 | 6,930 | | |
| handrails | 28 | lf | 65.00 | 1,820 | | |
| Sub-total | 32,904 | sf | 0.36 /s | f | \$11,720 | |
| SUB-TOTAL C20 STAIRS | | | | 11,720 | \$11,720 | |
| Estimating / Design Contingency | | | 20.00% | 2,344 | | |
| Escalation To Construction Start | TBD | | 0.00% | 2,311 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | . 35 | | 12.50% | 1,758 | | G = 370 kg. 750. |
| General Contractor OH & Profit | | | 5.00% | 792 | 4,894 | 41.76% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| C20 STAIRS | 32,904 | sf | \$0.50 /s | ·f | \$16,614 | |

OSD - Facility Assessment Salem, Oregon

BRIC

Portland, Oregon

Seth J. Pszczolkowski

8060 SW Pfaffle Street, Suite 110
Tigard, Oregon 97223-8489

| rtiand, Oregon | | | i igard, Oregon 972 | | | Print Time: 1:17 | |
|--|----------|----------|----------------------|----------------|----------------|---------------------|--|
| DM Estimate 1.1 | | Pnone: | (503) 718-0075 ww | w.arcncost.cor | n | Constr. Start: | |
| Kuenzi Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments | |
| C30 INTERIOR FINISHES | | | | | | | |
| | | | | | | | |
| C3010 Paint Wallboard or Plaster | | | | | | | |
| abate plaster finish | 36,375 | sf | \$4.00 | \$145,500 | | assume 97% of walls | |
| remove wall base | 1,692 | lf | 0.50 | 846 | | | |
| add gypbd, level 4 finish | 36,375 | sf | 4.00 | 145,500 | | | |
| paint walls | 36,375 | sf | 1.50 | 54,563 | | | |
| new wall base | 1,692 | lf | 3.50 | 5,922 | | | |
| remove/reinstall wall items, allowance | 36,375 | sf | 0.50 | 18,188 | | | |
| Sub-total , | 32,904 | sf | 11.26 /s | | \$370,519 | | |
| | | | | | | | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 370,519 | \$370,519 | | |
| Estimating / Design Contingency | | | 20.00% | 74,104 | | | |
| Escalation To Construction Start | TBD | | 0.00% | , 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 55,578 | | @ , | |
| General Contractor OH & Profit | | | 5.00% | 25,011 | 154,693 | 41.75% | |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| C30 INTERIOR FINISHES | 32,904 | sf | \$15.96 / | sf | \$525,212 | | |
| C30 INTERIOR FINISHES | | | | | | | |
| C30 IN I ERIOR FINISHES | | | | | | | |
| C3010 Locker Room | | | | | | | |
| add single use change room | 1 | allow | \$12,000.00 | \$12,000 | | allowance | |
| Sub-total | 32,904 | sf | 0.36 /s | | \$12,000 | anovarios | |
| oub total | 02,304 | 31 | 0.00 7 | , | Ψ12,000 | | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 12,000 | \$12,000 | | |
| | | | 00.000/ | 0.400 | | | |
| Estimating / Design Contingency | TD.D. | | 20.00% | 2,400 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 1,800 | | | |
| General Contractor OH & Profit | | | 5.00% | 810 | 5,010 | 41.75% | |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | 4.5 4.6 | | |
| C30 INTERIOR FINISHES | 32,904 | sf | \$0.52 / | ST | \$17,010 | | |
| C30 INTERIOR FINISHES | | | | | | | |
| C3010 Single Restrooms | | | | | | | |
| add single use restrooms | 3 | 63 | \$25,000.00 | \$75,000 | | allowanco | |
| Sub-total | 32,904 | ea sf | \$25,000.00 <u> </u> | | \$75,000 | allowance | |
| Sub-total | 32,904 | SI | 2.20 /8 | SI | \$75,000 | | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 75,000 | \$75,000 | | |
| Fatimating / Design Cartings | | | 20.000/ | 1E 000 | | | |
| Estimating / Design Contingency | TDD | | 20.00% | 15,000 | | 0 . 50/ | |
| Escalation To Construction Start General Conditions / Insurance / Bond | TBD | | 0.00% | 11.050 | | @ ± 5% per year | |
| | | | 12.50% | 11,250 | 24 242 | 44 750/ | |
| General Contractor OH & Profit | | | 5.00% | 5,063 | 31,313 | 41.75% | |
| TOTAL DIDECT CONSTRUCTION COST | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 22 004 | c.f | ¢2.22 / | of | ¢406 242 | | |
| C30 INTERIOR FINISHES | 32,904 | sf | \$3.23 / | 5 1 | \$106,313 | | |

Salem, Oregon BRIC

OSD - Facility Assessment

8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Document Date: 03-Jan-24
Print Date: 18-Jan-24
Print Time: 1:17 PM
Constr. Start: TBD

18-Jan-24

Estimate Date:

Portland, Oregon

Seth J. Pszczolkowski

| M Estimate 1.1 | | Phone: (| 503) 718-0075 wwv | v.archcost.cor | n | Constr. Start: | |
|---|----------|----------|-------------------|----------------|------------|----------------------|--|
| Kuenzi Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments | |
| C30 INTERIOR FINISHES | | | | | | | |
| C3010 Acoustical wall panels | | | | | | | |
| remove acoustical wall panels | 500 | sf | \$1.00 | \$500 | | | |
| new acoustical wall panels, 2" | 500 | sf | 22.00 | 11,000 | | | |
| Sub-total | 32,904 | sf | 0.35 /sf | | \$11,500 | - | |
| Gub-total | 32,904 | 51 | 0.55 /51 | | ψ11,500 | | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 11,500 | \$11,500 | | |
| Estimating / Design Contingency | | | 20.00% | 2,300 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 1,725 | | @ 1 0 % per year | |
| General Contractor OH & Profit | | | 5.00% | 777 | 4,802 | 41.76% | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| C30 INTERIOR FINISHES | 32,904 | sf | \$0.50 /s | f | \$16,302 | | |
| • | | | • | | | | |
| C30 INTERIOR FINISHES | | | | | | | |
| C3020 Floor Finishes - vct | | | | | | | |
| remove carpet on vat | 4,936 | sf | \$0.70 | \$3,455 | | assume 15% of floors | |
| 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 | | @ ± 5% per year | |
| 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 /s | f | \$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% | 10,200 | | @±5% per year | |
| General Conditions / Insurance / Bond | ופט | | 12.50% | 12,216 | | w ± 3 /0 per year | |
| General Contractor OH & Profit | | | 5.00% | 5,498 | 34,002 | 41.75% | |
| Constant Contractor Of Fact Tolk | | | 0.00 /0 | 5,430 | 04,002 | 41.7070 | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| C30 INTERIOR FINISHES | 32,904 | sf | \$3.51 /s | f | \$115,439 | | |
| TOTAL PROPERTY AND A | J2,JU4 | ٥. | Ψυ.υ 1 /3 | • | ψυ,τυυ | | |

Salem, Oregon BRIC

OSD - Facility Assessment

Portland, Oregon ROM Estimate 1.1 ACC Cost Consultants, LLC

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

Estimate Date: 18-Jan-24 Document Date: Print Date: Print Time:

03-Jan-24 18-Jan-24 1:17 PM TBD

| ortland, Oregon | | | ligard, Oregon 9722 | | | Print Time: 1:17 |
|--|----------|----------|---------------------|----------------|-----------------|----------------------|
| OM Estimate 1.1 | | Phone: (| (503) 718-0075 ww | w.archcost.cor | n | Constr. Start: |
| 4 Kuenzi Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
| C30 INTERIOR FINISHES | | | | | | |
| C30 INTERIOR FINISHES | | | | | | |
| C3020 Floor Finishes - Student Lounge Plat | tform | | | | | |
| abate vat flooring at platform | 530 | sf | \$2.50 | \$1,325 | | |
| remove wood platform | 530 | sf | 4.50 | 2,385 | | |
| clean/seal floor | 530 | sf | 2.00 | 1,060 | | |
| new vct flooring | 530 | sf | 4.75 | 2,518 | | |
| <u> </u> | | | | | #7.000 | |
| Sub-total | 32,904 | sf | 0.22 /s | I | \$7,288 | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 7,288 | \$7,288 | |
| F-4:4: / D: | | | 00.000/ | 4.450 | | |
| Estimating / Design Contingency | | | 20.00% | 1,458 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 1,094 | | |
| General Contractor OH & Profit | | | 5.00% | 492 | 3,044 | 41.77% |
| TOTAL DIDECT CONCEDUCTION COST | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES | 32,904 | sf | \$0.31 /s | ·f | \$10,332 | |
| OOD INTERNOTE INTOINED | 02,004 | <u> </u> | Ψ0.01 /0 | <u>'</u> | Ψ10,002 | |
| C30 INTERIOR FINISHES | | | | | | |
| C3020 Floor Finishes - rubber base | | | | | | |
| | 4 600 | ı£ | | ¢4.045 | | |
| remove rubber base | 1,692 | lf .c | \$0.60 | \$1,015 | | |
| new rubber base | 1,692 | lf | 3.50 | 5,922 | | |
| Sub-total | 32,904 | sf | 0.21 /s | f | \$6,937 | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 6,937 | \$6,937 | |
| Estimating / Design Centingency | | | 20.00% | 1 200 | | |
| Estimating / Design Contingency | TD D | | | 1,388 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 1,041 | | |
| General Contractor OH & Profit | | | 5.00% | 469 | 2,898 | 41.78% |
| TOTAL DIDECT CONSTRUCTION COST | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES | 32,904 | sf | \$0.30 /s | ·f | \$9,835 | |
| OSO INTERIOR TIMOTIES | 02,004 | 31 | ψ0.00 73 | | Ψ3,000 | |
| C30 INTERIOR FINISHES | | | | | | |
| C3020 Floor Finishes - sheet vinyl | | | | | | |
| abate vat flooring | 3,290 | sf | \$2.50 | \$8,226 | | 2001mo 10% of flaara |
| <u> </u> | | | | | | assume 10% of floors |
| clean/prep floors | 3,290 | sf -£ | 1.00 | 3,290 | | |
| new sheet vinyl flooring | 3,290 | sf | 9.00 | 29,614 | | |
| Sub-total | 32,904 | sf | 1.25 /s | f | \$41,130 | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 41,130 | \$41,130 | |
| Estimating / Design Contingency | | | 20.00% | 0 226 | | |
| Estimating / Design Contingency | TOO | | | 8,226 | | 0 50 |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 6,170 | | |
| General Contractor OH & Profit | | | 5.00% | 2,777 | 17,173 | 41.75% |
| TOTAL DIDECT COMPTUNCTION CO. | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 00.007 | - 4 | 64 == 1 | | # F0 000 | |
| C30 INTERIOR FINISHES | 32,904 | sf | \$1.77 /s | ST . | \$58,303 | |

Salem, Oregon BRIC

Portland, Oregon

ACC Cost Consultants, LLC

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Document Date:
Print Date:
Print Time:

Estimate Date:

03-Jan-24 18-Jan-24 1:17 PM

18-Jan-24

| OM Estimate 1.1 | | Phone: (| (503) 718-0075 v | www.archcost.co | m | Constr. Start: TB |
|--|----------|----------|------------------|-----------------|------------|-------------------------|
| 4 Kuenzi Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
| C30 INTERIOR FINISHES | | | | | | |
| C3030 Ceiling Finishes - gypbd | | | | | | |
| patch/repair gypbd ceilings | 3,290 | sf | \$0.75 | \$2,468 | | assume 10% of ceilings |
| paint gypbd ceilings | 3,290 | | 1.75 | 5,758 | | assume 1070 of ceilings |
| Sub-total | 32,904 | | 0.25 | | \$8,226 | - |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 0.000 | | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 8,226 | \$8,226 | |
| Estimating / Design Contingency | | | 20.00% | 1,646 | | |
| Escalation To Construction Start | TBD | | 0.00% | . 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | | | |
| General Contractor OH & Profit | | | 5.00% | | 3,436 | 41.77% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| C30 INTERIOR FINISHES | 32,904 | sf | \$0.35 | /sf | \$11,662 | |
| | 1 | | | | · | |
| 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 | | 4.75 | | | assume 40 % blug area |
| MEP conflicts, allowance | 13,162 | | 1.50 | 19,742 | | |
| Sub-total | 32,904 | sf | 3.30 | | \$108,583 | _ |
| OUD TOTAL COOLINTEDIOD FINISHES | | | | 400 500 | | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 108,583 | \$108,583 | |
| Estimating / Design Contingency | | | 20.00% | 21,717 | | |
| Escalation To Construction Start | TBD | | 0.00% | | | @ ± 5% per year |
| General Conditions / Insurance / Bond | 155 | | 12.50% | | | @ 10% por your |
| General Contractor OH & Profit | | | 5.00% | | 45,335 | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| C30 INTERIOR FINISHES | 32,904 | sf | \$4.68 | /sf | \$153,918 | |
| D10 CONVEYING SYSTEMS | | | | | | |
| | | | | | | |
| no work required | 0 | sf | \$0.00 | \$0 | - a- | _ |
| Sub-total | 32,904 | sf | 0.00 | /sf | \$0 | |
| SUB-TOTAL D10 CONVEYING SYSTEMS | | | | 0 | \$0 | |
| Fatimation / Danism Carting and | | | 00.000/ | ^ | | |
| Estimating / Design Contingency | TDD | | 20.00% | | | |
| Escalation To Construction Start | TBD | | 0.00% | | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | | - | |
| General Contractor OH & Profit | | | 5.00% | 0 | 0 | #DIV/0! |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| | 22.004 | of | #0.00 | /of | # ^ | |
| D10 CONVEYING SYSTEMS | 32,904 | sf | \$0.00 | /ST | \$0 | |

Salem, Oregon

OSD - Facility Assessment

BRIC Portland, Oregon

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

Estimate Date: 18-Jan-24 Document Date: 03-Jan-24 Print Date: 18-Jan-24 1:17 PM Print Time:

| Portiand, Oregon ROM Estimate 1.1 | | | i igard, Oregon 97 [503] 718-0075 w | | n | Constr. Start: | |
|---|----------|----------|---|--------------------|------------|------------------------|---------|
| 04 Kuenzi Hall | Quantity | Unit | Comments | | | | |
| 74 Ruenzi Han | Quantity | Offic | Cost / Unit | Cost | Sub-totals | Commi | CITIO |
| D20 PLUMBING SYSTEMS | | | | | | | |
| DOMA Danie a standine fature | | | | | | | |
| D2010 Replace plumbing fixtures | 50 | | <u></u> | ¢12.750 | | | |
| remove plumbing fixture new ada toilet | 20 | ea ea | \$275.00 2,650.00 | \$13,750 53,000 | | allowance | |
| new sink & faucet | 30 | ea | 2,030.00 | 63,000 | | allowance allowance | |
| Sub-total | 32,904 | ea sf | 3.94 | , | \$129,750 | allowance | |
| Gub-total | 32,904 | 51 | 3.94 | /51 | φ129,730 | | |
| SUB-TOTAL D20 PLUMBING SYSTEMS | | | | 129,750 | \$129,750 | | |
| F " " /P : 0 " | | | 00.000/ | 05.050 | | | |
| Estimating / Design Contingency | | | 20.00% | 25,950 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 19,463 | | | |
| General Contractor OH & Profit | | | 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 | | | | | | | |
| DOCAC Discribing Fintens - deigling fountain | | | | | | | |
| D2010 Plumbing Fixtures - drinking fountain | | | # 000 00 | 4000 | | | |
| remove drinking fountain | 1 | ea | \$300.00 | \$300 | | | |
| new dual height drinking fountain | 1 | ea | 4,800.00 | 4,800 | | | |
| patch/repair wall, allowance | 1 | allow | 500.00 | 500 | ΦE 000 | | |
| Sub-total | 32,904 | sf | 0.17 | /st | \$5,600 | | |
| SUB-TOTAL D20 PLUMBING SYSTEMS | | | | 5,600 | \$5,600 | | |
| Estimating / Design Contingency | | | 20.00% | 1,120 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 1,120 | | @ F0/ mary/agr | |
| General Conditions / Insurance / Bond | 160 | | 12.50% | 840 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond General Contractor OH & Profit | | | 5.00% | 378 | 2,338 | | 44 750/ |
| General Contractor On & Profit | | | 5.00% | 3/0 | 2,330 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D20 PLUMBING SYSTEMS | 32,904 | sf | \$0.24 | /sf | \$7,938 | | |
| D20 PLUMBING SYSTEMS | | | | | | | |
| D2020 Plumbing Eivturos Popining | | | | | | | |
| D2020 Plumbing Fixtures - Repiping repipe dom water lines | 32,904 | sf | \$6.00 | \$197,424 | | | |
| Sub-total | 32,904 | sf | ф0.00 <u></u> | | \$197,424 | 1 | |
| Sub-total | 52,504 | JI . | 0.00 | 701 | Ψ101,724 | | |
| SUB-TOTAL D20 PLUMBING SYSTEMS | | | | 197,424 | \$197,424 | | |
| Fetimating / Design Contingency | | | 20.00% | 20 10F | | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 0.00% | 39,485 | | @ I 50/ | |
| General Conditions / Insurance / Bond | ופט | | 12.50% | 0 29,614 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond General Contractor OH & Profit | | | 5.00% | 13,327 | 82,426 | | 41.75% |
| General Contractor Off & FTOIR | | | 5.00% | 13,321 | 02,420 | | 41.70% |
| TOTAL DIDECT CONSTRUCTION COST | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 22.004 | o.f | ¢0 E4 | lo f | \$270 OF0 | | |
| D20 PLUMBING SYSTEMS | 32,904 | sf | \$8.51 | /51 | \$279,850 | | |

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

Estimate Date: 18-Jan-24 Document Date: Print Date: Print Time:

03-Jan-24 18-Jan-24 1:17 PM TBD

| tiand, Oregon | | | igard, Oregon 9722 503) 718-0075 wwv | | | Print Time | |
|---|----------|----------|--|----------------|---------------|-------------------|--------|
| M Estimate 1.1 | | Phone: (| Constr. Start | : Т | | | |
| Kuenzi Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| | | | | | | | |
| D20 PLUMBING SYSTEMS | | | | | | | |
| D2040 Rain Water drainage | | | | | | | |
| replace cast iron boot | 1 | ea | \$950.00 | \$950 | | | |
| unclog system | 1 | allow | 3,500.00 | 3,500 | | | |
| | 1 | | | | ¢4.450 | | |
| Sub-total | 32,904 | sf | 0.14 /sf | | \$4,450 | | |
| SUB-TOTAL D20 PLUMBING SYSTEMS | | | | 4,450 | \$4,450 | | |
| Estimating / Design Contingency | | | 20.00% | 890 | | | |
| Escalation To Construction Start | TBD | | 0.00% | | | @ E0/ mary/aar | |
| _ | IBD | | | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 668 | | | |
| General Contractor OH & Profit | | | 5.00% | 301 | 1,859 | | 41.78% |
| TOTAL DIDECT CONSTRUCTION COST | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 32,904 | sf | \$0.19 /s | e . | ¢6 200 | | |
| D20 PLUMBING SYSTEMS | 32,904 | SI | \$0.19 /S | <u> </u> | \$6,309 | | |
| D30 HVAC SYSTEMS | | | | | | | |
| D2010 Beiler | | | | | | | |
| D3010 Boiler | | | # 5 000 00 | # = 000 | | | |
| repair intermittent issue with central boiler | 1 | allow | \$5,000.00 | \$5,000 | | allowance | |
| Sub-total | 32,904 | sf | 0.15 /sf | | \$5,000 | | |
| SUB-TOTAL D30 HVAC SYSTEMS | | | | 5,000 | \$5,000 | | |
| Fatimating / Davign Contingency | | | 20.00% | 1 000 | | | |
| Estimating / Design Contingency Escalation To Construction Start | TDD | | | 1,000 | | 0 50/ | |
| _ | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 750 | | | |
| General Contractor OH & Profit | | | 5.00% | 338 | 2,088 | | 41.76% |
| TOTAL DIDECT CONSTRUCTION COST | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 32,904 | sf | \$0.22 /s | e . | \$7,088 | | |
| D30 HVAC SYSTEMS | 32,904 | SI | \$U.22 IS | | ₹1,000 | | |
| D30 HVAC SYSTEMS | | | | | | | |
| D3030 Cooling System | | | | | | | |
| install updated cooling system | 32,904 | ef | \$25.00 | \$822,600 | | | |
| Sub-total | | | φ25.00 25.00 /sf | | \$822,600 | | |
| Gub-total | 32,904 | sf | 25.00 /SI | | ψυ∠∠,υυυ | | |
| SUB-TOTAL D30 HVAC SYSTEMS | | | | 822,600 | \$822,600 | | |
| Estimating / Design Contingency | | | 20.00% | 164,520 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 123,390 | | w ± 0 /0 pci ycai | |
| General Conditions / Insurance / Bond General Contractor OH & Profit | | | 5.00% | 55,526 | 343,436 | | 41.75% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D30 HVAC SYSTEMS | 32,904 | sf | \$35.44 /st | f | \$1,166,036 | | |

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:
Document Date:
Print Date:
Print Time:

03-Jan-24 18-Jan-24 1:17 PM TBD

18-Jan-24

| Portland, Oregon | | | i igard, Oregon 972 | | | Print Time: 1:17 PM |
|---------------------------------------|----------|----------|---------------------|-----------------|------------|---------------------------|
| ROM Estimate 1.1 | | Phone: (| 503) 718-0075 wv | ww.archcost.con | 1 | Constr. Start: TBD |
| 04 Kuenzi Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
| V- PRODUCTION | Quartity | Offic | OOST OTHE | 0001 | Cub totalo | Comments |
| D30 HVAC SYSTEMS | | | | | | |
| | | | | | | |
| D3040 Replace pipe insulation | | | | | | |
| abate asbestos pipe insulation | 1,200 | lf | \$12.00 | \$14,400 | | at steam condensate lines |
| pipe insulation | 1,200 | lf | 20.00 | 24,000 | | |
| Sub-total | 23,980 | sf | 1.60 / | sf | \$38,400 | |
| | | | | | | |
| SUB-TOTAL D30 HVAC SYSTEMS | | | | 38,400 | \$38,400 | |
| | | | | | | |
| Estimating / Design Contingency | | | 20.00% | 7,680 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 5,760 | | |
| General Contractor OH & Profit | | | 5.00% | 2,592 | 16,032 | 41.75% |
| | | | | | | |
| | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| D30 HVAC SYSTEMS | 32,904 | sf | \$1.65 / | sf | \$54,432 | |
| | 1 | | | | | T |
| D30 HVAC SYSTEMS | | | | | | |
| | | | | | | |
| D3050 Exhaust fans | | | | | | |
| replace exhaust fans | 8 | ea | \$1,250.00 | \$10,000 | | allowance |
| Sub-total | 23,980 | sf | 0.42 / | sf | \$10,000 | |
| OUD TOTAL BOOLINGS OVOTENS | | | | | 440.000 | |
| SUB-TOTAL D30 HVAC SYSTEMS | | | | 10,000 | \$10,000 | |
| F., (B., 0., | | | 00.000/ | 0.000 | | |
| Estimating / Design Contingency | TDD | | 20.00% | 2,000 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 1,500 | 4 475 | |
| General Contractor OH & Profit | | | 5.00% | 675 | 4,175 | 41.75% |
| | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| | 22.004 | | \$0.43 / | | ¢44.475 | |
| D30 HVAC SYSTEMS | 32,904 | sf | \$0.43 / | Sī | \$14,175 | |
| D30 HVAC SYSTEMS | | | | | | |
| 200 110/10 010121110 | | | | | | |
| D3050 Replace unit ventilators | | | | | | |
| replace unit ventilators | 32,904 | sf | \$15.00 | \$493,560 | | |
| Sub-total | 32,904 | | 15.00 / | | \$493,560 | |
| | , | | | | , | |
| SUB-TOTAL D30 HVAC SYSTEMS | | | | 493,560 | \$493,560 | |
| | | | | | | |
| Estimating / Design Contingency | | | 20.00% | 98,712 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 74,034 | | |
| General Contractor OH & Profit | | | 5.00% | 33,316 | 206,062 | 41.75% |
| | | | | · | | |
| | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| D30 HVAC SYSTEMS | 32,904 | sf | \$21.26 / | sf | \$699,622 | |

D50 | ELECTRICAL SYSTEMS

Salem, Oregon BRIC

Portland, Oregon

ACC Cost Consultants, LLC

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Estimate Date: 18-Jan-24 Document Date: 03-Jan-24 Print Date: 18-Jan-24 Print Time: 1:17 PM

| ROM Estimate 1.1 | | | 503) 718-0075 w | | n | Constr. Start: | |
|--|----------|------|-----------------|----------------------------|----------------|-------------------|---------|
| 4 Kuenzi Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| D30 HVAC SYSTEMS | | | | | | | |
| | | | | | | | |
| D3060 Controls | 00.004 | | 47.5 0 | * 0.40. 7 00 | | | |
| replace pnuematic controls with digital Sub-total | 32,904 | sf | \$7.50 | | ¢246 790 | allowance | |
| Sup-total | 32,904 | sf | 7.50 | /ST | \$246,780 | | |
| SUB-TOTAL D30 HVAC SYSTEMS | | | | 246,780 | \$246,780 | | |
| Fatimating / Danian Contingency | | | 20.00% | 40.256 | | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 20.00% 0.00% | • | | @ F0/ mary/agr | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | | | @ ± 5% per year | |
| General Contractor OH & Profit | | | 5.00% | • | 103,031 | | 41.75% |
| General Contractor Off & Front | | | 3.0070 | 10,030 | 100,001 | | 41.7370 |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D30 HVAC SYSTEMS | 32,904 | sf | \$10.63 | /sf | \$349,811 | | |
| | | | | | | | |
| D40 FIRE PROTECTION SYSTEMS | | | | | | | |
| no work required | 0 | sf | \$0.00 | \$0 | | | |
| Sub-total | 32,904 | sf | 0.00 | | \$0 | | |
| SUB-TOTAL D40 FIRE PROTECTION SYS | STEMS | | | 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 | 32,904 | sf | \$0.00 | /sf | \$0 | | |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| · | | | | | | | |
| D5010 Panel upgrades | 00.007 | | * · = = | 445.5 = | | | |
| upgrade service | 32,904 | ea | \$1.50 | \$49,356 | #40.050 | 4 | |
| Sub-total | 32,904 | sf | 1.50 | /sf | \$49,356 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 49,356 | \$49,356 | | |
| Estimating / Design Contingency | | | 20.00% | 9,872 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 9,672 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 7,404 | | w ± 5 /o per year | |
| General Contractor OH & Profit | | | 5.00% | 3,332 | 20,608 | | 41.75% |
| Constant Contraction Contraction | | | 0.0070 | 0,002 | 20,000 | | 11.7070 |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 1 | | | | | 1 | |

\$2.13 /sf

32,904

sf

\$69,964

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: Print Date: Print Time:

03-Jan-24 18-Jan-24 1:17 PM

| Portland, Oregon | | | i igard, Oregon 972 | | | Print Time: | 1:17 P |
|---|----------|----------|---------------------|----------------|------------|---------------------|--------|
| ROM Estimate 1.1 | | Phone: (| (503) 718-0075 ww | w.archcost.cor | n | Constr. Start: | TB |
| 04 Kuenzi Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comme | ents |
| | | | | | | | |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| DE020 Bankasa Lighting | | | | | | | |
| D5020 Replace Lighting replace lighting with LED's | 32,904 | sf | \$4.60 | \$151,358 | | interior & exterior | |
| Sub-total | 32,904 | | 4.60 <u> </u> | | \$151,358 | intenor & exterior | |
| Cub total | 02,004 | 31 | 4.00 73 | ' | Ψ101,000 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 151,358 | \$151,358 | | |
| | | | | | | | |
| Estimating / Design Contingency | | | 20.00% | 30,272 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 22,704 | 00.400 | | |
| General Contractor OH & Profit | | | 5.00% | 10,217 | 63,193 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D50 ELECTRICAL SYSTEMS | 32,904 | sf | \$6.52 /s | sf | \$214,551 | | |
| • | , | | <u> </u> | | · · · | 1 | |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| D5020 Re-lamp fitxtures | | | | | | | |
| relamp with LED's | 32,904 | sf | \$0.90 | \$29,614 | | | |
| Sub-total | 32,904 | sf | 0.90 /s | | \$29,614 | | |
| OUR TOTAL RESULTING | | | | | 400.044 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | j | | | 29,614 | \$29,614 | | |
| Estimating / Design Contingency | | | 20.00% | 5,923 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0,020 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 4,443 | | @ _ 0 /0 por you. | |
| General Contractor OH & Profit | | | 5.00% | 1,999 | 12,365 | | 41.75% |
| TOTAL DIDECT CONSTRUCTION COST | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 22.004 | -6 | ¢4.20 /a | | ¢44.070 | | |
| D50 ELECTRICAL SYSTEMS | 32,904 | sf | \$1.28 /s | ST | \$41,979 | | |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| D5020 Replace Wiring | | | | | | | |
| rewire entire building | 32,904 | sf | \$1.55 | \$51,001 | | | |
| Sub-total | 32,904 | | 1.55 /s | | \$51,001 | 1 | |
| | | | | | | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 51,001 | \$51,001 | | |
| Estimating / Design Contingency | | | 20.00% | 10,201 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 7,651 | | 5 - 1 | |
| General Contractor OH & Profit | | | 5.00% | 3,443 | 21,295 | | 41.75% |
| TOTAL DIDECT CONSTRUCTION COST | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 00.007 | . • | 65.55 : | | A= | | |
| D50 ELECTRICAL SYSTEMS | 32,904 | sf | \$2.20 /s | ST | \$72,296 | | |

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

Estimate Date: 18-Jan-24 Document Date: Print Date: Print Time:

03-Jan-24 18-Jan-24 1:17 PM TBD

| ROM Estimate 1.1 | | Phone: (| 503) 718-0075 www | v.archcost.cor | n | Constr. Start: | TE |
|--|---------------------------------------|----------|-------------------|----------------|----------------|--------------------|---------|
| 94 Kuenzi Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comme | ents |
| | 1 | | | | | | |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| · | | | | | | | |
| D5030 Access control system | | | | | | | |
| install access control system | 32,904 | sf | \$0.90 | \$29,614 | | rough-in / install | |
| Sub-total | 32,904 | sf | 0.90 /sf | | \$29,614 | | |
| CUD TOTAL DEGLEL COTDICAL OVETENS | \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ | | | 00.044 | \$20.C4.4 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS |) | | | 29,614 | \$29,614 | | |
| Estimating / Design Contingency | | | 20.00% | 5,923 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0,020 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 1.55 | | 12.50% | 4,443 | | @ 2 0 % por your | |
| General Contractor OH & Profit | | | 5.00% | 1,999 | 12,365 | | 41.75% |
| | | | | , | , | | |
| TOTAL DIDECT CONCEDUCTION COST | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 22.004 | -6 | \$4.00 /s | | ¢44.070 | | |
| D50 ELECTRICAL SYSTEMS | 32,904 | sf | \$1.28 /s | I | \$41,979 | | |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| | | | | | | | |
| D5030 Intrusion Alarm System | 00.004 | | 40.75 | 004070 | | | |
| add intrusion alarm system | 32,904 | | \$0.75 | | #04.070 | rough-in / install | |
| Sub-total | 32,904 | sf | 0.75 /sf | | \$24,678 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | 3 | | | 24,678 | \$24,678 | | |
| F. (; . / D. ; . O. (; | | | 00.000/ | 4.000 | | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 20.00% 0.00% | 4,936 | | 0 . 50/ | |
| General Conditions / Insurance / Bond | ופט | | 12.50% | 0 3,702 | | @ ± 5% per year | |
| General Contractor OH & Profit | | | 5.00% | 1,666 | 10,304 | | 41.75% |
| General Contractor CTT & Front | | | 3.0070 | 1,000 | 10,004 | | 41.7370 |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| | 32,904 | sf | \$1.06 /s | £ | \$34,982 | | |
| D50 ELECTRICAL SYSTEMS | 32,904 | 31 | \$1.00 /S | ! | ψ34,302 | | |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| D5030 Lighting Controls | | | | | | | |
| add occupancy sensors | 32,904 | sf | \$1.00 | \$32,904 | | | |
| Sub-total | 32,904 | | 1.00 | | \$32,904 | 1 | |
| Cub total | 02,001 | 0. | 1.00 761 | | Ψ02,001 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | 3 | | | 32,904 | \$32,904 | | |
| Estimating / Design Contingency | | | 20.00% | 6,581 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0,561 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 4,936 | | © 2 0 % por your | |
| General Contractor OH & Profit | | | 5.00% | 2,222 | 13,739 | | 41.75% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| | 1 | | | | | 1 | |

OSD - Facility Assessment Salem, Oregon BRIC

Portland, Oregon

ACC Cost Consultants, LLC Seth J. Pszczolkowski

8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

Estimate Date: 18-Jan-24 Document Date: 03-Jan-24 Print Date: Print Time:

18-Jan-24 1:17 PM

| ROM Estimate 1.1 | | Phone: (| 503) 718-0075 ww | ww.archcost.com | ı | Constr. Start: | TBD |
|---------------------------------------|----------|----------|------------------|-----------------|------------|-----------------|--------|
| 04 Kuenzi Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comme | ents |
| E10 EQUIPMENT | | | | | | | |
| E1020 Toilet Partitions | | | | | | | |
| replace toilet partitions | 12 | ea | \$2,000.00 | \$24,000 | | | |
| patch/repair finishes, allowance | 12 | ea | 500.00 | | | | |
| Sub-total | 32,904 | sf | 0.91 /s | | \$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 | ef | \$1.29 /s | cf | \$42,525 | | |
| ETO EQUIT MERT | 02,304 | 31 | Ψ1.23 / | 31 | Ψ42,020 | | |
| E20 FURNISHINGS | | | | | | | |
| E2010 Casework | | | | | | | |
| replace casework | 500 | lf | \$720.00 | \$360,000 | | allowance | |
| Sub-total | 32,904 | sf | 10.94 /s | sf | \$360,000 | | |
| SUB-TOTAL E20 FURNISHINGS | | | | 360,000 | \$360,000 | | |
| Estimating / Design Contingency | | | 20.00% | 72,000 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 54,000 | | | |
| General Contractor OH & Profit | | | 5.00% | 24,300 | 150,300 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| E20 FURNISHINGS | 32,904 | sf | \$15.51 /s | sf | \$510,300 | | |

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

TBD

Constr. Start:

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

| Building Stats Year Built: 1957 | | | Gross Area: | 55,100 sf | | | |
|--|----------|----|-------------|------------------|----------|-----------------|---------|
| Floors: 1 Construction Type: wood framed s | tructure | | | | | | |
| A10 Foundations | | | | | | | |
| | | | | | | | |
| no work required | 0 | sf | 0.00 | 0 | | | |
| Sub-total | 55,100 | sf | 0.00 /sf | | 0 | | |
| SUB-TOTAL A10 Foundations | | | | 0 | \$0 | | |
| | | | 22.222/ | • | | | |
| Estimating / Design Contingency | TDD | | 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 | 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 | | | 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 | 55,100 | sf | \$0.00 /sf | | \$0 | | |
| B10 Superstructure | - | | | | - | | |
| BTO Superstructure | | | | | | | |
| B1010 Floor construction | | | | | | | |
| seismically strengthen covered play cols | 7 | ea | \$7,500.00 | \$52,500 | | allowance | |
| Sub-total | 55,100 | sf | 0.95 /sf | | \$52,500 | | |
| SUB-TOTAL B10 Superstructure | | | | 52,500 | \$52,500 | | |
| Estimating / Design Contingency | | | 20.000/ | 10 F00 | | | |
| Esumating / Design Contingency Escalation To Construction Start | TOD | | 20.00% | 10,500 | | G : 50/ | |
| Escalation To Construction Start General Conditions / Insurance / Bond | TBD | | 0.00% | 0 7 975 | | @ ± 5% per year | |
| | | | 12.50% | 7,875 | 24.040 | | 44 7501 |
| General Contractor OH & Profit | | | 5.00% | 3,544 | 21,919 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| B10 Superstructure | 55,100 | sf | \$1.35 /sf | | \$74,419 | | |
| | | | | | | | |

OSD - Facility Assessment ACC Cost Consultants, LLC Estimate Date: 18-Jan-24 Salem, Oregon Seth J. Pszczolkowski Document Date: 03-Jan-24 BRIC 8060 SW Pfaffle Street, Suite 110 Print Date: 18-Jan-24 Portland, Oregon Tigard, Oregon 97223-8489 Print Time: 1:17 PM

| ortland, Oregon | | T | Print Time: Constr. Start | | | | |
|---|------------|--|------------------------------|-----------------|-----------------|-----------------|--------|
| DM Estimate 1.1 | | Phone: (503) 718-0075 www.archcost.com | | | | | ТВ |
| Lindstrom Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| B10 Superstructure | | | | | | | |
| B1020 Roof construction | | | | | | | |
| add plywood sheathing | 33,775 | sf | \$2.75 | \$92,881 | | | |
| Sub-total | 55,100 | sf | 1.69 /sf | ψ32,001 | \$92,881 | | |
| | 00,100 | JI | 1.00 /31 | | Ψ02,001 | | |
| SUB-TOTAL B10 Superstructure | | | | 92,881 | \$92,881 | | |
| Estimating / Design Contingency | | | 20.00% | 18,577 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 13,933 | | | |
| General Contractor OH & Profit | | | 5.00% | 6,270 | 38,780 | | 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 | 4,900 | sf | \$7.00 | \$34,300 | | | |
| install wall to roof connections | 1,225 | lf . | 80.00 | 98,000 | | | |
| MEP conflicts, allowance | 1 | allow | 7,500.00 | 7,500 | | | |
| Sub-total | 55,100 | sf | 2.54 /sf | .,,,,,, | \$139,800 | | |
| SUB-TOTAL B10 Superstructure | | | | 139,800 | \$139,800 | | |
| 5 " " 15 " 0 " | | | 00.000/ | 07.000 | | | |
| Estimating / Design Contingency | TDD | | 20.00% | 27,960 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 070 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond General Contractor OH & Profit | | | 12.50% 5.00% | 20,970 9,437 | 58,367 | | 41.75% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | EE 400 | | \$2.C0 /a5 | | £400 467 | | |
| B10 Superstructure | 55,100 | sf | \$3.60 /sf | | \$198,167 | | |
| B20 Exterior Enclosure | | | | | | | |
| B2010 Exterior walls | 00.005 | , | # 40.00 | 1000 000 | | | |
| reinforce cip concrete walls | 20,825 | sf | | \$833,000 | #022.002 | | |
| Sub-total | 55,100 | sf | 15.12 /sf | | \$833,000 | | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 833,000 | \$833,000 | | |
| Estimating / Design Contingency | | | 20.00% | 166,600 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 124,950 | | _ , , | |
| General Contractor OH & Profit | | | 5.00% | 56,228 | 347,778 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| B20 Exterior Enclosure | 55,100 | sf | \$21.43 /sf | | \$1,180,778 | | |
| DEO EXCENSI ENGIOSUIE | 55,100 | 31 | ψ∠ 1. 4 ∪ /51 | | ψ1,100,110 | | |

Salem, Oregon BRIC

Portland, Oregon

TOTAL DIRECT CONSTRUCTION COST

B20 | Exterior Enclosure

OSD - Facility Assessment

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Estimate Date: 18-Jan-24
Document Date: 03-Jan-24
Print Date: 18-Jan-24
Print Time: 1:17 PM

| iand, Oregon | | | rigard, Oregon 972 | 23-8489 | | Print Time: | : 1:1. |
|--|----------|------------|--------------------|---------------|-------------------|-----------------|---------|
| M Estimate 1.1 | | Phone: (| Constr. Start | : | | | |
| Lindstrom Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| B20 Exterior Enclosure | | | | | | | |
| B20 Exterior Enclosure | | | | | | | |
| B2010 Exterior Windows | | | | | | | |
| remove windows | 4.030 | sf | \$7.50 | \$30,225 | | | |
| prep openings | 4,030 | sf | 5.00 | 20,150 | | | |
| new windows, similar config. to existing | 4,030 | sf | 110.00 | 443,300 | | | |
| patch/repair trim, sealants/caulking | 4,030 | sf | 12.00 | 48,360 | | | |
| new window treatment, roller shades | 4,030 | sf | 12.50 | 50,375 | | | |
| Sub-total | 55,100 | sf | 10.75 /s | | \$592,410 | = | |
| | | | | | | | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 592,410 | \$592,410 | | |
| Estimating / Design Contingency | | | 20.00% | 118,482 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 88,862 | | @ ± 5% per year | |
| General Contractor OH & Profit | | | 5.00% | 39,988 | 247,332 | | 41.75% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| B20 Exterior Enclosure | 55,100 | sf | \$15.24 /s | sf | \$839,742 | | |
| B20 Exterior Enclosure | | | | | | | |
| B2030 Replace Door | | | | | | | |
| remove door & frame | 8 | ea | \$150.00 | \$1,200 | | | |
| remove door & frame | 2 | ea pair | 210.00 | φ1,200 420 | | | |
| new hollow metal door & frame, painted | 8 | ea | 4,425.00 | 35,400 | | egress | |
| new hollow metal door & frame, painted | 2 | pair | 6,650.00 | 13,300 | | egress | |
| patch/repair trim, allowance | 10 | ea | 350.00 | 3,500 | | 29,000 | |
| Sub-total | 55,100 | sf | 0.98 /s | | \$53,820 | - | |
| | , | | | | , , - | | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 53,820 | \$53,820 | | |
| Estimating / Design Contingency | | | 20.00% | 10.764 | | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 20.00% | 10,764 | | 0 . 50/ | |
| General Conditions / Insurance / Bond | IRD | | 0.00% | 0 | | @ ± 5% per year | |
| | | | 12.50% | 8,073 | 00 470 | | 44 ==== |
| General Contractor OH & Profit | | | 5.00% | 3,633 | 22,470 | | 41.75% |

\$1.38 /sf

\$76,290

55,100 sf

OSD - Facility Assessment ACC Cost Consultants, LLC

Salem, Oregon BRIC

Portland, Oregon ROM Estimate 1.1 Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

| ROM Estimate 1.1 | | Phone: (| Constr. Start: | TBD | | | |
|---|----------|----------|----------------|-----------|-------------|-----------------|----|
| 05 Lindstrom Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments | |
| 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 | | |
| 1 3 | | | | | . , , | | |
| Estimating / Design Contingency | | | 20.00% | 227,744 | | | |
| Escalation To Construction Start | TBD | | 0.00% | , | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 170,808 | | | |
| General Contractor OH & Profit | | | 5.00% | 76,864 | 475,416 | 41.75% | 6 |
| | | | | | | | |
| 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 | 6,000 | sf | \$40.00 | \$240,000 | | allowance | |
| Sub-total | 55,100 | sf | 4.36 | /sf | \$240,000 | | |
| | | | | | , ,,,,,, | | |
| SUB-TOTAL C10 Interior Construction | | | | 240,000 | \$240,000 | | |
| Fatimating / Design Continuous | | | 20.000/ | 40.000 | | | |
| Estimating / Design Contingency | TDD | | 20.00% | 48,000 | | 0 . 50/ | |
| Escalation To Construction Start | TBD | | 0.00% | | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | | 400 000 | | , |
| General Contractor OH & Profit | | | 5.00% | 16,200 | 100,200 | 41.759 | ľo |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| | EE 400 | o.f | ¢c 47 | /of | £240.200 | | |
| C10 Interior Construction | 55,100 | sf | \$6.17 | /51 | \$340,200 | | |

OSD - Facility Assessment Salem, Oregon BRIC

Portland, Oregon ROM Estimate 1.1 Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone: (503) 718-0075 www.archcost.com

| JNI Estimate 1.1 | | Phone: (| Constr. Start: | 16 | | | |
|---------------------------------------|----------|----------|----------------|---------------------------------------|------------|------------------|--------|
| Lindstrom Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Commo | ents |
| C10 Interior Construction | | | | | | | |
| C1020 Door hardware | | | | | | | |
| | 115 | | Ф7 Е 00 | ¢40.075 | | | |
| remove knob hardware | 145 | ea | \$75.00 | \$10,875 | | | |
| remove knob hardware | 3 | pair | 150.00 | 450 | | | |
| install new lever arm | 145 | ea | 425.00 | 61,625 | | | |
| install new lever arm | 3 | pair | 850.00 | 2,550 | Φ7F F00 | | |
| Sub-total | 55,100 | sf | 1.37 /st | Ī | \$75,500 | | |
| SUB-TOTAL C10 Interior Construction | | | | 75,500 | \$75,500 | | |
| Estimating / Design Contingency | | | 20.00% | 15,100 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 11,325 | | @ 1 370 per year | |
| General Contractor OH & Profit | | | 5.00% | 5,097 | 31,522 | | 41.75% |
| General Contractor Of A FTOIL | | | 3.00 /0 | 3,097 | 31,322 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| C10 Interior Construction | 55,100 | sf | \$1.94 /s | f | \$107,022 | | |
| C20 STAIRS | | | • | | | | |
| C20 STAIRS | | | | | | | |
| C2010 Stair railings | | | | | | | |
| remove guardrail | 35 | lf | \$5.00 | \$175 | | | |
| remove guardrail w/handrail | 44 | lf | 5.50 | 242 | | | |
| remove handrails | 58 | lf | 3.00 | 174 | | | |
| new guardrail | 35 | lf | 200.00 | 7,000 | | | |
| new guardrail w/handrail | 44 | lf | 255.00 | 11,220 | | | |
| new handrail, wall mntd | 58 | lf | 65.00 | 3,770 | | | |
| patch/repair finishes, allowance | 1 | allow | 2,000.00 | 2,000 | | | |
| Sub-total | 55,100 | sf | 0.45 /st | · · · · · · · · · · · · · · · · · · · | \$24,581 | | |
| SUB-TOTAL C20 STAIRS | | | | 24,581 | \$24,581 | | |
| | | | | | | | |
| Estimating / Design Contingency | | | 20.00% | 4,917 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 3,688 | | | |
| General Contractor OH & Profit | | | 5.00% | 1,660 | 10,265 | | 41.76% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |

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

18-Jan-24 Document Date: Print Date: Print Time: Constr. Start:

Estimate Date:

03-Jan-24 18-Jan-24 1:17 PM TBD

| nuand, Oregon DM Estimate 1.1 | | Phone: (| Constr. Start | | | | |
|---------------------------------------|----------|----------|---------------|-------|------------|-------------------|--------|
| Lindstrom Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| C20 STAIRS | | | | | | | |
| C2010 Ramp railings, exterior | | | | | | | |
| remove handrails | 48 | lf | 3.00 | 144 | | | |
| new handrail, wall mntd | 48 | lf | 65.00 | 3,120 | | | |
| patch/repair finishes, allowance | 1 | allow | 500.00 | 500 | | | |
| Sub-total | 55,100 | sf | 0.07 /sf | | \$3,764 | | |
| SUB-TOTAL C20 STAIRS | | | | 3,764 | \$3,764 | | |
| Estimating / Design Contingency | | | 20.00% | 753 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 565 | | @ = 0 /0 po. you. | |
| General Contractor OH & Profit | | | 5.00% | 255 | 1,573 | | 41.79% |
| TOTAL DIDEOT CONSTRUCTION COST | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | _ | | _ | | | |
| C20 STAIRS | 55,100 | sf | \$0.10 /s1 | f | \$5,337 | | |
| C20 STAIRS | | | | | | | |
| C2010 Stair Finishes | | | | | | | |
| remove wom at landings | 106 | sf | 1.00 | 106 | | | |
| abate vinyl tile on stairs | 170 | lf | 10.00 | 1,700 | | | |
| new walk-off mat, at landings | 106 | sf | 12.00 | 1,272 | | | |
| new rubber treads & risers | 170 | lf | 32.00 | 5,440 | | | |
| Sub-total | 55,100 | sf | 0.15 /sf | | \$8,518 | | |
| SUB-TOTAL C20 STAIRS | | | | 8,518 | \$8,518 | | |
| Estimating / Design Contingency | | | 20.00% | 1,704 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 1,704 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 1,278 | | w ± 3 /0 per year | |
| General Contractor OH & Profit | | | 5.00% | 575 | 3,557 | | 41.76% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| C20 STAIRS | 55,100 | sf | \$0.22 /si | f | \$12,075 | | |
| 020 31 AIR3 | 55,100 | 21 | ψU.ZZ /S1 | 1 | φ12,075 | | |

OSD - Facility Assessment ACC Cost Consultants, LLC

Salem, Oregon

Seth J. Pszczolkowski

BRIC

8060 SW Pfaffle Street, Suite 110

Portland, Oregon

Tigard, Oregon 97223-8489

POM Estimate 1.1

| M Estimate 1.1 Phone: (503) 718-0075 www.archcost.com | | | | | | Constr. Start: TB |
|---|----------|------------|---------------|------------------|-------------|-----------------------|
| 5 Lindstrom Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
| C30 INTERIOR FINISHES | | | | | | |
| · | | | | | | |
| C3010 Paint Wallboard or Plaster | 07.000 | , | # 4.00 | # 000 000 | | |
| 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 | If | 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% | 199,727 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 149.795 | | @±5% per year |
| General Continuous / Insurance / Bond General Contractor OH & Profit | | | 5.00% | 67,408 | 416,930 | 41.75% |
| General Contractor Off & Front | | | 3.00 % | 07,400 | 410,930 | 41.75% |
| TOTAL DIDECT CONSTRUCTION COST | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 55 400 | - e | #05.00 | 1-4 | ¢4 445 500 | |
| C30 INTERIOR FINISHES | 55,100 | sf | \$25.69 | /ST | \$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 | | assume 30 % of floors |
| new vct flooring | 16,530 | sf | 4.75 | 78,518 | | |
| Sub-total | 55,100 | sf | 2.48 | | \$136,373 | |
| | | | | , | | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 136,373 | \$136,373 | |
| Estimating / Design Contingency | | | 20.00% | 27,275 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 20,456 | | |
| General Contractor OH & Profit | | | 5.00% | 9,206 | 56,937 | 41.75% |
| | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES | | | | | | |
| | 55,100 | sf | \$3.51 | | \$193,310 | |

OSD - Facility Assessment ACC Cost Consultants, LLC Estimate Date: 18-Jan-24 Salem, Oregon Seth J. Pszczolkowski Document Date: 03-Jan-24 BRIC 8060 SW Pfaffle Street, Suite 110 Print Date: 18-Jan-24 Portland, Oregon Tigard, Oregon 97223-8489 Print Time: 1:17 PM

| tland, Oregon | | 7 | Tigard, Oregon 9722 | 3-8489 | | Print Time: 1:17 PM | | |
|---|----------|--|---------------------|----------|------------|----------------------|--|--|
| M Estimate 1.1 | | Phone: (503) 718-0075 www.archcost.com | | | | Constr. Start: | | |
| | | , | , | | | I | | |
| Lindstrom Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments | | |
| | | | | | | | | |
| C30 INTERIOR FINISHES | | | | | | | | |
| 00000 51 51 1 | | | | | | | | |
| C3020 Floor Finishes - vct | 00.000 | | 40.70 | 000 440 | | | | |
| remove carpet on vat | 33,060 | sf | \$0.70 | \$23,142 | | assume 60% of floors | | |
| abate vat flooring | 33,060 | sf | 2.50 | 82,650 | | | | |
| clean/prep floors | 33,060 | sf | 1.00 | 33,060 | | | | |
| new carpet tile flooring | 33,060 | sf | 5.50 | 181,830 | **** | | | |
| Sub-total | 55,100 | sf | 5.82 /sf | | \$320,682 | | | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 320,682 | \$320,682 | | | |
| | | | | | | | | |
| Estimating / Design Contingency | | | 20.00% | 64,137 | | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | | |
| General Conditions / Insurance / Bond | | | 12.50% | 48,103 | | | | |
| General Contractor OH & Profit | | | 5.00% | 21,647 | 133,887 | 41.75% | | |
| | | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 400 | | *** | | 0.454.500 | | | |
| C30 INTERIOR FINISHES | 55,100 | sf | \$8.25 /s | | \$454,569 | | | |
| C30 INTERIOR FINISHES | | | | | | | | |
| | | | | | | | | |
| C3020 Floor Finishes - sheet vinyl | | | | | | | | |
| abate sheet vinyl flooring | 5,510 | sf | \$2.50 | \$13,775 | | assume 10% of floors | | |
| clean/prep floors | 5,510 | sf | 1.00 | 5,510 | | | | |
| new sheet vinyl flooring | 5,510 | sf | 9.00 | 49,590 | | | | |
| Sub-total | 55,100 | sf | 1.25 /sf | | \$68,875 | | | |
| SUB-TOTAL C30 INTERIOR FINISHES | 1 | | | 68,875 | \$68,875 | | | |
| | | | | | | | | |
| Estimating / Design Contingency | | | 20.00% | 13,775 | | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | | |
| General Conditions / Insurance / Bond | | | 12.50% | 10,332 | | | | |
| General Contractor OH & Profit | | | 5.00% | 4,650 | 28,757 | 41.75% | | |
| TOTAL DIRECT CONSTRUCTION COST | - | | | | | | | |
| C30 INTERIOR FINISHES | 55,100 | sf | \$1.77 /si | f | \$97,632 | | | |
| C30 INTERIOR FINISHES | | | | | | | | |
| OSO INTERNOR T INICITED | - | | | | | | | |
| C3030 Ceiling Finishes - firtex tile ceilings | | | | | | | | |
| abate firtex tile ceilings | 27,550 | sf | \$2.00 | \$55,100 | | assume 50% bldg area | | |
| new glue-up tile ceiling | 27,550 | sf | 4.75 | 130,863 | | | | |
| MEP conflicts, allowance | 27,550 | sf | 1.50 | 41,325 | | | | |
| Sub-total | 55,100 | sf | 4.13 /sf | · | \$227,288 | 1 | | |
| oub total | 00,100 | 31 | 4.10 /31 | | ΨΖΖ1,200 | | | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 227,288 | \$227,288 | | | |
| Estimating / Design Contingency | | | 20.00% | 45,458 | | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | | |
| General Conditions / Insurance / Bond | 1.55 | | 12.50% | 34,094 | | <u> </u> | | |
| General Contractor OH & Profit | | | 5.00% | 15,342 | 94,894 | 41.75% | | |
| Constant Contractor Off & Front | | | 0.0070 | 10,042 | J-1,0J- | 71.7070 | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | | |
| C30 INTERIOR FINISHES | 55,100 | sf | \$5.85 /si | f | \$322,182 | | | |
| | 30,100 | <u>.</u> | ψυ.υυ /3 | - | ŢJ, 10Z | | | |

Salem, Oregon BRIC

Portland, Oregon

ACC Cost Consultants, LLC

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

Estimate Date: 18-Jan-24 Document Date: 03-Jan-24 Print Date: 18-Jan-24 1:17 PM Print Time:

| ortiand, Oregon OM Estimate 1.1 | | Phone: (| Constr. Start: TE | | | | |
|--|----------|----------|-------------------|---|------------|-------------------------------|---------|
| 5 Lindstrom Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| D10 CONVEYING SYSTEMS | | | | | | | |
| 5.0 CO.11 2 1 11 1 C C C C C C C C | | | | | | | |
| 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 | | G = 7 · · · · · · · · · · · · | |
| General Contractor OH & Profit | | | 5.00% | 0 | 0 | | #DIV/0! |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D10 CONVEYING SYSTEMS | 55,100 | sf | \$0.00 /sf | 1 | \$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 | 1 | \$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 | | |
| Fatimating / Davis Carting and | | | 20.000/ | 00.400 | | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 20.00% 0.00% | 88,160 | | @ + E0/ ====== | |
| General Conditions / Insurance / Bond | ושט | | 0.00% 12.50% | 0 66,120 | | @ ± 5% per year | |
| General Contractor OH & Profit | | | 5.00% | 29,754 | 184,034 | | 41.75% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | FF 400 | - 4 | 644.64 | | #c04.004 | | |
| D20 PLUMBING SYSTEMS | 55,100 | sf | \$11.34 /sf | | \$624,834 | | |

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

| Lindstrom Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Commo | ents |
|--|------------------|----------|------------------|--------------|-------------|-----------------|--------|
| D30 HVAC SYSTEMS | | | | | | | |
| | | | | | | | |
| D3030 Cooling System | FF 400 | -e | #00.00 | Φ4 400 000 | | | |
| replace cooling system Sub-total | 55,100 55,100 | sf sf | \$20.00 <u> </u> | \$1,102,000 | \$1,102,000 | | |
| Sub-total | 55,100 | SI | 20.00 /8 | 51 | \$1,102,000 | | |
| SUB-TOTAL D30 HVAC SYSTEMS | | | | 1,102,000 | \$1,102,000 | | |
| Fatimating / Danier Continuous | | | 20.000/ | 220 400 | | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 20.00% 0.00% | 220,400 0 | | @ + E% por year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 165,300 | | @ ± 5% per year | |
| General Contractor OH & Profit | | | 5.00% | 74,385 | 460,085 | | 41.75% |
| | | | | ,000 | , | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D30 HVAC SYSTEMS | 55,100 | sf | \$28.35 / | sf | \$1,562,085 | | |
| D30 HVAC SYSTEMS | | | | | | | |
| DOMO Dealess wine insulation | | | | | | | |
| D3040 Replace pipe insulation abate asbestos pipe insulation | 55,100 | sf | \$2.50 | \$137,750 | | | |
| pipe insulation | 55,100 | sf | 3.00 | 165,300 | | | |
| Sub-total | 55,100 | sf | 5.50 <u> </u> | | \$303,050 | _ | |
| | 00,100 | J1 | 0.00 70 | , i | | | |
| SUB-TOTAL D30 HVAC SYSTEMS | | | | 303,050 | \$303,050 | | |
| Estimating / Design Contingency | | | 20.00% | 60,610 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 45,458 | | | |
| General Contractor OH & Profit | | | 5.00% | 20,456 | 126,524 | | 41.75% |
| TOTAL DIDECT CONSTRUCTION COST | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | EE 400 | -6 | ¢7.00 // | _£ | £400 574 | | |
| D30 HVAC SYSTEMS | 55,100 | sf | \$7.80 / | ST | \$429,574 | | |
| D30 HVAC SYSTEMS | | | | | | | |
| D3050 Terminal & Package Units | | | | | | | |
| replace heating & ventilation system | 55,100 | sf | \$35.00 | \$1,928,500 | | allowance | |
| Sub-total | 55,100 | sf | 35.00 /s | | \$1,928,500 | | |
| SUB-TOTAL D30 HVAC SYSTEMS | | | | 1,928,500 | \$1,928,500 | | |
| OOD-TOTAL DOUTTIVAC STSTEINS | + | | | 1,320,300 | ψ1,320,300 | | |
| Estimating / Design Contingency | | | 20.00% | 385,700 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 289,275 | | | |
| General Contractor OH & Profit | | | 5.00% | 130,174 | 805,149 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | EE 100 | sf | \$49.61 / | of | ¢2 722 640 | | |
| D30 HVAC SYSTEMS | 55,100 | Sī | \$49.61 /S | SI . | \$2,733,649 | 1 | |

OSD - Facility Assessment ACC Cost Consultants, LLC Salem, Oregon Seth J. Pszczolkowski

BRIC

8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

Estimate Date: 18-Jan-24 Document Date: 03-Jan-24 Print Date: 18-Jan-24 Print Time: 1:17 PM

| Portland, Oregon | | | ο Sw Ptaπle Street, Figard, Oregon 9722 | | | Print Date Print Time | |
|--|----------|------|--|-----------|---------------|-----------------------|---------|
| ROM Estimate 1.1 | | | (503) 718-0075 www | | m | Constr. Start | |
| | | · · | | | | | |
| 5 Lindstrom Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| D30 HVAC SYSTEMS | | | | | | | |
| D3060 Controls | | | | | | | |
| install new digital controls | 55,100 | sf | \$7.00 | \$385,700 | | allowance | |
| Sub-total | · · | sf | 7.00 | • | \$385,700 | allowarioc | |
| | 00,100 | OI . | 7.00 701 | | | | |
| SUB-TOTAL D30 HVAC SYSTEMS | | | | 385,700 | \$385,700 | | |
| Estimating / Design Contingency | | | 20.00% | 77,140 | | | |
| Escalation To Construction Start | TBD | | 0.00% | , 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 57,855 | | | |
| General Contractor OH & Profit | | | 5.00% | 26,035 | 161,030 | | 41.75% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D30 HVAC SYSTEMS | 55,100 | sf | \$9.92 /sf | f | \$546,730 | | |
| DOO LUWAA OYOTEMO | | | | | | | |
| D30 HVAC SYSTEMS | | | | | | | |
| D3090 Exhaust Fans | | | | | | | |
| replace kitchen & laundry exhaust fans | 4 | ea | \$1,500.00 | \$6,000 | | allowance | |
| Sub-total | 55,100 | sf | 0.11 /sf | | \$6,000 | | |
| SUB-TOTAL D30 HVAC SYSTEMS | | | | 6,000 | \$6,000 | | |
| | | | | | | | |
| Estimating / Design Contingency | | | 20.00% | 1,200 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 900 | 0.505 | | 44 ==== |
| General Contractor OH & Profit | | | 5.00% | 405 | 2,505 | | 41.75% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | FF 400 | - 6 | CO 45 (-1 | | 60 505 | | |
| D30 HVAC SYSTEMS | 55,100 | sf | \$0.15 /si | ľ | \$8,505 | | |
| D40 FIRE PROTECTION SYSTEMS | | | | | | | |
| no work required | 0 | sf | \$0.00 | \$0 | | | |
| Sub-total | 55,100 | sf | 0.00 /sf | 7 - | \$0 | 1 | |
| | | | | | | | |
| SUB-TOTAL D40 FIRE PROTECTION SY | STEMS | | | 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 | | | | | | | |
| D. 40 FIDE DD. 675071011 01/077110 | 1 | | | - | | 1 | |

\$0.00 /sf

55,100

sf

D40 | FIRE PROTECTION SYSTEMS

\$0

OSD - Facility Assessment Salem, Oregon BRIC ACC Cost Consultants, LLC Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110

Portland, Oregon

8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

| DM Estimate 1.1 | Phone: (503) 718-0075 www.archcost.com | | | Constr. Start: | | | |
|---|--|----------|---------------------------------------|----------------|--|---------------------------|--------|
| Lindstrom Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| BOO EEEO TROAL OF OF EMO | | | | | | | |
| D5010 Upgrade Service | | | | | | | |
| upgrade elec for new hvac system | 55,100 | | · · · · · · · · · · · · · · · · · · · | \$101,935 | \$404.00E | - | |
| Sub-total | 55,100 | sf | 1.85 /sf | | \$101,935 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 101,935 | \$101,935 | | |
| Estimating / Design Contingency | | | 20.00% | 20,387 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 15,291 | | @ _ v · · p · · y · · · · | |
| General Contractor OH & Profit | | | 5.00% | 6,881 | 42,559 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D50 ELECTRICAL SYSTEMS | 55,100 | sf | \$2.62 /s | f | \$144,494 | | |
| 200 2220 1110 | 00,100 | <u> </u> | 42.02 70 | • | V · · · · · · · · · · · · · · · · · · · | | |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| D5020 Replace Lighting | | | | | | | |
| replace lighting with LED's | 55,100 | sf | \$5.50 | \$303,050 | | | |
| Sub-total | 55,100 | sf | 5.50 /sf | : | \$303,050 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 303,050 | \$303,050 | | |
| Estimating / Design Contingency | | | 20.00% | 60,610 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 00,010 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 45,458 | | @ 1 0 /0 por your | |
| General Contractor OH & Profit | | | 5.00% | 20,456 | 126,524 | | 41.75% |
| TOTAL DIDECT CONSTRUCTION COST | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS | 55,100 | sf | \$7.80 /s | f | \$429,574 | | |
| · | 00,100 | <u> </u> | Ψ1.00 70 | • | Ψ420,014 | | |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| D5030 Security | | | | | | | |
| add security cameras | 55,100 | | \$0.90 | \$49,590 | | - | |
| Sub-total | 55,100 | sf | 0.90 /sf | : | \$49,590 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 49,590 | \$49,590 | | |
| Estimating / Design Contingency | | | 20.00% | 9,918 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0,510 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 7,439 | | S = 2 ps. ysur | |
| General Contractor OH & Profit | | | 5.00% | 3,348 | 20,705 | | 41.75% |
| TOTAL DIDECT CONCEDURATION COOP | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | EE 400 | o.f | ¢4.00 /- | | ¢70.00 <i>c</i> | | |
| D50 ELECTRICAL SYSTEMS | 55,100 | sf | \$1.28 /s | T | \$70,295 | | |

OSD - Facility Assessment ACC Cost Consultants, LLC

Salem, Oregon BRIC Portland, Oregon

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 none: (503) 718-0075 www.archcost.co

| | | 1 110110. (| 503) 718-0075 www | .archicost.com | n | Constr. Start: T | |
|--|----------|-------------|--------------------|-----------------|------------------|--------------------|--------|
| 5 Lindstrom Hall | Quantity | Unit | Comments | | | | |
| | | | | | | | |
| 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 SYSTEM | S | | | 52,345 | \$52,345 | | |
| Estimating / Design Continuous | | | 20.000/ | 10.460 | | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 20.00% 0.00% | 10,469 0 | | @ ± 5% por year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 7,852 | | @ ± 5% per year | |
| 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 | | 0.95 /sf | ¥ ==, = 1 = | \$52,345 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEM | S | | | 52,345 | \$52,345 | | |
| 305 10 1/12 500 E220 11 110 12 010 12 11 | | | | 02,010 | 402,010 | | |
| 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 | 04.055 | | |
| 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 | EE 400 | -f | CO 45 | <u></u> ቀባለ ማሳር | | | |
| add telephone system Sub-total | 55,100 | | \$0.45 0.45 /sf | | \$24,795 | _ | |
| Sub-total | 55,100 | SI | 0.45 /SI | | φ24, <i>19</i> 5 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEM | S | | | 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 | | | | | | | |
| | | sf | \$0.64 /sf | | \$35,148 | | |

OSD - Facility Assessment ACC Cost Consultants, LLC Estimate Date: Salem, Oregon Seth J. Pszczolkowski Document Date: BRIC 8060 SW Pfaffle Street, Suite 110 Print Date:

18-Jan-24

03-Jan-24

| Salem, Oregon | | | Seth J. Pszczolko | | | Document Date | |
|---|----------|----------------|--------------------------|--------------------|--------------------------------|-------------------|--------|
| BRIC | | | 0 SW Pfaffle Street, | | | Print Date | |
| Portland, Oregon | | | Гigard, Oregon 9722 | | | Print Time | |
| ROM Estimate 1.1 | | Phone: | (503) 718-0075 www | v.archcost.con | 1 | Constr. Start | : TBC |
| 05 Lindstrom Hall | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| E10 EQUIPMENT | | | | | | | |
| · | | | | | | | |
| E1010 Commercial Equipment | | | #75 000 00 | #75.000 | | | |
| replace dorm kitchen | 1 4 | allow allow | \$75,000.00 20,000.00 | \$75,000 80,000 | | | |
| replace dorm kitchens Sub-total | 55.100 | sf | 20,000.00 2.81 /sf | , | \$155,000 | | |
| | 33,100 | 51 | 2.01 /51 | | ψ133,000 | | |
| SUB-TOTAL E10 EQUIPMENT | | | | 155,000 | \$155,000 | | |
| Estimating / Design Contingency | | | 20.00% | 31,000 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0.,000 | | @ ± 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 /s1 | | \$219,713 | | |
| E10 EQUIPMENT | | | | | | | |
| 54000 L W. 15 | | | | | | | |
| E1020 Institional Equipment | 00 | | #45 000 00 | 0.450.000 | | | |
| remodel restrooms | 30 | allow | | \$450,000 | #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 | | @ _ 0 /0 po. you. | |
| General Contractor OH & Profit | | | 5.00% | 30,375 | 187,875 | | 41.75% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | _ | | | |
| E10 EQUIPMENT | 55,100 | sf | \$11.58 /s1 | | \$637,875 | | |
| E20 FURNISHINGS | | | | | | | |
| E2010 Dorm Casework | | | | | | | |
| remove built-in wood cabinets in dorm rms | 480 | lf | \$30.00 | \$14,400 | | | |
| new cabinetry | 480 | ii If | 600.00 | 288,000 | | | |
| Sub-total | 55,100 | sf | 5.49 /sf | | \$302,400 | - | |
| SUB-TOTAL E20 FURNISHINGS | | | | 202.400 | \$302,400 | | |
| OOD-TOTAL LZO TOTATION HINGO | | | | 302,400 | ψ 5 02, 4 00 | | |
| 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 /s1 | 1 | \$428,652 | | |

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: Print Date: Print Time:

Constr. Start:

03-Jan-24 18-Jan-24 1:17 PM TBD

Building Stats

Year Built: 1914

Gross Area:

2,920 sf

Floors: 1

Construction Type: wood framed structure

| A10 Foundations | | | | | | |
|---------------------------------------|-------|----|------------|---|-----|-----------------|
| no work required | 0 | sf | 0.00 | 0 | | |
| Sub-total Sub-total | 2,920 | 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 | 2,920 | sf | \$0.00 /sf | | \$0 | |

| A20 Basement Construction | | | | | | |
|---------------------------------------|-------|-------|-------------|----------|----------|-----------------|
| A2010 Basement | | | | | | |
| investigate water ponding & repair | 1 | allow | \$15,000.00 | \$15,000 | | allowance |
| Sub-total | 2,920 | sf | 5.14 /sf | : | \$15,000 | |
| SUB-TOTAL A20 Basement Construction | | | | 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 | | | | | | |
| A20 Basement Construction | 2,920 | sf | \$7.28 /s | f | \$21,263 | |

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

Salem, Oregon BRIC

Portland, Oregon

ACC Cost Consultants, LLC

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Estimate Date:
Document Date:
Print Date:
Print Time:

03-Jan-24 18-Jan-24 1:17 PM

18-Jan-24

| ortland, Oregon | | | Figard, Oregon 97223 | | | Print Time | |
|--|----------|----------|----------------------|---------------|------------|-----------------|--------|
| OM Estimate 1.1 | | Phone: (| 503) 718-0075 www | .archcost.cor | n | Constr. Start | : Т |
| 6 Tillinghast Building | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| B10 Superstructure | | | | | | | |
| B to Superstructure | | | | | | | |
| B1020 Roof construction | | | | | | | |
| add plywood roof sheathing | 2,900 | sf | \$2.75 | \$7,975 | | | |
| Sub-total | 2,920 | sf | 2.73 /sf | | \$7,975 | | |
| SUB-TOTAL B10 Superstructure | | | | 7,975 | \$7,975 | | |
| Estimating / Design Contingency | | | 20.00% | 1,595 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 1,197 | | @ 1 5% per year | |
| General Contractor OH & Profit | | | 5.00% | 539 | 3,331 | | 41.77% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 2,920 | o f | \$3.87 /sf | | \$11,306 | | |
| B10 Superstructure | 2,920 | sf | \$3.0 <i>1</i> /SI | | \$11,306 | | |
| B10 Superstructure | | | | | | | |
| B1020 Roof construction | | | | | | | |
| add blow-in insulation | 2,900 | sf | \$3.50 | \$10,150 | | allowance | |
| add vent baffles | 2,900 | sf | 0.25 | 725 | | | |
| Sub-total | 2,920 | sf | 3.72 /sf | | \$10,875 | | |
| SUB-TOTAL B10 Superstructure | | | | 10,875 | \$10,875 | | |
| Fatinating / Design Continuous | | | 20.000/ | 0.475 | | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 20.00% 0.00% | 2,175 0 | | @ + E% por your | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 1,632 | | @ ± 5% per year | |
| General Contractor OH & Profit | | | 5.00% | 735 | 4,542 | | 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 | 180 | lf | \$50.00 | \$9,000 | | allowance | |
| add floor to wall connections | 375 | II If | 65.00 | 24,375 | | allowance | |
| Sub-total | 2,920 | sf | 11.43 /sf | ۷٦,٥١٥ | \$33,375 | anowarioe | |
| CLID TOTAL DAOLO | | | | 00 | | | |
| SUB-TOTAL B10 Superstructure | | | | 33,375 | \$33,375 | | |
| Estimating / Design Contingency | | | 20.00% | 6,675 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 5,007 | | | |
| General Contractor OH & Profit | | | 5.00% | 2,253 | 13,935 | | 41.75% |
| TOTAL DIDECT CONSTRUCTION COST | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST B10 Superstructure | 2,920 | sf | \$16.20 /sf | | \$47,310 | | |
| D 10 Ouperstructure | 2,320 | 31 | ψ10.20 /51 | | Ψ-1,310 | | |

OSD - Facility Assessment Salem, Oregon

BRIC
Portland, Oregon

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

| Portland, Oregon ROM Estimate 1.1 | | | Tigard, Oregon 97223 (503) 718-0075 www. | | n | Print Time: Constr. Start: | |
|---|-----------|-------|---|--------------|------------|-------------------------------|--------------|
| 06 Tillinghast Building | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| B20 Exterior Enclosure | | | | | | | |
| DEG Exterior Englocate | | | | | | | |
| B2010 Exterior walls | | | | | | | |
| repair crack in concrete porch wall | 1 | allow | \$2,500.00 | \$2,500 | | allowance | |
| clean, repair brick | 2,013 | sf | 1.50 | 3,019 | | assumes 80% of e | nvelope area |
| reseal masonry Sub-total | 2,013 | sf | 2.50 | 5,032 | \$10,551 | _ | |
| Sub-total | 2,920 | sf | 3.61 /sf | | φ10,551 | | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 10,551 | \$10,551 | | |
| Fotimating / Design Contingency | | | 20.00% | 0 111 | | | |
| Estimating / Design Contingency Escalation To Construction Start | TDD | | 20.00% | 2,111 | | 0 . 50/ | |
| General Conditions / Insurance / Bond | TBD | | 0.00% 12.50% | 1 503 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond General Contractor OH & Profit | | | 5.00% | 1,583 713 | 4 407 | | 44 770/ |
| General Contractor OH & Profit | | | 5.00% | /13 | 4,407 | | 41.77% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure | 2,920 | sf | \$5.12 /sf | | \$14,958 | | |
| B20 Exterior Effectsure | 2,520 | 31 | ψ0.12 /31 | | ψ14,300 | | |
| B20 Exterior Enclosure | | | | | | | |
| B2010 Exterior walls | | | | | | | |
| clean, prep wood shingle siding & trim | 503 | sf | 1.00 | 503 | | assumes 20% of e | nvelope area |
| repaint siding & trim | 503 | sf | 3.50 | 1,761 | | 2070 0. 0 | |
| Sub-total | 2,920 | sf | 0.78 /sf | ., | \$2,264 | - | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 2,264 | \$2,264 | | |
| | | | | , - | | | |
| Estimating / Design Contingency | | | 20.00% | 453 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 340 | | | |
| General Contractor OH & Profit | | | 5.00% | 153 | 946 | | 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 | 2,516 | sf | 6.00 | 15,096 | | | |
| patch walls/paint | 2,516 | sf | 1.25 | 3,145 | | | |
| Sub-total | 2,920 | sf | 6.25 /sf | | \$18,241 | | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 18,241 | \$18,241 | | |
| | | | 00.555/ | 0.015 | | | |
| Estimating / Design Contingency | TD | | 20.00% | 3,649 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 2,737 | 7.040 | | 44 700' |
| General Contractor OH & Profit | | | 5.00% | 1,232 | 7,618 | | 41.76% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| | 2 020 | c.f | ¢0 06 1-5 | | ¢25.050 | | |
| B20 Exterior Enclosure | 2,920 | sf | \$8.86 /sf | | \$25,859 | | |

Salem, Oregon BRIC

OSD - Facility Assessment

Portland, Oregon

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

| Portland, Oregon | | ٦ | Tigard, Oregon 9722 | 23-8489 | | Print Time: 1:17 |
|---|----------|----------|---|----------------|------------------|------------------------------|
| ROM Estimate 1.1 | | Phone: (| (503) 718-0075 www | w.archcost.con | n | Constr. Start: T |
| 06 Tillinghast Building | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
| B20 Exterior Enclosure | | | | | | |
| | | | | | | |
| B2020 Exterior windows | | | | | | |
| remove wood windows | 503 | sf | \$6.00 | \$3,019 | | assumes 20% of envelope area |
| 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 Continuous | | | 20.00% | 14 101 | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 0.00% | 14,191 0 | | S : 50/ |
| General Conditions / Insurance / Bond | IBD | | 12.50% | - | | @ ± 5% per year |
| General Conditions / Insurance / Bond General Contractor OH & Profit | | | | 10,643 | 20.624 | 44.750/ |
| General Contractor On & Profit | | | 5.00% | 4,790 | 29,624 | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| B20 Exterior Enclosure | 2.920 | sf | \$34.44 /s | f | \$100,575 | |
| • | | | *************************************** | - | + 100,010 | |
| 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 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0,000 | | @ + E% por year |
| General Conditions / Insurance / Bond | טפו | | 12.50% | 1,350 | | @ ± 5% per year |
| General Conditions / insurance / Bond General Contractor OH & Profit | | | 5.00% | 608 | 3,758 | 41.76% |
| General Contractor On & FIGHT | | | 3.00% | 000 | 3,738 | 41./0% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| B20 Exterior Enclosure | 2,920 | sf | \$4.37 /s | f | \$12,758 | |

Salem, Oregon

OSD - Facility Assessment

Portland, Oregon

OM Estimate 1.1

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Document Date:
Print Date:
Print Time:
Constr. Start:

Estimate Date:

03-Jan-24 18-Jan-24 1:17 PM

18-Jan-24

| ROM Estimate 1.1 | | Phone: (| 503) 718-0075 wv | vw.archcost.cor | n | Constr. Start: | ТВГ |
|---------------------------------------|----------|----------|------------------|-----------------|------------|-------------------|--------|
| 06 Tillinghast Building | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comme | nts |
| B30 Roofing | | | | | | | |
| B3010 Reroof | | | | | | | |
| remove asphalt shingle roofing | 2,900 | sf | \$1.75 | \$5,075 | | | |
| remove flashings | 2,900 | sf | 0.35 | 1,015 | | | |
| new asphalt composite shingle roofing | 2,900 | sf | 7.50 | 21,750 | | | |
| felt paper | 3,190 | sf | 0.30 | 957 | | | |
| ice & water shield | 3,190 | sf | 2.25 | 7,178 | | | |
| new metal flashings & vents | 2,900 | sf | 3.00 | 8,700 | | | |
| Sub-total | 2,920 | sf | 15.30 /s | | \$44,675 | | |
| SUB-TOTAL B30 Roofing | | | | 44,675 | \$44,675 | | |
| Fatimenting / Design Continues | | | 20.000/ | 0.025 | | | |
| Estimating / Design Contingency | TDD | | 20.00% | 8,935 | | 0 . 50/ | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 6,702 | 40.050 | | |
| General Contractor OH & Profit | | | 5.00% | 3,016 | 18,653 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| B30 Roofing | 2,920 | sf | \$21.69 / | sf | \$63,328 | | |
| B30 Roofing | | | | | | | |
| | | | | | | | |
| B3020 Chimney | | | | *** | | | |
| remove chimneys | 2 | allow | \$5,000.00 | \$10,000 | | | |
| patch/repair finishes | 2 | allow | 3,500.00 | 7,000 | | _ | |
| Sub-total | 2,920 | sf | 5.82 /s | sf | \$17,000 | | |
| SUB-TOTAL B30 Roofing | | | | 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 | | @ = 0 /0 po. you. | |
| General Contractor OH & Profit | | | 5.00% | 1,148 | 7,098 | | 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 | 8,420 | sf | \$0.75 | \$6,315 | | | |
| paint walls | 8,420 | sf | 1.30 | 10,946 | | | |
| Sub-total | 2,920 | sf | 5.91 /s | | \$17,261 | 1 | |
| | _,-, | | | | | | |
| SUB-TOTAL C10 Interior Construction | | | | 17,261 | \$17,261 | | |
| Estimating / Design Contingency | | | 20.00% | 3,453 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 2,590 | | , | |
| General Contractor OH & Profit | | | 5.00% | 1,166 | 7,209 | | 41.76% |
| TOTAL DIDEOT OCCUPATION CONT. | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| C10 Interior Construction | 2,920 | sf | \$8.38 / | sf | \$24,470 | | |

Salem, Oregon BRIC

Portland, Oregon

ACC Cost Consultants, LLC

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

Estimate Date: 18-Jan-24 Document Date: Print Date: Print Time:

03-Jan-24 18-Jan-24 1:17 PM

| TOTAL DIRECT CONSTRUCTION COST C10 Interior Construction 2,920 sf \$11.14 /sf \$32,533 | M Estimate 1.1 | | Phone: (| 503) 718-0075 www | w.archcost.con | n | Constr. Start | : Т |
|--|---------------------------------------|----------|------------|-------------------|----------------|-----------------|------------------|--------|
| C1020 Interior doors 27 ea \$350.00 \$9,450 | Tillinghast Building | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| Tepair doors 27 ea \$350.00 \$9,450 stock | C10 Interior Construction | | | | | | | |
| Repair doors 27 ea \$350.00 \$9,450 structure structur | C1020 Interior doors | | | | | | | |
| Sub-total 27 ea 500.00 13,500 \$22,950 \$23, | | 27 | ea | \$350.00 | \$9.450 | | allowance | |
| Sub-total 2,920 sf 7.86 sf \$22,950 \$23,443 \$23,533 \$ | • | | | • | | | anowanos | |
| Estimating / Design Contingency Secalation To Construction Start General Conditions / Insurance / Bond 12.50% 3.443 5.00% 1.550 9.583 41.76 | Sub-total | 2,920 | sf | 7.86 /sf | : | \$22,950 | | |
| Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit TOTAL DIRECT CONSTRUCTION COST C10 Interior Construction 2,920 sf \$11.14 /sf \$32,533 C20 STAIRS C20 STAIRS C20 STAIRS SUB-TOTAL C20 STAIRS Estimating / Design Contingency Escalation To Construction Start General Contractor OH & Profit TOTAL DIRECT CONSTRUCTION COST 2,920 sf \$9.71 /sf \$28,350 C20 STAIRS C2020 Stair Finishes replace carpet on stairs Sub-total C20 STAIRS C2020 Stair Finishes Sub-total | SUB-TOTAL C10 Interior Construction | | | | 22,950 | \$22,950 | | |
| Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit TOTAL DIRECT CONSTRUCTION COST C10 Interior Construction C20 STAIRS C2010 Ramp replace ramp with ada accessible ramp Sub-total Estimating / Design Contingency Escalation To Construction Start General Contractor OH & Profit TOTAL DIRECT CONSTRUCTION COST C20 STAIRS C3 Stair S1,700 | Estimating / Design Contingency | | | 20.00% | 4 590 | | | |
| Ceneral Conditions / Insurance / Bond General Contractor OH & Profit 12.50% 3,443 5.00% 1,550 9,583 41.76 | | TBD | | | | | @ ± 5% per vear | |
| Carried Contractor OH & Profit 5.00% 1,550 9,583 41.76 | | | | | | | @ 2 0 % po. you. | |
| C10 Interior Construction 2,920 sf \$11.14 /sf \$32,533 | General Contractor OH & Profit | | | 5.00% | | 9,583 | | 41.76% |
| C10 Interior Construction 2,920 sf | TOTAL DIDEOT CONCEDUCTION COST | | | | | | | |
| C20 STAIRS C2010 Ramp | | 2 020 | of | ¢11.11.10 | | ¢22 E22 | | |
| C2010 Ramp Feplace ramp with ada accessible ramp Sub-total | C10 Interior Construction | 2,920 | SI | Φ11.14 /S | 1 | \$32,533 | | |
| Teplace ramp with ada accessible ramp Sub-total | C20 STAIRS | | | | | | | |
| Sub-total 2,920 sf 6.85 /sf \$20,000 | C2010 Ramp | | | | | | | |
| SUB-TOTAL C20 STAIRS 20,000 \$20,000 | replace ramp with ada accessible ramp | 1 | allow | \$20,000.00 | \$20,000 | | | |
| Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit TOTAL DIRECT CONSTRUCTION COST C20 STAIRS C2020 Stair Finishes replace carpet on stairs Sub-total TBD 20.00% 4,000 0 12.50% 3,000 5.00% 1,350 8,350 41.75 \$2,920 sf \$9.71 /sf \$28,350 \$2,920 sf \$9.71 /sf \$28,350 | Sub-total | 2,920 | sf | 6.85 /sf | : | \$20,000 | | |
| Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit TOTAL DIRECT CONSTRUCTION COST C20 STAIRS C2020 Stair Finishes replace carpet on stairs Sub-total TBD 0.00% 0 12.50% 3,000 5.00% 1,350 8,350 41.75 \$28,350 € \$2,920 sf \$9.71 /sf \$28,350 \$28,350 € \$2,920 sf \$9.71 /sf \$28,350 \$2,920 sf \$1,700 \$1,700 \$1,700 \$1,700 \$1,700 | SUB-TOTAL C20 STAIRS | | | | 20,000 | \$20,000 | | |
| Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit TOTAL DIRECT CONSTRUCTION COST C20 STAIRS C2020 Stair Finishes replace carpet on stairs Sub-total TBD 0.00% 0 12.50% 3,000 5.00% 1,350 8,350 41.75 \$28,350 C20 \$5% per year \$2,920 sf \$9.71 /sf \$28,350 | Estimating / Design Contingency | | | 20.00% | 4,000 | | | |
| California Cal | | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| TOTAL DIRECT CONSTRUCTION COST C20 STAIRS C2020 Stair Finishes replace carpet on stairs Sub-total 2,920 sf \$9.71 /sf \$28,350 2,920 sf \$9.71 /sf \$28,350 \$1,700 \$1,700 \$1,700 \$1,700 | General Conditions / Insurance / Bond | | | 12.50% | 3,000 | | | |
| C20 STAIRS 2,920 sf \$9.71 /sf \$28,350 C20 STAIRS C2020 Stair Finishes replace carpet on stairs Sub-total 2 flights \$850.00 \$1,700 Sub-total 2,920 sf 0.58 /sf \$1,700 | General Contractor OH & Profit | | | 5.00% | 1,350 | 8,350 | | 41.75% |
| C20 STAIRS 2,920 sf \$9.71 /sf \$28,350 C20 STAIRS C2020 Stair Finishes replace carpet on stairs Sub-total 2 flights \$850.00 \$1,700 Sub-total 2,920 sf 0.58 /sf \$1,700 | TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| C2020 Stair Finishes replace carpet on stairs Sub-total 2 flights \$850.00 \$1,700 2,920 sf 0.58 /sf \$1,700 | | 2,920 | sf | \$9.71 /s | f | \$28,350 | | |
| C2020 Stair Finishes replace carpet on stairs Sub-total 2 flights \$850.00\$1,700 2,920 sf 0.58 /sf \$1,700 | C20 STAIRS | | | | | | | |
| replace carpet on stairs 2 flights \$850.00 \$1,700 Sub-total 2,920 sf 0.58 /sf \$1,700 | · | | | | | | | |
| Sub-total 2,920 sf 0.58 /sf \$1,700 | | _ | a : | #050.00 | 04 7 00 | | | |
| | | | | | , , | ¢4 700 | - | |
| SUB-TOTAL C20 STAIRS 1,700 \$1,700 | อนม-เบเลเ | 2,920 | Sī | U.58 /sf | | Φ1,700 | | |
| | SUB-TOTAL C20 STAIRS | | | | 1,700 | \$1,700 | | |
| Estimating / Design Contingency 20.00% 340 | Estimating / Design Contingency | | | 20.00% | 340 | | | |
| Escalation To Construction Start TBD 0.00% 0 @ ± 5% per year | | TBD | | 0.00% | | | @ ± 5% per year | |
| General Conditions / Insurance / Bond 12.50% 255 | | | | | | | | |
| General Contractor OH & Profit 5.00% 115 710 41.76 | General Contractor OH & Profit | | | 5.00% | 115 | 710 | | 41.76% |
| TOTAL DIRECT CONSTRUCTION COST | TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| C20 STAIRS 2,920 sf \$0.83 /sf \$2,410 | | 2 920 | ef | \$0.83 /e | f | \$2 <u>4</u> 10 | | |

OSD - Facility Assessment Salem, Oregon

BRIC

Portland, Oregon

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

| DM Estimate 1.1 | | Phone: (| 503) 718-0075 www. | .archcost.cor | n | Constr. Start: TB |
|---------------------------------------|----------|----------|--------------------|---------------|------------|----------------------|
| 6 Tillinghast Building | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
| C30 INTERIOR FINISHES | | | | | | |
| C3010 Wall Finishes | | | | | | |
| repair & paint interior trim | 17 | locs | \$525.00 | \$8,925 | | assume 30% of tirm |
| Sub-total | 2,920 | sf | 3.06 /sf | | \$8,925 | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 8,925 | \$8,925 | |
| | | | | 0,020 | 40,020 | |
| Estimating / Design Contingency | | | 20.00% | 1,785 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 1,339 | | |
| General Contractor OH & Profit | | | 5.00% | 603 | 3,727 | 41.76% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| C30 INTERIOR FINISHES | 2,920 | sf | \$4.33 /sf | | \$12,652 | |
| C20 I INTERIOR FINISHES | | | | | | |
| C30 INTERIOR FINISHES | | | | | | |
| C3020 Replace carpet | | | | | | |
| remove carpet | 2,628 | | \$0.75 | \$1,971 | | assume 90% area |
| clean/prep floor | 2,628 | | 0.50 | 1,314 | | |
| new carpet | 2,628 | sf | 5.00 | 13,140 | | |
| Sub-total | 2,920 | sf | 5.63 /sf | | \$16,425 | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 16,425 | \$16,425 | |
| Estimating / Design Contingency | | | 20.00% | 3,285 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0,200 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 2,464 | | ₩ ± 570 per year |
| General Contractor OH & Profit | | | 5.00% | 1,109 | 6,858 | 41.75% |
| | | | | ., | | |
| 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 | | assume 10% of floors |
| 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 | | @ ± 5% per year |
| 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 | |
| COU IN I ENION FINIONES | 2,920 | 21 | φ1.// /ST | | φο, 175 | |

Salem, Oregon BRIC

OSD - Facility Assessment

Portland, Oregon

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

| DM Estimate 1.1 | | | (503) 718-0075 v | | n | Constr. Start | : 1.17 : T |
|---------------------------------------|----------|------------|------------------|-----------|---------------|-----------------|---------------|
| Tillinghast Building | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| C30 INTERIOR FINISHES | | | | | | | |
| | | | | | | | |
| C3030 Ceiling Finishes - plaster | | | | | | | |
| clean/prep plaster ceilings | 2,920 | sf | \$0.50 | \$1,460 | | | |
| paint ceilings | 2,920 | sf | 1.75 | 5,110 | | _ | |
| Sub-total | 2,920 | sf | 2.25 | /sf | \$6,570 | | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 6,570 | \$6,570 | | |
| Estimating / Design Contingency | | | 20.00% | 1,314 | | | |
| Escalation To Construction Start | TBD | | 0.00% | | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | | | @ _ v p , | |
| General Contractor OH & Profit | | | 5.00% | 444 | 2,744 | | 41.77% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 0.000 | - • | 00.40 | 1-6 | *** | | |
| C30 INTERIOR FINISHES | 2,920 | sf | \$3.19 | /st | \$9,314 | | |
| D10 CONVEYING SYSTEMS | | | | | | | |
| D1010 Elevator | | | | | | | |
| install elevator | 1 | allow | \$250,000.00 | \$250,000 | | allowance | |
| Sub-total | 2,920 | sf | 85.62 | | \$250,000 | | |
| | , | | | | | | |
| SUB-TOTAL D10 CONVEYING SYSTEMS | | | | 250,000 | \$250,000 | | |
| Estimating / Design Contingency | | | 20.00% | 50,000 | | | |
| Escalation To Construction Start | TBD | | 0.00% | | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 37,500 | | | |
| General Contractor OH & Profit | | | 5.00% | 16,875 | 104,375 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D10 CONVEYING SYSTEMS | 2,920 | sf | \$121.36 | /sf | \$354,375 | | |
| D20 PLUMBING SYSTEMS | | | | | | | |
| · | | | | | | | |
| D2010 Replace plumbing fixtures | _ | | ACT - CT | . | | | |
| demo plumbing fixture | | ea | \$275.00 | \$1,650 | | | |
| new lav & faucet new toilet | 3 | ea | 650.00 350.00 | 1,950 | | | |
| new tollet Sub-total | 3 2 020 | ea | 350.00 | 1,050 | \$4,650 | - | |
| <u> </u> | 2,920 | sf | 1.59 | /9 | φ4,030 | | |
| SUB-TOTAL D20 PLUMBING SYSTEMS | | | | 4,650 | \$4,650 | | |
| Estimating / Design Contingency | | | 20.00% | 930 | | | |
| Escalation To Construction Start | TBD | | 0.00% | | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | | | | |
| General Contractor OH & Profit | | | 5.00% | 314 | 1,942 | | 41.76% |
| TOTAL DIDECT CONCEDURATION COST | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 2 222 | -6 | #0.00 | la f | 60 500 | | |
| D20 PLUMBING SYSTEMS | 2,920 | sf | \$2.26 | /ST | \$6,592 | | |

Salem, Oregon

OSD - Facility Assessment

BRIC Portland, Oregon Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

| ROM Estimate 1.1 | Phone: (503) 718-0075 www.archcost.com | | | | Constr. Start: | TBD | |
|---|--|------|-------------|----------|----------------|------------------|--------|
| 06 Tillinghast Building | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Commo | ents |
| D20 I DI LIMDING SVSTEMS | | | | | | <u> </u> | |
| D20 PLUMBING SYSTEMS | | | | | | | |
| D2020 Plumbing Fixtures - Repiping | | | | | | | |
| repipe dom water lines | 2,920 | sf | \$10.30 | \$30,076 | | - | |
| Sub-total | 2,920 | sf | 10.30 | /sf | \$30,076 | | |
| SUB-TOTAL D20 PLUMBING SYSTEMS | | | | 30,076 | \$30,076 | | |
| Estimating / Design Contingency | | | 20.00% | 6,016 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0,010 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 4,512 | | @ 1070 per year | |
| General Contractor OH & Profit | | | 5.00% | 2,031 | 12,559 | | 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 | 2,920 | sf | \$5.00 | \$14,600 | | allowance | |
| Sub-total | 2,920 | sf | 5.00 | | \$14,600 | anowanios | |
| CUR TOTAL DOG LEILIMBING OVOTEMO | | | | 44.000 | £4.4.000 | | |
| SUB-TOTAL D20 PLUMBING SYSTEMS | | | | 14,600 | \$14,600 | | |
| Estimating / Design Contingency | | | 20.00% | 2,920 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 2,190 | | | |
| General Contractor OH & Profit | | | 5.00% | 986 | 6,096 | | 41.75% |
| TOTAL DIDECT CONSTRUCTION COST | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS | 2,920 | sf | \$7.09 | lef | \$20,696 | | |
| D20 1 COMBING OTOTEMO | 2,320 | 31 | Ψ1.03 | 731 | Ψ20,030 | | |
| D20 PLUMBING SYSTEMS | | | | | | | |
| D2040 Rain water drainage | | | | | | | |
| replace gutters & downspouts | 510 | lf | \$20.00 | \$10,200 | | allowance | |
| Sub-total | 2,920 | sf | 3.49 | /sf | \$10,200 | | |
| SUB-TOTAL D20 PLUMBING SYSTEMS | | | | 10,200 | \$10,200 | | |
| Estimating / Design Contingency | | | 20.00% | 2,040 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 2,040 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 155 | | 12.50% | 1,530 | | S 2 0 % por your | |
| General Contractor OH & Profit | | | 5.00% | 689 | 4,259 | | 41.75% |
| TOTAL DIDECT CONSTRUCTION COST | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 0.000 | | £4.05 | l=£ | 644 450 | | |
| D20 PLUMBING SYSTEMS | 2,920 | sf | \$4.95 | /ST | \$14,459 | | |

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 Estimate Date:
Document Date:
Print Date:
Print Time:

03-Jan-24 18-Jan-24 1:17 PM TBD

18-Jan-24

| ortiand, Oregon DM Estimate 1.1 | Phone: (503) 718-0075 www.archcost.com | | | | Constr. Start: | |
|---|--|-----------|----------------------|-----------------|-------------------------|-------------------|
| DIVI Estillate 1.1 | | FIIOHE. (| 303) / 16-00/3 WW | w.archicost.com | II . | Constr. Start. |
| Tillinghast Building | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
| D00 110/40 0 0/077110 | | | | | | T |
| D30 HVAC SYSTEMS | | | | | | |
| D3030 Cooling System | | | | | | |
| install mechanical system with AC | 2,920 | sf | \$20.00 | \$58,400 | | |
| Sub-total | 2,920 | sf | 20.00 /sf | | \$58,400 | |
| | | | | | | |
| SUB-TOTAL D30 HVAC SYSTEMS | | | | 58,400 | \$58,400 | |
| Estimating / Design Contingency | | | 20.00% | 11,680 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | .55 | | 12.50% | 8,760 | | © 10% per year |
| General Contractor OH & Profit | | | 5.00% | 3,942 | 24,382 | 41.75% |
| | | | | -,- | , | - |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| D30 HVAC SYSTEMS | 2,920 | sf | \$28.35 /s | f | \$82,782 | |
| 200 111710 010121110 | 2,020 | <u> </u> | +20.00 /0 | • | 402 ,. 62 | |
| D30 HVAC SYSTEMS | | | | | | |
| D3050 Exhaust Fans | | | | | | |
| install new exhaust fans in toilet rooms | 3 | 00 | \$650.00 | \$1,950 | | allowanaa |
| Sub-total | 2,920 | ea sf | φοσο.σο 0.67 /sf | | \$1,950 | allowance |
| Gub-total | 2,920 | 31 | 0.07 /51 | | Ψ1,330 | |
| SUB-TOTAL D30 HVAC SYSTEMS | | | | 1,950 | \$1,950 | |
| Estimating / Design Contingency | | | 20.00% | 390 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 293 | | @ 2 0 70 por you. |
| General Contractor OH & Profit | | | 5.00% | 132 | 815 | 41.79% |
| | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| D30 HVAC SYSTEMS | 2,920 | sf | \$0.95 /s | f | \$2,765 | |
| D40 FIRE PROTECTION SYSTEMS | | | | | | |
| 540 TIKE TROTEGITOR GTGTEING | | | | | | |
| no work required | 0 | sf | \$0.00 | \$0 | | |
| Sub-total | 2,920 | sf | 0.00 /sf | : | \$0 | |
| SUB-TOTAL D40 FIRE PROTECTION SYS | STEMS | | | 0 | \$0 | |
| | | | 06.5537 | | | |
| Estimating / Design Contingency | | | 20.00% | 0 | | |
| Escalation To Construction Start General Conditions / Insurance / Bond | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond General Contractor OH & Profit | | | 12.50% 5.00% | 0 | ^ | #DN //O |
| General Contractor Off & Pfolit | | | 3.00% | U | 0 | #DIV/0! |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| | 2 020 | c.f | ¢0.00 /- | £ | ¢Λ | |
| D40 FIRE PROTECTION SYSTEMS | 2,920 | sf | \$0.00 /s | ı | \$0 | |

D50 | ELECTRICAL SYSTEMS

Salem, Oregon BRIC Portland, Oregon

ROM Estimate 1.1

ment 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

TBD

Constr. Start:

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

| illinghast Bahanig | Quality | Offic | 00317 01111 | 0031 | Oub-totals | Comm | CITIC |
|---|---------|-------|--------------|----------------|----------------|------------------|---------|
| | | | | | | | |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| | | | | | | | |
| D5020 Replace Lighting | | | | | | | |
| replace lighting with LED's | 2,920 | sf | \$5.25 | \$15,330 | | _ | |
| Sub-total | 2,920 | sf | 5.25 /sf | | \$15,330 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 15,330 | \$15,330 | | |
| OCD TOTAL BOOT ELECTRICAL CTOTEME | | | | 10,000 | Ψ10,000 | | |
| Estimating / Design Contingency | | | 20.00% | 3,066 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 2,300 | | | |
| General Contractor OH & Profit | | | 5.00% | 1,035 | 6,401 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D50 ELECTRICAL SYSTEMS | 2,920 | sf | \$7.44 /sf | : | \$21,731 | | |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| D30 ELECTRICAL STSTEMS | | | | | | | |
| D5020 Replace exterior lighting | | | | | | | |
| replace exterior lighting with LED's | 2,920 | sf | \$1.50 | \$4,380 | | | |
| Sub-total | 2,920 | sf | 1.50 /sf | | \$4,380 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 4,380 | \$4,380 | | |
| Cationating / Decima Continuous | | | 20.00% | 876 | | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 0.00% | 0 | | @ + E% parvoor | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 657 | | @ ± 5% per year | |
| General Contractor OH & Profit | | | 5.00% | 296 | 1,829 | | 41.76% |
| | | | 0.0070 | | 1,020 | | 11.7070 |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D50 ELECTRICAL SYSTEMS | 2,920 | sf | \$2.13 /sf | : | \$6,209 | | |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| | | | | | | | |
| D5030 Fire alarm | 0.000 | -£ | #4.05 | #40.440 | | | |
| upgrade fire alarm system | 2,920 | sf | \$4.25 | \$12,410 | 640 440 | - | |
| Sub-total | 2,920 | sf | 4.25 /sf | | \$12,410 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 12,410 | \$12,410 | | |
| Estimating / Design Contingency | | | 20.00% | 2,482 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 2,402 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 1,862 | | w ± 0 % per year | |
| General Contractor OH & Profit | | | 5.00% | 838 | 5,182 | | 41.76% |
| | | | | | 5,.52 | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| | | | 40.00 / / | | 44= =00 | | |

\$6.02 /sf

2,920

sf

\$17,592

Salem, Oregon BRIC Portland, Oregon

ACC Cost Consultants, LLC

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

Estimate Date: 18-Jan-24 Document Date: 03-Jan-24 Print Date: 18-Jan-24 1:17 PM Print Time:

| ROM Estimate 1.1 | | | (503) 718-0075 w | Constr. Start: TBE | | | |
|--|----------|------------|----------------------|--------------------|-----------------|-------------------|--------|
| 06 Tillinghast Building | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| D5030 Intrusion Alarm System | | | | | | | |
| add intrusion alarm system | 2,920 | sf | \$1.75 | \$5,110 | | | |
| Sub-total | 2,920 | | ψ1.75 <u> </u> | | \$5,110 | 1 | |
| | 2,020 | · . | | · | ψο, | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 5,110 | \$5,110 | | |
| Estimating / Design Contingency | | | 20.00% | 1,022 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 767 | | | |
| General Contractor OH & Profit | | | 5.00% | 345 | 2,134 | | 41.76% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D50 ELECTRICAL SYSTEMS | 2,920 | sf | \$2.48 | /sf | \$7,244 | | |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| · | | | | | | | |
| D5030 Lighting Controls | 2.020 | -f | ተ ጋ 50 | ¢40,000 | | | |
| add occupancy sensors Sub-total | 2,920 | sf | \$3.50 | \$10,220 | ¢10.220 | _ | |
| Sub-total | 2,920 | ST | 3.50 / | ST | \$10,220 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 10,220 | \$10,220 | | |
| Estimating / Design Contingency | | | 20.00% | 2,044 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 2,011 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 1,533 | | @ = 0 /0 por you. | |
| General Contractor OH & Profit | | | 5.00% | 690 | 4,267 | | 41.75% |
| TOTAL DIDECT CONCEDUCTION COST | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS | 2,920 | sf | \$4.96 | lef | \$14,487 | | |
| D30 LLECTRICAL STSTEMS | 2,320 | 31 | φ 4 .30 / | 31 | φ14,40 <i>1</i> | | |
| E10 EQUIPMENT | | | | | | | |
| E1020 Toilet Accessories | | | | | | | |
| replace restroom accessories | 3 | sets | \$900.00 | \$2,700 | | | |
| Sub-total | 2,920 | sf | 0.92 | /sf | \$2,700 | | |
| SUB-TOTAL E10 EQUIPMENT | | | | 2,700 | \$2,700 | | |
| Estimating / Design Contingency | | | 20.00% | E40 | | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 0.00% | 540 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | טטו | | 12.50% | 405 | | w ± 0 /0 per year | |
| General Contractor OH & Profit | | | 5.00% | 183 | 1,128 | | 41.78% |
| TOTAL DIDECT CONSTRUCTION COST | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 0.000 | _ c | 64.64 | 1-£ | # 0.000 | | |
| E10 EQUIPMENT | 2,920 | sf | \$1.31 | ST | \$3,828 | | |

OSD - Facility Assessment Salem, Oregon ACC Cost Consultants, LLC Seth J. Pszczolkowski

BRIC
Portland, Oregon
ROM Estimate 1.1

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

| 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 /st | • | \$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 /s | f | \$53,157 | |

Salem, Oregon BRIC Portland, Oregon

ROM Estimate 1.1

ACC Cost Consultants, LLC

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Estimate Date: 18-Jan-24 Document Date: Print Date: Print Time:

Constr. Start:

03-Jan-24 18-Jan-24 1:17 PM TBD

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

Building Stats

Year Built: 1971

Gross Area: 32,664 sf

| Floore 4 L becoment | | | GIUSS AICa. | 32,004 | , | | |
|---------------------------------------|-----------|-------|----------------|----------------|----------------|------------------|---------|
| Floors: 1 + basement | 4 | | | | | | |
| Construction Type: wood framed s | structure | | | | | | |
| A10 Foundations | | | | | | | |
| | | | | | | | |
| A1010 Foundation Cracks | | | | | | | |
| investigate & repair cracks | 1 | allow | 150,000.00 | 150,000 | | | |
| Sub-total | 32,664 | sf | 4.59 /s | sf | 150,000 | | |
| SUB-TOTAL A10 Foundations | | | | 150,000 | \$150,000 | | |
| Estimation / Design Continuous | | | 20.000/ | 20.000 | | | |
| Estimating / Design Contingency | TDD | | 20.00% | 30,000 | | 0 . 50/ | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 22,500 | 00.005 | | |
| General Contractor OH & Profit | | | 5.00% | 10,125 | 62,625 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| A10 Foundations | 32,664 | sf | \$6.51 / | sf | \$212,625 | | |
| • | , | | • | | | | |
| A20 Basement Construction | | | | | | | |
| no work required | 0 | sf | \$0.00 | \$0 | | | |
| Sub-total | 32,664 | sf | 0.00 /s | 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 | 32,664 | sf | \$0.00 / | sf | \$0 | | |
| B10 Superstructure | | | | | | | |
| | | | | | | | |
| B1010 Slab Repair | 050 | -t | ቀ ርር ርር | 045 000 | | | |
| repair sunken slab at main entry | 250 | sf | \$60.00 | \$15,000 | 645.000 | 4 | |
| Sub-total | 32,664 | sf | 0.46 /s | st | \$15,000 | | |
| SUB-TOTAL B10 Superstructure | | | | 15,000 | \$15,000 | | |
| Estimating / Design Contingency | | | 20.00% | 3,000 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0,000 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 2,250 | | w ± 0 % per year | |
| General Contractor OH & Profit | | | 5.00% | 1,013 | 6,263 | | 41.75% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 00.007 | | A · | | 001 000 | | |
| B10 Superstructure | 32,664 | sf | \$0.65 / | ST | \$21,263 | | |

OSD - Facility Assessment ACC Cost Consultants, LLC Estimate Date: 18-Jan-24 Salem, Oregon Seth J. Pszczolkowski Document Date: 03-Jan-24 BRIC 8060 SW Pfaffle Street, Suite 110 Print Date: 18-Jan-24 Portland, Oregon Tigard, Oregon 97223-8489 Print Time: 1:17 PM

| Portland, Oregon | | | Figard, Oregon 97223 | | Print Time: 1:17 PM | |
|--|--------------------------|----------------|------------------------------------|--------------------------------|---------------------|---------------------------------|
| ROM Estimate 1.1 | | | 503) 718-0075 www | | n | Constr. Start: TBD |
| 07 Clatterbuck Building | Quantity | Unit | • | Cost | Sub-totals | Comments |
| | | | | | | |
| B20 Exterior Enclosure | | | | | | |
| B2010 Exterior walls investigate shifting of masonry Sub-total | 1 32,664 | allow sf | \$5,500.00 | \$5,500 | \$5,500 | 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 | TBD | | 20.00% 0.00% 12.50% 5.00% | 1,100 0 825 372 | 2,297 | @ ± 5% per year 41.76% |
| TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure | 32,664 | sf | \$0.24 /sf | | \$7,797 | |
| P20 Exterior Englacure | | | | | | |
| B20 Exterior Enclosure | | | | | | |
| B2010 Exterior Piers upgrade connection of masonry piers to structure above Sub-total | 7 32,664 | piers sf | \$2,500.00 | \$17,500 | \$17,500 | 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 | TBD | | 20.00% 0.00% 12.50% 5.00% | 3,500 0 2,625 1,182 | 7,307 | @ ± 5% per year 41.75% |
| 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 | 9,566 9,566 32,664 | sf sf sf | \$6.00 1.25 2.12 /sf | \$57,398 11,958 | \$69,356 | 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 | TBD | | 20.00% 0.00% 12.50% 5.00% | 13,872 0 10,404 4,682 | 28,958 | @ ± 5% per year 41.75% |
| TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure | 32,664 | sf | \$3.01 /sf | | \$98,314 | |

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

| 07 Clatterbuck Building | Quantit | v Unit | Cost / Unit | Cost | Sub-totals | Comments |
|-------------------------|---------|--------|-------------|------|------------|----------|
| | | | | | | |

OSD - Facility Assessment

Salem, Oregon

Portland, Oregon

ROM Estimate 1.1

BRIC

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

| B20 Exterior Enclosure | | | | | | | |
|--|--------------|------|------------|-------------|----------|---------------------------|--------|
| B2030 Replace Door | | | | | | | |
| remove door & frame | 2 | ea | \$150.00 | \$300 | | | |
| remove door & frame | 3 | pair | 210.00 | φ300 630 | | | |
| | 2 | ea | 4,425.00 | 8,850 | | | |
| new hollow metal door & frame, painted | - | | , | • | | 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 | | @ _ v · · p · · , · · · · | |
| 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 | | |

Salem, Oregon BRIC

OSD - Facility Assessment

Portland, Oregon

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Estimate Date: 18-Jan-24
Document Date: 03-Jan-24
Print Date: 18-Jan-24
Print Time: 1:17 PM
Constr. Start: TRD

| OM Estimate 1.1 | | Phone: (503) 718-0075 www.archcost.com | | | | | Constr. Start: TE | |
|---|----------|--|-------------|----------|-------------------|------------------|-------------------|--|
| 7 Clatterbuck Building | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents | |
| B30 Roofing | | | | | | | | |
| B3010 Metal roofing | | | | | | | | |
| clean metal mansard roofing | 9,300 | sf | \$1.50 | \$13,950 | | | | |
| paint metal mansard roofing | 9,300 | sf | 2.25 | 20,925 | | | | |
| Sub-total | 32,664 | sf | 1.07 | | \$34,875 | | | |
| SUB-TOTAL B30 Roofing | | | | 34,875 | \$34,875 | | | |
| Estimating / Design Contingency | | | 20.00% | 6,975 | | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0,975 | | @ + E% pervoer | | |
| General Conditions / Insurance / Bond | 160 | | 12.50% | 5,232 | | @ ± 5% per year | | |
| General Conditions / Insurance / Bond General Contractor OH & Profit | | | 5.00% | | 14 560 | | 44.750/ | |
| General Contractor On & Profit | | | 5.00% | 2,355 | 14,562 | | 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 | 16,225 | sf | \$5.00 | \$81,125 | | allowance | | |
| Sub-total | 32,664 | sf | 2.48 | /sf | \$81,125 | | | |
| SUB-TOTAL B30 Roofing | | | | 81,125 | \$81,125 | | | |
| Estimating / Design Contingency | | | 20.00% | 16,225 | | | | |
| Escalation To Construction Start | TBD | | 0.00% | 10,225 | | @ E0/ mary/aar | | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 12,169 | | @ ± 5% per year | | |
| General Contractor OH & Profit | | | 5.00% | 5,476 | 33,870 | | 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 | 300 | sf | \$7.00 | \$2,100 | | | | |
| strengthen wall to roof connection | 150 | If | 80.00 | 12,000 | | at Dining areas | | |
| MEP conflicts, allowance | 1 | allow | 2,500.00 | 2,500 | | g arous | | |
| Sub-total | 32,664 | sf | 0.51 | | \$16,600 | | | |
| SUB-TOTAL C10 Interior Construction | | | | 16,600 | \$16,600 | | | |
| | | - | 00.0001 | 2 222 | | | | |
| Estimating / Design Contingency | | | 20.00% | 3,320 | | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | | |
| General Conditions / Insurance / Bond | | | 12.50% | 2,490 | | | | |
| General Contractor OH & Profit | | | 5.00% | 1,121 | 6,931 | | 41.75% | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | | |
| C10 Interior Construction | 32,664 | sf | \$0.72 | /sf | \$23,531 | | | |
| | 32,004 | 31 | φυ. / Ζ | 131 | ψ ∠ J,UJ I | 1 | | |

Salem, Oregon BRIC

OSD - Facility Assessment

Portland, Oregon

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Estimate Date: 18-Jan-24
Document Date: 03-Jan-24
Print Date: 18-Jan-24
Print Time: 1:17 PM

| ROM Estimate 1.1 | | Phone: (| 503) 718-0075 www | า | Constr. Start: TBD | |
|--|----------|----------|----------------------|---------|--------------------|------------------|
| 07 Clatterbuck Building | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
| C10 Interior Construction | | | | | | |
| C1010 Add Shearwalls | | | | | | |
| demo windows | 330 | sf | \$7.20 | \$2,376 | | |
| add shearwall between piers | 330 | sf | 125.00 | 41,250 | | |
| add larger footings | 22 | If | 450.00 | 9,900 | | |
| patch/repair finishes | 1 | allow | 5,000.00 | 5,000 | | |
| MEP conflicts, allowance | 1 | allow | 1,500.00 | 1,500 | | |
| Sub-total | - | sf | 1,500.00 1.84 /sf | | \$60,026 | |
| Sub-total | 32,664 | Sī | 1.84 /SI | I | \$60,026 | |
| SUB-TOTAL C10 Interior Construction | | | | 60,026 | \$60,026 | |
| Estimating / Design Contingency | | | 20.00% | 12,006 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 9,004 | | © ± 070 per year |
| General Contractor OH & Profit | | | 5.00% | 4,052 | 25,062 | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST C10 Interior Construction | 32,664 | sf | \$2.60 /s | ıf | \$85,088 | |
| C10 Interior Construction | | | | | | |
| C1020 Interior Doors | | | | | | |
| remove door & frame | 25 | ea | \$150.00 | \$3,750 | | |
| new 3x7 scwd/hm frame | 25 | ea | 2,850.00 | 71,250 | | |
| paint / finish door & frame | 25 | lvs | 175.00 | 4,375 | | |
| patch/repair adjacent walls | 25 | ea | 350.00 | 8,750 | | |
| Sub-total Sub-total | 32,664 | sf | 2.70 /sf | f | \$88,125 | |
| SUB-TOTAL C10 Interior Construction | | | | 88,125 | \$88,125 | |
| | | | | | | |
| Estimating / Design Contingency | | | 20.00% | 17,625 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 13,219 | | |
| General Contractor OH & Profit | | | 5.00% | 5,949 | 36,793 | 41.75% |
| TOTAL DIDECT CONSTRUCTION COST | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 00.007 | - 4 | # 2.22 / | | #404 O45 | |
| C10 Interior Construction | 32,664 | sf | \$3.82 /s | iT | \$124,918 | |

Salem, Oregon BRIC

OSD - Facility Assessment

Portland, Oregon

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Estimate Date: 18-Jan-24
Document Date: 03-Jan-24
Print Date: 18-Jan-24
Print Time: 1:17 PM

| 7 Clatterbuck Building C10 Interior Construction | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
|--|----------|------|-------------|-----------|----------------|---------------------|
| C10 Interior Construction | | | | | | |
| | | | | | | |
| C1020 Door hardware | | | | | | |
| remove knob hardware | 25 | ea | \$75.00 | \$1,875 | | |
| install new lever arm | 25 | ea | 425.00 | 10,625 | #40.500 | - |
| Sub-total | 32,664 | sf | 0.38 / | SŤ | \$12,500 | |
| SUB-TOTAL C10 Interior Construction | | | | 12,500 | \$12,500 | |
| Estimating / Design Contingency | | | 20.00% | 2,500 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 1,875 | | |
| General Contractor OH & Profit | | | 5.00% | 844 | 5,219 | 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 | 14 | lf | \$20.00 | \$280 | | |
| Sub-total | | sf | 0.01 / | | \$280 | |
| SUB-TOTAL C20 STAIRS | | | | 280 | \$280 | |
| | | | | | | |
| Estimating / Design Contingency | | | 20.00% | 56 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 42 | 447 | |
| General Contractor OH & Profit | | | 5.00% | 19 | 117 | 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 | 29,797 | sf | \$4.00 | \$119,188 | | assume 50% of walls |
| remove wall base | 2,286 | If | 0.50 | 1,143 | | and so to or mails |
| add gypbd, level 4 finish | 29,797 | sf | 4.00 | 119,188 | | |
| paint walls | 29,797 | sf | 1.50 | 44,696 | | |
| new wall base | 2,286 | lf | 3.50 | 8,001 | | |
| remove/reinstall wall items, allowance | 29,797 | sf | 0.50 _ | 14,899 | **** | _ |
| Sub-total | 32,664 | sf | 9.40 / | sf | \$307,115 | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 307,115 | \$307,115 | |
| Estimating / Design Contingency | | | 20.00% | 61,423 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 46,068 | | |
| General Contractor OH & Profit | | | 5.00% | 20,731 | 128,222 | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| C30 INTERIOR FINISHES | 32,664 | sf | \$13.33 / | sf | \$435,337 | |

OSD - Facility AssessmentACC Cost Consultants, LLCEstimate Date:18-Jan-24Salem, OregonSeth J. PszczolkowskiDocument Date:03-Jan-24BRIC8060 SW Pfaffle Street, Suite 110Print Date:18-Jan-24Portland, OregonTigard, Oregon 97223-8489Print Time:1:17 PM

| Portland, Oregon ROM Estimate 1.1 | | | igard, Oregon 97223 503) 718-0075 www | m | Print Time: 1:17 PM Constr. Start: TBD | |
|---|-------------|-------------|--|----------------|--|----------------------|
| 07 Clatterbuck Building | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
| C20 INTERIOR FINISHES | | | | | | |
| 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 | allowance |
| Gub-total | 32,004 | 31 | 0.37 /31 | | Ψ12,000 | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 12,000 | \$12,000 | |
| Estimating / Design Contingency | | | 20.00% | 2,400 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 1,800 | F 040 | 44 ==== |
| General Contractor OH & Profit | | | 5.00% | 810 | 5,010 | 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 | 6,533 | sf | \$2.50 | \$16,332 | | assume 20% of floors |
| clean/prep floors | 6,533 | sf | 1.00 | 6,533 | | |
| new vct flooring | 6,533 | sf | 4.75 | 31,031 | ФЕО 000 | |
| Sub-total | 32,664 | sf | 1.65 /sf | | \$53,896 | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 53,896 | \$53,896 | |
| Estimating / Design Contingency | | | 20.00% | 10,780 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond General Contractor OH & Profit | | | 12.50% 5.00% | 8,085 3,639 | 22,504 | 44 750/ |
| General Contractor On & Profit | | | 5.00% | 3,039 | 22,504 | 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 | 1 | allow | \$1,500.00 | \$1,500 | | |
| clean quarry tile flooring | 1,700 | sf | 1.50 | 2,550 | | |
| Sub-total | 32,664 | sf | 0.12 /sf | | \$4,050 | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 4,050 | \$4,050 | |
| Estimating / Design Contingency | | | 20.00% | 810 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 608 | | |
| General Contractor OH & Profit | | | 5.00% | 274 | 1,692 | 41.78% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| C30 INTERIOR FINISHES | 32,664 | sf | \$0.18 /sf | | \$5,742 | |
| · | | | | | • | 1 |

OSD - Facility Assessment ACC Cost Consultants, LLC Salem, Oregon BRIC Seth J. Pszczolkowski

8060 SW Pfaffle Street, Suite 110

Estimate Date: 18-Jan-24 Document Date: 03-Jan-24 Print Date: 18-Jan-24

| Portland, Oregon | | | Figard, Oregon 97 | | | Print Time: 1:17 PM |
|--|------------|----------|-------------------|--|-----------------|------------------------|
| ROM Estimate 1.1 | | | (503) 718-0075 w | | n | Constr. Start: TBD |
| 07 Clatterbuck Building | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
| C20 LINTEDIOD FINICUES | | | | | | |
| C30 INTERIOR FINISHES | | | | | | |
| C3030 Ceiling Finishes - gypbd | | | | | | |
| patch/repair gypbd ceilings | 19,598 | sf | \$0.75 | \$14,699 | | assume 60% of ceilings |
| paint gypbd ceilings | 19,598 | sf | 1.75 _ | 34,297 | | |
| Sub-total | 32,664 | sf | 1.50 / | sf | \$48,996 | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 48,996 | \$48,996 | |
| | | | | · | · · · · · · | |
| Estimating / Design Contingency | | | 20.00% | 9,800 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 7,350 | | |
| General Contractor OH & Profit | | | 5.00% | 3,308 | 20,458 | 41.75% |
| | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | _ | 40.40 | | 400 454 | |
| C30 INTERIOR FINISHES | 32,664 | sf | \$2.13 / | sf | \$69,454 | |
| C30 INTERIOR FINISHES | | | | | | |
| | | | | | | |
| C3030 Ceiling Finishes - Glue-up tile ceilings | | | 40.00 | *** | | |
| abate glue-up tile ceilings | 6,533 | sf | \$2.00 | \$13,066 | | assume 20% bldg area |
| new glue-up tile ceiling | 6,533 | sf | 4.75 | 31,031 | | |
| MEP conflicts, allowance | 6,533 | sf | 1.50 | 9,799 | # F0 000 | |
| Sub-total | 32,664 | sf | 1.65 / | st | \$53,896 | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 53,896 | \$53,896 | |
| | | | | | | |
| Estimating / Design Contingency | TDD | | 20.00% | 10,780 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 8,085 | 00.504 | ==0/ |
| General Contractor OH & Profit | | | 5.00% | 3,639 | 22,504 | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| C30 INTERIOR FINISHES | 32,664 | sf | \$2.34 | /ef | \$76,400 | |
| | 02,001 | <u> </u> | | <u>. </u> | 4.0,100 | |
| D10 CONVEYING SYSTEMS | | | | | | |
| no work required | 0 | sf | \$0.00 | \$0 | | |
| Sub-total | 32,664 | sf | 0.00 / | | \$0 | |
| CUR TOTAL DAG LOOMYEVING OVOTENO | | | | | ** | |
| 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 | 32,664 | sf | \$0.00 | st | \$0 | |

OSD - Facility Assessment Salem, Oregon BRIC
Portland, Oregon

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

Estimate Date: 18-Jan-24 Document Date: 03-Jan-24 18-Jan-24 1:17 PM Print Date: Print Time:

| Portland, Oregon ROM Estimate 1.1 | Tigard, Oregon 97223-8489 Phone: (503) 718-0075 www.archcost.com | | | | Print Time: 1:17 Constr. Start: | | |
|--|--|-------------------|------------------------------------|-----------------------------------|---------------------------------|-----------------|--------|
| 07 Clatterbuck Building | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| D20 PLUMBING SYSTEMS | | | | | | | |
| D2010 Plumbing fixtures remove unused plumbing fixtures remodel RR to storage room Sub-total | 10 1 32,664 | ea allow sf | \$275.00 20,000.00 0.70 /sf | \$2,750 20,000 | \$22,750 | | |
| SUB-TOTAL D20 PLUMBING SYSTEMS | | | | 22,750 | \$22,750 | | |
| Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit | TBD | | 20.00% 0.00% 12.50% 5.00% | 4,550 0 3,413 1,536 | 9,499 | @ ± 5% per year | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS | 32,664 | sf | \$0.99 /sf | ţ. | \$32,249 | | |
| D20 PLUMBING SYSTEMS | | | | | | | |
| D2040 Rain Water Drainage repair/reattach straps at scuppers Sub-total | 5 32,664 | allow sf | \$200.00 | \$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 | f | \$1,418 | | |
| D30 HVAC SYSTEMS | | | | | | | |
| D3030 Cooling System replace cooling system Sub-total | 32,664 32,664 | sf sf | \$22.00 | \$718,608 | \$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 /st | F | \$1,018,629 | | |

OSD - Facility Assessment ACC Cost Consultants, LLC Estimate Date: Salem, Oregon Seth J. Pszczolkowski Document Date: 03-Jan-24 BRIC 8060 SW Pfaffle Street, Suite 110 Print Date:

18-Jan-24

| Salem, Oregon | | | Seth J. Pszczoli | | | Document Date: | 03-Jan-24 |
|--|----------|------------|--|-----------------|--------------|------------------|-----------|
| BRIC | | | 0 SW Pfaffle Stree | | | Print Date: | |
| Portland, Oregon | | | Figard, Oregon 972 (503) 718-0075 wv | | _ | Print Time: | |
| ROM Estimate 1.1 | | Priorie: (| (303) / 16-00/5 W | vw.archcost.cor | П | Constr. Start: | TBD |
| 07 Clatterbuck Building | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comme | ents |
| D30 HVAC SYSTEMS | | | | | | | |
| • | | | | | | | |
| D3040 Distribution System | | | | | | | |
| replace rooftop ductwork | 32,664 | sf | \$1.75 | \$57,162 | | allowance | |
| Sub-total | 32,664 | sf | 1.75 / | sf | \$57,162 | | |
| SUB-TOTAL D30 HVAC SYSTEMS | | | | 57,162 | \$57,162 | | |
| · | | | | | | | |
| Estimating / Design Contingency | | | 20.00% | 11,433 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 8,575 | | | |
| General Contractor OH & Profit | | | 5.00% | 3,859 | 23,867 | | 41.75% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D30 HVAC SYSTEMS | 32,664 | sf | \$2.48 / | sf | \$81,029 | | |
| D30 HVAC SYSTEMS | | | | | | | |
| D30 HVAC 3131EM3 | | | | | | | |
| D3050 Terminal & Package Units | | | | | | | |
| remove/replace AHU & new pan | 2 | ea | \$80,000.00 | \$160,000 | | allowance | |
| replace rooftop doghouse | 1,000 | sf | 265.00 | 265,000 | | allowance | |
| Sub-total | 32,664 | sf | 13.01 / | | \$425,000 | - | |
| OUD TOTAL DOOLLING OVOTEMO | | | | | ***** | | |
| SUB-TOTAL D30 HVAC SYSTEMS | | | | 425,000 | \$425,000 | | |
| Estimating / Design Contingency | | | 20.00% | 85,000 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 00,000 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 63,750 | | € 1 3 % per year | |
| General Contractor OH & Profit | | | 5.00% | 28,688 | 177,438 | | 41.75% |
| General Contractor Off & Front | | | 3.00 /0 | 20,000 | 177,430 | | 41.7570 |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 22.664 | o f | \$18.44 | o.f | ¢602.420 | | |
| D30 HVAC SYSTEMS | 32,664 | sf | \$10. 44 / | SI | \$602,438 | | |
| D30 HVAC SYSTEMS | | | | | | | |
| D0050 T | | | | | | | |
| D3050 Terminal & Package Units | _ | | # * * * * * * * * * * | AF 335 | | | |
| clean & repair unit ventilators, at Dining | 1 | alow | \$5,000.00 | \$5,000 | A | allowance | |
| Sub-total | 32,664 | sf | 0.15 / | sf | \$5,000 | | |
| SUB-TOTAL D30 HVAC SYSTEMS | | | | 5,000 | \$5,000 | | |
| · | | | | | • | | |
| Estimating / Design Contingency | | | 20.00% | 1,000 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 750 | | | |
| General Contractor OH & Profit | | | 5.00% | 338 | 2,088 | | 41.76% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D00 110/4 0 00/075140 | | - | | | A= AAA | 1 | |

32,664 sf

\$0.22 /sf

\$7,088

D30 | HVAC SYSTEMS

OSD - Facility Assessment ACC Cost Consultants, LLC

Salem, Oregon

Seth J. Pszczolkowski

BRIC

8060 SW Pfaffle Street, Suite 110

Portland, Oregon

Tigard, Oregon 97223-8489

BOM Estimate 1.1

Phone: (503) 718-0075, www.archcost.

Estimate Date: 18-Jan-24
Document Date: 03-Jan-24
Print Date: 18-Jan-24
Print Time: 1:17 PM
Constr. Start: TRD

| Portland, Oregon ROM Estimate 1.1 | Tigard, Oregon 97223-8489 Phone: (503) 718-0075 www.archcost.com | | | | n | Print Time: Constr. Start: | |
|---|--|------|-------------|-----------|------------|-------------------------------|---------|
| 07 Clatterbuck Building | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comme | ents |
| _ | | | | | | | |
| D30 HVAC SYSTEMS | | | | | | | |
| D3050 Terminal & Package Units | | | | | | | |
| clean & repair exhaust fans | 1 | alow | \$3,500.00 | \$3,500 | 00.500 | allowance | |
| Sub-total | 32,664 | sf | 0.11 /sf | | \$3,500 | | |
| SUB-TOTAL D30 HVAC SYSTEMS | | | | 3,500 | \$3,500 | | |
| Estimating / Design Contingency | | | 20.00% | 700 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 525 | | | |
| General Contractor OH & Profit | | | 5.00% | 237 | 1,462 | | 41.77% |
| TOTAL DIDECT CONSTRUCTION COST | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST D30 HVAC SYSTEMS | 32,664 | sf | \$0.15 /si | f | \$4,962 | | |
| • | | | , | | , , | | |
| D30 HVAC SYSTEMS | | | | | | | |
| D3060 Controls | | | | | | | |
| replace pnuematic controls with digital | 32,664 | sf | \$7.50 | \$244,980 | | allowance | |
| Sub-total | 32,664 | sf | 7.50 /sf | | \$244,980 | | |
| SUB-TOTAL D30 HVAC SYSTEMS | | | | 244,980 | \$244,980 | | |
| Estimating / Design Contingency | | | 20.00% | 48,996 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 36,747 | | | |
| General Contractor OH & Profit | | | 5.00% | 16,537 | 102,280 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D30 HVAC SYSTEMS | 32,664 | sf | \$10.63 /si | f | \$347,260 | | |
| D40 FIRE PROTECTION SYSTEMS | | | | | | | |
| D40 FIRE PROTECTION STSTEWS | | | | | | | |
| no work required | 0 | sf | \$0.00 | \$0 | | | |
| Sub-total | 32,664 | sf | 0.00 /sf | | \$0 | | |
| SUB-TOTAL D40 FIRE PROTECTION SYS | STEMS | | | 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 | 32,664 | sf | \$0.00 /si | f | \$0 | | |
| Date Time NOTEO HOR OTOTERIO | 02,004 | 31 | ψυ.υυ /5 | - | Ψ | | |

OSD - Facility Assessment Salem, Oregon ACC Cost Consultants, LLC Seth J. Pszczolkowski

BRIC
Portland, Oregon

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 one: (503) 718-0075, www.archcost.co Estimate Date: 18-Jan-24
Document Date: 03-Jan-24
Print Date: 18-Jan-24
Print Time: 1:17 PM
Constr. Start: TBD

| Portland, Oregon ROM Estimate 1.1 | | Phone: (| Print Time: Constr. Start: | | | | |
|---|----------|------------|-------------------------------|------------|-----------------|-----------------|---------|
| 07 Clatterbuck Building | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Commo | ents |
| | | | | | | | |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| D5010 Panel upgrades | | | | | | | |
| confirm panel ID | 1 | sum | \$750.00 | \$750 | | | |
| Sub-total | 32,664 | sf | 0.02 / | sf | \$750 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 750 | \$750 | | |
| Fatimating / Davies Continuous | | | 20.000/ | 450 | | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 20.00% 0.00% | 150 0 | | 0 . 50/ | |
| General Conditions / Insurance / Bond | טפו | | 12.50% | 113 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond General Contractor OH & Profit | | | 5.00% | 51 | 314 | | 41.87% |
| General Contractor On & Front | | | 5.00% | 31 | 314 | | 41.07% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D50 ELECTRICAL SYSTEMS | 32,664 | sf | \$0.03 / | sf | \$1,064 | | |
| D50 ELECTRICAL SYSTEMS | | | | | | <u> </u> | |
| · | | | | | | | |
| D5020 Replace Lighting | | _ | | | | | |
| replace lighting with LED's | 32,664 | | | \$146,988 | | - | |
| Sub-total | 32,664 | sf | 4.50 / | sf | \$146,988 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 146,988 | \$146,988 | | |
| Estimating / Design Contingency | | | 20.00% | 29,398 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 22,049 | | | |
| General Contractor OH & Profit | | | 5.00% | 9,922 | 61,369 | | 41.75% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 00.004 | | 40.00 | | **** | | |
| D50 ELECTRICAL SYSTEMS | 32,664 | sf | \$6.38 / | ST | \$208,357 | | |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| D5030 Intrusion Alarm System | | | | | | | |
| add intrusion alarm system | 32,664 | sf | \$0.75 | \$24,498 | | | |
| Sub-total Sub-total | 32,664 | sf | 0.75 | | \$24,498 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | ; | | | 24,498 | \$24,498 | | |
| | | | 00.000 | | | | |
| Estimating / Design Contingency | TD.5 | | 20.00% | 4,900 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 3,675 | 40.000 | | 44.750/ |
| General Contractor OH & Profit | | | 5.00% | 1,654 | 10,229 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D50 ELECTRICAL SYSTEMS | 32,664 | sf | \$1.06 / | ef | ¢3 <i>4</i> 727 | | |
| DOU ELECTRICAL STOTEWS | 32,004 | 3 1 | φ1.U0 / | 3 1 | \$34,727 | | |

Salem, Oregon BRIC

OSD - Facility Assessment

Portland, Oregon ROM Estimate 1.1 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

| 07 Clatterbuck Building | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
|--------------------------|----------|------|-------------|------|------------|----------|
| | | | | | | |
| D50 FLECTRICAL SYSTEMS | | | | | | |

| D50 ELECTRICAL SYSTEMS | | | | | | |
|---------------------------------------|--------|----|--------|----------|----------|-----------------|
| D5030 Lighting Controls | | | | | | |
| add occupancy sensors | 32,664 | sf | \$1.00 | \$32,664 | | |
| 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 | 32,664 | sf | \$0.17 /sf | | \$5,670 | |
|---------------------------------------|--------|----------|------------|-------|---------|-----------------|
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| General Contractor OH & Profit | | | 5.00% | 270 | 1,670 | 41.75% |
| General Conditions / Insurance / Bond | | | 12.50% | 600 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| Estimating / Design Contingency | | | 20.00% | 800 | | |
| SUB-TOTAL E20 FURNISHINGS | | | | 4,000 | \$4,000 | |
| Sub-total | 32,664 | sf | 0.12 /sf | | \$4,000 | |
| new plam base cabinets | 8 | lf | 475.00 | 3,800 | ¢4.000 | _ |
| demo casework | 8 | lf '' | \$25.00 | \$200 | | |
| E2010 Casework - Health Center | _ | | *** | 4000 | | |
| L20 1 OKKIOTIIKOO | | | | | | |
| E20 FURNISHINGS | | | | | | |

General Contractor OH & Profit

B10 | Superstructure

TOTAL DIRECT CONSTRUCTION COST

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

TBD

Constr. Start:

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

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 | | sf | 0.00 | 0 | | | |
| Sub-total | 13.274 | sf | 0.00 /s | | 0 | - | |
| oub total | 10,214 | 31 | 0.00 73 | '' | Ü | | |
| 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 | | @ = 0 /0 po. you. | |
| General Contractor OH & Profit | | | 5.00% | 0 | 0 | | #DIV/0! |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| A10 Foundations | 13,274 | sf | \$0.00 /s | sf | \$0 | | |
| A20 Basement Construction | | | | | | | |
| A2010 Tunnel | | | | | | | |
| investigate water leak at tunnel & repair | 1 | allow | \$5,000.00 | \$5,000 | | | |
| Sub-total | 13,274 | sf | 0.38 /s | . , | \$5,000 | - | |
| oub total | 10,274 | 31 | 0.00 73 | '' | ψ0,000 | | |
| SUB-TOTAL A20 Basement Construction | | | | 5,000 | \$5,000 | | |
| Estimating / Design Contingency | | | 20.00% | 1,000 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 750 | | | |
| General Contractor OH & Profit | | | 5.00% | 338 | 2,088 | | 41.76% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| A20 Basement Construction | 13,274 | sf | \$0.53 /s | sf | \$7,088 | | |
| B10 Superstructure | | | | | | | |
| B1010 Floor construction | | | | | | | |
| seismic reinforcing of mezz slab | 1,550 | sf | \$150.00 | \$232,500 | | allowance | |
| seismic reinforcing of pedestrian bridge | 400 | sf | 100.00 | 40,000 | | allowance | |
| Sub-total | 13,274 | sf | 20.53 /s | | \$272,500 | | |
| SUB-TOTAL B10 Superstructure | | | | 272,500 | \$272,500 | | |
| | | | 00.000/ | 5 .4 - 5.5 | | | · |
| Estimating / Design Contingency | | | 20.00% | 54,500 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 40,875 | 440.700 | | |
| 0 10 1 1 0110 5 51 | 1 | | E 000/ | 40 00 4 | 440 700 | 1 | 44 |

13,274 sf

5.00%

\$29.10 /sf

18,394

113,769

\$386,269

41.75%

Salem, Oregon BRIC

Portland, Oregon

ACC Cost Consultants, LLC

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Estimate Date:
Document Date:
Print Date:
Print Time:

03-Jan-24 18-Jan-24 1:17 PM

18-Jan-24

| Portiand, Oregon ROM Estimate 1.1 | | | i igard, Oregon 972 (503) 718-0075 ww | | n | Constr. Start: |
|---|----------|-----------|---|-----------------|------------|-----------------|
| CON Estimate 1.1 | | FIIOHE. (| (303) 7 10-0073 WW | w.arcricost.cor | 11 | Consti. Start. |
| 08 Central Plant | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
| B4010 content | | | | | | T |
| B10 Superstructure | | | | | | |
| B1020 Roof construction | | | | | | |
| reinforce roof structure | 9,000 | sf | \$40.00 | \$360,000 | | allowance |
| Sub-total | 13,274 | sf | 27.12 /s | · · · · · | \$360,000 | |
| | Í | | | | . , | |
| SUB-TOTAL B10 Superstructure | | | | 360,000 | \$360,000 | |
| Fating at the set / Danish and Counting or a second | | | 00.000/ | 70.000 | | |
| Estimating / Design Contingency Escalation To Construction Start | TDD | | 20.00% | 72,000 | | 0 . 50/ |
| General Conditions / Insurance / Bond | TBD | | 0.00% 12.50% | 0 54 000 | | @ ± 5% per year |
| General Contactor OH & Profit | | | 5.00% | 54,000 | 150 200 | 44.750/ |
| General Contractor On & Profit | | | 5.00% | 24,300 | 150,300 | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| B10 Superstructure | 13,274 | sf | \$38.44 /s | sf | \$510,300 | |
| P40 I Superetwieture | | | | | | |
| B10 Superstructure | | | | | | |
| B1020 Roof construction | | | | | | |
| add roof insulation | 9,000 | sf | \$7.50 | \$67,500 | | |
| Sub-total | 13,274 | sf | 5.09 /s | sf | \$67,500 | |
| SUB-TOTAL B10 Superstructure | | | | 67,500 | \$67,500 | |
| OOD-101/AE D10 Ouperstructure | | | | 07,300 | Ψ01,000 | |
| 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 /s | of | \$95,682 | |
| B to Superstructure | 13,214 | 31 | φ1.21 /3 | 5 1 | ψ95,00Z | |
| B10 Superstructure | | | | | | |
| B1020 Roof construction | | | | | | |
| roof to wall connections | 560 | lf | \$75.00 | \$42,000 | | allowance |
| Sub-total | 13,274 | sf | 3.16 /s | sf | \$42,000 | |
| SUB-TOTAL B10 Superstructure | | | | 42,000 | \$42,000 | |
| Fatimating / Dasign Cartings | | | 20.000/ | 0.400 | | |
| Estimating / Design Contingency | TDD | | 20.00% | 8,400 | | 0 . 50/ |
| Escalation To Construction Start General Conditions / Insurance / Bond | TBD | | 0.00% 12.50% | 0 6,300 | | @ ± 5% per year |
| General Conditions / Insurance / Bond General Contractor OH & Profit | | | 12.50% 5.00% | 2,835 | 17,535 | 41.75% |
| General Contractor Off & Fibrit | | | 3.00 /0 | 2,000 | 17,000 | 41.1370 |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| B10 Superstructure | 13,274 | sf | \$4.49 /s | sf | \$59,535 | |

Salem, Oregon BRIC

Portland, Oregon

OSD - Facility Assessment

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

Print Date:
Print Time:
Constr. Start:

Estimate Date:

Document Date:

03-Jan-24 18-Jan-24 1:17 PM

18-Jan-24

| Portland, Oregon ROM Estimate 1.1 | | | Tigard, Oregon 97: (503) 718-0075 w | | 0 | Print Time: Constr. Start: | 1:17 P TB |
|--|----------|------------|---|-----------------|------------------|-------------------------------|--------------|
| COM Estimate 1.1 | | Priorie: (| (503) / 16-00/5 W | ww.archcost.cor | 11 | Constr. Start. | 10 |
| 08 Central Plant | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Commen | ts |
| B20 Exterior Enclosure | | | | | | | |
| B2010 Exterior walls | | | | | | | |
| reinforce boiler structure walls | 1 | allow | \$50,000.00 | \$50,000 | | allowance | |
| Sub-total | 13,274 | sf | 3.77 | | \$50,000 | | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 50,000 | | | |
| SUB-TOTAL BZ0 Exterior Enclosure | | | | 50,000 | \$50,000 | | |
| Estimating / Design Contingency | | | 20.00% | 10,000 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 7,500 | | | |
| General Contractor OH & Profit | | | 5.00% | 3,375 | 20,875 | 2 | 1.75% |
| 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 | 9,200 | sf | 12.65 | 116,380 | | | |
| paint walls | 9,200 | sf | 1.50 | 13,800 | | | |
| trim at openings, allowance | 9,200 | sf | 1.00 | 9,200 | | | |
| new wall base | 600 | lf | 3.50 | 2,100 | | | |
| MEP conflicts, allowance | 9,200 | sf | 3.00 _ | 27,600 | * 400 000 | - | |
| Sub-total | 13,274 | sf | 12.74 / | /sf | \$169,080 | | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 169,080 | \$169,080 | | |
| Estimating / Design Contingency | | | 20.00% | 33,816 | | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 0.00% | 33,610 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 25,362 | | @ 1 5 % per year | |
| General Contractor OH & Profit | | | 5.00% | 11,413 | 70,591 | 4 | 1.75% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure | 13,274 | sf | \$18.06 | /sf | \$239,671 | | |
| B20 Exterior Enclosure | | | | | | | |
| • | | | | | | | |
| B2010 Exterior Walls | 0.000 | , | 22.22 | 044.000 | | | |
| strengthen west unreinforced conc walls | 2,688 | sf | 90.00 | 241,920 | #044 000 | allowance | |
| Sub-total | 13,274 | sf | 18.23 / | st | \$241,920 | | |
| SUB-TOTAL B20 Exterior Enclosure | | - | | 241,920 | \$241,920 | | |
| Estimating / Design Contingency | | | 20.00% | 48.384 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 40,304 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 36,288 | | C = 2 p.o. you. | |
| General Contractor OH & Profit | | | 5.00% | 16,330 | 101,002 | 2 | 1.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| B20 Exterior Enclosure | 13,274 | sf | \$25.83 | /sf | \$342,922 | | |

Salem, Oregon BRIC

OSD - Facility Assessment

Portland, Oregon

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

Estimate Date: 18-Jan-24 Document Date: 03-Jan-24 Print Date: 18-Jan-24 1:17 PM Print Time:

| land, Oregon | | | Гigard, Oregon 9722 | | | Print Time: 1:17 |
|--|-------------|------------|---------------------|----------------|------------------|-----------------------------|
| /I Estimate 1.1 | | Phone: (| n | Constr. Start: | | |
| Central Plant | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
| P20 Fretarios Fredayura | | | | | | |
| B20 Exterior Enclosure | | | | | | |
| B2020 Exterior Windows | | | | | | |
| remove windows | 1,295 | sf | \$7.50 | \$9,713 | | assume 10% of envelope area |
| prep openings | 1,295 | sf | 5.00 | 6,475 | | |
| new windows,storefront | 1,295 | sf | 105.00 | 135,975 | | |
| patch/repair trim, sealants/caulking | 1,295 | sf | 10.00 | 12,950 | * 405.440 | |
| Sub-total | 13,274 | sf | 12.44 /sf | | \$165,113 | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 165,113 | \$165,113 | |
| Estimating / Design Contingency | | | 20.00% | 22 022 | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 0.00% | 33,023 0 | | @ + 50/ por voor |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 24,767 | | @ ± 5% per year |
| General Contractor OH & Profit | | | 5.00% | 11,146 | 68,936 | 41.75% |
| Constant Contractor CTT a T Tolk | | | 0.0070 | , | | 11.7070 |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| B20 Exterior Enclosure | 13,274 | sf | \$17.63 /si | f | \$234,049 | |
| P20 Futorior Frodouro | | | | | | |
| B20 Exterior Enclosure | | | | | | |
| B2030 Exterior Doors | | | | | | |
| remove garage door | 1 | ea | \$350.00 | \$350 | | |
| new insulated metal OH door, motorized | 1 | ea | 42,530.00 | 42,530 | | with glazing panels |
| Sub-total | 13,274 | sf | 3.23 /sf | | \$42,880 | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 42,880 | \$42,880 | |
| Estimation / Desire Continues | | | 20.000/ | 0.570 | | |
| Estimating / Design Contingency Escalation To Construction Start | TDD | | 20.00% | 8,576 | | 0 . 50/ |
| General Conditions / Insurance / Bond | TBD | | 0.00% 12.50% | 0 6,432 | | @ ± 5% per year |
| General Contractor OH & Profit | | | 5.00% | 2,895 | 17,903 | 41.75% |
| General Gontractor Great Folia | | | 3.0070 | 2,000 | 17,500 | 41.7570 |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| B20 Exterior Enclosure | 13,274 | sf | \$4.58 /si | f | \$60,783 | |
| B20 Exterior Enclosure | | | | | | |
| • | | | | | | |
| B2030 Replace Door | | m.a.! | 040.00 | 400 | | |
| remove door & frame | 2 | pair | 210.00 | 420 | | |
| new hollow metal door & frame, painted Sub-total | 2 13,274 | pair sf | 6,100.00 | 12,200 | \$12,620 | egress |
| Gab-total | 13,214 | 91 | 0.95 /81 | | ψ12,020 | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 12,620 | \$12,620 | |
| Estimating / Design Contingency | | | 20.00% | 2,524 | | |
| Escalation To Construction Start | TBD | | 0.00% | 2,524 | | @±5% per year |
| General Conditions / Insurance / Bond | טטי | | 12.50% | 1,893 | | w ± 0 /0 pci ycai |
| General Contractor OH & Profit | | | 5.00% | 852 | 5,269 | 41.75% |
| | | | | | | |
| | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |

OSD - Facility Assessment ACC Co

Salem, Oregon BRIC

Portland, Oregon

ACC Cost Consultants, LLC

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Estimate Date:
Document Date:
Print Date:
Print Time:

03-Jan-24 18-Jan-24 1:17 PM

18-Jan-24

| OM Estimate 1.1 | | Phone: (| (503) 718-0075 w | ww.archcost.cor | n | Constr. Start | : Т |
|---|----------|----------|------------------|-----------------|-------------------|-------------------|---------|
| 8 Central Plant | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| B30 Roofing | | | | | | | |
| B3010 Roof Coverings | | | | | | | |
| abate built-up roofing, complete | 9,000 | sf | \$5.50 | \$49,500 | | | |
| install new membrane roofing + insul | 9,000 | sf | 23.00 | 207,000 | | | |
| new metal flashings | 9.000 | sf | 3.50 | 31,500 | | | |
| replace roof at walkway | 488 | sf | 45.00 | 21,960 | | allowance | |
| MEP, allowance | 1 | allow | 5,000.00 | 5,000 | | | |
| Sub-total | 13,274 | sf | 23.73 / | | \$314,960 | 1 | |
| SUB-TOTAL B30 Roofing | | | | 314,960 | \$314,960 | | |
| COD TO TALL DOO TROOMING | | | | 011,000 | 40 1 1,000 | | |
| Estimating / Design Contingency | | | 20.00% | 62,992 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 47,244 | | | |
| General Contractor OH & Profit | | | 5.00% | 21,260 | 131,496 | | 41.75% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST B30 Roofing | 42 274 | of | ¢22.62 / | of. | \$446 AEG | | |
| B30 Rooning | 13,274 | sf | \$33.63 / | Sī | \$446,456 | | |
| B30 Roofing | | | | | | | |
| B3020 Replace Chimneys | | | | | | | |
| demo masonry chimneys | 1 | ea | \$3,500.00 | \$3,500 | | | |
| new wood framed chimneys | 1 | ea | 6,500.00 | 6,500 | | | |
| Sub-total | 13,274 | sf | 0.75 | | \$10,000 | - | |
| | , | | | | | | |
| SUB-TOTAL B30 Roofing | | | | 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 | 100 | | 12.50% | 1,500 | | @ 1 070 per year | |
| General Contractor OH & Profit | | | 5.00% | 675 | 4,175 | | 41.75% |
| | | | | | ., | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| B30 Roofing | 13,274 | sf | \$1.07 / | sf | \$14,175 | | |
| C10 Interior Construction | | | | | | | |
| 04040 D. 191 | | | | - | · | | |
| C1010 Partitions - CMU | | | 400 000 00 | # 00 555 | | | |
| strengthen cmu walls | 1 | allow | \$30,000.00 | \$30,000 | # 00 000 | allowance | |
| Sub-total | 13,274 | sf | 2.26 / | st | \$30,000 | | |
| SUB-TOTAL C10 Interior Construction | | | | 30,000 | \$30,000 | | |
| Estimating / Design Contingency | | | 20.00% | 6,000 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0,000 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 4,500 | | ₩ ± 5 /0 per year | |
| General Conditions / Insurance / Bond General Contractor OH & Profit | | | 5.00% | 2,025 | 12,525 | | 41.75% |
| Constat Contractor Off & Front | | | J.00 /0 | 2,023 | 12,020 | | 71.7370 |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| C10 Interior Construction | 13,274 | sf | \$3.20 / | sf | \$42,525 | | |
| Time ior construction | . 5,217 | ٥. | Ψ0.20 / | ٠. | Ψ¬∠,∪∠∪ | | |

Salem, Oregon BRIC

Portland, Oregon

C20 | STAIRS

ACC Cost Consultants, LLC

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

Print Date:
Print Time:
Constr. Start:

Estimate Date:

Document Date:

03-Jan-24 18-Jan-24 1:17 PM

18-Jan-24

| ROM Estimate 1.1 | Estimate 1.1 Phone: (503) 718-0075 www.archcost.com | | | | | | : TE |
|---|---|--------|-------------|-----------|---------------|-------------------|---------|
| 08 Central Plant | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| C10 Interior Construction | | | | | | | |
| C1020 Intrior doors | | | | | | | |
| C1020 Intrior doors | 10 | | ¢400.00 | ¢4.000 | | | |
| patch/repair doors | 10 | ea | \$100.00 | \$1,000 | | | |
| patch/repair doors | 1 | pair | 250.00 | 250 | | | |
| paint door & frame | 10 | ea | 175.00 | 1,750 | | | |
| paint door & frame | 1 | pair | 350.00 | 350 | | | |
| Sub-total | 13,274 | sf | 0.25 /s | f | \$3,350 | | |
| SUB-TOTAL C10 Interior Construction | | | | 3,350 | \$3,350 | | |
| Fotimating / Design Contingency | | | 20.00% | 670 | | | |
| Estimating / Design Contingency | TDD | | | 670 | | 0 50/ | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 503 | 4 400 | | |
| General Contractor OH & Profit | | | 5.00% | 227 | 1,400 | | 41.79% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST C10 Interior Construction | 13,274 | sf | \$0.36 /s | .f | \$4,750 | | |
| C to interior construction | 13,274 | 31 | φυ.36 /s | 01 | Ψ4,730 | | |
| C20 STAIRS | | | | | | | |
| C2010 Stair guardrails | | | | | | | |
| add perf metal panels to mezz guardrail | 104 | lf | \$120.00 | \$12,480 | | | |
| Sub-total | _ | | · · | | \$12,480 | _ | |
| Sub-total | 13,274 | sf | 0.94 /s | I | φ12,40U | | |
| SUB-TOTAL C20 STAIRS | | | | 12,480 | \$12,480 | | |
| Estimation / Davids October | | | 00.000/ | 0.400 | | | |
| Estimating / Design Contingency | TDD | | 20.00% | 2,496 | | 0 50/ | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 1,872 | | | |
| General Contractor OH & Profit | | | 5.00% | 843 | 5,211 | | 41.75% |
| TOTAL DIDECT CONCEDUCTION COST | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST C20 STAIRS | 13,274 | sf | \$1.33 /s | ·ŧ | \$17,691 | | |
| 020 OTAINO | 13,214 | 31 | ψ1.55 /3 | <u>''</u> | Ψ17,031 | | |
| C20 STAIRS | | | | | | | |
| C2010 Stairs | | | | | | | |
| replace metal stair to mezz | 1 | flight | \$14,700.00 | \$14.700 | | include railings | |
| Sub-total | 13,274 | sf | 1.11 /s | , , | \$14,700 | orago rainingo | |
| Oub-total | 15,274 | 31 | 1.11 /3 | ı | Ψ14,700 | | |
| SUB-TOTAL C20 STAIRS | | | | 14,700 | \$14,700 | | |
| Estimating / Design Contingency | | | 20.00% | 2,940 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 2,205 | | w ± 0 /0 per year | |
| General Conditions / insurance / Bond General Contractor OH & Profit | | | | | £ 120 | | 44 760/ |
| General Contractor Off & Florit | | | 5.00% | 993 | 6,138 | | 41.76% |
| TOTAL DIDECT CONSTRUCTION COST | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |

\$1.57 /sf

\$20,838

13,274 sf

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: Print Date: Print Time:

03-Jan-24 18-Jan-24 1:17 PM TBD

| ROM Estimate 1.1 | | | 503) 718-0075 www | | n | Constr. Start: TBI |
|---|----------|-------|-------------------|---------|------------|--------------------|
| 08 Central Plant | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
| C20 STAIRS | | | | | | |
| C2010 Bridge | | | | | | |
| repair loose guardrails at bridge | 1 | allow | \$3,000.00 | \$3,000 | | allowance |
| prep, paint guardrails | 102 | lf | 35.00 | 3,570 | | |
| Sub-total | 13,274 | sf | 0.49 /sf | | \$6,570 | |
| SUB-TOTAL C20 STAIRS | | | | 6,570 | \$6,570 | |
| Estimating / Design Contingency | | | 20.00% | 1,314 | | |
| Escalation To Construction Start | TBD | | 0.00% | 1,514 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 986 | | © 10% per year |
| General Contractor OH & Profit | | | 5.00% | 444 | 2,744 | 41.77% |
| | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | _ | | | | |
| C20 STAIRS | 13,274 | sf | \$0.70 /s | f | \$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 DIDECT CONSTRUCTION COST | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST C30 INTERIOR FINISHES | 13,274 | sf | \$1.35 /s | f | \$17,861 | |

Salem, Oregon

OSD - Facility Assessment

BRIC

Portland, Oregon

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Estimate Date: 18-Jan-24
Document Date: 03-Jan-24
Print Date: 18-Jan-24
Print Time: 1:17 PM
Constr. Start: TBD

| OM Estimate 1.1 | | Phone: (| 503) 718-0075 www | .archcost.cor | n | Constr. Start: TB |
|--|----------|----------|-------------------|---------------|------------|-----------------------|
| 8 Central Plant | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
| C30 INTERIOR FINISHES | | | | | | |
| C3020 Floor Finishes - vct | | | | | | |
| abate vat flooring | 2,655 | sf | \$2.50 | \$6,637 | | assume 20% of floors |
| 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 | | @ ± 5% per year |
| 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 | 5,700 | sf | \$1.50 | \$8,550 | | |
| reseal concrete floor | 5,700 | | 2.75 | | | |
| Sub-total | 13,274 | | 1.82 /sf | 10,070 | \$24,225 | |
| | | | | | | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 24,225 | \$24,225 | |
| Estimating / Design Contingency | | | 20.00% | 4,845 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 3,634 | | |
| General Contractor OH & Profit | | | 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 | 664 | sf | \$0.75 | \$498 | | assume 5% of ceilings |
| paint gypbd ceilings | 664 | sf | φυ.75 1.75 | ֆ496 1,161 | | assume 5% or ceilings |
| Sub-total | 13,274 | sf | 0.12 /sf | 1,101 | \$1,659 | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 1,659 | \$1,659 | |
| | | | | · | | |
| Estimating / Design Contingency | | | 20.00% | 332 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 249 | | |
| General Contractor OH & Profit | | | 5.00% | 112 | 693 | 41.77% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| C30 INTERIOR FINISHES | 13,274 | sf | \$0.18 /sf | : | \$2,352 | |

Salem, Oregon BRIC

Portland, Oregon

ACC Cost Consultants, LLC

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Estimate Date:
Document Date:
Print Date:
Print Time:

03-Jan-24 18-Jan-24 1:17 PM

18-Jan-24

| ROM Estimate 1.1 | | | (503) 718-0075 w | | n | Constr. Start: TBE |
|---|----------|------|------------------|------------|----------------|------------------------|
| 08 Central Plant | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
| C30 INTERIOR FINISHES | | | | | | |
| · | | | | | | |
| C3030 Ceiling Finishes - OTS concrete | | | | | | |
| clean concrete OTS ceilings | 10,619 | sf | \$1.00 | \$10,619 | | assume 80% of ceilings |
| paint concrete OTS ceilings Sub-total | 10,619 | sf | 2.25 | 23,893 | #24 540 | |
| Sub-total | 13,274 | sf | 2.60 | /ST | \$34,512 | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 34,512 | \$34,512 | |
| Fatinating / Design Continues of | | | 20.00% | 6.002 | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 0.00% | 6,903 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | 100 | | 12.50% | | | @ ± 5% per year |
| General Conditions / Insurance / Bond General Contractor OH & Profit | | | 5.00% | 2,330 | 14,410 | 41.75% |
| General Contractor Off & Front | | | 3.0070 | 2,550 | 14,410 | 41.7370 |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| C30 INTERIOR FINISHES | 13,274 | sf | \$3.69 | /sf | \$48,922 | |
| O20 LINTERIOR FINIOUES | | | | | | |
| C30 INTERIOR FINISHES | | | | | | |
| C3030 Ceiling Finishes - Glue-up tile ceilings | ; | | | | | |
| abate glue-up tile ceilings | 1,991 | sf | \$2.00 | \$3,982 | | assume 15% bldg area |
| new glue-up tile ceiling | 1,991 | sf | 4.75 | 9,458 | | |
| MEP conflicts, allowance | 1,991 | sf | 1.50 | 2,987 | | |
| Sub-total | 13,274 | sf | 1.24 | /sf | \$16,427 | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 16,427 | \$16,427 | |
| | | | | | | |
| Estimating / Design Contingency | | | 20.00% | , | | |
| Escalation To Construction Start | TBD | | 0.00% | | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | • | 0.000 | |
| General Contractor OH & Profit | | | 5.00% | 1,109 | 6,860 | 41.76% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| C30 INTERIOR FINISHES | 13,274 | sf | \$1.75 | /sf | \$23,287 | |
| D10 CONVEYING SYSTEMS | | | | | | |
| DIV CONVETING STSTEMS | | | | | | |
| no work required | 0 | sf | \$0.00 | \$0 | | |
| Sub-total | 13,274 | 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 | • | #P# #0: |
| General Contractor OH & Profit | | | 5.00% | 0 | 0 | #DIV/0! |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| D10 CONVEYING SYSTEMS | 13,274 | sf | \$0.00 | lef | \$0 | |
| DIV CONVETING STSTEMS | 13,214 | 31 | φυ.υυ | 131 | Ψυ | |

Salem, Oregon BRIC

BRIC Portland, Oregon

ACC Cost Consultants, LLC

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

Print Date:
Print Time:
Constr. Start:

Estimate Date:

Document Date:

18-Jan-24 03-Jan-24 18-Jan-24 1:17 PM TBD

| ortiand, Oregon DM Estimate 1.1 | | | i igard, Oregon 9 [503] 718-0075 v | | m | Constr. Start: |
|---|----------|------|--|---------|------------|-------------------|
| 3 Central Plant | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
| | | | | | | |
| 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 | |
| Fatimeting / Design Continuous | | | 20.000/ | 4.040 | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 20.00% 0.00% | , - | | O . 50/ |
| General Conditions / Insurance / Bond | וסטו | | 12.50% | | | @ ± 5% per year |
| General Conditions / Insurance / Bond General Contractor OH & Profit | | | 5.00% | , | 8,851 | 41.75% |
| General Contractor Gri & Front | | | 0.0070 | 1,401 | 0,001 | 41.73% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| D20 PLUMBING SYSTEMS | 13,274 | sf | \$2.26 | /sf | \$30,051 | |
| D20 PLUMBING SYSTEMS | | | | | | |
| 520 1 20 m 5 m 7 m 7 m 7 m 7 m 7 m 7 m 7 m 7 m 7 | | | | | | |
| D2020 Plumbing Fixtures - Repiping | | | | | | |
| repipe dom water lines | 13,274 | sf | \$3.00 | | | = |
| 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% | , | | @ ± 5% per year |
| General Conditions / Insurance / Bond | .55 | | 12.50% | | | G 1 0 70 por your |
| General Contractor OH & Profit | | | 5.00% | , | 16,628 | 41.76% |
| | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 40.074 | _ | | | 4-0 4-0 | |
| D20 PLUMBING SYSTEMS | 13,274 | sf | \$4.25 | /st | \$56,450 | |
| D30 HVAC SYSTEMS | | | | | | |
| D3040 Replace pipe insulation | | | | | | |
| abate asbestos pipe insulation | 50 | lf | \$15.00 | \$750 | | allowance |
| pipe insulation | 50 | If | 25.00 | 1,250 | | |
| Sub-total | 13,274 | sf | 0.15 | /sf | \$2,000 | |
| SUB-TOTAL D30 HVAC SYSTEMS | | | | 2,000 | \$2,000 | |
| Fotimating / Davies Continues | | | 00.000/ | 400 | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 20.00% 0.00% | | | @ + 59/ por veer |
| General Conditions / Insurance / Bond | טסו | | 12.50% | | | @ ± 5% per year |
| General Contractor OH & Profit | | | 5.00% | | 835 | 41.75% |
| | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| D30 HVAC SYSTEMS | 13,274 | sf | \$0.21 | /sf | \$2,835 | |

D50 | ELECTRICAL SYSTEMS

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: Print Date: Print Time:

Constr. Start:

03-Jan-24 18-Jan-24 1:17 PM TBD

| OW Estillate 1.1 | | FIIOHE. | 303) / 10-00/3 ww | /w.archcost.com | ! | Constr. Start. | |
|--|----------|----------|-------------------|-----------------|----------------|-------------------|---------|
| 8 Central Plant | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comme | nts |
| D40 FIRE PROTECTION SYSTEMS | | | | | | | |
| | | | | | | | |
| no work required | 0 | sf | \$0.00 | \$0 | | | |
| Sub-total | 13,274 | sf | 0.00 /s | sf | \$0 | | |
| SUB-TOTAL D40 FIRE PROTECTION SYS | STEMS | | | 0 | \$0 | | |
| Fating Ation / Desires Counting your | | | 00.000/ | 0 | | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 20.00% 0.00% | 0 | | @ 1 F0/ mary/agr | |
| General Conditions / Insurance / Bond | IDD | | 12.50% | 0 | | @ ± 5% per year | |
| General Contractor OH & Profit | | | 5.00% | 0 | 0 | | #DIV/0! |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST D40 FIRE PROTECTION SYSTEMS | 13,274 | sf | \$0.00 /s | sf | \$0 | | |
| | 10,211 | <u> </u> | 40.00 | | | | |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| D5010 Upgrade service | | | | | | | |
| upgrade service | 13,274 | sf | \$7.55 | \$100,219 | | | |
| Sub-total | 13,274 | sf | 7.55 /s | f | \$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% | 20,044 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 15,033 | | @ 1 0 /0 por your | |
| General Contractor OH & Profit | | | 5.00% | 6,765 | 41,842 | | 41.75% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D50 ELECTRICAL SYSTEMS | 13,274 | sf | \$10.70 /s | 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 /s | | \$15,000 | - | |
| | | 31 | 1.10 /8 | ,, | | | |
| 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 | | | | | | | |
| DECLE LECTRICAL OVOTEMO | 40.074 | - 4 | £4.00 /s | _ £ | #04 000 | 1 | |

\$1.60 /sf

\$21,263

13,274

sf

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: Print Date: Print Time:

03-Jan-24 18-Jan-24 1:17 PM TBD

| roruand, Oregon ROM Estimate 1.1 | Phone: (503) 718-0075 www.archcost.com | | | | | Constr. Start: Ti | | |
|--|--|-----------|------------------------------------|-------------------------------|------------|-------------------|--------|--|
| 8 Central Plant | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents | |
| D50 ELECTRICAL SYSTEMS | | | | | | | | |
| D5020 Replace High Bay Lighting replace shop lighting with LED Sub-total | 1 13,274 | sum sf | \$15,000.00 _ 1.13 / | | \$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 | 13,274 | sf | \$1.60 <i>i</i> | /sf | \$21,263 | | | |
| D50 ELECTRICAL SYSTEMS | | | | | | | | |
| D5020 ReLamp lighting relamp fixtures with LED's Sub-total | 13,274 13,274 | | \$3.80 __ 3.80 / | \$50,441 /sf | \$50,441 | | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 50,441 | \$50,441 | | | |
| Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit | TBD | | 20.00% 0.00% 12.50% 5.00% | 10,089 0 7,567 3,405 | 21,061 | @ ± 5% per year | 41.75% | |
| TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS | 13,274 | sf | \$5.39 <i>i</i> | /sf | \$71,502 | | | |
| D50 ELECTRICAL SYSTEMS | | | | | | | | |
| D5020 Branch circuits replace j-box covers, security conduits, ID disconnects and provide GFI receptacles Sub-total | 1 13,274 | sum sf | \$5,000.00 _ 0.38 / | \$5,000 /sf | \$5,000 | | | |
| SUB-TOTAL D50 ELECTRICAL 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 D50 ELECTRICAL SYSTEMS | 13,274 | sf | \$0.53 / | /sf | \$7,088 | | | |

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 Document Date:
Print Date:
Print Time:
Constr. Start:

Estimate Date:

03-Jan-24 18-Jan-24 1:17 PM TBD

18-Jan-24

| , - 3 | | | 5 , - 5 - | | | | |
|---------------------------------------|----------|----------|------------------|----------|----------------|-----------------|---|
| ROM Estimate 1.1 | | Phone: (| 503) 718-0075 ww | n | Constr. Start: | 1 | |
| 08 Central Plant | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments | |
| D50 ELECTRICAL SYSTEMS | | | | | | | _ |
| D5030 Access Control | | | | | | | |
| add access control | 13,274 | sf | \$1.30 | \$17,256 | | | |
| Sub-total | 13,274 | sf | 1.30 /s | f | \$17,256 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 17,256 | \$17,256 | | |
| Estimating / Design Contingency | | | 20.00% | 3,452 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| 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 /s | f | \$24,462 | | |

| D50 ELECTRICAL SYSTEMS | | | | | | |
|---------------------------------------|--------|-----|-------------|----------|----------|-----------------|
| D5030 Intrusion Alarm System | | | | | | |
| upgrade intrusion alarm system | 1 | sum | \$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 | |

| D50 ELECTRICAL SYSTEMS | | | | | | |
|---------------------------------------|--------|----|------------|---------|----------|-----------------|
| D5030 Lighting Controls | | | | | | |
| add occupancy sensors | 13,274 | sf | \$0.60 | \$8,000 | | |
| Sub-total | 13,274 | sf | 0.60 /sf | | \$8,000 | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 8,000 | \$8,000 | |
| Estimating / Design Contingency | | | 20.00% | 1,600 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 1,200 | | |
| General Contractor OH & Profit | | | 5.00% | 540 | 3,340 | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| D50 ELECTRICAL SYSTEMS | 13,274 | sf | \$0.85 /sf | | \$11,340 | |

Salem, Oregon BRIC

Portland, Oregon

ACC Cost Consultants, LLC

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

Estimate Date: 18-Jan-24 Document Date: Print Date: Print Time:

03-Jan-24 18-Jan-24 1:17 PM

| DM Estimate 1.1 | | Phone: (| Constr. Start: | TBI | | | |
|---------------------------------------|----------|----------|----------------|---------|------------|-----------------|-------|
| Central Plant | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments | 3 |
| E10 EQUIPMENT | | | | | | | |
| E1020 Toilet Accessories | | | | | | | |
| replace toilet accessories | 4 | sets | \$750.00 | \$3,000 | | | |
| Sub-total | 13,274 | sf | 0.23 /sf | | \$3,000 | | |
| SUB-TOTAL E10 EQUIPMENT | | | | 3,000 | \$3,000 | | |
| Estimating / Design Contingency | | | 20.00% | 600 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 450 | | | |
| General Contractor OH & Profit | | | 5.00% | 203 | 1,253 | 41. | .77% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| E10 EQUIPMENT | 13,274 | sf | \$0.32 /si | f | \$4,253 | | |
| • | , | | <u> </u> | | | | |
| E20 FURNISHINGS | | | | | | | |
| no work required | 0 | sf | \$0.00 | \$0 | | | |
| Sub-total | 13,274 | 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 | 1 | | 12.50% | 0 | | | |
| General Contractor OH & Profit | | | 5.00% | 0 | 0 | #D | IV/0! |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| | 1 | | | | | I . | |

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

18-Jan-24 Estimate Date: Document Date: Print Date: Print Time:

Constr. Start:

03-Jan-24 18-Jan-24 1:17 PM TBD

09 Hockanson Gym

Quantity

Unit Cost / Unit Cost Sub-totals Comments

Building Stats

Year Built: 1922

11,880 sf Gross Area:

Floors: 2 + basement

Construction Type: CIP Concrete Walls & wood frame

| 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 | | | 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 | 11,880 | sf | \$0.00 /sf | | \$0 | |

| • | | | | | | |
|---------------------------------------|--------|----|------------|---------|---------|-----------------|
| A2020 Basement walls | | | | | | |
| patch/repair spalling conc & cracks | 2,128 | sf | \$3.00 | \$6,384 | | allowance |
| Sub-total | 11,880 | sf | 0.54 /sf | | \$6,384 | |
| SUB-TOTAL A20 Basement Construction | | | | 6,384 | \$6,384 | |
| Estimating / Design Contingency | | | 20.00% | 1,277 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 958 | | |
| General Contractor OH & Profit | | | 5.00% | 431 | 2,666 | 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 | 334 | 41.85% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| A20 Basement Construction | 11,880 | sf | \$0.10 /sf | | \$1,132 | |

Salem, Oregon BRIC

OSD - Facility Assessment

TOTAL DIRECT CONSTRUCTION COST

B10 | Superstructure

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110

Estimate Date: 18-Jan-24 Document Date: 03-Jan-24 Print Date: 18-Jan-24

| BRIC | | | 0 SW Pfaffle Street | • | | Print Date: 18-Jan- |
|---|----------|----------|---------------------|----------------|------------|----------------------|
| Portland, Oregon | | | Figard, Oregon 9722 | | | Print Time: 1:17 F |
| ROM Estimate 1.1 | | Phone: (| 503) 718-0075 ww | w.archcost.cor | n | Constr. Start: TE |
| 09 Hockanson Gym | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
| B10 Superstructure | | | | | | |
| D4040 Floor cometry atten | | | | | | |
| B1010 Floor construction | 2 | | <u></u> | Ф7 БО | | |
| patch holes in floor | 3 | ea | \$250.00 | \$750 | | |
| demo flooring | 7,790 | sf | 1.50 | 11,685 | | main & second floors |
| add plywood sheathing | 7,790 | sf | 2.75 | 21,423 | | |
| new wood flooring Sub-total | 7,790 | sf | 20.00 15.96 /st | 155,800 | \$189,658 | |
| Sub-total | 11,880 | sf | 15.90 /81 | ļ | φ109,000 | |
| SUB-TOTAL B10 Superstructure | | | | 189,658 | \$189,658 | |
| Estimation / Design Continues | | | 00.000/ | 07.000 | | |
| Estimating / Design Contingency | TDD | | 20.00% | 37,932 | | 0 50 |
| Escalation To Construction Start | TBD | | 0.00% | 00.440 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 28,449 | 70 400 | 44.750/ |
| General Contractor OH & Profit | | | 5.00% | 12,802 | 79,183 | 41.75% |
| | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST B10 Superstructure | 11,880 | sf | \$22.63 /s | ·f | \$268,841 | |
| D 10 Superstructure | 11,000 | 31 | Ψ22.03 /3 | · ! | Ψ200,041 | |
| B10 Superstructure | | | | | | |
| B1020 Roof Construction | | | | | | |
| add plywood sheathing | 4,174 | sf | \$2.75 | \$11,478 | | |
| reinforce slagging beams | 1 | allow | 7,500.00 | | | |
| Sub-total | 11,880 | sf | 1.60 /st | | \$18,978 | |
| SUB-TOTAL B10 Superstructure | | | | 18,978 | \$18,978 | |
| OOD-101AL B 10 Ouperstructure | | | | 10,970 | Ψ10,370 | |
| Estimating / Design Contingency | | | 20.00% | 3,796 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 2,847 | | |
| General Contractor OH & Profit | | | 5.00% | 1,282 | 7,925 | 41.76% |
| | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST B10 Superstructure | 11,880 | sf | \$2.26 /s | . . | \$26,903 | |
| B10 Cuperstructure | 11,000 | 31 | Ψ2.20 13 | , • | Ψ20,300 | |
| B10 Superstructure | | | | | | |
| B1020 Roof Construction | | | | | | |
| add wall to roof connection, steel angle | 266 | lf | \$185.00 | \$49,210 | | epoxy anchors, blkg |
| Sub-total | 11,880 | sf | 4.14 /st | f | \$49,210 | |
| SUB-TOTAL B10 Superstructure | | | | 40.040 | ¢40 240 | |
| SUB-TUTAL DIV Superstructure | | | | 49,210 | \$49,210 | |
| Estimating / Design Contingency | | | 20.00% | 9,842 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 7,382 | | |
| General Contractor OH & Profit | | | 5.00% | 3,322 | 20,546 | 41.75% |
| | | | | • | | |
| | | | | | | |

\$5.87 /sf

\$69,756

11,880 sf

ACC Cost Consultants, LLC Seth J. Pszczolkowski

Salem, Oregon BRIC

OSD - Facility Assessment

Portland, Oregon

8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone: (503) 718-0075 www.archcost.com

18-Jan-24 Document Date: 03-Jan-24 Print Date: 18-Jan-24 Print Time: 1:17 PM Constr. Start: TBD

Estimate Date:

| ROM Estimate 1.1 | | Phone: (| Constr. Start: | | | |
|------------------|----------|----------|----------------|------|------------|----------|
| | | | | | | |
| 09 Hockanson Gym | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |

| patch cracks in unreinforced conc walls add cont ftg under shotcrete wall 6,732 sf \$2.00 \$13,464 allowance add 4-6" shotcrete walls add 4-6" shotcrete walls 6,732 sf 85.00 572,220 572,2 | TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure | 11,880 | sf | \$77.14 /s | .f | \$916,435 | | |
|---|--|--------|----|------------|----------|-----------|-----------------|--------|
| patch cracks in unreinforced conc walls add cont ftg under shotcrete wall add 4-6" shotcrete walls 6,732 sf 85.00 572,220 paint concrete walls 6,732 sf 2.50 16,830 Sub-total 11,880 sf 54.42 /sf \$646,514 SUB-TOTAL B20 Exterior Enclosure 20.00% 129,303 Escalation To Construction Start TBD 0.00% 0 @±5% per year | General Contractor OH & Profit | | | 5.00% | 43,640 | 269,921 | | 41.75% |
| patch cracks in unreinforced conc walls add cont ftg under shotcrete wall add 4-6" shotcrete walls 6,732 sf 85.00 572,220 paint concrete walls 6,732 sf 2.50 16,830 Sub-total 11,880 sf 54.42 /sf \$646,514 Estimating / Design Contingency 20.00% 129,303 | General Conditions / Insurance / Bond | | | 12.50% | 96,978 | | | |
| patch cracks in unreinforced conc walls add cont ftg under shotcrete wall add 4-6" shotcrete walls 6,732 sf 85.00 572,220 paint concrete walls 6,732 sf 2.50 16,830 Sub-total 11,880 sf 54.42 /sf \$646,514 \$646,514 | Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| patch cracks in unreinforced conc walls add cont ftg under shotcrete wall add 4-6" shotcrete walls 6,732 sf 85.00 572,220 paint concrete walls 6,732 sf 2.50 16,830 Sub-total 11,880 sf 54.42 sf \$646,514 | Estimating / Design Contingency | | | 20.00% | 129,303 | | | |
| patch cracks in unreinforced conc walls add cont ftg under shotcrete wall 6,732 sf \$2.00 \$13,464 allowance add 4-6" shotcrete walls 6,732 sf 85.00 572,220 paint concrete walls 6,732 sf 2.50 16,830 | SUB-TOTAL B20 Exterior Enclosure | | | | 646,514 | \$646,514 | | |
| patch cracks in unreinforced conc walls add cont ftg under shotcrete wall 6,732 sf \$2.00 \$13,464 allowance add 4-6" shotcrete walls 6,732 sf 85.00 572,220 paint concrete walls 6,732 sf 2.50 16,830 | Sub-total | 11,880 | sf | 54.42 /s | f | \$646,514 | | |
| patch cracks in unreinforced conc walls add cont ftg under shotcrete wall and 4-6" shotcrete walls 6,732 sf 85.00 \$13,464 allowance 250.00 44,000 add 4-6" shotcrete walls 6,732 sf 85.00 572,220 | • | 6,732 | sf | 2.50 | 16,830 | | | |
| patch cracks in unreinforced conc walls 6,732 sf \$2.00 \$13,464 allowance add cont ftg under shotcrete wall 176 lf 250.00 44,000 | | -, - | | | , | | | |
| patch cracks in unreinforced conc walls 6,732 sf \$2.00 \$13,464 allowance | 3 | | | | • | | | |
| B2010 Exterior walls | | 6,732 | sf | \$2.00 | \$13,464 | | allowance | |
| | B2010 Exterior walls | | | | | | | |

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

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

Salem, Oregon BRIC

OSD - Facility Assessment

B20 | Exterior Enclosure

Portland, Oregon

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Estimate Date: 18-Jan-24
Document Date: 03-Jan-24
Print Date: 18-Jan-24
Print Time: 1:17 PM

| OM Estimate 1.1 | | Phone: (503) 718-0075 www.archcost.com | | | | | TI |
|--|------------|--|-------------|----------|------------|-----------------|----|
| 9 Hockanson Gym | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments | |
| 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 | | | | |
| Sub-total | 11,880 | sf | 18.11 /s | | \$215,131 | | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 215,131 | \$215,131 | | |
| | | | 00.000/ | 40.007 | | | |
| Estimating / Design Contingency | TDD | | 20.00% | 43,027 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 32,270 | 00.040 | | |
| General Contractor OH & Profit | | | 5.00% | 14,522 | 89,819 | 41.75% | Ó |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| B20 Exterior Enclosure | 11,880 | sf | \$25.67 /s | f | \$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 | | 9.000 | |
| Sub-total | 11,880 | sf | 2.04 /s | | \$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% | ó |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | _ | | | | | |

11,880 sf

\$2.90 /sf

\$34,404

Salem, Oregon BRIC

OSD - Facility Assessment

Portland, Oregon

ROM Estimate 1.1

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

TBD

Constr. Start:

| - | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
|--|----------------------------|-----------------------|--|---|-----------------------------|------------------------|
| B30 Roofing | | | | | | |
| Boo Rooming | | | | | | |
| B3010 Roof Coverings | | | | | | |
| abate roofing, complete | 4,174 | sf | \$5.50 | \$22,956 | | |
| remove flashings | 4,174 | sf | 0.50 | 2,087 | | |
| new asphalt composite shingle roofing | 4,174 | sf | 7.50 | 31,304 | | |
| felt paper | 4,591 | sf | 0.30 | 1,377 | | |
| ice & water shield | 4,591 | sf | 2.00 | 9,182 | | |
| roof insluation + nailers | 4,174 | sf | 9.00 | 37,565 | | |
| replace gutters & ds | 446 | lf | 20.00 | 8,920 | | |
| new metal/misc flashings | 4,174 | sf | 2.50 | 10,435 | | |
| Sub-total | 11,880 | sf | 10.42 /s | | \$123,826 | |
| | | | | | | |
| SUB-TOTAL B30 Roofing | | | | 123,826 | \$123,826 | |
| Estimating / Design Contingency | | | 20.00% | 24,766 | | |
| Escalation To Construction Start | TBD | | 0.00% | 24,766 | | @ 1 F0/ parvage |
| General Conditions / Insurance / Bond | 160 | | 12.50% | 18,574 | | @ ± 5% per year |
| General Contractor OH & Profit | | | 5.00% | 8,359 | 51,699 | 41.75% |
| | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 44.000 | . • | | _ | | |
| B30 Roofing | | | | | A475 505 | |
| | 11,880 | sf | \$14.77 /s | ST | \$175,525 | |
| C10 Interior Construction | 11,000 | Sī | \$14.77 <i>\</i> \$ | st | \$175,525 | |
| C10 Interior Construction | 11,000 | SI | \$14.77 /s | ST | \$175,525 | |
| C10 Interior Construction C1020 Interior Doors | | | | | \$175,525 | |
| C10 Interior Construction C1020 Interior Doors remove door & frame | 4 | ea | \$150.00 | \$600 | \$175,525 | |
| C10 Interior Construction C1020 Interior Doors remove door & frame new 3x7 scwd/hm frame | | ea ea | \$150.00 2,850.00 | \$600 11,400 | \$175,525 | |
| C10 Interior Construction C1020 Interior Doors remove door & frame new 3x7 scwd/hm frame paint / finish door & frame | 4 4 | ea ea lvs | \$150.00 2,850.00 175.00 | \$600 11,400 700 | \$175,525 | |
| C10 Interior Construction C1020 Interior Doors remove door & frame new 3x7 scwd/hm frame | 4 4 4 | ea ea | \$150.00 2,850.00 | \$600 11,400 700 1,400 | \$175,525 \$14,100 | |
| C10 Interior Construction C1020 Interior Doors remove door & frame new 3x7 scwd/hm frame paint / finish door & frame patch/repair adjacent walls | 4 4 4 4 | ea ea lvs ea | \$150.00 2,850.00 175.00 350.00 | \$600 11,400 700 1,400 | | |
| C10 Interior Construction C1020 Interior Doors remove door & frame new 3x7 scwd/hm frame paint / finish door & frame patch/repair adjacent walls Sub-total SUB-TOTAL C10 Interior Construction | 4 4 4 4 | ea ea lvs ea | \$150.00 2,850.00 175.00 350.00 1.19 /s | \$600 11,400 700 1,400 f | \$14,100 | |
| C10 Interior Construction C1020 Interior Doors remove door & frame new 3x7 scwd/hm frame paint / finish door & frame patch/repair adjacent walls Sub-total SUB-TOTAL C10 Interior Construction Estimating / Design Contingency | 4 4 4 4 11,880 | ea ea lvs ea | \$150.00 2,850.00 175.00 350.00 1.19 /s | \$600 11,400 700 1,400 f 14,100 | \$14,100 | |
| C10 Interior Construction C1020 Interior Doors remove door & frame new 3x7 scwd/hm frame paint / finish door & frame patch/repair adjacent walls Sub-total SUB-TOTAL C10 Interior Construction Estimating / Design Contingency Escalation To Construction Start | 4 4 4 4 | ea ea lvs ea | \$150.00 2,850.00 175.00 350.00 1.19 /s | \$600 11,400 700 1,400 f 14,100 2,820 0 | \$14,100 | @ ± 5% per year |
| C10 Interior Construction C1020 Interior Doors remove door & frame new 3x7 scwd/hm frame paint / finish door & frame patch/repair adjacent walls Sub-total SUB-TOTAL C10 Interior Construction Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond | 4 4 4 4 11,880 | ea ea lvs ea | \$150.00 2,850.00 175.00 350.00 1.19 /s 20.00% 0.00% 12.50% | \$600 11,400 700 1,400 f 14,100 2,820 0 2,115 | \$14,100 \$14,100 | |
| C10 Interior Construction C1020 Interior Doors remove door & frame new 3x7 scwd/hm frame paint / finish door & frame patch/repair adjacent walls Sub-total SUB-TOTAL C10 Interior Construction Estimating / Design Contingency Escalation To Construction Start | 4 4 4 4 11,880 | ea ea lvs ea | \$150.00 2,850.00 175.00 350.00 1.19 /s | \$600 11,400 700 1,400 f 14,100 2,820 0 | \$14,100 | @ ± 5% per year 41.75% |
| C10 Interior Construction C1020 Interior Doors remove door & frame new 3x7 scwd/hm frame paint / finish door & frame patch/repair adjacent walls Sub-total SUB-TOTAL C10 Interior Construction Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond | 4 4 4 4 11,880 | ea ea lvs ea | \$150.00 2,850.00 175.00 350.00 1.19 /s 20.00% 0.00% 12.50% | \$600 11,400 700 1,400 f 14,100 2,820 0 2,115 | \$14,100 \$14,100 | |

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Estimate Date: 18-Jan-24
Document Date: 03-Jan-24
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BRIC Portland, Oregon ROM Estimate 1.1

Salem, Oregon

OSD - Facility Assessment

| rortiand, Oregon ROM Estimate 1.1 | | | ngard, Oregon 9722 503) 718-0075 www | | n | Constr. Start | |
|---|----------|-------|---|---------------------------------------|----------------|------------------|---------|
| 9 Hockanson Gym | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | onto |
| 9 Hockanson Gym | Quantity | Ullit | Cost / Utilit | Cost | วนม-เบเลเร | Comin | ens |
| 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 | | |
| Fatimating / Danier Continuous | | | 20.000/ | 400 | | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 20.00% 0.00% | 400 0 | | O . 50/ | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 300 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond General Contractor OH & Profit | | | 5.00% | 135 | 835 | | 44 750/ |
| General Contractor On & Profit | | | 5.00% | 133 | 033 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| C10 Interior Construction | 11,880 | sf | \$0.24 /s | f | \$2,835 | | |
| C20 STAIRS | | | | | | | |
| 00040 01 : | | | | | | | |
| C2010 Stair construction | | | **** | | | | |
| add handrails to basement stair | 34 | lf | \$200.00 | \$6,800 | *** | - | |
| Sub-total | 11,880 | sf | 0.57 /sf | | \$6,800 | | |
| SUB-TOTAL C20 STAIRS | | | | 6,800 | \$6,800 | | |
| Estimating / Design Contingency | | | 20.00% | 1,360 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 1,300 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 1,020 | | @ 1 3 % per year | |
| General Contractor OH & Profit | | | 5.00% | 459 | 2,839 | | 41.75% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| C20 STAIRS | 11,880 | sf | \$0.81 /s | f | \$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 | if | 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 | | |
| Fotimating / Design Cantings | | | 20.000/ | 6.050 | | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 20.00% 0.00% | 6,352 | | @ . F0/ | |
| General Conditions / Insurance / Bond | טפו | | 0.00% 12.50% | 0 4 764 | | @ ± 5% per year | |
| General Contractor OH & Profit | | | 5.00% | 4,764 2,144 | 13,260 | | 41.75% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 44.000 | | 60.70 <i>(</i> | | 645.000 | | |
| C20 STAIRS | 11,880 | sf | \$3.79 /s | Г | \$45,020 | | |

OSD - Facility Assessment Salem, Oregon

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Portland, Oregon

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Estimate Date: 18-Jan-24
Document Date: 03-Jan-24
Print Date: 18-Jan-24
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| Portland, Oregon | | | Гigard, Oregon 9722: | | | Print Time: 1:17 Pf |
|--|---|----------|----------------------|---------------|------------------------|-----------------------|
| ROM Estimate 1.1 | | Phone: (| (503) 718-0075 www | .archcost.con | n | Constr. Start: TB |
| 09 Hockanson Gym | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
| - | | | | | | |
| C20 STAIRS | | | | | | |
| C2010 Stair construction | | | | | | |
| replace perimeter guardrail at sunken well | 165 | lf | \$230.00 | \$37,950 | | |
| Sub-total | 11,880 | sf | 3.19 /sf | ψον,σοσ | \$37,950 | |
| | ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | | 2112 121 | | 4 - 1 , - 2 - 2 | |
| SUB-TOTAL C20 STAIRS | | | | 37,950 | \$37,950 | |
| Estimating / Design Contingency | | | 20.00% | 7,590 | | |
| Escalation To Construction Start | TBD | | 0.00% | 7,590 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 5,693 | | @ 1 3 % per year |
| General Contractor OH & Profit | | | 5.00% | 2,562 | 15,845 | 41.75% |
| | | | | , | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| C20 STAIRS | 11,880 | sf | \$4.53 /sf | | \$53,795 | |
| C20 STAIRS | 11,000 | 51 | Ψ4.53 /SI | | φυυ, <i>1</i> συ | |
| C30 INTERIOR FINISHES | | | | | | |
| C3010 Wall Finishes | | | | | | |
| patch/repair concete walls | 5,370 | sf | \$1.50 | \$8,055 | | assume 50% of walls |
| paint concrete walls | 5,370 | sf | 2.25 | 12,083 | | assume 50% of waits |
| abate plaster finish | 5,370 | sf | 4.00 | 21,480 | | assume 50% of walls |
| remove wall base | 450 | lf | 0.50 | 225 | | addame of 70 of Wallo |
| 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 | |
| Fating the at / Danier Counting and | | | 00.000/ | 45.005 | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 20.00% 0.00% | 15,665 0 | | @ . F0/ |
| General Conditions / Insurance / Bond | 160 | | 12.50% | 11,749 | | @ ± 5% per year |
| General Contractor OH & Profit | | | 5.00% | 5,287 | 32,701 | 41.75% |
| Control Contractor Crr a rione | | | 0.0070 | 0,207 | 02,701 | 11.7070 |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| C30 INTERIOR FINISHES | 11,880 | sf | \$9.35 /sf | • | \$111,024 | |
| C30 INTERIOR FINISHES | | | | | | |
| COS INTERCONT INIONES | | | | | | |
| C3010 Wall Finishes | | | | | | |
| add single use restroom, on level 1 | 1 | allow | \$25,000.00 | \$25,000 | | |
| Sub-total | 11,880 | sf | 2.10 /sf | | \$25,000 | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 25,000 | \$25,000 | |
| · | 1 | | | · | · | |
| Estimating / Design Contingency | 755 | | 20.00% | 5,000 | | 0 504 |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 3,750 | 10 420 | 44 750/ |
| General Contractor OH & Profit | | | 5.00% | 1,688 | 10,438 | 41.75% |
| TOTAL DIDECT CONSTRUCTION COST | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 44.000 | | 45.55 | | 40= 40= | |
| C30 INTERIOR FINISHES | 11,880 | sf | \$2.98 /sf | | \$35,438 | |

OSD - Facility Assessment Salem, Oregon

BRIC

Portland, Oregon

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Estimate Date: 18-Jan-24
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Print Time: 1:17 PM

| ortland, Oregon | | ٦ | Γigard, Oregon 9722ն | 3-8489 | | Print Time: 1:17 F |
|--|----------------|----------|----------------------|------------------|------------|----------------------|
| ROM Estimate 1.1 | | Phone: (| 503) 718-0075 www | .archcost.cor | n | Constr. Start: TE |
| | | | | | | |
| 9 Hockanson Gym | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
| | | | | | | T |
| C30 INTERIOR FINISHES | | | | | | |
| C3020 Floor Finishes - vct | | | | | | |
| | 1 700 | of | ¢2 E0 | ΦΛ ΛΕ Ε | | |
| abate vat flooring clean/prep floors | 1,782 1,782 | sf sf | \$2.50 1.00 | \$4,455 1,782 | | assume 15% of floors |
| new vot flooring | 1,782 | sf | 4.75 | 8,465 | | |
| Sub-total | 1,762 | si sf | 4.75 1.24 /sf | | \$14,702 | |
| Sub-total | 11,000 | 51 | 1.24 /51 | | φ14,702 | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 14,702 | \$14,702 | |
| | | | | | | |
| Estimating / Design Contingency | | | 20.00% | 2,941 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 2,206 | | |
| General Contractor OH & Profit | | | 5.00% | 993 | 6,140 | 41.76% |
| | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| | 44 000 | sf | \$1.75 /sf | | ¢20.042 | |
| C30 INTERIOR FINISHES | 11,880 | 51 | φ1./5 /SI | | \$20,842 | |
| C30 INTERIOR FINISHES | | | | | | |
| | | | | | | |
| C3020 Floor Finishes - vct | | | | | | |
| add plywd subfloor, level 1 | 2,030 | sf | \$2.75 | \$5,581 | | assume 55% of floors |
| new vct flooring | 2,030 | sf | 4.75 | 9,640 | | |
| Sub-total | 11,880 | sf | 1.28 /sf | | \$15,221 | |
| CUID TOTAL COOLINITEDIOD FINICUES | | | | 45.004 | ¢45 004 | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 15,221 | \$15,221 | |
| Estimating / Design Contingency | | | 20.00% | 3,045 | | |
| Escalation To Construction Start | TBD | | 0.00% | 3,043 | | @ 1 5% nor year |
| General Conditions / Insurance / Bond | 100 | | | _ | | @ ± 5% per year |
| | | | 12.50% | 2,284 | 6.257 | 44.700/ |
| General Contractor OH & Profit | | | 5.00% | 1,028 | 6,357 | 41.76% |
| | | | | | | |
| 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 | |
| TO THE GOOT INVESTIGATION OF THE COLUMN OF T | | | | 55,175 | 400,110 | |
| 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 | | © 2070 po. 1001 |
| General Contractor OH & Profit | | | 5.00% | 6,290 | 38,901 | 41.75% |
| Constant Contractor Off & Front | | | 0.0070 | 0,200 | 30,301 | 41.7370 |
| | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | _ | . | | *** | |
| C30 INTERIOR FINISHES | 11,880 | sf | \$11.12 /sf | <u> </u> | \$132,074 | |

Salem, Oregon

OSD - Facility Assessment

BRIC

Portland, Oregon

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| ROM Estimate 1.1 | | | (503) 718-0075 w | n | Constr. Start: | | |
|--|----------|------|------------------|----------------|----------------|-------------------|--------|
| 09 Hockanson Gym | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| C30 INTERIOR FINISHES | <u> </u> | | | | | | |
| C2020 Cailing Finished at ma | | | | | | | |
| C3030 Ceiling Finishes - gym clean, prep OTS ceiling | 3,690 | sf | \$1.25 | \$4,613 | | | |
| paint OTS ceiling | 3,690 | sf | 3.00 | 11,070 | | | |
| Sub-total | 11,880 | sf | 1.32 | | \$15,683 | | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 15,683 | \$15,683 | | |
| | | | | | | | |
| Estimating / Design Contingency | TDD | | 20.00% | 3,137 | | 0 50/ | |
| Escalation To Construction Start General Conditions / Insurance / Bond | TBD | | 0.00% 12.50% | 0 | | @ ± 5% per year | |
| General Contractor OH & Profit | | | 5.00% | 2,353 1,059 | 6,549 | | 41.76% |
| General Contractor Off & Fibrit | | | 3.00 /0 | 1,039 | 0,549 | | 41.70% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| C30 INTERIOR FINISHES | 11,880 | sf | \$1.87 | /sf | \$22,232 | | |
| D10 CONVEYING SYSTEMS | | | | | | | |
| 510 CONVETING CONTENIES | | | | | | | |
| D1010 Elevator | | | | | | | |
| provide elevator | 1 | | \$350,000.00 | \$350,000 | | access to gym | |
| Sub-total | 11,880 | sf | 29.46 | /sf | \$350,000 | | |
| SUB-TOTAL D10 CONVEYING SYSTEMS | | | | 350,000 | \$350,000 | | |
| Fatimating / Davies Continuous | | | 20.000/ | 70.000 | | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 20.00% 0.00% | 70,000 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 52,500 | | @ 1 5% per year | |
| General Contractor OH & Profit | | | 5.00% | 23,625 | 146,125 | | 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 | | ea | \$275.00 | \$1,100 | | allowance | |
| new ada toilet | 2 | ea | 2,650.00 | 5,300 | | allowance | |
| new sink & faucet Sub-total | 2 | ea | 2,100.00 | 4,200 | #40.000 | allowance | |
| Sub-total | 11,880 | sf | 0.89 | /st | \$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% | 2,120 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 1,590 | | S = 0 /0 poi year | |
| General Contractor OH & Profit | | | 5.00% | 716 | 4,426 | | 41.75% |
| TOTAL DIDECT CONSTRUCTION COST | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 44.000 | | 44.00 | 1-4 | 645.00 | | |
| D20 PLUMBING SYSTEMS | 11,880 | sf | \$1.26 | /ST | \$15,026 | | |

Salem, Oregon BRIC

OSD - Facility Assessment

D20 | PLUMBING SYSTEMS

Portland, Oregon

8060 SW Pfaffle Street, Suite 110
Tigard, Oregon 97223-8489
Phone: (503) 718-0075 www.archcost.com

Seth J. Pszczolkowski

Estimate Date: 18-Jan-24
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| Portland, Oregon ROM Estimate 1.1 | | | Tigard, Oregon 97 (503) 718-0075 v | n | Print Time: Constr. Start: | 1:17 F TE | |
|--|----------|-------|--|-----------------|-------------------------------|-------------------|--------|
| 09 Hockanson Gym | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Commen | ts |
| - | | | | | | | |
| D20 PLUMBING SYSTEMS | | | | | | | |
| D2020 Plumbing Fixtures - Repiping | | | | | | | |
| repipe dom water lines | 11,880 | sf | \$2.00 | \$23,760 | | | |
| Sub-total | 11,880 | sf | 2.00 | | \$23,760 | | |
| SUB-TOTAL D20 PLUMBING SYSTEMS | | | | 23,760 | \$23,760 | | |
| Fotimating / Design Contingency | | | 20.000/ | 4 750 | | | |
| Estimating / Design Contingency | TDD | | 20.00% | 4,752 | | 0 . 50/ | |
| Escalation To Construction Start | TBD | | 0.00% | | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | - , | 0.000 | | |
| General Contractor OH & Profit | | | 5.00% | 1,604 | 9,920 | 4 | 1.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D20 PLUMBING SYSTEMS | 11,880 | sf | \$2.84 | /sf | \$33,680 | | |
| D20 PLUMBING SYSTEMS | | | | | | | |
| D2020 Capitany | | | | | | | |
| D2030 Sanitary investigate clogged pipe & repair | 4 | allow | ¢6 500 00 | \$6,500 | | -11 | |
| Sub-total | 1 | allow | \$6,500.00 | | | allowance | |
| Sub-total | 11,880 | sf | 0.55 | /ST | \$6,500 | | |
| SUB-TOTAL D20 PLUMBING SYSTEMS | | | | 6,500 | \$6,500 | | |
| Estimating / Design Contingency | | | 20.00% | 1,300 | | | |
| Escalation To Construction Start | TBD | | 0.00% | • | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | | | © ± 0 /0 pci ycui | |
| General Contractor OH & Profit | | | 5.00% | 439 | 2,714 | 4 | 1.75% |
| General Contractor On & Front | | | 5.00 % | 439 | 2,7 14 | 4 | 1.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D20 PLUMBING SYSTEMS | 11,880 | sf | \$0.78 | /sf | \$9,214 | | |
| D20 PLUMBING SYSTEMS | | | | | | | |
| Doodo Deira Weter D | | | | | | | |
| D2040 Rain Water Drainage | | | # 40.000.00 | # 40.000 | | | |
| address storm drainage system | 1 | allow | \$10,000.00 | \$10,000 | A 42.22- | allowance | |
| Sub-total | 11,880 | sf | 0.84 | /sf | \$10,000 | | |
| SUB-TOTAL D20 PLUMBING SYSTEMS | | | | 10,000 | \$10,000 | | |
| Estimating / Design Contingency | | | 20.00% | 2,000 | | | |
| Escalation To Construction Start | TBD | | 0.00% | , | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | | | € ± 0 /0 pci ycai | |
| General Contractor OH & Profit | | | 5.00% | 675 | 4,175 | 1 | 1.75% |
| Constan Contractor Off & Front | | | 3.00 /0 | 013 | 7,173 | 4 | 1.10/0 |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| TO THE DIRECT CONSTRUCTION COST | | _ | | | **** | | |

\$1.19 /sf

\$14,175

11,880 sf

Salem, Oregon

OSD - Facility Assessment

BRIC

Portland, Oregon

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Estimate Date: 18-Jan-24
Document Date: 03-Jan-24
Print Date: 18-Jan-24
Print Time: 1:17 PM

| Portiand, Oregon | | | i igard, Oregon 9722 | | | Print Time: 1:17 P |
|--|------------------|----------|----------------------|----------------|-----------------|--------------------------|
| ROM Estimate 1.1 | | Phone: (| 503) 718-0075 ww | w.archcost.cor | n | Constr. Start: TB |
| 09 Hockanson Gym | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
| D30 HVAC SYSTEMS | | | | | | |
| D3040 Replace pipe insulation | | | | | | |
| abate asbestos pipe insulation | 525 | lf | \$12.00 | \$6,300 | | allowance |
| pipe insulation | 525 | lf | 20.00 | | | |
| Sub-total | 11,880 | sf | 1.41 /st | f | \$16,800 | |
| SUB-TOTAL D30 HVAC SYSTEMS | | | | 16,800 | \$16,800 | |
| Estimating / Design Contingency | | | 20.00% | 3,360 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0,500 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 2,520 | | to 1 370 per year |
| General Contractor OH & Profit | | | 5.00% | 1,134 | 7,014 | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| D30 HVAC SYSTEMS | 11,880 | sf | \$2.00 /s | f | \$23,814 | |
| · | 11,000 | | Ψ=100 10 | | 4 _0,0 | |
| D30 HVAC SYSTEMS | | | | | | |
| D3050 Terminal & Package Units | | | | | | |
| install heating & ventilation | 3,564 | sf | \$20.00 | \$71,280 | | to classroom / shop area |
| add exhaust fan to kiln room | 1 | ea | 2,800.00 | 2,800 | | |
| Sub-total | 11,880 | sf | 6.24 /st | f | \$74,080 | |
| SUB-TOTAL D30 HVAC SYSTEMS | | | | 74,080 | \$74,080 | |
| Estimating / Design Contingency | | | 20.00% | 14,816 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | 133 | | 12.50% | 11,112 | | © 10% por your |
| General Contractor OH & Profit | | | 5.00% | 5,001 | 30,929 | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| D30 HVAC SYSTEMS | 11,880 | sf | \$8.84 /s | f | \$105,009 | |
| D30 HVAC SYSTEMS | | | | | | |
| • | | | | | | |
| D3060 Controls | 11 000 | of | ¢7 50 | ¢00 400 | | allawanaa |
| replace pnuematic controls with digital Sub-total | 11,880 11,880 | sf sf | \$7.50 7.50 /st | \$89,100 | \$89,100 | allowance |
| Sub-total | 11,000 | SI | 7.50 /Si | l | ФОЭ, 100 | |
| SUB-TOTAL D30 HVAC SYSTEMS | | | | 89,100 | \$89,100 | |
| Estimating / Design Contingency | | | 20.00% | 17,820 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 0 0 17 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | .55 | | 12.50% | 13,365 | | © = 0 /0 por jour |
| General Contractor OH & Profit | | | 5.00% | 6,015 | 37,200 | 41.75% |
| | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| D30 HVAC SYSTEMS | 11,880 | sf | \$10.63 /s | f | \$126,300 | |

OSD - Facility Assessment Salem, Oregon

BRIC Portland, Oregon

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

| ortiand, Oregon | | | igard, Oregon 9722 | | | Constr. Start | |
|--|----------|--|---------------------------------------|----------------|------------|------------------|---------|
| DM Estimate 1.1 | | Phone: (503) 718-0075 www.archcost.com | | | | | : Т |
| Hockanson Gym | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | onte |
| Tiockanson Gym | Quartity | Offic | COSt / OTIIL | COSI | Sub-totals | Comm | CIIIS |
| D40 FIRE PROTECTION SYSTEMS | | | | | | | |
| D4040 0 | | | | | | | |
| D4010 Sprinklers | 44.000 | | 44.05 | 0 44050 | | | |
| demo sprinkler system | 11,880 | sf | \$1.25 | \$14,850 | | | |
| add new sprinkler system | 11,880 | sf | 6.50 | | 400.070 | - | |
| Sub-total | 11,880 | sf | 7.75 /sf | | \$92,070 | | |
| SUB-TOTAL D40 FIRE PROTECTION SYS | STEMS | | | 92,070 | \$92,070 | | |
| Fatimating / Paging Continuous | | | 20.00% | 10 111 | | | |
| Estimating / Design Contingency Escalation To Construction Start | TDD | | 20.00% | 18,414 | | 0 . 50/ | |
| | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 13,811 | 00.440 | | |
| General Contractor OH & Profit | | | 5.00% | 6,215 | 38,440 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D40 FIRE PROTECTION SYSTEMS | 11,880 | sf | \$10.99 /s1 | • | \$130,510 | | |
| D40 FIRE PROTECTION STSTEMS | 11,000 | 51 | \$10.55 /SI | | \$130,510 | | |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| D5010 Panel upgrades | | | | | | | |
| new service | 11,880 | sf | \$6.31 | \$75,000 | | | |
| Sub-total | 11,880 | sf | φ0.31 <u> </u> | | \$75,000 | _ | |
| Sub-total | 11,000 | 51 | 0.31 /51 | | Ψ1 3,000 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 75,000 | \$75,000 | | |
| Estimating / Design Contingency | | | 20.00% | 15,000 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 1.55 | | 12.50% | 11,250 | | @ 1 070 por your | |
| General Contractor OH & Profit | | | 5.00% | 5,063 | 31,313 | | 41.75% |
| | | | 0.0070 | 0,000 | 01,010 | | 11.1070 |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D50 ELECTRICAL SYSTEMS | 11,880 | sf | \$8.95 /s1 | F | \$106,313 | | |
| | | | · · · · · · · · · · · · · · · · · · · | | | | |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| D5020 Replace Gym lights | | | | | | | |
| replace gym light fixtures | 5,940 | sf | \$2.50 | \$14,850 | | | |
| Sub-total | 11,880 | sf | 1.25 /sf | | \$14,850 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | i | | | 14,850 | \$14,850 | | |
| | | | | | | | |
| Estimating / Design Contingency | | | 20.00% | 2,970 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 2,228 | | | |
| General Contractor OH & Profit | | | 5.00% | 1,003 | 6,201 | | 41.76% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 44 000 | | 64 77 1-1 | | ¢04.054 | | |
| D50 ELECTRICAL SYSTEMS | 11,880 | sf | \$1.77 /st | | \$21,051 | | |

Salem, Oregon BRIC

Portland, Oregon

ACC Cost Consultants, LLC

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Document Date:
Print Date:
Print Time:
Constr. Start:

Estimate Date:

03-Jan-24 18-Jan-24 1:17 PM

18-Jan-24

| OM Estimate 1.1 | | Phone: (| Constr. Start: | | | | |
|---|----------|----------|----------------|----------------|-----------------|--------------------|--------|
| 9 Hockanson Gym | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| D5020 Replace Lighting | | | | | | | |
| replace lighting with LED's | 5,940 | sf | \$1.75 | \$10,395 | | | |
| Sub-total | 11,880 | sf | 0.88 /sf | | \$10,395 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 10,395 | \$10,395 | | |
| Estimating / Design Contingency | | | 20.00% | 2,079 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 2,079 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 1,560 | | @ 1 3 % per year | |
| General Contractor OH & Profit | | | 5.00% | 702 | 4,341 | | 41.76% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS | 11,880 | sf | \$1.24 /sf | | \$14,736 | | |
| DOU ELECTRICAL STOTEMS | 11,000 | 31 | φ1.24 /SI | | φ14,730 | | |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| D5020 Branch Wiring | | | | | | | |
| update power to sump pump | 1 | sum | \$1,500.00 | \$1,500 | | | |
| Sub-total | 11,880 | sf | 0.13 /sf | | \$1,500 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 1,500 | \$1,500 | | |
| Estimating / Design Contingency | | | 20.00% | 300 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 225 | | | |
| General Contractor OH & Profit | | | 5.00% | 102 | 627 | | 41.80% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D50 ELECTRICAL SYSTEMS | 11,880 | sf | \$0.18 /sf | | \$2,127 | | |
| · | | | 70.10 | | 4-, | | |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| D5030 Intrusion Alarm System | 44.000 | , | 04.70 | #00.400 | | | |
| add intrusion alarm system Sub-total | 11,880 | sf | \$1.70 | \$20,196 | \$20,196 | rough-in / install | |
| Sub-total | 11,880 | sf | 1.70 /sf | | Φ20, 190 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 20,196 | \$20,196 | | |
| Estimating / Design Contingency | | | 20.00% | 4,040 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 3,030 | | | |
| General Contractor OH & Profit | | | 5.00% | 1,364 | 8,434 | | 41.76% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D50 ELECTRICAL SYSTEMS | 11,880 | sf | \$2.41 /sf | | \$28,630 | | |
| DOU LELOTRIONE OTOTERIO | 11,000 | 31 | Ψ4.71 /31 | | Ψ20,000 | 1 | |

Salem, Oregon

OSD - Facility Assessment

BRIC Portland, Oregon

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

Estimate Date: 18-Jan-24 Document Date: 03-Jan-24 Print Date: 18-Jan-24 1:17 PM Print Time:

| Portland, Oregon | | | Tigard, Oregon 972 | | | Print Time: | 1:17 F |
|---|----------|--------|--------------------|---------------------------------------|----------------|-------------------|---------|
| ROM Estimate 1.1 | | Phone: | (503) 718-0075 wv | vw.archcost.con | n | Constr. Start: | TE |
| 9 Hockanson Gym | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comme | nts |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| BOO ELECTRICAL CTC LINC | | | | | | | |
| D5030 Lighting Controls | | | | | | | |
| add occupancy sensors | 11,880 | sf | \$0.55 | \$6,534 | \$0.504 | - | |
| Sub-total | 11,880 | sf | 0.55 / | sf | \$6,534 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | 3 | | | 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 | 2 | ea | \$3,500.00 | \$7,000 | | allowance | |
| replace wall padding | 120 | sf | 25.00 | 3.000 | | allowance | |
| Sub-total | 11,880 | sf | 0.84 / | -, | \$10,000 | allowarios | |
| SUB-TOTAL E10 EQUIPMENT | | | | 10,000 | \$10,000 | | |
| · | | | | · · · · · · · · · · · · · · · · · · · | <u> </u> | | |
| Estimating / Design Contingency | | | 20.00% | 2,000 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond General Contractor OH & Profit | | | 12.50% 5.00% | 1,500 675 | 4,175 | | 41.75% |
| General Contractor Off & Front | | | 3.0070 | 073 | 4,175 | | 41.7570 |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| E10 EQUIPMENT | 11,880 | sf | \$1.19 / | sf | \$14,175 | | |
| E10 EQUIPMENT | | | | | | | |
| E1010 Dust Collection system | | | | | | | |
| replace dust collection system | 1 | sum | \$35,000.00 | \$35,000 | | | |
| replace kiln | 1 | ea | 5,000.00 | 5,000 | | | |
| Sub-total | 11,880 | sf | 3.37 / | | \$40,000 | | |
| SUB-TOTAL E10 EQUIPMENT | | | | 40,000 | \$40,000 | | |
| Estimating / Design Contingency | | | 20.00% | 8,000 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0,000 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 6,000 | | w ± 0 /0 per year | |
| General Contractor OH & Profit | | | 5.00% | 2,700 | 16,700 | | 41.75% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 44.555 | _ | A | | A= | | |
| E10 EQUIPMENT | 11,880 | sf | \$4.77 | ST | \$56,700 | | |

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

| 9 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 /si | f | \$0 | |

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: Document Date: Print Date: Print Time:

Constr. Start:

18-Jan-24 03-Jan-24 18-Jan-24 1:17 PM TBD

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

Building Stats

Year Built: unkown

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 | | @ ± 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 | 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 | | @ ± 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 | 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 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 888 | | |
| General Contractor OH & Profit | | | 5.00% | 400 | 2,472 | 41.76% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| B10 Superstructure | 1,480 | sf | \$5.67 /sf | | \$8,392 | |

Salem, Oregon

OSD - Facility Assessment

Portland, Oregon

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Estimate Date: 18-Jan-24
Document Date: 03-Jan-24
Print Date: 18-Jan-24
Print Time: 1:17 PM

| ortiand, Oregon DM Estimate 1.1 | | Phone: | Constr. Start: | | | | |
|--|----------|--------|----------------|----------------|------------|-------------------|--------|
|) Paint Shop | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| B20 Exterior Enclosure | | | | | | | |
| POOSO Dardess Hardware | | | | | | | |
| B2030 Replace Hardware remove door knob | 2 | | ¢75.00 | ተ ጋጋ፫ | | | |
| install new lever arm | 3 3 | ea | \$75.00 | \$225 1,275 | | | |
| | - | ea | 425.00 | 1,275 | ¢1 500 | - | |
| Sub-total | 1,480 | sf | 1.01 /sf | | \$1,500 | | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 1,500 | \$1,500 | | |
| Estimating / Design Contingency | | | 20.00% | 300 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 225 | | © ± 5 /0 per year | |
| General Contractor OH & Profit | | | 5.00% | 102 | 627 | | 41.80% |
| Control Contractor Circuit Tolk | | | 0.0070 | | | | 11.00% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| B20 Exterior Enclosure | 1,480 | sf | \$1.44 /sf | | \$2,127 | | |
| B30 Roofing | | | | | | | |
| | | | | | | | |
| B3010 Reroof | 1 500 | of | ¢4 75 | ¢0.700 | | | |
| remove asphalt shingle roofing | 1,560 | sf | \$1.75 | \$2,730 | | | |
| remove flashings | 1,560 | sf | 0.35 | 546 | | | |
| new asphalt composite shingle roofing | 1,560 | sf | 7.50 | 11,699 | | | |
| felt paper | 1,716 | sf | 0.30 | 515 | | | |
| ice & water shield | 1,716 | sf | 2.00 | 3,432 | | | |
| new metal flashings & vents | 1,560 | sf | 1.75 | 2,730 | **** | - | |
| Sub-total | 1,480 | sf | 14.63 /sf | | \$21,652 | | |
| SUB-TOTAL B30 Roofing | | | | 21,652 | \$21,652 | | |
| Estimating / Design Contingency | | | 20.00% | 4,331 | | | |
| Escalation To Construction Start | TBD | | 0.00% | , | | O . F0/ | |
| _ | IBD | | | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 3,248 | 0.044 | | |
| General Contractor OH & Profit | | | 5.00% | 1,462 | 9,041 | | 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 | 2 | ea | \$60.00 | \$120 | | | |
| install new lever arm | 2 | ea | 275.00 | 550 | | | |
| Sub-total | 1,480 | sf | 0.45 /sf | | \$670 | | |
| SUB-TOTAL C10 Interior Construction | | | | 670 | \$670 | | |
| · | | | 00.000/ | 404 | | | |
| Estimating / Design Contingency | | | 20.00% | 134 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 101 | | | |
| General Contractor OH & Profit | | | 5.00% | 46 | 281 | | 41.94% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| C10 Interior Construction | 1,480 | sf | \$0.64 /sf | | \$951 | | |
| O TO IIITETIOI OUIISTIUCTIOII | 1,400 | JI. | φυ.04 /51 | | क्वरा | | |

Salem, Oregon

OSD - Facility Assessment

BRIC

Portland, Oregon ROM Estimate 1.1 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

| OM Estimate 1.1 | | Phone: | n | Constr. Start: | | | |
|---------------------------------------|----------|--------|-------------|----------------|------------|--------------------|---------|
| 0 Paint Shop | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comme | nts |
| C20 STAIRS | | | | | | | |
| no work required | 0 | ea | \$0.00 | \$0 | | | |
| Sub-total | 1,480 | sf | 0.00 /sf | Ψ | \$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 | 1,480 | sf | \$0.00 /sf | | \$0 | | |
| C30 INTERIOR FINISHES | | | | | | | |
| C3030 Ceiling Finishes - plaster | | | | | | | |
| patch/repair plaster ceilings | 148 | sf | \$1.00 | \$148 | | assume 10% ceiling | area |
| paint ceilings | 148 | sf | 2.50 | 370 | | - | |
| Sub-total | 1,480 | sf | 0.35 /sf | | \$518 | | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 518 | \$518 | | |
| Estimating / Design Contingency | | | 20.00% | 104 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 78 | | | |
| General Contractor OH & Profit | | | 5.00% | 35 | 217 | | 41.89% |
| 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 | | | |
| 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 | 1,480 | sf | \$0.00 /sf | | \$0 | | |

Seth J. Pszczolkowski

8060 SW Pfaffle Street, Suite 110

OSD - Facility Assessment Salem, Oregon

BRIC

Portland, Oregon

Tigard, Oregon 97223-8489

Estimate Date: 18-Jan-24
Document Date: 03-Jan-24
Print Date: 18-Jan-24

Print Time: 1:17 PM
Constr. Start: TBD

| ROM Estimate 1.1 | Phone: (503) 718-0075 www.archcost.com | | | | | Constr. Start: TE | | |
|---|--|----------|--------------------|--------------|--------------------|-------------------|---------|--|
| 10 Paint Shop | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents | |
| D20 PLUMBING SYSTEMS | | | | | | | | |
| | | | | | | | | |
| D2010 Plumbing fixtures | 4 | | <u> </u> | | | | | |
| replace leaking hose bibb unclog floor drain | 1 1 | ea ea | \$350.00 200.00 | \$350 200 | | | | |
| Sub-total | 1,480 | sf | 0.37 /sf | 200 | \$550 | _ | | |
| Gub-total | 1,460 | 51 | 0.57 /51 | | ψυυ | | | |
| SUB-TOTAL D20 PLUMBING SYSTEMS | | | | 550 | \$550 | | | |
| Estimating / Design Contingency | | | 20.00% | 110 | | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 83 | | @ ± 5% per year | | |
| General Contractor OH & Profit | | | 5.00% | 38 | 231 | | 42.000/ | |
| General Contractor On & Profit | | | 5.00% | 30 | 231 | | 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 | 1 | sum | \$750.00 | \$750 | | - | | |
| Sub-total | 1,480 | sf | 0.51 /sf | | \$750 | | | |
| SUB-TOTAL D20 PLUMBING SYSTEMS | | | | 750 | \$750 | | | |
| Estimating / Design Contingency | | | 20.00% | 150 | | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 113 | | @ 1 3 % per year | | |
| General Contractor OH & Profit | | | 5.00% | 51 | 314 | | 41.87% | |
| TOTAL DIDEOT CONSTRUCTION COST | | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST D20 PLUMBING SYSTEMS | 1,480 | sf | \$0.72 /sf | : | \$1,064 | | | |
| D20 FLOWIDING 3131LW3 | 1,400 | 31 | φυ./ 2 /51 | | ψ1,00 4 | | | |
| D30 HVAC SYSTEMS | | | | | | | | |
| no work required | 0 | sf | \$0.00 | \$0 | | | | |
| Sub-total | 1,480 | sf | 0.00 /sf | * - | \$0 | | | |
| SUB-TOTAL D30 HVAC SYSTEMS | | | | 0 | \$0 | | | |
| Estimation / Davison Co. 1 | | | 00.000/ | _ | | | | |
| Estimating / Design Contingency | TDD | | 20.00% | 0 | | O . 50/ | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | | |
| General Conditions / Insurance / Bond General Contractor OH & Profit | | | 12.50% 5.00% | 0 0 | 0 | | #DIV/0! | |
| | | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | | |
| D30 HVAC SYSTEMS | 1,480 | sf | \$0.00 /sf | • | \$0 | | | |

Salem, Oregon

BRIC

ACC Cost Consultants, LLC

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110

Estimate Date: 18-Jan-24 Document Date: 03-Jan-24 Print Date: 18-Jan-24 1:17 PM Print Time:

| BRIC | | | 60 SW Pfaffle Street, | | | Print Date | |
|--|----------|----------|-----------------------|---------------|------------|----------------------|---------|
| Portland, Oregon | | | Tigard, Oregon 97223 | | | Print Time | |
| ROM Estimate 1.1 | | Phone: (| (503) 718-0075 www | .archcost.cor | n | Constr. Start | : TB |
| 10 Paint Shop | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| D40 FIRE PROTECTION SYSTEMS | | | | | | | |
| · | | | | | | | |
| no work required | 0 | sf | \$0.00 | \$0 | | | |
| Sub-total | 1,480 | sf | 0.00 /sf | | \$0 | | |
| SUB-TOTAL D40 FIRE PROTECTION SYS | STEMS | | | 0 | \$0 | | |
| Estimating / Design Contingency | | | 20.00% | 0 | | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 0 | | @ 1 3 % per year | |
| General Contractor OH & Profit | | | 5.00% | 0 | 0 | | #DIV/0! |
| Control Contractor Circuit Tolk | | | 0.0070 | | | | #51770: |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D40 FIRE PROTECTION SYSTEMS | 1,480 | sf | \$0.00 /sf | | \$0 | | |
| DEALE LECTRICAL SYSTEMS | | | | | | | - |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| D5020 Replace Lighting | | | | | | | |
| replace lighting with LED's | 1,480 | sf | \$3.00 | \$4,440 | | | |
| Sub-total | 1,480 | sf | 3.00 /sf | | \$4,440 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 4,440 | \$4,440 | | |
| Estimating / Design Contingency | | | 20.00% | 888 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 666 | | © ± 0 /0 pcr ycar | |
| General Contractor OH & Profit | | | 5.00% | 300 | 1,854 | | 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 | 1 480 | sf | \$5.75 | \$8 510 | | rough-in / install | |
| Sub-total | 1,480 | sf | 5.75 /sf | ψο,στο | \$8,510 | Tough-III / IIIstali | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 8,510 | \$8,510 | | |
| | | | | 3,0.0 | , 0,0.0 | | |
| Estimating / Design Contingency | | | 20.00% | 1,702 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 1,277 | | | |
| General Contractor OH & Profit | | | 5.00% | 575 | 3,554 | | 41.76% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D50 ELECTRICAL SYSTEMS | 1,480 | sf | \$8.15 /sf | | \$12,064 | | |
| DOU LELOTINIONE OF OF LINE | 1,700 | 31 | ψυ. 13 /31 | | ψ12,004 | | |

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:
Document Date:
Print Date:
Print Time:

Constr. Start:

03-Jan-24 18-Jan-24 1:17 PM TBD

18-Jan-24

| 10 Paint Shop Qua | uantity Unit | Cost / Unit | Cost | Sub-totals | Comments |
|-------------------|--------------|-------------|------|------------|----------|
|-------------------|--------------|-------------|------|------------|----------|

| D50 ELECTRICAL SYSTEMS | | | | | | |
|---------------------------------------|-------|----|------------|---------|---------|-----------------|
| D5030 Lighting Controls | | | | | | |
| add occupancy sensors | 1,480 | sf | \$2.70 | \$3,996 | | |
| 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 | | |
| 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 | 41.79% |
| 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 | | |
| 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 | | | | | | |
| 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 | | |
| 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 | 1,480 | sf | \$0.00 /sf | | \$0 | |

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: Print Date: Print Time:

Constr. Start:

03-Jan-24 18-Jan-24 1:17 PM TBD

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

Building Stats

Year Built: 1962-63

Floors: 1+

Construction Type: CIP Concrete

17,752 sf Gross Area:

| 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 | | | 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 | 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 | | @ ± 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 | 17,752 | sf | \$0.00 /sf | | \$0 | |

| B10 Superstructure | | | | | | |
|---------------------------------------|--------|----|------------|-----|-----|-----------------|
| no work required | 0 | sf | \$0.00 | \$0 | | |
| Sub-total | 17,752 | sf | 0.00 /sf | | \$0 | |
| SUB-TOTAL B10 Superstructure | | | | 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 | | | | | | |
| B10 Superstructure | 17,752 | sf | \$0.00 /sf | | \$0 | |

Salem, Oregon BRIC

OSD - Facility Assessment

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110

Estimate Date: 18-Jan-24 Document Date: 03-Jan-24 Print Date: 18-Jan-24

| Portland, Oregon | | 7 | Figard, Oregon 9722 | 3-8489 | | Print Time: | 1:17 PI |
|---|---------------------------------|--------------------------------------|--|--|------------|------------------|---------|
| ROM Estimate 1.1 | | Phone: (| 503) 718-0075 www | .archcost.cor | n | Constr. Start: | TBI |
| 11 Peck Gym | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Commer | nts |
| B20 Exterior Enclosure | | | | | | | |
| B2010 Exterior walls investigate & repair cracks in precast walls Sub-total | 1 17,752 | allow sf | \$10,000.00 | \$10,000 | \$10,000 | 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 | 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 B20 Exterior Enclosure | 17,752 | sf | \$0.80 /sf | f | \$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 | 5 1 5 1 6 17,752 | ea pair ea pair ea sf | \$150.00 210.00 4,425.00 6,650.00 350.00 1.79 /sf | \$750 210 22,125 6,650 2,100 | \$31,835 | 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 | TBD | | 20.00% 0.00% 12.50% 5.00% | 6,367 0 4,776 2,149 | 13,292 | @ ± 5% per year | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure | 17,752 | sf | \$2.54 /sf | Ī | \$45,127 | | |
| B20 Exterior Enclosure | | | | | | | |
| B2030 Repair Door repair cracked alum sf door frame Sub-total | 1 17,752 | sum sf | \$500.00 | \$500 | \$500 | allowance | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 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 B20 Exterior Enclosure | 17,752 | sf | \$0.04 /sf | f | \$709 | | |

OSD - Facility Assessment Salem, Oregon

BRIC Portland, Oregon

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

Estimate Date: 18-Jan-24 Document Date: 03-Jan-24 Print Date: 18-Jan-24 Print Time: 1:17 PM

| ortland, Oregon | | | igard, Oregon 97223 | | | Print Time: | |
|--|----------|----------|---------------------|---------------|------------|------------------|---------|
| OM Estimate 1.1 | | Phone: (| 503) 718-0075 www. | .archcost.cor | n | Constr. Start: | Т |
| 1 Peck Gym | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Commo | ents |
| B20 Exterior Enclosure | | | | | | | |
| B2030 Replace Door Hardware | | | | | | | |
| remove door hardware | 6 | pair | \$125.00 | \$750 | | | |
| new door hardware | 6 | pair | 3,550.00 | | | | |
| Sub-total | 17.752 | sf | 1.24 /sf | 21,000 | \$22,050 | | |
| | ,. 02 | <u> </u> | | | | | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 22,050 | \$22,050 | | |
| Fotimating / Design Contingency | | | 20.00% | 4 440 | | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 0.00% | 4,410 | | @ . F0/ | |
| | IBD | | | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 3,308 | 0.007 | | |
| General Contractor OH & Profit | | | 5.00% | 1,489 | 9,207 | | 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 | 1 | allow | \$450.00 | \$450 | | | |
| Sub-total | 17,752 | sf | 0.03 /sf | • | \$450 | | |
| SUB-TOTAL B30 Roofing | | | | 450 | \$450 | | |
| COB-101/AL BOO Rooming | | | | 430 | Ψ-00 | | |
| Estimating / Design Contingency | | | 20.00% | 90 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 155 | | 12.50% | 68 | | @ 1 0 % por your | |
| General Contractor OH & Profit | | | 5.00% | 31 | 189 | | 42.00% |
| General Contractor Off & Front | | | 3.00 % | 31 | 109 | | 42.0070 |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| B30 Roofing | 17,752 | sf | \$0.04 /sf | | \$639 | | |
| C10 Interior Construction | | | | | | | |
| · | | | | | | | |
| no work required | | sf | \$0.00 | \$0 | | - | |
| Sub-total | 17,752 | sf | 0.00 /sf | | \$0 | | |
| SUB-TOTAL C10 Interior Construction | | | | 0 | \$0 | | |
| Estimating / Design Contingency | | | 20.00% | 0 | | | |
| Estimating / Design Contingency | TOO | | | 0 | | 0 . 50/ | |
| 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 | 17,752 | ef | \$0.00 /sf | | \$0 | | |
| O 10 IIILEITOI CONSTITUCTION | 17,732 | sf | φυ.υυ /SI | | ψU | | |

C30 | INTERIOR FINISHES

Salem, Oregon BRIC

Portland, Oregon

ACC Cost Consultants, LLC

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Estimate Date:
Document Date:
Print Date:
Print Time:

03-Jan-24 18-Jan-24 1:17 PM

18-Jan-24

| DM Estimate 1.1 | | Phone: (| Constr. Start: | | | | |
|--|----------|----------|----------------|-------|---------------------|-----------------|---------|
| l Peck Gym | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| C20 STAIRS | | | | | | | |
| · | | | | | | | |
| C2010 stair construction replace handrails at pool mezz stairs | 80 | lf | \$75.00 | \$6,0 | 000 | allowance | |
| Sub-total | 17,752 | | 0.34 | | \$6,000 | | |
| SUB-TOTAL C20 STAIRS | | | | 6, | 000 \$6,000 | | |
| Estimating / Design Contingency | | | 20.00% | 1.2 | 200 | | |
| Escalation To Construction Start | TBD | | 0.00% | 1,2 | 0 | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 9 | 900 | | |
| General Contractor OH & Profit | | | 5.00% | 4 | 2,505 | | 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 | 30 | lf | \$160.00 | \$4,8 | 800 | allowance | |
| Sub-total Sub-total | 17,752 | sf | 0.27 | /sf | \$4,800 | | |
| SUB-TOTAL C20 STAIRS | | | | 4, | \$4,800 | | |
| Estimating / Design Contingency | | | 20.00% | g | 960 | | |
| Escalation To Construction Start | TBD | | 0.00% | | 0 | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | | '20 | | |
| General Contractor OH & Profit | | | 5.00% | | 324 2,004 | | 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 | 17,752 | | \$2.75 | | | | |
| Sub-total | 17,752 | sf | 2.75 | /sf | \$48,818 | | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 48, | 818 \$48,818 | | |
| Estimating / Design Contingency | | | 20.00% | 9,7 | ' 64 | | |
| Escalation To Construction Start | TBD | | 0.00% | , | 0 | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | | 323 | | 44 ==== |
| General Contractor OH & Profit | | | 5.00% | 3,2 | 29,383 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |

\$3.90 /sf

17,752

sf

\$69,201

Salem, Oregon

OSD - Facility Assessment

BRIC

Portland, Oregon

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Estimate Date: 18-Jan-24
Document Date: 03-Jan-24
Print Date: 18-Jan-24
Print Time: 1:17 PM

| ROM Estimate 1.1 | w.archcost.cor | n | Constr. Start: TBI | | | |
|--|----------------|------|--------------------|---------|------------|---------------------|
| 11 Peck Gym | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
| C30 INTERIOR FINISHES | | | | | | |
| C3010 Paint Wallboard or Plaster | | | | | | |
| abate plaster finish | 730 | sf | \$4.00 | \$2,920 | | assume 10% of walls |
| remove wall base | 75 | lf | 0.50 | 37 | | |
| add gypbd, level 4 finish | 730 | sf | 4.00 | 2,920 | | |
| paint walls | 730 | sf | 1.50 | 1,095 | | |
| new wall base | 75 | lf | 3.50 | 261 | | |
| remove/reinstall wall items, allowance | 730 | sf | 0.50 | 365 | | |
| Sub-total | 17,752 | sf | 0.43 /s | sf | \$7,598 | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 7,598 | \$7,598 | |
| F " " /B ' O " | | | 00.000/ | 4 500 | | |
| Estimating / Design Contingency | TDD | | 20.00% | 1,520 | | 0 . 50/ |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 1,140 | 2 472 | 44.700/ |
| General Contractor OH & Profit | | | 5.00% | 513 | 3,173 | 41.76% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| | 17,752 | sf | \$0.61 /s | -£ | ¢40.774 | |
| C30 INTERIOR FINISHES | 17,752 | SI | \$U.01 /S | 51 | \$10,771 | |
| C30 INTERIOR FINISHES | | | | | | |
| C3020 Floor Finishes - vct | | | | | | |
| abate vat flooring | 888 | sf | \$2.50 | \$2,219 | | assume 5% of floors |
| clean/prep floors | 888 | sf | 1.00 | 888 | | |
| new vct flooring | 888 | sf | 4.75 | 4,216 | | |
| Sub-total | 17,752 | sf | 0.41 /s | sf | \$7,323 | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 7,323 | \$7,323 | |
| | | | | | · · · | |
| Estimating / Design Contingency | | | 20.00% | 1,465 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 1,099 | | |
| General Contractor OH & Profit | | | 5.00% | 495 | 3,059 | 41.77% |
| | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| C30 INTERIOR FINISHES | 17,752 | sf | \$0.58 /s | sf | \$10,382 | |

Salem, Oregon BRIC

OSD - Facility Assessment

Portland, Oregon

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Estimate Date: 18-Jan-24
Document Date: 03-Jan-24
Print Date: 18-Jan-24
Print Time: 1:17 PM

| ROM Estimate 1.1 | M Estimate 1.1 Phone: (503) 718-0075 www.archcost.com | | | | | |
|---|---|-------------|-----------------|----------|------------|----------------------|
| 11 Peck Gym | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
| C30 INTERIOR FINISHES | | | | | | |
| C3020 Floor Finishes - wood gym floor | | | | | | |
| refinish wood gym floor | 10,651 | sf | \$6.50 | \$69,233 | | assume 60% of floors |
| restripe | 10,651 | sf | 1.50 | | ΦΩΕ Q4Ω | |
| Sub-total | 17,752 | st | 4.80 | /st | \$85,210 | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 85,210 | \$85,210 | |
| Estimating / Design Contingency | | | 20.00% | 17,042 | | |
| Escalation To Construction Start | TBD | | 0.00% | | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | , | 25 576 | 44.750/ |
| General Contractor OH & Profit | | | 5.00% | 5,752 | 35,576 | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| C30 INTERIOR FINISHES | 17,752 | sf | \$6.80 | /sf | \$120,786 | |
| D10 CONVEYING SYSTEMS | | | | | | |
| no work required | 0 | ea | \$0.00 | \$0 | | |
| Sub-total | 17,752 | | 0.00 | | \$0 | |
| SUB-TOTAL D10 CONVEYING SYSTEMS | | | | 0 | \$0 | |
| GOD-TOTAL DIO GONVETTING STOTEMIS | | | | 0 | ΨΟ | |
| Estimating / Design Contingency | | | 20.00% | | | |
| Escalation To Construction Start General Conditions / Insurance / Bond | TBD | | 0.00% 12.50% | | | @ ± 5% per year |
| General Conditions / Insurance / Bond General Contractor OH & Profit | | | 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 | 1 | ea | \$300.00 | \$300 | | |
| new dual height drinking fountain | 1 | ea | 4,800.00 | 4,800 | | |
| patch/repair wall, allowance Sub-total | 17,752 | allow sf | 500.00 0.32 | 500 | \$5,600 | |
| | 17,702 | J1 | 0.02 | 751 | | |
| SUB-TOTAL D20 PLUMBING SYSTEMS | | | | 5,600 | \$5,600 | |
| Estimating / Design Contingency | | | 20.00% | 1,120 | | |
| Escalation To Construction Start | TBD | | 0.00% | | | @ ± 5% per year |
| General Conditions / Insurance / Bond General Contractor OH & Profit | | | 12.50% 5.00% | | 2 220 | 41.75% |
| General Contractor Off & Profit | | | 5.00% | 318 | 2,338 | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| D20 PLUMBING SYSTEMS | 17,752 | sf | \$0.45 | /sf | \$7,938 | |

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 Estimate Date:
Document Date:
Print Date:
Print Time:

03-Jan-24 18-Jan-24 1:17 PM TBD

18-Jan-24

Phone: (503) 718-0075 www.archcost.com Constr. Start: 11 Peck Gym Quantity Unit Cost / Unit Cost Sub-totals Comments D20 | PLUMBING SYSTEMS D2010 Plumbing Fixtures - vacuum breaker install vacuum breaker, janitor sink faucet \$165.00 \$165 1 ea Sub-total 17,752 0.01 /sf \$165 sf SUB-TOTAL D20 | PLUMBING SYSTEMS 165 \$165 20.00% 33 Estimating / Design Contingency **Escalation To Construction Start TBD** 0.00% 0 @ ± 5% per year General Conditions / Insurance / Bond 12.50% 25 General Contractor OH & Profit 70 5.00% 12 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 17,752 \$6.00 \$106,512 Sub-total 17,752 6.00 /sf \$106,512 SUB-TOTAL D20 | PLUMBING SYSTEMS \$106,512 106,512 20.00% Estimating / Design Contingency 21,303 **Escalation To Construction Start TBD** 0.00% 0 @ ± 5% per year General Conditions / Insurance / Bond 12.50% 15,977 General Contractor OH & Profit 5.00% 7,190 44,470 41.75% **TOTAL DIRECT CONSTRUCTION COST** D20 | PLUMBING SYSTEMS 17,752 sf \$8.51 /sf \$150,982

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

Salem, Oregon

OSD - Facility Assessment

BRIC

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

Estimate Date: 18-Jan-24 Document Date: 03-Jan-24 18-Jan-24 1:17 PM Print Date: Print Time:

| Portland, Oregon ROM Estimate 1.1 | | | Figard, Oregon 972 503) 718-0075 w | n | Print Time: Constr. Start: | | |
|---------------------------------------|----------|-------|--|----------|-------------------------------|-----------------|--------|
| 11 Peck Gym | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| D20 PLUMBING SYSTEMS | | | | | | | |
| | | | | | | | |
| D2090 Pool repair pool gutters | 180 | lf | \$75.00 | \$13,500 | | allowance | |
| investigate staining in pool bottom | 1 | allow | 1,000.00 | 1,000 | | anowarioc | |
| Sub-total | 17,752 | sf | 0.82 / | sf | \$14,500 | | |
| SUB-TOTAL D20 PLUMBING SYSTEMS | | | | 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 | | | | | | | |
| D20 PLUMBING SYSTEMS | 17,752 | sf | \$1.16 <i>/</i> | sf | \$20,554 | | |
| D30 HVAC SYSTEMS | | | | | | | |
| D3040 Replace pipe insulation | | | | | | | |
| abate asbestos pipe insulation | 1,000 | lf | \$12.00 | \$12,000 | | | |
| pipe insulation | 1,000 | lf | 20.00 | 20,000 | | | |
| repair leak, at mech room | 1 | sum | 500.00 | 500 | | allowance | |
| Sub-total | 17,752 | sf | 1.83 / | sf | \$32,500 | | |
| SUB-TOTAL D30 HVAC SYSTEMS | | | | 32,500 | \$32,500 | | |
| Estimating / Design Contingency | | | 20.00% | 6,500 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 4,875 | | | |
| General Contractor OH & Profit | | | 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 | 1 | allow | \$5,000.00 | \$5,000 | | | |
| duct insulation | 1 | allow | 20,000.00 | 20,000 | | | |
| Sub-total | 17,752 | sf | 1.41 / | sf | \$25,000 | | |
| SUB-TOTAL D30 HVAC SYSTEMS | | | | 25,000 | \$25,000 | | |
| Estimating / Design Contingency | | | 20.00% | 5,000 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0,000 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 3,750 | | _ , , | |
| General Contractor OH & Profit | | | 5.00% | 1,688 | 10,438 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D30 HVAC SYSTEMS | 17,752 | sf | \$2.00 / | sf | \$35,438 | | |
| | | | | | | 1 | |

Salem, Oregon BRIC

OSD - Facility Assessment

Portland, Oregon

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

Document Date:
Print Date:
Print Time:
Constr. Start:

Estimate Date:

03-Jan-24 18-Jan-24 1:17 PM TBD

18-Jan-24

| ROM Estimate 1.1 | | Phone: | (503) 718-0075 w | n | Constr. Start: TB | | |
|--|------------------|----------|------------------------------------|----------------------------------|-------------------|-----------------|---------|
| 11 Peck Gym | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| D30 HVAC SYSTEMS | | | | | | | |
| D3040 Distribution Systems add heating, ventiliting and humidity unit Sub-total | 3,200 17,752 | sf sf | \$165.00 __ 29.74 / | \$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 | 47.750 | o.f | ¢42.46 | lof. | ¢749 440 | | |
| D30 HVAC SYSTEMS | 17,752 | sf | \$42.16 | SI | \$748,440 | | |
| D30 HVAC SYSTEMS | | | | | | | |
| D3060 Controls replace pnuematic controls with digital Sub-total | 17,752 17,752 | sf sf | \$7.50 _ 7.50 / | \$133,140 /sf | \$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 <i>/</i> | /sf | \$188,726 | | |
| D40 FIRE PROTECTION SYSTEMS | | | | | | | |
| no work required Sub-total | 0 17,752 | sf sf | \$0.00 _ 0.00 / | \$0 /sf | \$0 | | |
| SUB-TOTAL D40 FIRE PROTECTION SYS | STEMS | | | 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 D40 FIRE PROTECTION SYSTEMS | 17,752 | sf | \$0.00 / | /sf | \$0 | | |

OSD - Facility Assessment ACC Cost

Salem, Oregon BRIC

Portland, Oregon

ACC Cost Consultants, LLC

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Estimate Date: 18-Jan-24 Document Date: 03-Jan-24 Print Date: 18-Jan-24 Print Time: 1:17 PM

Print Time: 1:17 PM Constr. Start: TBD

| ROM Estimate 1.1 | | Phone: (| 503) 718-0075 www | n | Constr. Start: | TBI | |
|---|----------|----------|-------------------|----------|----------------|------------------|--------|
| 11 Peck Gym | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Commo | ents |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| D5010 Panel ID | | | | | | | |
| label circuits | 1 | sum | \$3,000.00 | \$3,000 | | | |
| Sub-total | 17,752 | sf | 0.17 /sf | | \$3,000 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | 3 | | | 3,000 | \$3,000 | | |
| Estimating / Design Contingency | | | 20.00% | 600 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 450 | | | |
| General Contractor OH & Profit | | | 5.00% | 203 | 1,253 | | 41.77% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D50 ELECTRICAL SYSTEMS | 17,752 | sf | \$0.24 /sf | 1 | \$4,253 | | |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| | | | | | | | |
| D5020 Replace Lighting replace pool lighting | 17,752 | sf | \$1.15 | \$20,415 | | | |
| Sub-total | 17,752 | | 1.15 /sf | Ψ20,+10 | \$20,415 | | |
| | | O. | 1.10 751 | | Ψ20,110 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | 3 | | | 20,415 | \$20,415 | | |
| Estimating / Design Contingency | | | 20.00% | 4,083 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 4,003 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 3,063 | | @ 1 370 per year | |
| General Contractor OH & Profit | | | 5.00% | 1,379 | 8,525 | | 41.76% |
| TOTAL DIDEOT CONCEDUCTION COST | | | | | | | |
| 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 | 17,752 | sf | \$3.95 | \$70,120 | | | |
| Sub-total | 17,752 | sf | φ3.95 3.95 /sf | φ10,120 | \$70,120 | _ | |
| | | | | 70.400 | | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | , | | | 70,120 | \$70,120 | | |
| Estimating / Design Contingency | | | 20.00% | 14,024 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 10,518 | | | |
| General Contractor OH & Profit | | | 5.00% | 4,734 | 29,276 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D50 ELECTRICAL SYSTEMS | 17,752 | sf | \$5.60 /sf | | \$99,396 | | |

Salem, Oregon BRIC

Portland, Oregon

ACC Cost Consultants, LLC

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

Estimate Date: 18-Jan-24 Document Date: Print Date: Print Time: Constr. Start:

03-Jan-24 18-Jan-24 1:17 PM

| ROM Estimate 1.1 | | Phone: (| (503) 718-0075 v | www.archcost.c | om | Constr. Start: | TB |
|--|----------|----------|------------------|----------------|------------|-----------------------|--------|
| 11 Peck Gym | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Commo | ents |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| D5030 Replace Fire Alarm system | | | | | | | |
| replace fire alarm system | 17,752 | sf | \$2.85 | \$50,593 | . | | |
| Sub-total | 17,752 | sf | 2.85 | | \$50,593 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 50,593 | \$50,593 | | |
| Estimating / Design Contingency | | | 20.00% | 10,119 |) | | |
| Escalation To Construction Start | TBD | | 0.00% | , | | @ ± 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 add intrusion alarm system | 17,752 | sf | \$2.00 | \$35,504 | L | rough-in / install | |
| Sub-total | 17,752 | | 2.00 | | \$35,504 | Tought III / IIIotali | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 35,504 | \$35,504 | | |
| Estimating / Design Contingency | | | 20.00% | 7,101 | | | |
| Escalation To Construction Start | TBD | | 0.00% | , - | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 5,326 | i | | |
| 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 add occupancy sensors | 17,752 | sf | \$1.10 | \$19,527 | , | | |
| Sub-total | 17,752 | sf | 1.10 | | \$19,527 | = | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 19,52 | \$19,527 | | |
| Estimating / Design Contingency | | | 20.00% | 3,906 | ; | | |
| Escalation To Construction Start | TBD | | 0.00% | , | | @ ± 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 | | |

Salem, Oregon

OSD - Facility Assessment

BRIC

Portland, Oregon

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Estimate Date: 18-Jan-24
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Print Time: 1:17 PM

| OM Estimate 1.1 | | Phone: (| Constr. Start: | | | |
|---------------------------------------|----------|----------|-------------------|---------|-----------------|-------------------------------|
| 1 Peck Gym | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
| E10 EQUIPMENT | | | | | | |
| · | | | | | | |
| E1010 Gym Divider | | | | | | |
| remove gym divider curtain | 1,900 | sf | \$3.00 | \$5,700 | | assume 76'w x 25'h |
| new gym divider curtain Sub-total | 1,900 | sf | 18.00 _ 2.25 / | 34,200 | ¢20,000 | _ |
| Sub-total | 17,752 | sf | 2.25 / | ST | \$39,900 | |
| SUB-TOTAL E10 EQUIPMENT | | | | 39,900 | \$39,900 | |
| Estimating / Design Contingency | | | 20.00% | 7,980 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 5,985 | | © 2 0 % po. you. |
| General Contractor OH & Profit | | | 5.00% | 2,694 | 16,659 | 41.75% |
| | | | | _, | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| E10 EQUIPMENT | 17,752 | sf | \$3.19 | /sf | \$56,559 | |
| E10 EQUIPMENT | | | | | | |
| · | | | | | | |
| E1020 Stage Curtain | | | | 4 | | |
| demo stage curtain | 1 | sum | \$500.00 | \$500 | | |
| new stage curtain & cyclorama fabric | 1 | allow | 35,000.00 | 35,000 | #05 500 | - |
| Sub-total | 17,752 | sf | 2.00 / | /sf | \$35,500 | |
| SUB-TOTAL E10 EQUIPMENT | | | | 35,500 | \$35,500 | |
| Estimating / Design Contingency | | | 20.00% | 7,100 | | |
| Escalation To Construction Start | TBD | | 0.00% | 7,100 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 5,325 | | © 10% por your |
| General Contractor OH & Profit | | | 5.00% | 2,397 | 14,822 | 41.75% |
| | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 47.750 | - 4 | 60.00 | ı_£ | ¢ 50 200 | |
| E10 EQUIPMENT | 17,752 | sf | \$2.83 | ST | \$50,322 | |
| E10 EQUIPMENT | | | | | | |
| E1020 Gym Bleachers | | | | | | |
| demo bleachers | 158 | lf | \$40.00 | \$6,320 | | |
| alum telescoping bleachers, motorized | 468 | seats | 220.00 | 102,960 | | assume (2) bleachers 79'x6 ro |
| Sub-total | 17,752 | sf | 6.16 | | \$109,280 | |
| SUB-TOTAL E10 EQUIPMENT | | | | 109,280 | \$109,280 | |
| | | | | | | |
| Estimating / Design Contingency | | | 20.00% | 21,856 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 16,392 | .= | |
| General Contractor OH & Profit | | | 5.00% | 7,377 | 45,625 | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| | 17,752 | ef | \$8.73 | lef | \$154,905 | |
| E10 EQUIPMENT | 17,752 | sf | ФО.13 I | 31 | φ 104,9U5 | |

OSD - Facility Assessment ACC Cost Consultants, LLC Estimate Date: 18-Jan-24 Salem, Oregon Seth J. Pszczolkowski Document Date: 03-Jan-24 BRIC 8060 SW Pfaffle Street, Suite 110 Print Date: 18-Jan-24 Portland, Oregon Tigard, Oregon 97223-8489 Print Time: 1:17 PM

ROM Estimate 1.1

Phone: (503) 718-0075 www.archcost.com

Constr. Start:

TBD

| 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 | |

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: Print Date: Print Time:

03-Jan-24 18-Jan-24 1:17 PM Constr. Start: TBD

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

| Year Built: 1961 (addition Floors: 1+ | | | Gross Area: | 21,900 s | f | | |
|---|-----------|-------|-------------|-----------------|----------------|---------------------------|---------|
| Construction Type: CIP Concrete + | wood stru | cture | | | | | |
| A10 Foundations | | | | | | | |
| no work required | 0 | sf | 0.00 | 0 | | | |
| Sub-total Sub-total | 21,900 | sf | 0.00 /sf | | 0 | | |
| SUB-TOTAL A10 Foundations | | | | 0 | \$0 | | |
| Fatimating / Design Contingency | | | 20.00% | 0 | | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 0.00% | 0 | | @ E0/ mary/agr | |
| General Conditions / Insurance / Bond | ופט | | 12.50% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond General Contractor OH & Profit | | | 5.00% | 0 | 0 | | #DIV/0! |
| Selielal Collifaciol Off & Front | | | 3.00 /0 | | | | #DIV/0! |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| A10 Foundations | 21,900 | sf | \$0.00 /sf | t | \$0 | | |
| A20 Basement Construction | | | | | | | |
| no work required | 0 | sf | \$0.00 | \$0 | | | |
| Sub-total | 21,900 | sf | 0.00 /sf | Ψ. | \$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 | | @ _ v · · p · · y · · · · | |
| 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 | 40.,000 | \$87,600 | | |
| SUB-TOTAL B10 Superstructure | | | | 87,600 | \$87,600 | | |
| - COL . S / N.E. B / O Caporoli dottaro | | | | 57,000 | 407,000 | | |
| 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 DIDECT CONCEDUCTION COST | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |

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 Estimate Date:
Document Date:
Print Date:
Print Time:

03-Jan-24 18-Jan-24 1:17 PM TBD

18-Jan-24

| and, Oregon 1 Estimate 1.1 | | | igard, Oregon 972 503) 718-0075 ww | | n | Print Time Constr. Start | |
|--|----------|-------|---------------------------------------|--------------------------|------------------|-----------------------------|--------|
| | 0 | ` | | | | 0 | |
| Jlmer Building | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ients |
| B10 Superstructure | | | | | | | |
| B1020 Roof Construction - Connections | | | | | | | |
| remove/reinstall ceilings | 3,440 | sf | \$7.00 | \$24,080 | | | |
| install wall to roof connections | 860 | If | 90.00 | 77,400 | | | |
| MEP conflicts, allowance | 1 | allow | 5,000.00 | 5,000 | | | |
| Sub-total | 21,900 | sf | 5,000.00 4.86 /s | • | \$106,480 | | |
| | 21,300 | 31 | 4.00 73 | 1 | | | |
| SUB-TOTAL B10 Superstructure | | | | 106,480 | \$106,480 | | |
| Estimating / Design Contingency | | | 20.00% | 21,296 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 15,972 | | | |
| General Contractor OH & Profit | | | 5.00% | 7,188 | 44,456 | | 41.75% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| B10 Superstructure | 21,900 | sf | \$6.89 /s | sf | \$150,936 | | |
| B20 Exterior Enclosure | | | | | | | |
| · | | | | | | | |
| B2010 Exterior walls | 4 450 | | * 400.00 | * 44 5 000 | | | |
| seismically reinforce concrete walls | 1,150 | sf | \$100.00 | | * 445.000 | allowance | |
| Sub-total | 21,900 | sf | 5.25 /s | f | \$115,000 | | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 115,000 | \$115,000 | | |
| Fatimating / Danier Continuous | | | 20.00% | 22.000 | | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 0.00% | 23,000 0 | | 0 . 50/ | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 17,250 | | @ ± 5% per year | |
| General Contractor OH & Profit | | | 5.00% | 7,763 | 48,013 | | 41.75% |
| General Contractor Off & Front | | | 3.0070 | 7,703 | 40,013 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| B20 Exterior Enclosure | 21,900 | sf | \$7.44 /s | sf | \$163,013 | | |
| P20 Exterior Englacure | | | | | | | |
| B20 Exterior Enclosure | | | | | | | |
| B2010 Exterior Walls | | _ | | * * = * * * * | | | |
| remove interior finishes at exterior walls | 5,200 | sf | \$2.50 | \$13,000 | | | |
| add 4" furring + insulation | 5,200 | sf | 12.65 | 65,780 | | | |
| paint walls | 5,200 | sf | 1.50 | 7,800 | | | |
| trim at openings, allowance | 5,200 | sf | 3.00 | 15,600 | | | |
| new wall base | 650 | lf | 3.50 | 2,275 | | | |
| MEP conflicts, allowance | 5,200 | sf | 0.50 | 2,600 | #407.055 | - | |
| Sub-total | 21,900 | sf | 4.89 /s | Ť | \$107,055 | | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 107,055 | \$107,055 | | |
| Estimating / Design Contingency | | | 20.00% | 21,411 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 16,059 | | S = 5 % por your | |
| General Contractor OH & Profit | | | 5.00% | 7,227 | 44,697 | | 41.75% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| B20 Exterior Enclosure | 21,900 | sf | \$6.93 /s | sf | \$151,752 | | |

TOTAL DIRECT CONSTRUCTION COST

B20 | Exterior Enclosure

Salem, Oregon BRIC

Portland, Oregon

ACC Cost Consultants, LLC

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Estimate Date:
Document Date:
Print Date:
Print Time:

03-Jan-24 18-Jan-24 1:17 PM

18-Jan-24

| ROM Estimate 1.1 | <u> </u> | Phone: (| 503) 718-0075 www | w.archcost.cor | n | Constr. Start: | TB |
|--|------------|----------|-------------------|----------------|-------------|-----------------|--------|
| 12 Ulmer Building | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comme | ents |
| B20 Exterior Enclosure | | | | | | | |
| B2010 Exterior Walls | | | | | | | |
| clean, prep wood fascia | 930 | lf | \$2.00 | \$1,860 | | | |
| paint wood fascia | 930 | ıı If | φ2.00 5.00 | 4,650 | | | |
| clean,prep, paint siding below windows | 1,365 | sf | 2.50 | | | | |
| Sub-total | 21,900 | sf | 0.45 /st | | \$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 /s | f | \$14,067 | | |
| B20 Exterior Enclosure | 1 | | | | | | |
| · | | | | | | | |
| 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 /st | f | \$28,840 | | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 28,840 | \$28,840 | | |
| F " " /B : 0 " | | | 00.000/ | F 700 | | | |
| Estimating / Design Contingency | TDD | | 20.00% | 5,768 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 4,326 | 10.011 | | |
| General Contractor OH & Profit | | | 5.00% | 1,947 | 12,041 | | 41.75% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure | 21,900 | sf | \$1.87 /s | f | \$40,881 | | |
| • | | | , | | , , , , , , | 1 | |
| 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 /st | | \$6,750 | | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 6,750 | \$6,750 | | |
| COD TO THE DECT ENGINE ETHORSHIP | + | | | 0,700 | Ψ0,100 | | |
| 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% |
| | | | | | _,• | | |

\$0.44 /sf

\$9,569

21,900 sf

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 Estimate Date:
Document Date:
Print Date:
Print Time:

03-Jan-24 18-Jan-24 1:17 PM

18-Jan-24

| tiand, Oregon M Estimate 1.1 | | | ngard, Oregon 972 503) 718-0075 ww | | m | Constr. Start: | 1:17 |
|---------------------------------------|------------------|----------|---------------------------------------|-----------------|-------------|------------------|---------|
| Ulmer Building | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comme | ents |
| omor Building | Quartity | Offic | Oost / Offic | 0001 | Cub totalo | Commi | 51110 |
| B30 Roofing | | | | | | | |
| P2040 Part Coverings | | | | | | | |
| B3010 Roof Coverings | 24.000 | -f | ¢0.70 | ФЕО 120 | | | |
| demo roofing, complete | 21,900 21,900 | sf sf | \$2.70 26.60 | \$59,130 | | | |
| install new built-up roofing + insul | | | | 582,540 | | | |
| replace gutters & ds | 860 | lf sf | 20.00 2.50 | 17,200 | | | |
| new metal flashings MEP, allowance | 21,900 | allow | 3,000.00 | 54,750 3,000 | | | |
| Sub-total | 21,900 | sf | 3,000.00 <u> </u> | | \$716,620 | - | |
| Sub-total | 21,900 | 51 | 32.12 /: | 51 | φ1 10,020 | | |
| SUB-TOTAL B30 Roofing | | | | 716,620 | \$716,620 | | |
| Fatimating / Design Continuous | | | 20.000/ | 442.204 | | | |
| Estimating / Design Contingency | TDD | | 20.00% | 143,324 | | 0 50/ | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 107,493 | 000 400 | | |
| General Contractor OH & Profit | | | 5.00% | 48,372 | 299,189 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| B30 Roofing | 21,900 | sf | \$46.38 / | ef | \$1,015,809 | | |
| 200 Recining | 21,000 | <u> </u> | Ψ-10.00 7 | <u> </u> | Ψ1,010,000 | | |
| C10 Interior Construction | | | | | | | |
| no work required | 0 | sf | \$0.00 | \$0 | | | |
| Sub-total | 21,900 | sf | 0.00 / | | \$0 | | |
| | 21,300 | 31 | 0.00 / | SI. | ΨΟ | | |
| 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 | 100 | | 12.50% | 0 | | @ 1 3 % per year | |
| General Contractor OH & Profit | | | 5.00% | 0 | 0 | | #DIV/0! |
| General Contractor Off & Front | | | 5.00 70 | U | U | | #DIV/0! |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| C10 Interior Construction | 21,900 | sf | \$0.00 / | sf | \$0 | | |
| · | | | · · · · · · · · · · · · · · · · · · · | | | | |
| C20 STAIRS | | | | | | | |
| no work required | 0 | sf | \$0.00 | \$0 | | | |
| Sub-total | 21,900 | sf | 0.00 / | | \$0 | | |
| SUB-TOTAL C20 STAIRS | | | | 0 | \$0 | | |
| 1 | | | | | | | |
| 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 | 21,900 | sf | \$0.00 / | sf | \$0 | | |

Salem, Oregon BRIC

Portland, Oregon

ROM Estimate 1.1

OSD - Facility Assessment

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

| M Estimate 1.1 | Phone: (503) 718-0075 www.archcost.com | | Phone: (503) 718-0075 www.archcost.com | | | Constr. Start: | TE |
|--|--|------------|--|--------------|----------------|----------------------|----|
| Ulmer Building | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments | |
| C30 INTERIOR FINISHES | | | | | | | |
| | | | | | | | |
| C3010 Accessible Toilet | | | | * | | | |
| renovate staff toilet to be accessible | 1 | allow | \$15,000.00 | \$15,000 | #45.000 | allowance | |
| Sub-total | 21,900 | sf | 0.68 /sf | | \$15,000 | | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 15,000 | \$15,000 | | |
| Estimating / Design Contingency | | | 20.00% | 3,000 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0,000 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 2,250 | | © ± 0 /0 pcr year | |
| General Contractor OH & Profit | | | 5.00% | 1,013 | 6,263 | 41.75% | % |
| General Contractor Off & Front | | | 3.0070 | 1,013 | 0,200 | 41.737 | 70 |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| C30 INTERIOR FINISHES | 21,900 | sf | \$0.97 /sf | | \$21,263 | | |
| C30 INTERIOR FINISHES | | | | | | | |
| | | | | | | | |
| C3020 Floor Finishes - vct | 4.005 | _ c | #0.70 | ሱ ፖርፖ | | =0/ £6 | |
| remove carpet on vat | 1,095 | sf | \$0.70 | \$767 | | assume 5% of floors | |
| abate vat flooring | 1,095 | sf | 2.50 | 2,738 | | | |
| clean/prep floors | 1,095 | sf | 1.00 | 1,095 | | | |
| new carpet tile flooring | 1,095 | sf | 5.50 | 6,023 | | | |
| Sub-total | 21,900 | sf | 0.49 /sf | | \$10,623 | | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 10,623 | \$10,623 | | |
| Estimating / Design Contingency | | | 20.00% | 2,125 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 1,594 | | | |
| General Contractor OH & Profit | | | 5.00% | 718 | 4,437 | 41.779 | % |
| | | | | | | | |
| 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 | 15,330 | sf | \$2.50 | \$38,325 | | assume 70% of floors | |
| clean/prep floors | 15,330 | sf | 1.00 | 15,330 | | | |
| new vct flooring | 15,330 | sf | 4.75 | 72,818 | | | |
| Sub-total | 21,900 | sf | 5.78 /sf | | \$126,473 | | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 126,473 | \$126,473 | | |
| | | | | | | | |
| Estimating / Design Contingency | | | 20.00% | 25,295 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 18,971 | | | |
| General Contractor OH & Profit | | | 5.00% | 8,537 | 52,803 | 41.75% | % |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| | 04.000 | | 60.40 / 6 | | ¢470.070 | | |
| C30 INTERIOR FINISHES | 21,900 | sf | \$8.19 /sf | | \$179,276 | | |

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 Estimate Date:
Document Date:
Print Date:
Print Time:

03-Jan-24 18-Jan-24 1:17 PM TBD

18-Jan-24

| Portland, Oregon ROM Estimate 1.1 | | | ⊓gard, Oregon 972 (503) 718-0075 wv | | n | Constr. Start: TB |
|---|------------------|-----------|--|-------------------|-----------------|-----------------------|
| CON Esumate 1.1 | | T Hone. (| (303) 1 10-0013 WV | w.archeost.com | ··· | Constr. Start. |
| 12 Ulmer Building | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
| | | | | | | |
| C30 INTERIOR FINISHES | | | | | | |
| | | | | | | |
| C3030 Ceiling Finishes - Glue-up tile ceilings | | | ** | * 40.000 | | |
| abate glue-up tile ceilings | 21,900 21,900 | sf -f | \$2.00 | \$43,800 | | assume 100% bldg area |
| new glue-up tile ceiling MEP conflicts, allowance | 21,900 | sf sf | 4.75 1.50 | 104,025 32,850 | | |
| Sub-total | 21,900 | sf | 8.25 /s | | \$180,675 | - |
| Cub-total | 21,300 | 31 | 0.25 / | 31 | ψ100,073 | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 180,675 | \$180,675 | |
| • | | | | · | • | |
| Estimating / Design Contingency | | | 20.00% | 36,135 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 27,102 | | |
| General Contractor OH & Profit | | | 5.00% | 12,196 | 75,433 | 41.75% |
| | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| | 24 000 | | ¢44.co / | | ¢050 400 | |
| C30 INTERIOR FINISHES | 21,900 | sf | \$11.69 <i>/</i> | Sī | \$256,108 | |
| D10 CONVEYING SYSTEMS | | | | | | |
| DIO CONVETING STOTEMS | | | | | | |
| no work required | 0 | ea | \$0.00 | \$0 | | |
| Sub-total | 21,900 | sf | 0.00 / | · · · · · · | \$0 | |
| | , | | | | | |
| SUB-TOTAL D10 CONVEYING SYSTEMS | | | | 0 | \$0 | |
| | | | | | | |
| Estimating / Design Contingency | TDD | | 20.00% | 0 | | - |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond General Contractor OH & Profit | | | 12.50% 5.00% | 0 | 0 | #DIV/0! |
| General Contractor On & Front | | | 5.00% | U | U | #DIV/0! |
| | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| D10 CONVEYING SYSTEMS | 21,900 | sf | \$0.00 / | sf | \$0 | |
| | | | | | | |
| D20 PLUMBING SYSTEMS | | | | | | |
| | | | | | | |
| D2020 Plumbing Fixtures - Repiping | 04.555 | | * | * | | |
| repipe dom water lines | 21,900 | | \$6.00 | | #404 400 | |
| Sub-total | 21,900 | sf | 6.00 / | Sī | \$131,400 | |
| SUB-TOTAL D20 PLUMBING SYSTEMS | | | | 131,400 | \$131,400 | |
| COS TOTAL BEGIN COMBING CTOTEMO | | | | 101,400 | Ψ101,700 | |
| Estimating / Design Contingency | | | 20.00% | 26,280 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 19,710 | | |
| General Contractor OH & Profit | | | 5.00% | 8,870 | 54,860 | 41.75% |
| | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| D20 PLUMBING SYSTEMS | 21,900 | sf | \$8.51 / | ef | \$186,260 | |
| DEC 1 COMDING OTOTEMO | 21,300 | 31 | ψυ.υ ι /- | J. | ψ 100,200 | |

Salem, Oregon BRIC 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

TBD

Constr. Start:

Portland, Oregon ROM Estimate 1.1

| Esumate 1.1 | | , | 503) / 16-00/5 W | | | | |
|---|----------|------|--------------------|--------------------------|----------------|---------------------------------------|---------|
| Jlmer Building | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comme | ents |
| D30 HVAC SYSTEMS | | | | | | | |
| | | | | | | | |
| D3030 Cooling Systems | 04.000 | | # 5.00 | * 400 5 00 | | | |
| abate all asbestos | 21,900 | sf | \$5.00 | \$109,500 | | allowance | |
| add cooling & ventilation system Sub-total | 21,900 | sf | 30.00 _ 35.00 / | | \$766,500 | allowance | |
| Sub-total | 21,900 | sf | 35.00 / | Sī | \$700,500 | | |
| SUB-TOTAL D30 HVAC SYSTEMS | | | | 766,500 | \$766,500 | | |
| Estimating / Design Contingency | | | 20.00% | 153,300 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 114,975 | | (= 1 · · · · · · · · · · · · · · · · | |
| General Contractor OH & Profit | | | 5.00% | 51,739 | 320,014 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D30 HVAC SYSTEMS | 21,900 | sf | \$49.61 <i>/</i> | /sf | \$1,086,514 | | |
| | 1 | | | | | | |
| D30 HVAC SYSTEMS | | | | | | | |
| D3040 exhaust fans | | | . | | | | |
| replace staff toilet exhaust fan | 1 | ea | \$1,250.00 | \$1,250 | | | |
| install residential exhaust hoods at ranges | 4 | ea | 1,500.00 | 6,000 | \$7.050 | | |
| Sub-total | 21,900 | sf | 0.33 / | sf | \$7,250 | | |
| SUB-TOTAL D30 HVAC SYSTEMS | | | | 7,250 | \$7,250 | | |
| Estimating / Design Contingency | | | 20.00% | 1,450 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 1,088 | | @ 2 0 % po. you. | |
| General Contractor OH & Profit | | | 5.00% | 490 | 3,028 | | 41.77% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D30 HVAC SYSTEMS | 21,900 | sf | \$0.47 | lef | \$10,278 | | |
| | 21,500 | 31 | ψ0.+1 / | 31 | Ψ10,210 | | |
| D30 HVAC SYSTEMS | | | | | | | |
| D3060 Controls | | | | | | | |
| replace pnuematic controls with digital | 21,900 | sf | \$7.50 | \$164,250 | | allowance | |
| Sub-total | 21,900 | sf | 7.50 / | sf | \$164,250 | | |
| SUB-TOTAL D30 HVAC SYSTEMS | | | | 164,250 | \$164,250 | | |
| Estimation / Design Co. 1 | | | 00.0001 | 00.050 | | | |
| Estimating / Design Contingency | TDD | | 20.00% | 32,850 | | 0 . 50/ | |
| Escalation To Construction Start | TBD | | 0.00% | 24.639 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond General Contractor OH & Profit | | | 12.50% | 24,638 | 60 E7F | | 44 750/ |
| General Contractor Off & Pfolit | | | 5.00% | 11,087 | 68,575 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D30 HVAC SYSTEMS | 21,900 | sf | \$10.63 <i>/</i> | | \$232,825 | | |

Salem, Oregon BRIC

Portland, Oregon ROM Estimate 1.1

ACC Cost Consultants, LLC

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Estimate Date: 18-Jan-24 Document Date: Print Date: Print Time:

Constr. Start:

03-Jan-24 18-Jan-24 1:17 PM TBD

| Esumate 1.1 | | | 503) / 16-00/5 www.archcost.co | | Constr. Start. | |
|---------------------------------------|----------|------|-------------------------------------|------------|-------------------|---------|
| lmer Building | Quantity | Unit | Cost / Unit Cost | Sub-totals | Commo | ents |
| D40 FIRE PROTECTION SYSTEMS | | | | | | |
| D4010 Sprinklers | | | | | | |
| add fire sprinkler system | 21,900 | sf | \$5.50 \$120,450 | | | |
| architectural impacts, allowance | 21,900 | | 2.00 43,800 | | | |
| Sub-total , | 21,900 | | 7.50 /sf | \$164,250 | | |
| SUB-TOTAL D40 FIRE PROTECTION SYS | TEMS | | 164,250 | \$164,250 | | |
| Estimating / Design Contingency | | | 20.00% 32,850 | | | |
| Escalation To Construction Start | TBD | | 0.00% 02,000 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% 24,638 | | ₩ ± 0 /0 per year | |
| General Contractor OH & Profit | | | 5.00% 11,087 | 68,575 | | 41.75% |
| Constant Contractor Crit & From | | | 3.0070 11,007 | 00,070 | | 71.7370 |
| 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 | 21,900 | sf | \$5.50 \$120,450 | | | |
| Sub-total | 1 | | \$5.50 <u>\$120,450</u> 5.50 /sf | \$120,450 | + | |
| วนม-เปเสเ | 21,900 | Sī | D.DU /SI | ֆ (∠Ս,450 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | 120,450 | \$120,450 | | |
| Estimating / Design Contingency | | | 20.00% 24,090 | | | |
| Escalation To Construction Start | TBD | | 0.00% 24,090 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% 18,068 | | @ 1 570 per year | |
| General Contractor OH & Profit | | | 5.00% 8,131 | 50,289 | | 41.75% |
| General Contractor Off & Front | | | 3.00 % 6,131 | 30,209 | | 41.73% |
| 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 | 21,900 | sf | \$0.70 \$15,330 | | | |
| Sub-total | 21,900 | | 0.70 <u>\$15,330</u> | \$15,330 | + | |
| | | 51 | U./U /SI | | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | 15,330 | \$15,330 | | |
| Estimating / Design Contingency | | | 20.00% 3,066 | | | |
| Escalation To Construction Start | TBD | | 0.00% 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% 2,300 | | | |
| General Contractor OH & Profit | | | 5.00% 1,035 | 6,401 | | 41.75% |
| TOTAL DIDEOT CONSTRUCTION COST | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | _ | | . | | |
| D50 ELECTRICAL SYSTEMS | 21,900 | sf | \$0.99 /sf | \$21,731 | | |

Salem, Oregon BRIC

Portland, Oregon ROM Estimate 1.1

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Estimate Date: 18-Jan-24 Document Date: Print Date: Print Time:

03-Jan-24 18-Jan-24 1:17 PM TBD

| Portland, Oregon ROM Estimate 1.1 | | | rigard, Oregon 97223 (503) 718-0075 www. | | n | Constr. Start: | 1:17 P |
|--|----------|------|---|-----------------|----------------|--------------------|-------------|
| | | | (000) 1 10 0010 11111 | | | 00110411 01441141 | |
| 12 Ulmer Building | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments | |
| DECLET FORDICAL SYSTEMS | | | | | | T | |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| D5020 Grounding Path | | | | | | | |
| make sure grounding path meets code | 21,900 | sf | \$0.05 | \$1,000 | | | |
| Sub-total Sub-total | 21,900 | sf | 0.05 /sf | , , | \$1,000 | | |
| | | | | | | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 1,000 | \$1,000 | | |
| Fatimating / Davies Continuous | | | 20.000/ | 200 | | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 20.00% 0.00% | 200 0 | | @ E0/ mary/aar | |
| General Conditions / Insurance / Bond | 160 | | 12.50% | 150 | | @ ± 5% per year | |
| General Contractor OH & Profit | | | 5.00% | 68 | 418 | 41.8 | 20% |
| Concrat Contractor CTT & Front | | | 3.0070 | 00 | 410 | 41.0 | 70 |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 04 000 | - 6 | \$0.00 I-E | | 64 440 | | |
| D50 ELECTRICAL SYSTEMS | 21,900 | sf | \$0.06 /sf | | \$1,418 | | |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| | | | | | | | |
| D5030 Intrusion Alarm System | 04.000 | | 64.45 | * 05.405 | | | |
| add intrusion alarm system | 21,900 | | \$1.15 | \$25,185 | #05.405 | rough-in / install | |
| Sub-total | 21,900 | st | 1.15 /sf | | \$25,185 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 25,185 | \$25,185 | | |
| Fatingsting / Decima Continuous | | | 20.000/ | E 007 | | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 20.00% 0.00% | 5,037 0 | | O . 50/ | |
| General Conditions / Insurance / Bond | 160 | | 12.50% | 3,778 | | @ ± 5% per year | |
| General Contractor OH & Profit | | | 5.00% | 1,700 | 10,515 | 41.7 | 75% |
| Constant Contractor Citra From | | | 0.0070 | 1,700 | 10,010 | 71.7 | 070 |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D50 ELECTRICAL SYSTEMS | 21,900 | sf | \$1.63 /sf | | \$35,700 | | |
| Boo ELECTRICAL CTOTEMO | 21,000 | | ψ1.00 701 | | Ψου, του | | |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| D5030 Lighting Controls | | | | | | | |
| add occupancy sensors | 21,900 | sf | \$1.00 | \$21.900 | | | |
| Sub-total | 21,900 | | 1.00 /sf | | \$21,900 | 1 | |
| | | | | | | | |
| 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 | 41.7 | ' 5% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| D50 ELECTRICAL SYSTEMS | 21,900 | sf | \$1.42 /sf | | \$31,044 | | |

Salem, Oregon BRIC

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Constr. Start:

03-Jan-24 18-Jan-24 1:17 PM TBD

| | | , | | | | |
|---------------------------------------|----------|------|-------------|----------|------------|-------------------|
| llmer Building | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
| E10 EQUIPMENT | | | | | | |
| | | | | | | |
| E1020 Lockers | | | | | | |
| demo lockers | 48 | ea | \$60.00 | \$2,880 | | |
| new metal lockers | 48 | ea | 350.00 | 16,800 | | |
| Sub-total | 21,900 | sf | 0.90 /s | f | \$19,680 | |
| SUB-TOTAL E10 EQUIPMENT | | | | 19,680 | \$19,680 | |
| Estimating / Design Contingency | | | 20.00% | 3,936 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 2,952 | | |
| General Contractor OH & Profit | | | 5.00% | 1,329 | 8,217 | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | _ | | _ | | |
| E10 EQUIPMENT | 21,900 | st | \$1.27 /s | ST | \$27,897 | |
| E20 FURNISHINGS | | | | | | |
| E2010 Casework | | | | | | |
| demo casework in classrooms & labs | 515 | lf | \$30.00 | \$15,450 | | |
| new casework in classrooms & labs | 515 | | 725.00 | 373,375 | | |
| MEP scope, allowance | 21,900 | sf | 1.50 | 32,850 | | |
| Sub-total | 21,900 | | 19.25 /s | | \$421,675 | |
| SUB-TOTAL E20 FURNISHINGS | | | | 421,675 | \$421,675 | |
| Estimating / Design Contingency | | | 20.00% | 84,335 | | |
| Escalation To Construction Start | TBD | | 0.00% | 04,333 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | 155 | | 12.50% | 63,252 | | w ± 0 /0 por year |
| General Contractor OH & Profit | | | 5.00% | 28,464 | 176,051 | 41.75% |
| | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| E20 FURNISHINGS | 21,900 | sf | \$27.29 /s | f | \$597,726 | |

Salem, Oregon BRIC Portland, Oregon

ROM Estimate 1.1

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Constr. Start: TBD

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

Building Stats

Year Built: 1975

Gross Area:

49,104 sf

| Year Built: 1975 | | ' | Gross Area: | 49 ,104 S | ı | | |
|---|-----------|-------|-------------|------------------|-----------|------------------|---------|
| Floors: 1+ | | | | | | | |
| Construction Type: wood framed s | structure | | | | | | |
| A10 Foundations | | | | | | | |
| A1010 foundation | | | | | | | |
| investigate & repair slab edge cracking | 1 | allow | 5,000.00 | 5,000 | | | |
| Sub-total | | | 0.10 /sf | | 5,000 | - | |
| Sub-total | 49,104 | sf | 0.10 /SI | | 5,000 | | |
| SUB-TOTAL A10 Foundations | | | | 5,000 | \$5,000 | | |
| Estimating / Design Contingency | | | 20.00% | 1,000 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ + E% parvoor | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 750 | | @ ± 5% per year | |
| | | | | | 0.000 | | 44 =00/ |
| General Contractor OH & Profit | | | 5.00% | 338 | 2,088 | | 41.76% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| A10 Foundations | 49,104 | sf | \$0.14 /s | f | \$7,088 | | |
| A20 Basement Construction | | | | | | | |
| no work required | 0 | sf | \$0.00 | \$0 | | | |
| Sub-total | | sf | 0.00 | | \$0 | | |
| Sub-total | 49,104 | Sī | 0.00 /St | | φО | | |
| SUB-TOTAL A20 Basement Construction | | | | 0 | \$0 | | |
| Estimating / Design Contingency | | | 20.00% | 0 | | | |
| Escalation To Construction Start | TBD | | 0.00% | Ö | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 155 | | 12.50% | 0 | | @ 10% por your | |
| General Contractor OH & Profit | | | 5.00% | Ő | 0 | | #DIV/0! |
| General Contractor Off & Front | | | 3.0070 | | | | #51070: |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| A20 Basement Construction | 49,104 | sf | \$0.00 /s | f | \$0 | | |
| B10 Superstructure | | | | | | | |
| | | | | | | | |
| B1020 Roof Construction - Connections 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 | 1,440 | ea | 500.00 | 4,000 | | allowance | |
| • | _ | | | | | allowance | |
| MEP conflicts, allowance | 1 10 404 | allow | 6,000.00 | 6,000 | ¢470.000 | - | |
| Sub-total | 49,104 | SŤ | 3.66 /sf | | \$179,920 | | |
| SUB-TOTAL B10 Superstructure | | | | 179,920 | \$179,920 | | |
| Estimating / Design Contingency | | | 20.00% | 35,984 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 26,988 | | S 2 0 % por your | |
| General Contractor OH & Profit | | | 5.00% | 12,145 | 75,117 | | 41.75% |
| | | | | | - | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| B10 Superstructure | 49,104 | sf | \$5.19 /s | f | \$255,037 | | |

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 Estimate Date:
Document Date:
Print Date:
Print Time:

03-Jan-24 18-Jan-24 1:17 PM

18-Jan-24

| Estimate 1.1 | | Phone: (| | | | |
|---|----------|----------|-----------------|-----------------|--------------------|--------------------------|
| Smith Building | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
| B20 Exterior Enclosure | | | | | | |
| B2010 Exterior walls | | | | | | |
| investigate moisture penetration into brick | | | | | | |
| veneer & repair | 1 | allow | \$15,000.00 | \$15,000 | | |
| clean brick veneer | 13,680 | sf | 0.75 | 10,260 | | assume 90% envelope area |
| reseal brick veneer | 13,680 | sf | 2.25 | 30,780 | | |
| Sub-total | 49,104 | sf | 1.14 / | | \$56,040 | - |
| CUR TOTAL P20 Exterior Englacure | | | | 50.040 | ¢56.040 | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 56,040 | \$56,040 | |
| Estimating / Design Contingency | | | 20.00% | 11,208 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 8,406 | | |
| General Contractor OH & Profit | | | 5.00% | 3,783 | 23,397 | 41.75% |
| | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| B20 Exterior Enclosure | 49,104 | sf | \$1.62 / | sf | \$79,437 | |
| B20 Exterior Enclosure | | | | | | |
| D0040 F 4 | | | | | | |
| B2010 Exterior walls | | | | | | |
| remove wood fascia | 440 | sf | 2.00 | 880 | | |
| install metal fascia + wrb | 440 | sf | 45.00 | 19,800 | #00 000 | - |
| Sub-total | 49,104 | sf | 0.42 / | st | \$20,680 | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 20,680 | \$20,680 | |
| Estimating / Design Contingency | | | 20.00% | 4,136 | | |
| Escalation To Construction Start | TBD | | 0.00% | 4,130 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 3,102 | | @ 1 570 per year |
| General Contractor OH & Profit | | | 5.00% | 1,396 | 8,634 | 41.75% |
| General Contractor Off & Front | | | 3.0070 | 1,090 | 0,004 | 41.7370 |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| B20 Exterior Enclosure | 49,104 | sf | \$0.60 / | sf | \$29,314 | |
| B20 Exterior Enclosure | | | | | | <u> </u> |
| B20 Exterior Efficiosure | | | | | | |
| B2010 Insulation - exterior walls | | | | | | |
| add insulation, spray foam | 13,680 | sf | \$6.00 | \$82,080 | | |
| patch walls/paint | 13,680 | sf | 1.25 _ | 17,100 | | = |
| Sub-total | 49,104 | sf | 2.02 / | sf | \$99,180 | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 99,180 | \$99,180 | |
| Estimating / Design Continuous | | | 20,000/ | 10.026 | | |
| Estimating / Design Contingency Escalation To Construction Start | TDD | | 20.00% | 19,836 | | @ E0/ mary: |
| General Conditions / Insurance / Bond | TBD | | 0.00% 12.50% | 0 14 877 | | @ ± 5% per year |
| General Conditions / Insurance / Bond General Contractor OH & Profit | | | 5.00% | 14,877 6,695 | 41,408 | 44 750/ |
| General Contractor Off & FTOIR | | | 5.00% | 0,090 | 41,400 | 41.75% |
| TOTAL DIDECT CONSTRUCTION COST | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 40 404 | ef | ¢2 06 1 | ef | \$1 <i>1</i> 0 E00 | |
| B20 Exterior Enclosure | 49,104 | sf | \$2.86 / | 3 1 | \$140,588 | |

Salem, Oregon BRIC Portland, Oregon

ROM Estimate 1.1

Salem, Oregon

ACC Cost Consultants, LLC

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Document Date:
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Print Time:

Constr. Start:

03-Jan-24 18-Jan-24 1:17 PM TBD

18-Jan-24

| 13 Smith Building Quantity Unit Cost / Unit Cost Sub-totals Comm |
|--|
|--|

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

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

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

Estimate Date: 18-Jan-24 Document Date: 03-Jan-24 Print Date: 18-Jan-24

Print Time: 1:17 PM Constr. Start: TBD

| B30 Roofing B3010 Roof Coverings investigate and repair roof drains as a few are not draining Sub-total SUB-TOTAL B30 Roofing Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit TOTAL DIRECT CONSTRUCTION COST | 3 49,104 TBD | Unit allow sf | \$800.00 0.05 /sf | \$2,400 2,400 480 0 360 162 | \$2,400 \$2,400 | allowance @ ± 5% per year |
|---|--------------------|---------------|---|--|---------------------------|----------------------------|
| B30 Roofing B3010 Roof Coverings investigate and repair roof drains as a few are not draining Sub-total SUB-TOTAL B30 Roofing Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit TOTAL DIRECT CONSTRUCTION COST B30 Roofing 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 | 3 49,104 TBD | allow sf | \$800.00 0.05 /sf 20.00% 0.00% 12.50% | \$2,400 2,400 480 0 360 | \$2,400 \$2,400 | allowance |
| B3010 Roof Coverings investigate and repair roof drains as a few are not draining Sub-total SUB-TOTAL B30 Roofing Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit TOTAL DIRECT CONSTRUCTION COST B30 Roofing 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 | 49,104 TBD | sf | 20.00% 0.00% 12.50% | 2,400 480 0 360 | \$2,400 | |
| investigate and repair roof drains as a few are not draining Sub-total SUB-TOTAL B30 Roofing Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit TOTAL DIRECT CONSTRUCTION COST B30 Roofing 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 | 49,104 TBD | sf | 20.00% 0.00% 12.50% | 2,400 480 0 360 | \$2,400 | |
| investigate and repair roof drains as a few are not draining Sub-total SUB-TOTAL B30 Roofing Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit TOTAL DIRECT CONSTRUCTION COST B30 Roofing 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 | 49,104 TBD | sf | 20.00% 0.00% 12.50% | 2,400 480 0 360 | \$2,400 | |
| are not draining Sub-total SUB-TOTAL B30 Roofing Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit TOTAL DIRECT CONSTRUCTION COST B30 Roofing 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 | 49,104 TBD | sf | 20.00% 0.00% 12.50% | 2,400 480 0 360 | \$2,400 | |
| Sub-total SUB-TOTAL B30 Roofing Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit TOTAL DIRECT CONSTRUCTION COST B30 Roofing 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 | 49,104 TBD | sf | 20.00% 0.00% 12.50% | 2,400 480 0 360 | \$2,400 | |
| Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit TOTAL DIRECT CONSTRUCTION COST B30 Roofing 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 | TBD | | 20.00% 0.00% 12.50% | 480 0 360 | \$2,400 | @ ± 5% per year |
| Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit TOTAL DIRECT CONSTRUCTION COST B30 Roofing 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 | | sf | 0.00% 12.50% | 480 0 360 | | @ ± 5% per year |
| Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit TOTAL DIRECT CONSTRUCTION COST B30 Roofing 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 | | sf | 0.00% 12.50% | 0 360 | 1,002 | @ ± 5% per year |
| Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit TOTAL DIRECT CONSTRUCTION COST B30 Roofing 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 | | sf | 0.00% 12.50% | 0 360 | 1,002 | @ ± 5% per year |
| General Contractor OH & Profit TOTAL DIRECT CONSTRUCTION COST B30 Roofing 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 | 49,104 | sf | 12.50% | | 1,002 | |
| TOTAL DIRECT CONSTRUCTION COST B30 Roofing 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 | 49,104 | sf | 5.00% | 162 | 1,002 | I . |
| 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 | 49,104 | sf | | | | 41.75% |
| 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 | 49,104 | sf | | | | |
| C1020 Interior Doors remove door & frame new 6x7 scwd/hm frame, cross-corridor paint / finish door & frame patch/repair adjacent walls Sub-total | | ٠. | \$0.07 /sf | | \$3,402 | |
| C1020 Interior Doors remove door & frame new 6x7 scwd/hm frame, cross-corridor paint / finish door & frame patch/repair adjacent walls Sub-total | | | | | | |
| remove door & frame new 6x7 scwd/hm frame, cross-corridor paint / finish door & frame patch/repair adjacent walls Sub-total | | | | | | |
| new 6x7 scwd/hm frame, cross-corridor paint / finish door & frame patch/repair adjacent walls Sub-total | _ | | 046.00 | 4 470 | | |
| paint / finish door & frame patch/repair adjacent walls Sub-total | 7 | pair | 210.00 | 1,470 | | |
| patch/repair adjacent walls Sub-total | 7 14 | pair lvs | 6,750.00 175.00 | 47,250 2,450 | | egress + mag opens |
| Sub-total | 7 | ea | 350.00 | 2,450 | | |
| SUB-TOTAL C10 Interior Construction | 49,104 | sf | 1.09 /sf | 2,400 | \$53,620 | |
| · | | | | 53,620 | \$53,620 | |
| Fatimating / Danish Continuous | | | 20.000/ | 10.704 | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 20.00% 0.00% | 10,724 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 8,043 | | @ 1 3 % per year |
| General Contractor OH & Profit | | | 5.00% | 3,620 | 22,387 | 41.75% |
| TOTAL DIDECT CONCEDUCTION COST | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST C10 Interior Construction | 49,104 | sf | \$1.55 /sf | | \$76,007 | |
| C10 Interior Construction | | | | | | |
| C1020 Deer hardware | | | | | | |
| C1020 Door hardware remove knob hardware | 43 | ea | \$75.00 | \$3,225 | | |
| install new lever arm | 43 | ea ea | 425.00 | φ3,225 18,275 | | |
| Sub-total | 49,104 | sf | 0.44 /sf | 10,210 | \$21,500 | |
| | -,70 | | | | | |
| SUB-TOTAL C10 Interior Construction | | | | 21,500 | \$21,500 | |
| Estimating / Design Contingency | | | 20.00% | 4,300 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 3,225 | | |
| General Contractor OH & Profit | | | 5.00% | 1,452 | 8,977 | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| C10 Interior Construction | | sf | \$0.62 /sf | | | 1 |

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: Print Date: Print Time:

Constr. Start:

03-Jan-24 18-Jan-24 1:17 PM TBD

| W LSumate 1.1 | | | 303) 7 10-0073 WWW | | | |
|--|----------|------------|--------------------|-----------------|------------|-----------------------|
| Smith Building | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
| C20 STAIRS | | | | | | |
| | | | | | | |
| C2010 Stairs | | | | | | |
| demo ships ladder to mezz | 1 | ea | \$250.00 | \$250 | | |
| new 60 degree ships ladder to mezz | 1 | ea | 5,730.00 | 5,730 | | assume 12' ht. |
| 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 | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 0.00% | 2,090 | | @ . 50/ |
| | וסטו | | | | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 1,572 | 4.070 | 44.700/ |
| General Contractor OH & Profit | | | 5.00% | 708 | 4,376 | 41.76% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| C20 STAIRS | 49,104 | sf | \$0.30 /st | F | \$14,856 | |
| C30 INTERIOR FINISHES | | | | | | |
| | | | | | | |
| C3020 Floor finishes - carpet | 04.040 | - . | #0.70 | # 00 040 | | 250/ 5 |
| remove carpet | 31,918 | | \$0.70 | \$22,342 | | assume 65% floor area |
| clean/prep floors | 31,918 | | 1.00 | 31,918 | | |
| new carpet tile flooring | 31,918 | | 5.50 | | | |
| Sub-total | 49,104 | sf | 4.68 /sf | | \$229,807 | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 229,807 | \$229,807 | |
| Estimating / Design Contingency | | | 20.00% | 45,962 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 34,472 | | @ , |
| General Contractor OH & Profit | | | 5.00% | 15,513 | 95,947 | 41.75% |
| | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 10.101 | _ | 40.00 / | _ | **** | |
| C30 INTERIOR FINISHES | 49,104 | sf | \$6.63 /si | <u> </u> | \$325,754 | |
| C30 INTERIOR FINISHES | | | | | | |
| C3020 Floor finishes - shet flooring | | | | | | |
| remove resilient sheet flooring | 1,500 | sf | \$0.80 | \$1,200 | | |
| clean/prep floors | 1,500 | sf | 1.00 | 1,500 | | |
| new resilient sheet flooring | 1,500 | sf | 9.00 | 13,500 | | |
| Sub-total | 49,104 | sf | 0.33 /sf | | \$16,200 | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 16,200 | \$16,200 | |
| Estimating / Design Contingency | | | 20.00% | 3,240 | | |
| Escalation To Construction Start | TBD | | 0.00% | 3,240 | | @ + E0/ por ves |
| General Conditions / Insurance / Bond | טטו | | 12.50% | 2,430 | | @ ± 5% per year |
| General Contractor OH & Profit | | | 5.00% | 1,094 | 6,764 | 41.75% |
| | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 40 404 | of | ¢0.47 / | | 600.004 | |
| C30 INTERIOR FINISHES | 49,104 | sf | \$0.47 /s1 | 1 | \$22,964 | |

Salem, Oregon BRIC

Portland, Oregon ROM Estimate 1.1

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Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489

Estimate Date: 18-Jan-24 Document Date: Print Date: Print Time:

03-Jan-24 18-Jan-24 1:17 PM TBD

| ortiand, Oregon DM Estimate 1.1 | Phone: (503) 718-0075 www.archcost.com | | | | | Constr. Start: | | |
|---|--|------|-----------------|----------------|-----------------|----------------------------|--|--|
| | | · | , | | | | | |
| 3 Smith Building | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments | | |
| C30 INTERIOR FINISHES | | | | | | | | |
| • | | | | | | | | |
| C3030 Ceiling Finishes - act | 5 404 | | ФО ОО | 040.040 | | | | |
| replace stained act tiles Sub-total | 5,401 49,104 | | | \$43,212 | \$43,212 | assume 20% of act ceilings | | |
| Sub-total | 49,104 | Sī | 0.88 /sf | | Φ43,212 | | | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 43,212 | \$43,212 | | | |
| Fating the at Design Continuous | | | 00.000/ | 0.040 | | | | |
| Estimating / Design Contingency Escalation To Construction Start | TBD | | 20.00% 0.00% | 8,643 0 | | 0 . 50/ | | |
| General Conditions / Insurance / Bond | ופט | | 12.50% | 6,482 | | @ ± 5% per year | | |
| General Conditions / Insurance / Bond General Contractor OH & Profit | | | 5.00% | 2,917 | 18,042 | 41.75% | | |
| General Contractor Of A Fibrit | | | 3.00 % | 2,917 | 10,042 | 41.73% | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | | |
| C30 INTERIOR FINISHES | 49.104 | sf | \$1.25 /si | F | \$61,254 | | | |
| 330 INTERIOR TIMOTIES | 43,104 | 31 | Ψ1.25 73 | | ΨΟ1,204 | | | |
| D10 CONVEYING SYSTEMS | | | | | | | | |
| no work required | 0 | ea | \$0.00 | \$0 | | | | |
| Sub-total | 49,104 | 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 | | © 2 0 % po. you. | | |
| General Contractor OH & Profit | | | 5.00% | 0 | 0 | #DIV/0! | | |
| | | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 10.101 | _ | 42.22 | _ | | | | |
| D10 CONVEYING SYSTEMS | 49,104 | sf | \$0.00 /s | | \$0 | | | |
| D20 PLUMBING SYSTEMS | | | | | | | | |
| D2010 Replace plumbing fixtures | | | | | | | | |
| remove plumbing fixture, sink | 18 | ea | \$275.00 | \$4,950 | | | | |
| new sink & faucet | 18 | ea | 2,100.00 | | | | | |
| Sub-total | 49,104 | | 0.87 /sf | - , | \$42,750 | | | |
| SUB-TOTAL D20 PLUMBING SYSTEMS | | | | 42,750 | \$42,750 | | | |
| · | | | | • | . , | | | |
| Estimating / Design Contingency | | | 20.00% | 8,550 | | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | | |
| General Conditions / Insurance / Bond | | | 12.50% | 6,413 | | | | |
| General Contractor OH & Profit | | | 5.00% | 2,886 | 17,849 | 41.75% | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | | |
| D20 PLUMBING SYSTEMS | 49,104 | sf | \$1.23 /si | F | \$60,599 | | | |
| DZV FLUMIDING 3 3 EMI3 | 43,104 | 31 | φ1.23 /S | 1 | φυυ,υσ σ | | | |

Salem, Oregon BRIC

Portland, Oregon ROM Estimate 1.1

ACC Cost Consultants, LLC

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Estimate Date: 18-Jan-24 Document Date: 03-Jan-24 Print Date: Print Time:

18-Jan-24 1:17 PM Constr. Start: TBD

| M Estimate 1.1 | | FIIOHE. (| 503) /18-00/5 ww | w.archcost.com | II . | Constr. Start | |
|--|------------------|-------------|------------------------------------|---------------------------------|------------|-----------------|--------|
| Smith Building | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| D20 PLUMBING SYSTEMS | | | | | | | |
| D2020 Plumbing Fixtures - Repiping repipe dom water lines Sub-total | 49,104 49,104 | sf sf | \$5.00 _ 5.00 /s | \$245,520 of | \$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 /s | \$1,050 ef | \$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 /s | sf | \$1,489 | | |
| D30 HVAC SYSTEMS | | | | | | | |
| D3030 Cooling System replace chiller Sub-total | 49,104 49,104 | sf sf | \$5.00 _ 5.00 /s | \$245,520 of | \$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 /s | sf | \$348,025 | | |

Salem, Oregon BRIC

Portland, Oregon ROM Estimate 1.1

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Phone: (503) 718-0075 www.archcost.com

Document Date:
Print Date:
Print Time:
Constr. Start:

Estimate Date:

03-Jan-24 18-Jan-24 1:17 PM TBD

18-Jan-24

| 3 Smith Building | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
|---|----------|------|-----------------|-----------|---|-----------------|
| D30 HVAC SYSTEMS | | | | | | |
| D2000 Controls | | | | | | |
| D3060 Controls replace pnuematic controls with digital | 49,104 | sf | \$7.50 | \$368,280 | | allowance |
| Sub-total | 49,104 | | 7.50 / | | \$368,280 | allowarios |
| CLID TOTAL DOULLINAS CVOTEMO | | | | 222.222 | * 200 000 | |
| SUB-TOTAL D30 HVAC SYSTEMS | | | | 368,280 | \$368,280 | |
| Estimating / Design Contingency | | | 20.00% | 73,656 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 55,242 | 450 757 | |
| General Contractor OH & Profit | | | 5.00% | 24,859 | 153,757 | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| D30 HVAC SYSTEMS | 49,104 | sf | \$10.63 / | sf | \$522,037 | |
| | -, - | | | | , | |
| D40 FIRE PROTECTION SYSTEMS | | | | | | |
| no work required | 0 | sf | \$0.00 | \$0 | | |
| Sub-total | 49,104 | | 0.00 / | | \$0 | |
| SUB-TOTAL D40 FIRE PROTECTION SYS | TEMS | | | 0 | \$0 | |
| OUD-TOTAL D-TO TIME TROTLE HOW OTE | LIVIO | | | 0 | ΨΟ | |
| Estimating / Design Contingency | | | 20.00% | 0 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond General Contractor OH & Profit | | | 12.50% 5.00% | 0 0 | 0 | #5"/(01 |
| General Contractor OH & Profit | | | 5.00% | U | 0 | #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 | 1 | sum | \$15,000.00 | \$15,000 | | |
| Sub-total | 49,104 | sf | 0.31 / | 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% | 0,000 | | @ ± 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 | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS | 49,104 | sf | \$0.43 / | ef | \$21,263 | |
| DOU ELECTRICAL STOTEWS | 43,104 | 31 | ⊅∪.43 / | əi | Ψ∠ I ,∠03 | |

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

Estimate Date: 18-Jan-24 Document Date: 03-Jan-24 Print Date: 18-Jan-24 Print Time: 1:17 PM

| Estimate 1.1 | | Phone: (| 503) 718-0075 w | ww.archcost.cor | n | Constr. Start | : |
|---|----------|----------|-----------------|-----------------|------------|--------------------|---------|
| mith Building | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| DE020 Dealess Limbting | | | | | | | |
| D5020 Replace Lighting replace lighting with LED's - other areas | 46,649 | sf | \$5.40 | \$251,904 | | | |
| item | 40,049 | sf | 0.00 | φ251,904 0 | | | |
| item | | sf | 0.00 | 0 | | | |
| Sub-total | 49,104 | SI Sf | 5.13 | | \$251,904 | | |
| | , | 51 | 5.15 | /51 | | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 251,904 | \$251,904 | | |
| Estimating / Design Contingency | | | 20.00% | 50,381 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 37,786 | | | |
| General Contractor OH & Profit | | | 5.00% | 17,004 | 105,171 | | 41.75% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS | 49,104 | sf | \$7.27 | /sf | \$357,075 | | |
| • | 1 | | | | | | |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| D5010 Replace Exterior Lighting | | | | | | | |
| replace exterior lighting with LED's | 49,104 | sf | \$0.50 | \$24,552 | | | |
| item | | sf | 0.00 | 0 | | | |
| item | | lf | 0.00 | 0 | | | |
| Sub-total | 49,104 | sf | 0.50 | /sf | \$24,552 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 24,552 | \$24,552 | | |
| Estimating / Design Contingency | | | 20.00% | 4,911 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 3,683 | | @ ± 5 / 0 per year | |
| General Contractor OH & Profit | | | 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 | 49,104 | sf | \$0.85 | \$41,738 | | rough-in / install | |
| item | | sf | 0.00 | 0 | | | |
| item | | sf | 0.00 | 0 | | | |
| Sub-total | 49,104 | sf | 0.85 | /sf | \$41,738 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 41,738 | \$41,738 | | |
| Estimating / Design Contingency | | | 20.00% | 8,348 | | | |
| Escalation To Construction Start | TBD | | 0.00% | • | | @ + E0/ ====== | |
| General Conditions / Insurance / Bond | טפו | | 12.50% | 6 261 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond General Contractor OH & Profit | | | 5.00% | 6,261 2,818 | 17,427 | | 44 750/ |
| General Contractor Off & Fibrit | | | 5.00% | 2,010 | 11,421 | | 41.75% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |

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 Document Date:
Print Date:
Print Time:

Estimate Date:

03-Jan-24 18-Jan-24 1:17 PM

18-Jan-24

| Portland, Oregon ROM Estimate 1.1 | | | i igard, Oregon 972 (503) 718-0075 ww | | n | Constr. Start | |
|--|----------|-----------|---|------------------|-----------------|-------------------|---------|
| NOW Estimate 1.1 | | i none. (| (303) 7 10-0073 WW | vw.arcricost.cor | | Conour. Ctart. | |
| 13 Smith Building | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| D50 ELECTRICAL SYSTEMS | | | | | | | |
| D30 ELECTRICAL STSTEMS | | | | | | | |
| D5030 Lighting Controls | | | | | | | |
| add occupancy sensors | 49,104 | sf | \$0.85 | \$41,738 | | | |
| Sub-total | 49,104 | sf | 0.85 /s | sf | \$41,738 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 41,738 | \$41,738 | | |
| 002 10 1/12 200 2220 11 110/12 01 01 21 | | | | , | VIII,100 | | |
| Estimating / Design Contingency | | | 20.00% | 8,348 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 6,261 | | | |
| General Contractor OH & Profit | | | 5.00% | 2,818 | 17,427 | | 41.75% |
| TOTAL DIDEOT CONCEDUCTION COST | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST D50 ELECTRICAL SYSTEMS | 49,104 | sf | \$1.20 /s | ef | \$59,165 | | |
| D30 ELECTRICAL STSTEMS | 43,104 | 31 | φ1.20 / | 31 | φυσ, 100 | | |
| E10 EQUIPMENT | | | | | | | |
| E1010 Commercial Equipment | | | | | | | |
| renovate classroom pod kitchens to be | | | | | | | |
| accessible | 4 | allow | \$15,000.00 | \$60,000 | | allowance | |
| Sub-total | 49,104 | sf | 1.22 /s | | \$60,000 | allowarioc | |
| | 10,101 | O. | 1.22 / | J. | ψου,σου | | |
| SUB-TOTAL E10 EQUIPMENT | | | | 60,000 | \$60,000 | | |
| Estimating / Design Contingency | | | 20.00% | 12,000 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 155 | | 12.50% | 9,000 | | @ 1 0 /0 per year | |
| General Contractor OH & Profit | | | 5.00% | 4,050 | 25,050 | | 41.75% |
| Central Contractor CTT & Front | | | 0.0070 | 7,000 | 20,000 | | 41.7570 |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| E10 EQUIPMENT | 49,104 | sf | \$1.73 / | sf | \$85,050 | | |
| E20 FURNISHINGS | | | | | | | |
| . | | | | | | | |
| see E10 Equipment | 4 | ea | \$0.00 | | | | |
| Sub-total | 49,104 | sf | 0.00 /s | 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 | טטו | | 12.50% | 0 | | w ± 0 /0 per year | |
| General Contractor OH & Profit | | | 5.00% | 0 | 0 | | #DIV/0! |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| E20 FURNISHINGS | 49,104 | sf | \$0.00 / | sf | \$0 | | |

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: Print Date: Print Time:

Constr. Start:

03-Jan-24 18-Jan-24 1:17 PM TBD

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

Building Stats

Year Built: 2010

Gross Area:

3,485 sf

Floors: 1+

Construction Type: wood framed structure

| 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 | | | 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 | 3,485 | sf | \$0.00 /sf | | \$0 | |

| 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 | | | 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 | 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 | | | 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 | | | | | | |
| B10 Superstructure | 3,485 | sf | \$0.00 /sf | | \$0 | |

Salem, Oregon BRIC

OSD - Facility Assessment

Portland, Oregon

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Estimate Date: 18-Jan-24
Document Date: 03-Jan-24
Print Date: 18-Jan-24
Print Time: 1:17 PM
Constr. Start: TBD

| ortland, Oregon | | | Γigard, Oregon 9722 | 23-8489 | | Print Time: 1:17 P |
|---|----------|----------|---------------------|----------------|------------|------------------------------|
| OM Estimate 1.1 | | Phone: (| (503) 718-0075 www | w.archcost.cor | n | Constr. Start: TE |
| 7 New Dormitory | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
| B20 Exterior Enclosure | | | | | | |
| B2010 Exterior walls | | | | | | |
| remove wood fascia | 2,819 | sf | 2.00 | 5,638 | | assume 25% of envelope area |
| install metal fascia + wrb | 2,819 | | 45.00 | 126,844 | | accume 20% of chiveleps area |
| Sub-total | 3,485 | | 38.01 /sf | | \$132,482 | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 132,482 | \$132,482 | |
| · | | | | | - | |
| Estimating / Design Contingency | | | 20.00% | 26,497 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 19,873 | | |
| General Contractor OH & Profit | | | 5.00% | 8,943 | 55,313 | 41.75% |
| | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST B20 Exterior Enclosure | 3,485 | sf | \$53.89 /s | f | \$187,795 | |
| B20 Exterior Efficiosure | 3,403 | 31 | φ33.03 /3 | | φ101,135 | |
| B20 Exterior Enclosure | | | | | | |
| B2010 Exterior walls | | | | | | |
| remove rust from unit heater frames | 5 | ea | 150.00 | 750 | | |
| paint frames | 5 | ea | 100.00 | 500 | | |
| Sub-total | 3,485 | sf | 0.36 /sf | | \$1,250 | |
| SUB-TOTAL B20 Exterior Enclosure | | | | 1,250 | \$1,250 | |
| | | | | | | |
| Estimating / Design Contingency | | | 20.00% | 250 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 188 | | |
| General Contractor OH & Profit | | | 5.00% | 85 | 523 | 41.84% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| B20 Exterior Enclosure | 3,485 | sf | \$0.51 /s | f | \$1,773 | |
| B30 Roofing | | | | | | |
| | | _ | 4 | | | |
| no work required | 0 | sf | \$0.00 | \$0 | ^ | |
| Sub-total | 3,485 | sf | 0.00 /sf | | \$0 | |
| SUB-TOTAL B30 Roofing | | | | 0 | \$0 | |
| Estimating / Design Contingency | | | 20.00% | 0 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | 155 | | 12.50% | 0 | | 2 0 % per year |
| General Contractor OH & Profit | | | 5.00% | 0 | 0 | #DIV/0! |
| TOTAL DIDECT CONCEDUATION COST | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | 0.405 | | 60.00 /- | | ^ | |
| B30 Roofing | 3,485 | sf | \$0.00 /s | Т | \$0 | |

Salem, Oregon

OSD - Facility Assessment

BRIC

Portland, Oregon

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Estimate Date: 18-Jan-24
Document Date: 03-Jan-24
Print Date: 18-Jan-24
Print Time: 1:17 PM

| Portiand, Oregon | | | rigard, Oregon 97223 | | | Print time: 1:17 F |
|---------------------------------------|----------|----------|----------------------|---------------|-------------|-------------------------|
| ROM Estimate 1.1 | | Phone: (| (503) 718-0075 www | .archcost.cor | n | Constr. Start: Ti |
| 17 New Dormitory | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
| | 1 | | | | | |
| 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 | |
| 30B-101AL C10 Interior Construction | | | | U | ψU | |
| 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 | ΨΟ | \$0 | |
| | 0,100 | <u> </u> | 0.00 75. | | | |
| 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 | | @ · · · p - · · y - · · |
| 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 | ψο, 400 | \$6,400 | allowarioo |
| 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 | |
| | | | ÷=:55 7 6 1 | | , · , · · - | 1 |

OSD - Facility Assessment Salem, Oregon

BRIC
Portland, Oregon

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Estimate Date: 18-Jan-24
Document Date: 03-Jan-24
Print Date: 18-Jan-24
Print Time: 1:17 PM

| Portland, Oregon | | ٦ | Γigard, Oregon 9722 | 3-8489 | | Print Time | : 1:17 P |
|---------------------------------------|----------|----------|---------------------|----------------|----------------|-----------------|----------|
| ROM Estimate 1.1 | | Phone: (| 503) 718-0075 www | v.archcost.cor | n | Constr. Start | : TB |
| 17 New Dormitory | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| C30 INTERIOR FINISHES | | | | | | | |
| C3030 Ceiling Finishes | | | | | | | |
| remove decorative ceiling displays | 8 | ea | \$150.00 | \$1,200 | | allowance | |
| Sub-total | 3,485 | sf | 0.34 /sf | | \$1,200 | | |
| SUB-TOTAL C30 INTERIOR FINISHES | | | | 1,200 | \$1,200 | | |
| | | | | 1,200 | V 1,200 | | |
| Estimating / Design Contingency | | | 20.00% | 240 | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | 180 | | | |
| General Contractor OH & Profit | | | 5.00% | 81 | 501 | | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | |
| C30 INTERIOR FINISHES | 3,485 | sf | \$0.49 /si | f | \$1,701 | | |
| D10 CONVEYING SYSTEMS | | | | | | | |
| DIO CONVETING STSTEMS | | | | | | | |
| no work required | 0 | ea | \$0.00 | \$0 | | | |
| Sub-total | 3,485 | 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 | 3,485 | sf | \$0.00 /st | F | \$0 | | |
| D20 PLUMBING SYSTEMS | | | | | | | |
| no work required | | of | \$0.00 | \$0 | | | |
| no work required Sub-total | 3,485 | sf sf | \$0.00 0.00 /sf | | \$0 | | |
| | 2,122 | | | | | | |
| SUB-TOTAL D20 PLUMBING 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 | | | | | | | |
| D20 PLUMBING SYSTEMS | 3,485 | sf | \$0.00 /si | f | \$0 | | |
| - 1 | | | ÷ 5.55 70. | | | l | |

OSD - Facility Assessment Salem, Oregon

BRIC

Portland, Oregon

Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Estimate Date: 18-Jan-24
Document Date: 03-Jan-24
Print Date: 18-Jan-24
Print Time: 1:17 PM

| Portiand, Oregon | | | rigard, Oregon 97 | | | | Print rime | |
|--|----------|--------|-------------------|----------|-----------|------------|-------------------|-----------|
| ROM Estimate 1.1 | | Phone: | (503) 718-0075 w | /ww.arcl | ncost.con | n | Constr. Start | TBI |
| 17 New Dormitory | Quantity | Unit | Cost / Unit | C | ost | Sub-totals | Comm | ents |
| • | | | | | | | | |
| D30 HVAC SYSTEMS | | | | | | | | |
| | | | | | | | | |
| no work required | 0 | sf | \$0.00 | | \$0 | | _ | |
| Sub-total | 3,485 | sf | 0.00 | /sf | | \$0 | | |
| SUB-TOTAL D30 HVAC SYSTEMS | | | | | 0 | \$0 | | |
| GOD-TOTAL DOU TIVAC GTGTEINIG | | | | | 0 | ΨΟ | | |
| Estimating / Design Contingency | | | 20.00% | | 0 | | | |
| Escalation To Construction Start | TBD | | 0.00% | | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | | 0 | | @ = 0 /0 po. you. | |
| General Contractor OH & Profit | | | 5.00% | | 0 | 0 | | #DIV/0! |
| General Generator CTT at Tonk | | | 0.0070 | | Ü | v | | #51470: |
| | | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | _ | *** | | | | | |
| D30 HVAC SYSTEMS | 3,485 | sf | \$0.00 | /ST | | \$0 | | |
| D40 FIRE PROTECTION SYSTEMS | | | | | | | | |
| 2 10 1 11/2 1 1/0 1 2 0 11 0 1/0 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | | | | | | | | |
| no work required | 0 | sf | \$0.00 | | \$0 | | | |
| Sub-total | 3,485 | sf | 0.00 | /sf | | \$0 | | |
| OUR TOTAL PAGE FIRE PROTECTION OV | 0.75140 | | | | | | | |
| SUB-TOTAL D40 FIRE PROTECTION SYS | STEMS | | | | 0 | \$0 | | |
| Estimating / Design Contingency | | | 20.00% | | 0 | | | |
| Escalation To Construction Start | TBD | | 0.00% | | 0 | | @ + E% parvoor | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | | 0 | | @ ± 5% per year | |
| General Contractor OH & Profit | | | 5.00% | | 0 | 0 | | #DI\ //OI |
| General Contractor On & Profit | | | 5.00% | | U | U | | #DIV/0! |
| | | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | _ | | | | | | |
| D40 FIRE PROTECTION SYSTEMS | 3,485 | sf | \$0.00 | /st | | \$0 | | |
| D50 ELECTRICAL SYSTEMS | | | | | | | | |
| | | | | | | | | |
| D5020 Emergency lighting | | | | | | | | |
| confirm emergency lighting is provided | 3,485 | sf | \$1.15 | \$ | 4,008 | | | |
| Sub-total | 3,485 | sf | 1.15 | /sf | | \$4,008 | | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | 3 | | | | 4,008 | \$4,008 | | |
| | - | | | | .,500 | Ţ 1,000 | | |
| Estimating / Design Contingency | | | 20.00% | | 802 | | | |
| Escalation To Construction Start | TBD | | 0.00% | | 0 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | | | 12.50% | | 602 | | | |
| General Contractor OH & Profit | | | 5.00% | | 271 | 1,675 | | 41.79% |
| | | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | | |
| D50 ELECTRICAL SYSTEMS | 3,485 | sf | \$1.63 | lo. | | \$5,683 | 1 | |

OSD - Facility Assessment Salem, Oregon

BRIC Portland, Oregon ROM Estimate 1.1 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

TBD

Constr. Start:

| 17 New Dormitory | Qu | antity Unit | Cost / Unit | Cost | Sub-totals | Comments |
|------------------|----|-------------|-------------|------|------------|----------|
| | | | | | | - |

| D50 ELECTRICAL SYSTEMS | | | | | | |
|---------------------------------------|-------|----|------------|---------|---------|-----------------|
| D5030 Intrusion Alarm System | | | | | | |
| add intrusion alarm system | 3,485 | sf | \$1.50 | \$5,228 | | |
| Sub-total | 3,485 | sf | 1.50 /sf | | \$5,228 | |
| SUB-TOTAL D50 ELECTRICAL SYSTEMS | | | | 5,228 | \$5,228 | |
| Estimating / Design Contingency | | | 20.00% | 1,046 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond | | | 12.50% | 785 | | |
| General Contractor OH & Profit | | | 5.00% | 353 | 2,184 | 41.78% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| D50 ELECTRICAL SYSTEMS | 3.485 | sf | \$2.13 /sf | | \$7,412 | |

| E10 EQUIPMENT | | | | | | |
|---------------------------------------|-------|----|------------|-----|-----|-----------------|
| no work required | 0 | ea | \$0.00 | \$0 | | |
| Sub-total | 3,485 | sf | 0.00 /sf | | \$0 | |
| SUB-TOTAL E10 EQUIPMENT | | | | 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 | | | | | | |
| E10 EQUIPMENT | 3,485 | sf | \$0.00 /sf | | \$0 | |

| E20 FURNISHINGS | | | | | | |
|---------------------------------------|-------|----|------------|-----|-----|-----------------|
| no work required | 0 | ea | \$0.00 | \$0 | | |
| Sub-total | 3,485 | 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 | 3,485 | sf | \$0.00 /sf | | \$0 | |

| Portland, Oregon ROM Estimate 1.1 | | Phone: (| n | Print Time Constr. Start | | | |
|---------------------------------------|----------|----------|-------------|-----------------------------|------------------|-------------------|--------|
| Site Estimate | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| | | | | | | T | |
| 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% | 00,000 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 42,263 | | @ 1 370 per year | |
| General Contractor OH & Profit | | | 5.00% | 19,019 | 117,632 | | 41.75% |
| Constant Contractor Crit Crit Crit | | | 0.0070 | 10,010 | 111,002 | | |
| 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 | | | | |
| 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 | # 200 005 | - | |
| 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% | 04,123 | | @ ± 5% per year | |
| General Conditions / Insurance / Bond | 100 | | 12.50% | 48,094 | | ⊕ ± 0 /0 poi year | |
| General Contractor OH & Profit | | | 5.00% | 21,643 | 133,862 | | 41.75% |
| | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | 64F4 40= | | |
| G20 Site Improvements | | | | | \$454,487 | | |

OSD - Facility Assessment ACC Cost Consultants, LLC Estimate Date: 18-Jan-24 Salem, Oregon Seth J. Pszczolkowski Document Date: 03-Jan-24 BRIC 8060 SW Pfaffle Street, Suite 110 Print Date: 18-Jan-24 Portland, Oregon Tigard, Oregon 97223-8489 Print Time: 1:17 PM

| Portland, Oregon | | | Figard, Oregon 972 (503) 718-0075 w | | | Print Time: 1: | | |
|--|----------|-------------|--|---------------------------------|------------|-----------------|--------|--|
| ROM Estimate 1.1 | | Pnone: (| Constr. Start: 1 | | | | | |
| Site Estimate | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents | |
| G20 Site Improvements | | | | | | | | |
| G2030 Accessible Parking add accessible parking area new directional signage, allowance Sub-total | 50 1 | ea allow | \$4,500.00 10,000.00 _ | \$225,000 10,000 | \$235,000 | _ | | |
| SUB-TOTAL G20 Site Improvements | | | | 235,000 | \$235,000 | | | |
| Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit | TBD | | 20.00% 0.00% 12.50% 5.00% | 47,000 0 35,250 15,863 | 98,113 | @ ± 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 | 15 | allow | \$3,000.00 _ | \$45,000 | \$45,000 | | | |
| SUB-TOTAL G20 Site Improvements | | | | 45,000 | \$45,000 | | | |
| Estimating / Design Contingency Escalation To Construction Start General Conditions / Insurance / Bond General Contractor OH & Profit | TBD | | 20.00% 0.00% 12.50% 5.00% | 9,000 0 6,750 3,038 | 18,788 | @ ± 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 | 278 | lf | \$50.00 _ | \$13,875 | \$13,875 | 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 | TBD | | 20.00% 0.00% 12.50% 5.00% | 2,775 0 2,082 937 | 5,794 | @ ± 5% per year | 41.76% | |
| TOTAL DIRECT CONSTRUCTION COST G20 Site Improvements | | | | | \$19,669 | | | |

| Portland, Oregon | | 7 | igard, Oregon 972 | 223-8489 | | Print Time: | 1:17 PM |
|--|--------------------------|--------------------------|--|---|------------|-----------------|---------|
| ROM Estimate 1.1 | | Phone: (| Constr. Start: | TBD | | | |
| Site Estimate | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Commo | ents |
| 000 0:45 | | | | | | Г | |
| 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 | 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 | | |

| Portland, Oregon | | | igard, Oregon 972 | | | Print Time: 1:17 P | | |
|---------------------------------------|----------|----------|-------------------|-----------|------------------|--------------------|--------|--|
| ROM Estimate 1.1 | | Phone: (| Constr. Start | : TBD | | | | |
| Site Estimate | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents | |
| G20 Site Improvements | | | | | | | | |
| G2040 Play Area - near Wallace | | | | | | | | |
| repair fence around play area | 500 | lf | \$15.00 | \$7,500 | | allowance | | |
| Sub-total | | | | | \$7,500 | | | |
| SUB-TOTAL G20 Site Improvements | | | | 7,500 | \$7,500 | | | |
| Estimating / Design Contingency | | | 20.00% | 1,500 | | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | | |
| General Conditions / Insurance / Bond | | | 12.50% | 1,125 | | | | |
| General Contractor OH & Profit | | | 5.00% | 507 | 3,132 | | 41.76% | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | | |
| G20 Site Improvements | | | | | \$10,632 | | | |
| G20 Site Improvements | | | | | | | | |
| G2040 Play Area - near Wallace | | | | | | | | |
| replace playground surfacing | 5,000 | sf | \$45.00 | \$225,000 | | | | |
| replace playground equipment | 1 | allow | 150,000.00 | 150,000 | | | | |
| replace paving | 10,250 | sf | 5.25 _ | 53,813 | * 400 040 | - | | |
| Sub-total | | | | | \$428,813 | | | |
| SUB-TOTAL G20 Site Improvements | | | | 428,813 | \$428,813 | | | |
| Estimating / Design Contingency | | | 20.00% | 85,763 | | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | | |
| General Conditions / Insurance / Bond | | | 12.50% | 64,322 | 470.000 | | | |
| General Contractor OH & Profit | | | 5.00% | 28,945 | 179,030 | | 41.75% | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | | |
| G20 Site Improvements | | | | | \$607,843 | | | |
| G20 Site Improvements | | | | | | | | |
| G2040 Grandstand | | | | | | | | |
| demo grandstand | 900 | sf | \$12.00 | \$10,800 | | | | |
| new grandstand structure | 2,000 | sf | 750.00 | 1,500,000 | * | - | | |
| Sub-total | | | | | \$1,510,800 | | | |
| SUB-TOTAL G20 Site Improvements | | | | 1,510,800 | \$1,510,800 | | | |
| Estimating / Design Contingency | | | 20.00% | 302,160 | | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | | |
| General Conditions / Insurance / Bond | | | 12.50% | 226,620 | | | | |
| General Contractor OH & Profit | | | 5.00% | 101,979 | 630,759 | | 41.75% | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | | |
| G20 Site Improvements | | | | | \$2,141,559 | | | |

| Portland, Oregon | Tigard, Oregon 97223-8489 | | | | | Print Time: 1:17 PM |
|---|---------------------------|----------|------------------|-------------------|--------------------|---------------------|
| ROM Estimate 1.1 | | Phone: (| 503) 718-0075 wv | n | Constr. Start: TBI | |
| Site Estimate | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments |
| 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% | 02,400 | | @ ± 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 replace discus | 1 1 | sum | 35,000.00 | 35,000 | | |
| Sub-total | 1 | sum | 65,000.00 | 65,000 | \$1,129,180 | |
| SUB-TOTAL G20 Site Improvements | | | | 1,129,180 | \$1,129,180 | |
| | | | | | V 1,120,100 | |
| Estimating / Design Contingency | | | 20.00% | 225,836 | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year |
| General Conditions / Insurance / Bond General Contractor OH & Profit | | | 12.50% 5.00% | 169,377 76,220 | 471,433 | 41.75% |
| General Contractor Of A Front | | | 3.00 /0 | 70,220 | 471,433 | 41.7570 |
| 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 | 400.00- | |
| General Contractor OH & Profit | | | 5.00% | 21,600 | 133,600 | 41.75% |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | |
| G30 Site Utilities | | | | | \$453,600 | |

OSD - Facility AssessmentACC Cost Consultants, LLCEstimate Date:18-Jan-24Salem, OregonSeth J. PszczolkowskiDocument Date:03-Jan-24BRIC8060 SW Pfaffle Street, Suite 110Print Date:18-Jan-24

| BRIC | | | U SW Prame Stree | | | Print Date: 18-Jan-2 | | |
|---|----------|----------|--------------------|----------------|----------------|------------------------|--|--|
| Portland, Oregon | | | Γigard, Oregon 972 | | | Print Time: 1:17 | | |
| ROM Estimate 1.1 | | Phone: (| Constr. Start: TB | | | | | |
| Site Estimate | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comments | | |
| G30 Site Utilities | | | | | | | | |
| | | | | | | | | |
| G3030 Storm | | | | | | | | |
| repair storm pipe between Peck Gym and | | | | | | | | |
| new locker room addition | 1 | allow | \$15,000.00 | \$15,000 | | allowance | | |
| Sub-total | | | | | \$15,000 | | | |
| SUB-TOTAL G30 Site Utilities | | | | 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 | | | | | | | | |
| G30 Site Utilities | | | | | \$21,263 | | | |
| G30 Site Utilities | | | | | | | | |
| | | | | | | | | |
| G3040 Heating Distribution | | | | | | | | |
| replace campus wide controls | 1 | allow | \$0.00 | \$0 | | see building estimates | | |
| Sub-total | | | | | \$0 | | | |
| SUB-TOTAL G30 Site Utilities | | | | 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 | | | | | ¢0 | | | |
| G30 Site Utilities | <u> </u> | | | | \$0 | | | |
| G30 Site Electrical Utilities | | | | | | | | |
| C4020 Site Lighting | | | | | | | | |
| G4020 Site Lighting | _ | | #0.000.00 | #40.000 | | | | |
| replace parking lot pole lighting | 6 | ea | \$8,000.00 | \$48,000 | #40.000 | verify qty | | |
| Sub-total | | | | | \$48,000 | | | |
| SUB-TOTAL G30 Site Electrical Utilities | | | | 48,000 | \$48,000 | | | |
| | | | 06.555/ | | | | | |
| Estimating / Design Contingency | | | 20.00% | 9,600 | | | | |
| Escalation To Construction Start | TBD | | 0.00% | 0 | | @ ± 5% per year | | |
| General Conditions / Insurance / Bond | | | 12.50% | 7,200 | | | | |
| General Contractor OH & Profit | | | 5.00% | 3,240 | 20,040 | 41.75% | | |
| | + | | | | | | | |
| TOTAL DIRECT CONSTRUCTION COST | | | | | | | | |

G30 Site Electrical Utilities

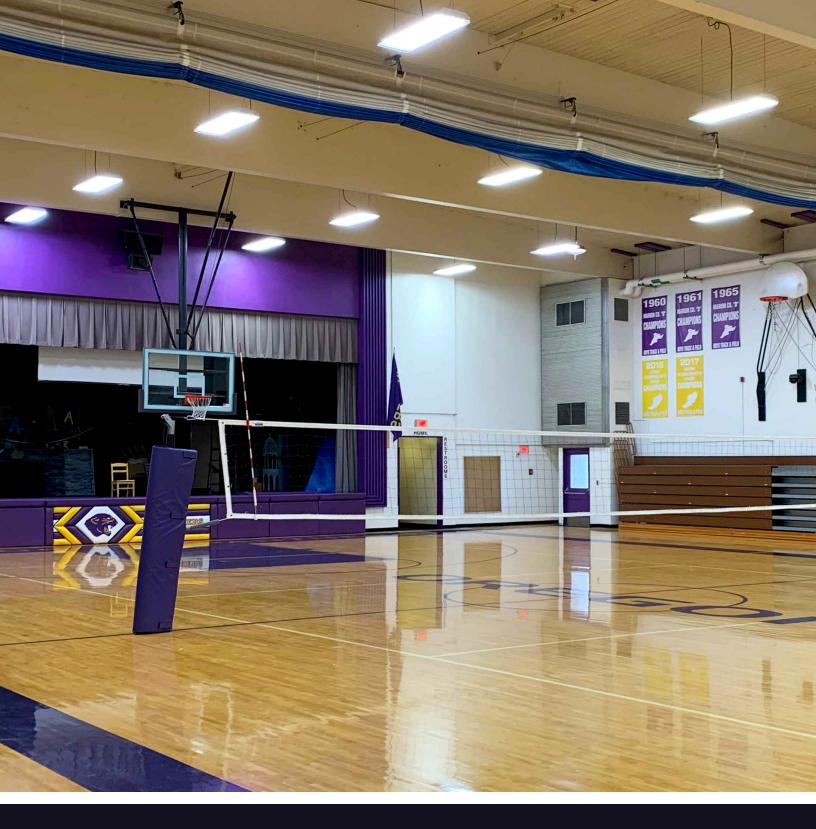
\$68,040

| | Phone: | (503) 718-0075 w | ww.archcost.cor | n | Constr. Start: | | |
|----------|------------|-------------------------------------|---|--------------------------------------|--|---|--|
| Quantity | Unit | Cost / Unit | Cost | Sub-totals | Commo | ents | |
| | | | | | | | |
| | | | | | | | |
| 10 | ea | \$7.000.00 | \$70.000 | | verify atv | | |
| | | , , , | , ,,,,,,,,, | \$70,000 | , , , | | |
| | | | 70,000 | \$70,000 | | | |
| | | 00.000/ | 44.000 | | | | |
| TRD | | | - | | @ + 5% per year | | |
| 100 | | 12.50% | | | @ 1 3 % per year | | |
| | | 5.00% | 4,725 | 29,225 | | 41.75% | |
| | | | | | | | |
| | | | | \$99,225 | | | |
| | | | | | | | |
| | | | | | | | |
| 1 | sum | \$350,000.00 | \$350,000 | | | | |
| | | · · · · - | | \$350,000 | | | |
| | | | 350,000 | \$350,000 | | | |
| | | 20.00% | 70 000 | | | | |
| TBD | | 0.00% | 0 | | @ ± 5% per year | | |
| | | 12.50% | 52,500 | | | | |
| | | 5.00% | 23,625 | 146,125 | | 41.75% | |
| | | | | | | | |
| | | | | \$496,125 | | | |
| | | | | | | | |
| | | | | | | | |
| 1 | sum | \$20,000.00 | \$20,000 | | | | |
| | | · · · — | · · · | \$20,000 | | | |
| | | | 20,000 | \$20,000 | | | |
| | | 20.00% | 4 000 | | | | |
| TBD | | 0.00% | 0 | | @ ± 5% per year | | |
| | | 12.50% | 3,000 | | | | |
| | | 5.00% | 1,350 | 8,350 | _ | 41.75% | |
| | | | | | | | |
| | | | | \$28 350 | | | |
| | 10 TBD TBD | Quantity Unit 10 ea TBD TBD TBD | Phone: (503) 718-0075 w Quantity Unit Cost / Unit 10 ea \$7,000.00 _ TBD | Quantity Unit Cost / Unit Cost | Phone: (503) 718-0075 www.archcost.com | Phone: (503) 718-0075 www.archcost.com Quantity Unit Cost Sub-totals Commet 10 ea \$7,000.00 | |

| Portland, Oregon ROM Estimate 1.1 | | Tigard, Oregon 97223-8489 Phone: (503) 718-0075 www.archcost.com | | | | | 1:17 PM TBD |
|--|----------|--|------------------------------------|---------------------------------|------------|-----------------|----------------|
| Site Estimate | Quantity | Unit | Cost / Unit | Cost | Sub-totals | Comm | ents |
| 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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