Newberg Family Services Feasibility Study

Interim Report Summary February 20, 1996





THE NEWBERG FAMILY SERVICES FEASIBILITY STUDY

February 20, 1996

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THE NEWBERG FAMILY SERVICES FEASIBILITY STUDY

February 20, 1996

REPORT SUMMARY

Included in this Interim Report is a summary of the current status of the Newberg Family Services Feasibility Study. At this time, the building's existing condition has been studied, an architectural program has been developed for the City of Newberg and the quasi-public agencies of the City and County, and three schemes developed to house these City and County departments. This new report documents the information gathered and a summary of the options, including conceptual design and project cost comparisons.

Newberg Family Resource Center

Summary of Space Requirements February 12, 1996

Area	Net Sq. Ft.	Total Sq. Ft.
Common Areas Building Lobby Information and Reception Desk Public Restrooms First Aid room Mail Room		500 250 400 100 <u>100</u> 1,350
City of Newberg City Manager's Office incl. Council Chamber/Courtroom Legal/Municipal Court Finance Department Community Development Shared Facilities	4,630 2,109 2,413 5,930 1,150 16,232	6,250 2,850 3,260 8,010 1,550 21,920
Quasi-Public Service Agencies YCAP Head Start Lutheran Family Service Newberg Human Resource Center Yamhill County Community Corrections Yamhill County Sheriff's Office Chemekota C. C., OR St. Employ. Office, OR Adult & Family Svcs., OR St. Vocati Rehab. Off., Mid-Will. Valley Jobs Counc Co-op After Hours Child Care Yamhill County Assessor Boys & Girls Club of Newberg Yamhill County Health & Human Svcs. Shared Facilities	1,695 960	2,290 ** 3,115 625 2,525 2,000 3,500 - 5,000 50 * 5,620 2,290 1,295 23,310 - 24,810
Total Usable Sq. Ft. Required		46,580 - 48,080

^{*} Includes 5,000 sq. ft. for gymnasium. ** Sq. Ft. need is still undetermined.

Newberg Family Resource Center

Summary of Quasi-Public Service Agencies February 12, 1996

Agency	<u>Interest</u>	Total Sq. Ft.
YCAP Head Start	High	2,290
Lutheran Family Service	High	:): :):
Newberg Human Resource Center	High	3,115
Yamhill County Community Corrections	High	625
Yamhill County Sheriff's Office	High	2,525
Yamhill County Assessor	Med.	50
Boys & Girls Club of Newberg	Med.	*5,620
Co-op After Hours Child Care	Med to High	3,500 - 5,000
Chemekota C.C., OR St. Employ. Off.,	Med to High	2,000
OR Adult & Family Svcs., OR St.		
Voc. Rehab. Off., Mid-Will. Valley		
Jobs Council		
Yamhill County Health & Human Services	Low	2,290
Shared Facilities		<u>1,295</u>
Total Sq. Ft.	23	,310 - 24,810

^{*} Includes 5,000 sq.ft. for gymnasium.** Sq. Ft. need is undetermined.

Agency: Building Shared Common Are	Agency: Building Shared Common Areas			2/8/96
Category	Qty. Existing	Qty. 2005	Sq. Ft. Each	2005 Subtotal Sq. Ft.
	LAISTING	2003	Lacii	Subtotal Sq. Ft.
Personnel			·	
Support/Ancillary				
Building Lobby			500	500
Information/Reception Desk			250	250
Public Restrooms First Aid Room			400 100	400
Mail Room			100	100
Wall Floori			100	100
Sub-total			1,350	1,350
Net Total Sq. Ft. Circulation @ 35%				1,350
Circulation @ 35%				
Total Car Et				1 250
Total Sq. Ft. Parking Space				1,350
Parking Space				
Outdoor Space				
Comments		1		<u> </u>
Comments				
				
Level of Interest in NFRC			•	

Pategory	Qty.	ity. Qty. Sq. Ft.		2005	
Category	Existing	2005	Each	Subtotal Sq. Ft	
Personnel					
Teacher	1	2	20	40	
Teacher Assist.	1	2	20	40	
Advocate	1	2	20	40	
Bus Driver	0.5	2	20	40	
Cook	0.5	1			
Custodian	0.1				
Vol./Intern		1	80	80	
VOIL/MROTH				4441	
Sub-total	4.1	10	160	240	
upport/Ancillary					
Files	2	3	9	27	
Reference/Books	200 vol.	300 vol.		9	
Classroom Prep/Mat.				200	
Classrm./Outddor Equip.				120	
Meeting Room				200	
Classroom				900	
Sub-total				1,456	
let Total Sq. Ft.				1,696	
Circulation @ 35%				594	
otal Sq. Ft.				2,290	
Parking Space					
Staff		7			
Visitor		10			
Short Term					
Bus Parking				200 sq. ft.	
Sub-total		17	1	200 sq. ft.	
Outdoor Space Play Area				1,500	
Storage Area				80	
Sub-total				1,580	
Comments				-,000	
Head start will need access to	shared facilities	in the building	recycling copy/	work room	
consultation room.	Charca laciniles	trie banding.			
consultation room.					
evel of Interest in NFRC					
High					

Agency: Chemekota Comm. College, OR St. Employ. Office, Date: 2/8/96 OR Adult & Family Srvcs., OR St. Vocat. Rehab. Office, Mid-Will. Valley Jobs Council				
Category	Qty. Existing	Qty. 2005	Sq. Ft. Each	2005 Subtotal Sq. Ft.
Description				
Personnel Staff		5	100	500
	:			
Support/Ancillary				
Classroom for 25-30		1	600	600
Resource Room		1	200	200
Conference for 8		1	180	180
Sub-total		3	980	980
				AA 444
Net Total Sq. Ft.				1,480
Circulation @ 35%		=		518
				4 000
Total Sq. Ft. Parking Space	<u> </u>			1,998
Undefined				
Outdoor Space				
outdoor space				
Comments No way to make a firm commi	tment: see NFR:	C as a long-term	opportunity	
. Two way to make a firm commi	then, see with	o as a long tem	r opportunity.	
Level of Interest in NFRC				
Medium to High				
				-

Agency: Boys & Girls Club of Newberg			Date:	2/8/96
Category	Qty. Existing	Qty. 2005	Sq. Ft. Each	2005 Subtotal Sq. Ft.
Area				
Office/Computer		1	120	120
Activity Room		2	250	500
Gymnasium				5,000
0.1.4.4.1		3	370	F 620
Sub-total		3	370	5,620
Support/Ancillary				
Net Total Sq. Ft.				5,620
Circulation @ 35%				
Total Sq. Ft.			<u> </u>	5,620
Parking Space		_		
Staff/Agency Short term/loading		5 6		
Short terrinoading				
Sub-total		11		
Outdoor Space				
Playground				
Commonto		<u> </u>		
Comments They will need access to share	ed facilities in th	e building: copy	/work room, offi	ce supply room.
First Aid room.	ca idomico in tri	c ballanig. copy		
				•
Level of Interest in NFRC				
Medium				

Agency: Yamhill County Sheriff's Office			Date:	2/8/96
Category	Qty.	Qty.	Sq. Ft.	2005
	Existing	2005	Each	Subtotal Sq. Ft.
Personnel			·	
Supervisor	1	1	100	100
Deputies	6-8	6-8	48	384
Detective	1	1	48	48
Sub-total	8-10	8-10	196	532
Support/Ancillary	•			
Interview Room		1	64	64
Filing	2	2	9	18
Reference /Books	2	2	3	6
Evidence Room	1	1	300	300
Copy/Work Room		1	100	100
Computer Room		1	100	100
Showers/Lockers				400
Exercise Room				350
Sub-total	5	8	576	1,338
Net Total Sq. Ft.				1,870
Circulation @ 35%				654
Circulation & 3376				
Total Sq. Ft.				2,524
Parking Space				
Staff/Agency		10		
Visitor		4		
				A44 P 49 90 90 90 90 90 90 90 90 90 90 90 90 90
Sub-total		14		
Outdoor Space				
Comments		<u> </u>		
They will need access to share	ed facilities in th	ne buildina: rec	eption/waiting. c	offee, lunchroom,
office supply room, first aid roo	m, mail room.		<u> </u>	en e
<u> </u>				
Level of Interest in NFRC				
High				
j '				

Agency: Yamhill County Health & Hum	Agency: Yamhill County Health & Human Services			2/8/96
Category	Qty. Existing	Qty. 2005	Sq. Ft. Each	2005 Subtotal Sq. Ft.
Personnel				
Chemical Dependency	2	2	80	160
Family and Youth	3	5	80	400
Juvenile	2	2	80	160
Sub-total	7	9	240	720
				<u></u> .
Support/Ancillary				
Meeting Room		2	240	480
Filing	3	5	9	45
Storage			100	100
Showers/Lockers				350
Sub-total	3	7	349	975
Sub-total	3		343	373
1				
Net Total Sq. Ft.				1,695
Circulation @ 35%				593
Total Sq. Ft.				2,288
Parking Space				
Staff		6		
Visitor		10		
Sub-tota	<u> </u>	16		
	1	10	 	
Outdoor Space				
				-
Comments	1			
They will need access to share	red facilities in th	ne building: rec	eption/waiting, c	offee, lunchroom,
office supply room, conference	e room for 30.			
, , , , , , , , , , , , , , , , , , , ,				
Level of Interest in NFRC				
Low				

Agency: Newberg Human Resource Cer	nter		Date:	2/8/96
Category	Qty.	Qty.	Sq. Ft.	2005
	Existing	2005	Each	Subtotal Sq. Ft.
Personnel Valla Bragger Director			100	100
Youth Program Director	1	<u>1</u> 1	100	100
Violence Prevention Spec.	1			100
Youth Advocate	1	2 2	100	100
Youth Prog. Assist.	0		50 100	200
Youth Organizer	-	11	100	100
Sub-total	5	7	450	600
				•
Support/Ancillary				
Files	4	7	9	63
References/Books	1	2	3	6
Copier/Fax	······································			48
Office Supply Room				100
Computer Room				100
Consultation Room		·········		100
Food Storage Room				50
Conference for 6				140
Class Room (Conf. for 40)				500
Group Room				500
Medical Exam. Room				100
Sub-total	5	9	12	1,707
Net Total Sq. Ft.				2,307
Circulation @ 35%				807
Total Sq. Ft.				3,114
Parking Space				
Staff		7		
Visitor		5		
Short Term/Loading		1		
Sub-total		13		
Outdoor Space				
·				
Comments				
NHRC will need access to shar	ed facilities in tl	he building: re	ception, lunchro	om, recycling,
mail, copy/work, first aid room.				
				• • • •
Level of Interest in NFRC				
High				

Agency: Yamhill County Assessor			Date:	2/8/96
Category	Qty. Existing	Qty. 2005	Sq. Ft. Each	2005 Subtotal Sq. Ft.
Area				
Shared Office	1	1	48	48
				<u>.</u>
Support/Ancillary				
		<u> </u>		

		·		
Net Total Sq. Ft.				48
Circulation @ 35%				
Total Sq. Ft.				48
Parking Space				
Staff/Visitor		1	,	
Outdoor Space				I
Outdoor Space				
Comments				I
They will need access to share office supply room, computer	ed facilities in the	e building: rece	ption, copy/work	croom,
onice supply room, computer	oom, mst alu 10	OIII.		
Level of Interest in NFRC				
Medium			<u> </u>	

Agency: Yamhill County Community Co	Date:	2/8/96		
Category	Qty. Existing	Qty. 2005	Sq. Ft. Each	2005 Subtotal Sq. Ft.
Personnel				
Parole Officer	1	2	125	250
Clerical	0	1	125	125
Sub-total	1	3	250	375
Support/Ancillary				
Reception/Waiting		1	50	50
Files	0	4	9	36
Sub-total	0	5	59	86
	-			
Net Total Sq. Ft.				461
Circulation @ 35%				161
Total Sq. Ft.	·			622
Parking Space				
Staff		2		
Visitor			·	
Sub-total		3		
Outdoor Space				
	Andrew 10 10 10 10 10 10 10 10 10 10 10 10 10			

Comments They will need access to share	nd facilities in th	e building: coff	ee lunchroom o	copy/work room
restroom, after-hours group ro		c building. COII	co, idiloniooni, c	opy/work rount,
	····			
Level of Interest in NFRC			***************************************	
High				

Agency: Shared by: Quasi-Public Serv	ice Agencies		Date:	2/8/96
Category	Qty.	Qty.	Sq. Ft.	2005
	Existing	2005	Each	Subtotal Sq. Ft.
Personnel		1	1	
T CISCING.				
		-		
	<u> </u>			
	!			
	<u> </u>		İ	
j		 		
Common Shared Support Area				
Reception/Waiting		 	200	200
Coffee Station			40	40
Lunchroom			200	200
Recycling Station			50	50
Copy/Work Room			200	200
Office Supply Room Consultation Room		1	150	150
Consultation noom		 	120	120
Sub-total			960	960
		[]		
		[1	
Net Total Sq. Ft.				960
Circulation @ 35%	[336
	[<u>]</u>	Ī		
Total Sq. Ft.		 		1,296
Parking Space	1	(1
ı `				
· · · · · · · · · · · · · · · · · · ·				
Outdoor Space		·		
		(1
	1			1
Comments				
				•
		-		
Level of Interest in NFRC				
Level of linerest in Mi 110				

Agency: City of Newberg - City Manage	er's Office		Date:	2/8/96
Category	Qty. Existing	Qty. 2005	Sq. Ft. Each	2005 Subtotal Sq. Ft.
Dawn a mark				
Personnel City Manager	1	1	200	200
Admin. Assist.	<u> </u>		125	125
Office Assist.	1		64	64
Asst. City Manager	0	1	125	125
Intern/Student	0	1	64	64
Sub-total	3	5	578	578
Support/Ancillary				
Filing	3	4	9	36
Reference/Books				16
Supply Storage				100
Work Room				400
Conference Room for 12				300
Reception				200
City Council Chambers/				3,000
Courtroom				
Sub-total	3	4	9	4,052
		•		
Net Total Sq. Ft.				4,630
Circulation @ 35%				1,621
Total Sq. Ft.			<u> </u>	6,251
Parking Space		_		
Staff		5 5		
Visitor		5		1
Sub-total		10		
Outdoor Space				
Comments			<u> </u>	<u> </u>
They will need access to share	ed facilities in bu	uilding: coffee, l	unch room, rec	ycling, office
supplying, mail room.				-
Level of Interest in NEDO	·			
Level of Interest in NFRC		:		

gency: City of Newberg - Legal/Municipal Court			Date:	2/8/96
Category	Qty. Existing	Qty, 2005	Sq. Ft. Each	2005 Subtotal Sq. Ft.
Personnel				
City Attorney	1	1	225	225
Asst. City Attorney	0	1	225	225
Paralegal	1	1	125	125
Legal Secretary	1	1	125	125
Court Clerk	0	1	100	100
Assist. Court Clerk	1	1	100	100
Workstudy/P-T	0	1	64	64
Sub-total	4	7	964	964
Support/Ancillary				
Filing	10	25	99	225
Storage			40	200
Customer Srvc. Counter Conference Room for 8			40	40
				500
Library			 	300
Sub-total				1,145
				And an agent published through the group of a parameter and a single at the second single and a single at the second single at the seco
			·	
Net Tetal Co. Et				2,109
Net Total Sq. Ft. Circulation @ 35%				738
Circulation @ 35%				730
Total Sq. Ft.	141 117774			2,847
Parking Space				
Staff/Agency		7		
Visitor		5		
Short-term/Load		2		
Sub-total		14		
Outdoor Space				
Comments	<u> </u>	<u> </u>		
They will need access to share				
lunchroom, showers/lockers, e		ecycling, copy/\	work, office supp	oly room,
computer room, first aid, mail room.				
			·	
Level of Interest in NFRC				
11 '				

Agency: City of Newberg - Finance			Date:	2/8/96
Category	Qty. Existing	Qty. 2005	Sq. Ft. Each	2005 Subtotal Sq. Ft
Personnel				
Finance Director	1	1	250	250
Asst. Finance Director	1	1	200	200
Sr. Account. Clerk	1	1	100	100
Account. Clerk	1	2	100	200
Utility Billing Clerk	1	1	100	100
Data Process. Mgr.	0	1	125	125
Personnel Analyst	0	1	125	125
Clerical Support	0	1	64	64
Work Study	0.2	0.2	48	48
Sub-total	5.2	9.2	1,112	1,212
Support/Ancillary				
Filing	12	15	9	135
Reference/Books	9	12	3	36
Records				100
Vault (2)				150
Supply Storage				150
Auditors/Conference (10)				220
Customer Srvc. Counter				60
Equipment				200
Computer Room			 	150
Sub-total	21	27	12	1,201
Net Total Sq. Ft.				2,413
Circulation @ 35%				845
Total Sq. Ft.				3,258
Parking Space				
Staff		9		
Visitor		5		
Sub-total		14		
Outdoor Space				
Drop Box				
Comments They will need access to share recycling, copy/work room, mai		building: rece	eption, coffee, lui	nchroom,
Level of Interest in NFRC			· · · · · · · · · · · · · · · · · · ·	

ategory	Qty.	Qty.	Sq. Ft.	2005
■ 100 mg/mg/mg/mg/mg/mg/mg/mg/mg/mg/mg/mg/mg/m	Existing	2005	Each	Subtotal Sq.
ersonnel				
Director	1	1	300	300
Planning Manager	1	1	225	225
Associate Planner	0	1	225	225
Planning Technician	1	1	225	225
Office Manager	1	1	150	150
Secretary	2	2	112	225
Secretary	0	<u></u> 1	150	150
Building Official	1	1	300	300
Plans Examiner	1	<u> </u>	150	150
Utility Manager	1	<u>_</u>	300	300
Engineering Manager	1	<u>i</u>	200	200
Project Manager	Ö	<u> </u>	200	200
Technical Station	2	<u>.</u> 5	125	625
G.I.S. Technician	<u>-</u>	<u>y</u>	175	175
Jr. Technician	' i	<u>_</u>	125	125
Draftsman	<u>'</u>	+	120	120
Sub-total	14	21	3,082	3,695
upport/Ancillary	17		3,002	3,093
Customer Service				100
Inspector's Plan Room				625
Print Room & Maps				300
Conference/Library				160
Conference				200
Dead Storage				150
Survey Equip./Stor./Archives				125
Public Service Counter				375
Waiting Area				200
Sub-total				
Sub-total				2,235
let Total Sq. Ft.				-
irculation @ 35%				5,930
ilculation @ 35%				2,076
otal Sq. Ft.				9,006
arking Space				8,006
<u> </u>	İ	0.1		
Staff		21		
Agency		7-8		
Visitor		10		<u> </u>
Sub-total		31		<u> </u>
outdoor Space				
Secured parking for				
agency vehicles.				
		·		
omments				
They will need access to share				
exercise room, recycling, offfice	e supply room, o	computer roor	n, first aid room,	mail room.
·				

Agency: Shared by: City of Newberg D	epartments		Date:	2/8/96
Category	Qty. Existing	Qty. 2005	Sq. Ft. Each	2005 Subtotal Sq. Ft.
Personnel				
			COMMISSION OF THE SECTION OF THE SEC	
Common Shared Support Areas				
Coffee			50	50
Lunchroom			250	250
Recycling Station			50	50
Exercise Room Copy/Work Room			350 200	350 200
Office Supply Room			100	100
Computer Room			150	150
Sub-total			1,150	1,150
Net Total Sq. Ft.				1,150
Circulation @ 35%				402
Total Car Et				1 550
Total Sq. Ft.		1	1	1,552
Parking Space				
		<u> </u>		
Outdoor Space				
		-		
		-		
Comments				1
				<u> </u>
Level of Interest in NFRC				
LEVEL OF HITCHEST III MENO				



NEWBERG FAMILY RESOURCE CENTER FEASIBILITY STUDY Newberg, Oregon February 20, 1996

Following is a Summary of the Architectural Programs for the Three Schemes for the Renovation of City Hall and Central Elementary School

SCHEME A: Renovated Central School New Police/Sheriff Building

Renovated Central School		New Police/Sheriff	Building
City Offices	21,920	Police/Sheriff	10,070
Common Area-City	1,350	Assignable Total	10,070
Headstart	2,290	Non-Assign (8%)	805
Newberg HRC	3,115	Total	10,875
***	2,000		
Yamhill Assessor	50		
Boys/Girls Club	700		
Common Area-Quasi-Public	6,295		
Yamhill HHS	2,290		
Community Corrections	555		
Assignable Total	40,565		
Non-Assignable (12%)	5,235		
Total	45,8000		

*** Chemekota Community College, Employment Office, Adult Family Services, St. Vocat. Rehab, Mid-Will Valley Jobs Council

The Schemes above do not include 1) Lutheran Family Services (lack of information) and 2)Co-Op After Hours Child-Care (5,000sf)

SCHEME B: Renovated City Hall

Partial Renovation of Central School

New Police/Sheriff

Renovated City Hall		New Police/Sheriff Buildi	
City Offices	6,250	Police/Sheriff	10,070
Legal	2,850	Assign. Total	10,070
Finance	3,260	Non-Assign (8%)	805
Common	1,000	Total	10,875
Assignable Total	13,360		
Non-Assignable (12%)	1,600		
Total	14,960		
Partial Central School Renovat	ion		
Community Development	8,010		
Common Shared	550		
YCAP Head Start	2,296		
NHRC	3,115		
***	2,000		
Assessor	50		
Boys/Girls Club	700		
Yamhill HHS	2,290		,
Common-Quasi Public	6,295		
Community Corrections	555	·	
Assign. Total	25,855		
Non-Assign.	3,100		
Total	28,955		

The Schemes above do not include 1) Lutheran Family Services (lack of information) and 2)Co-Op After Hours Child-Care (5,000sf)

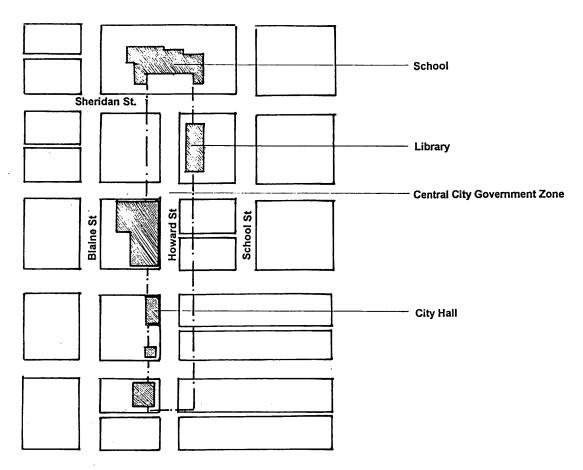
^{***} Chemekota Community College, Employment Office, Adult Family Services, St. Vocat. Rehab, Mid-Will Valley Jobs Council

SCHEME C: Renovated City Hall Renovated Central School

Renovated Central School		Rennovated City Hall	
City Offices	21,920	Polic/Sheriff	10,070
Common Area-City	1,350	Assign. Total	10,070
Headstart	2,290	Non-Assign (8%)	805
Newberg HRC	3,115	Total	10,875
***	2,000		
Yamhill Assessor	50		
Boys/Girls Club	700		
Common Area-Quasi-Public	6,295		
Yamhill HHS	2,290		
Community Corrections	555		
Assignable Total	40,565		
Non-Assignable (12%)	5,235		
Total	45,8000		

*** Chemekota Community College, Employment Office, Adult Family Services, St. Vocat. Rehab, Mid-Will Valley Jobs Council

The Schemes above do not include 1) Lutheran Family Services (lack of information) and 2)Co-Op After Hours Child-Care (5,000sf)

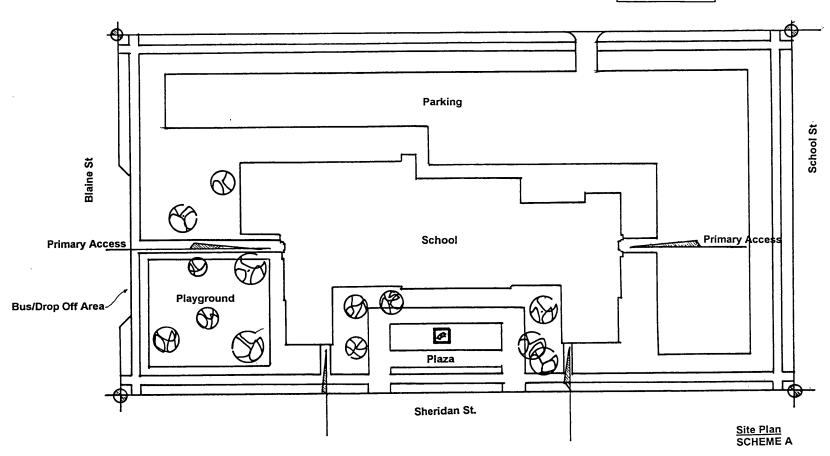


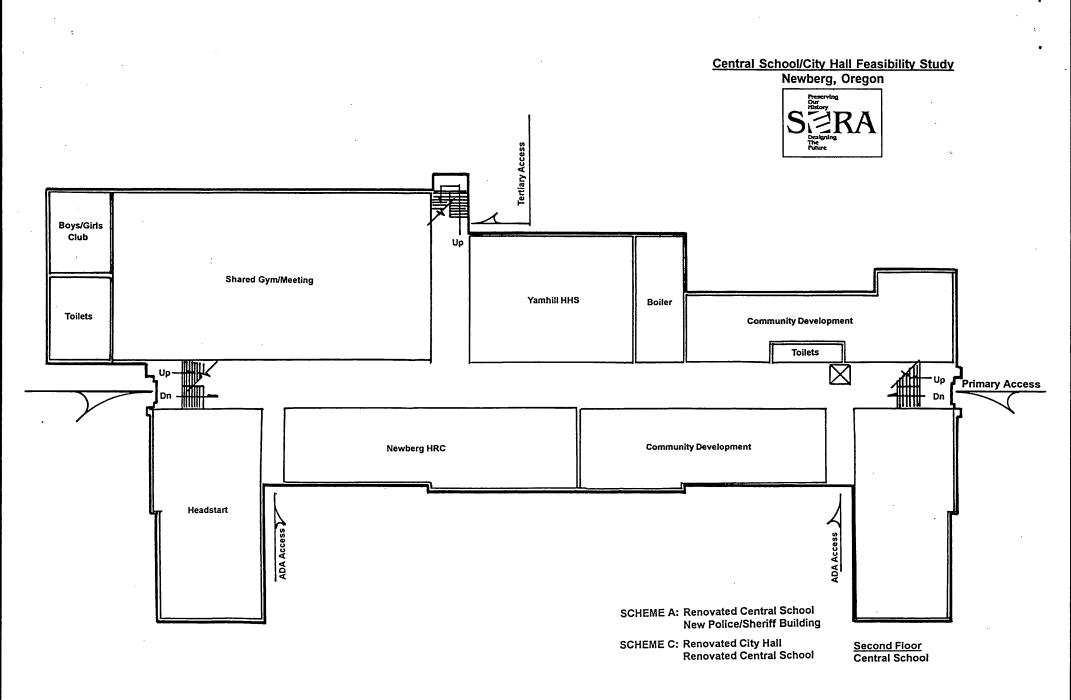
Community Plan SCHEME A + B

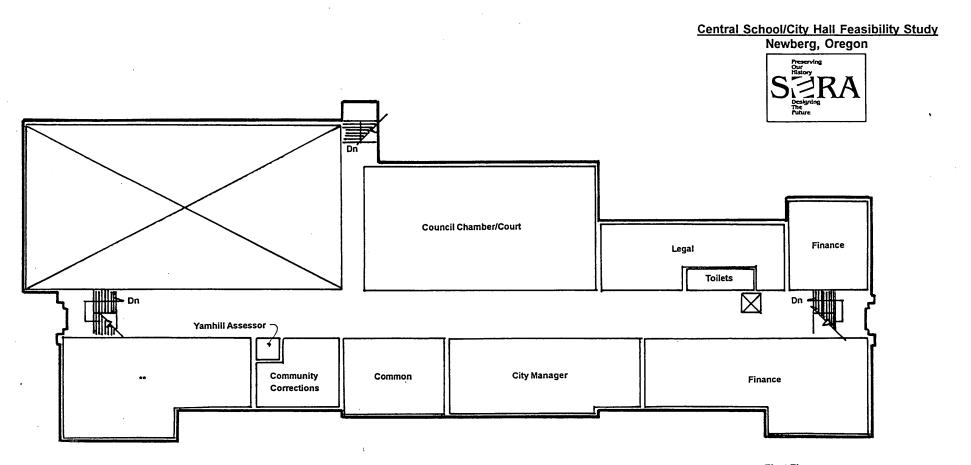
Central School/City Hall Feasibility Study Newberg, Oregon









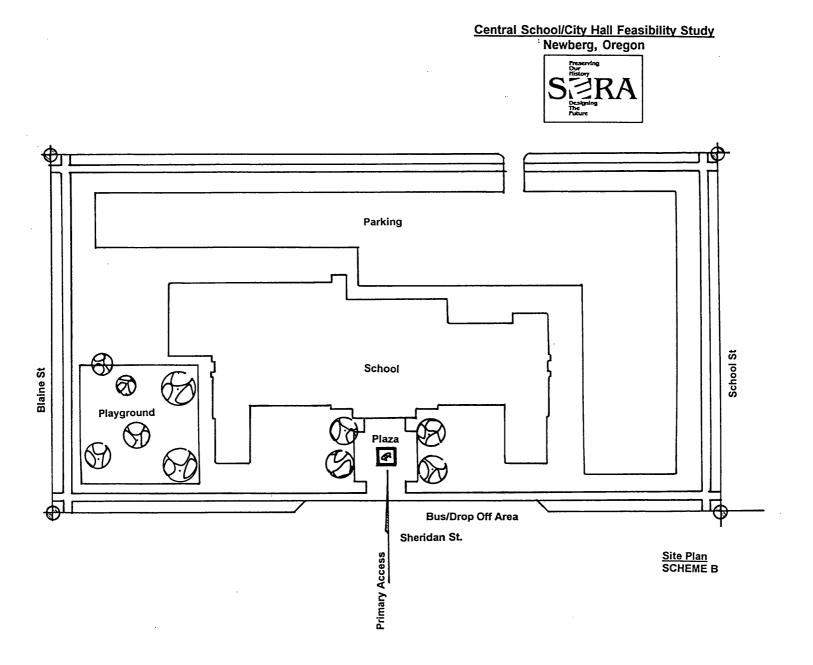


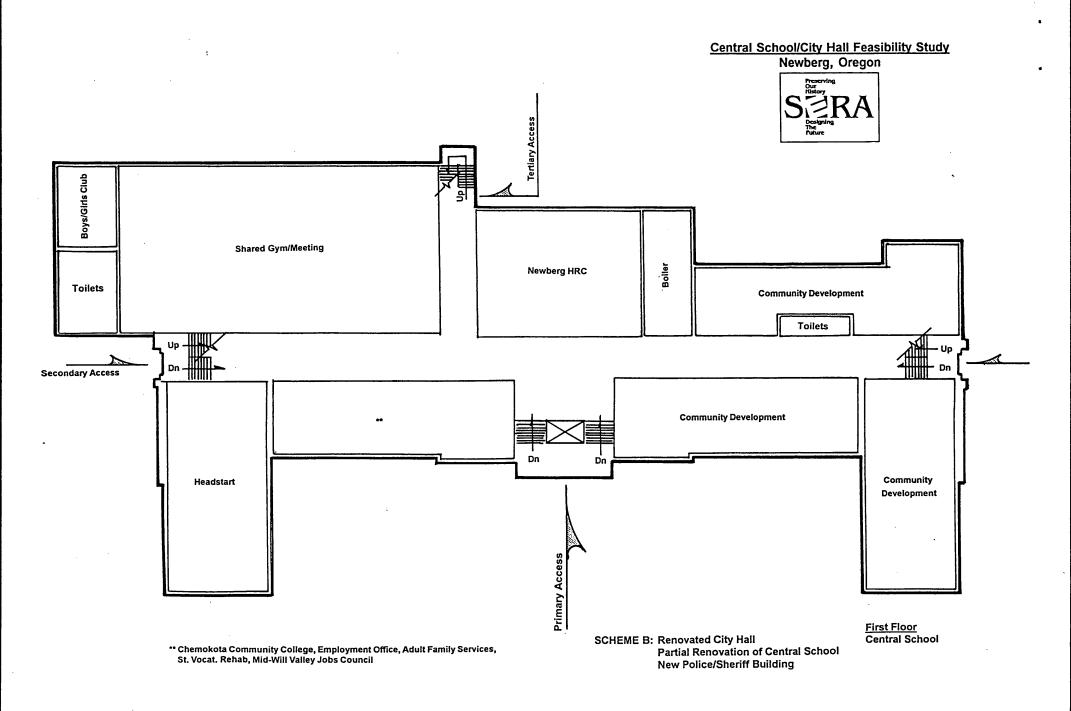
<u>First Floor</u> Central School

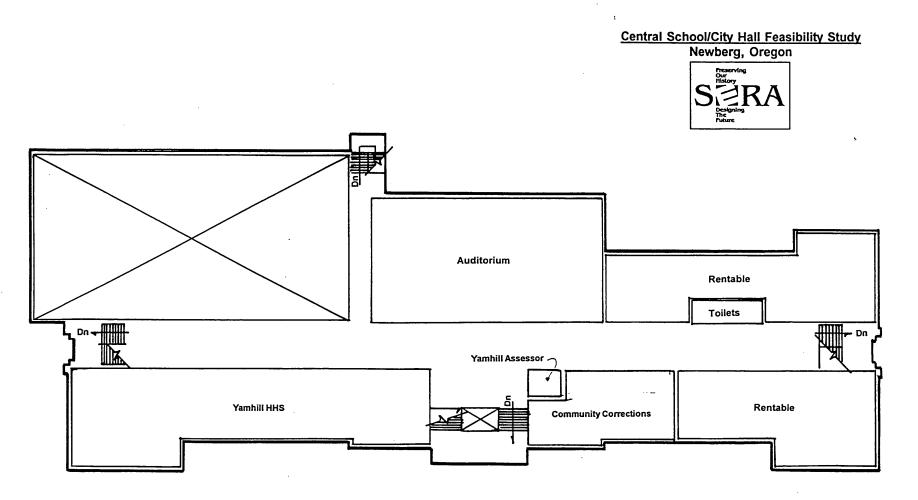
SCHEME A: Renovated Central School New Police/Sheriff Building

SCHEME C: Renovated City Hall Renovated Central School

** Chemokota Community College, Employment Office, Adult Family Services, St. Vocat. Rehab, Mid-Will Valley Jobs Council

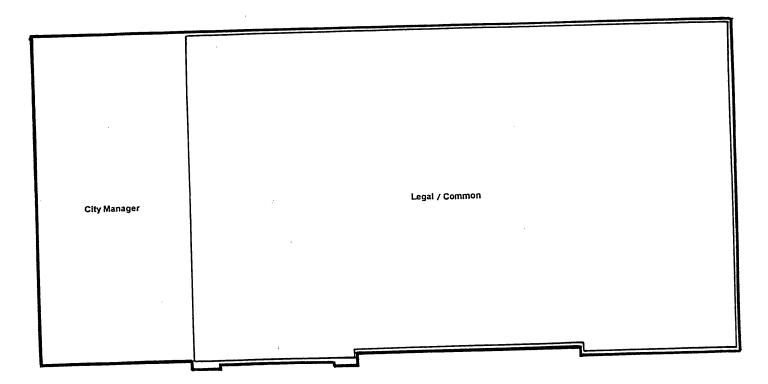






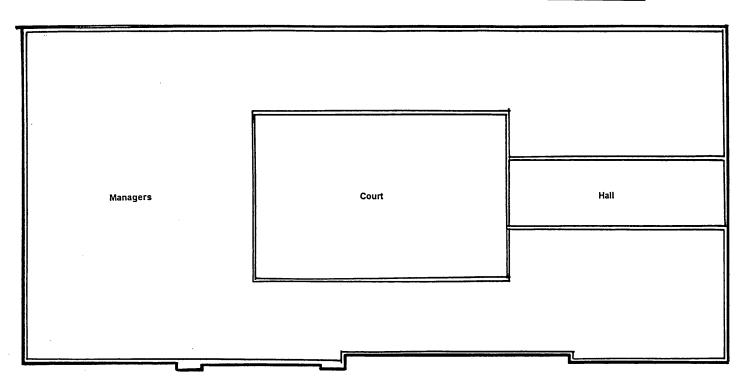
Second Floor Central School





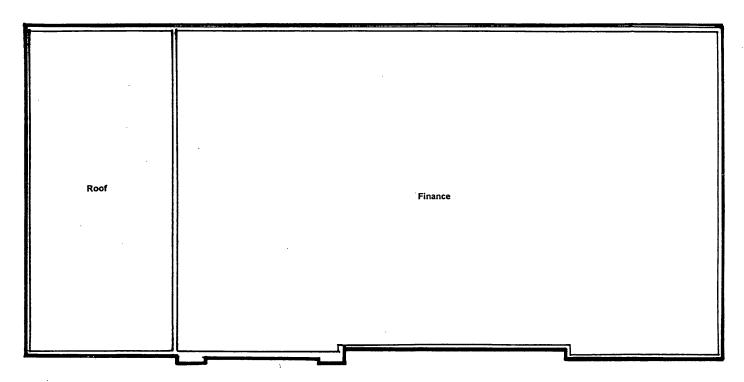
Ground Floor City Hall



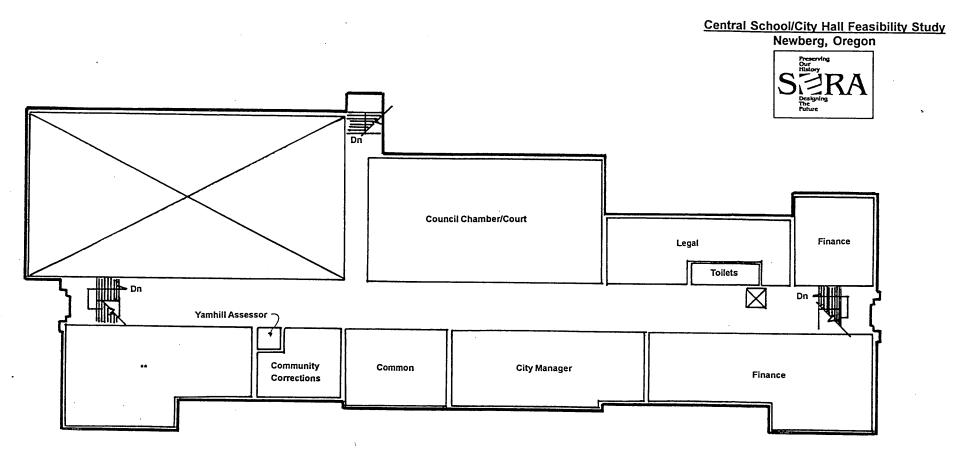


First Floor City Hall





Second Floor City Hall

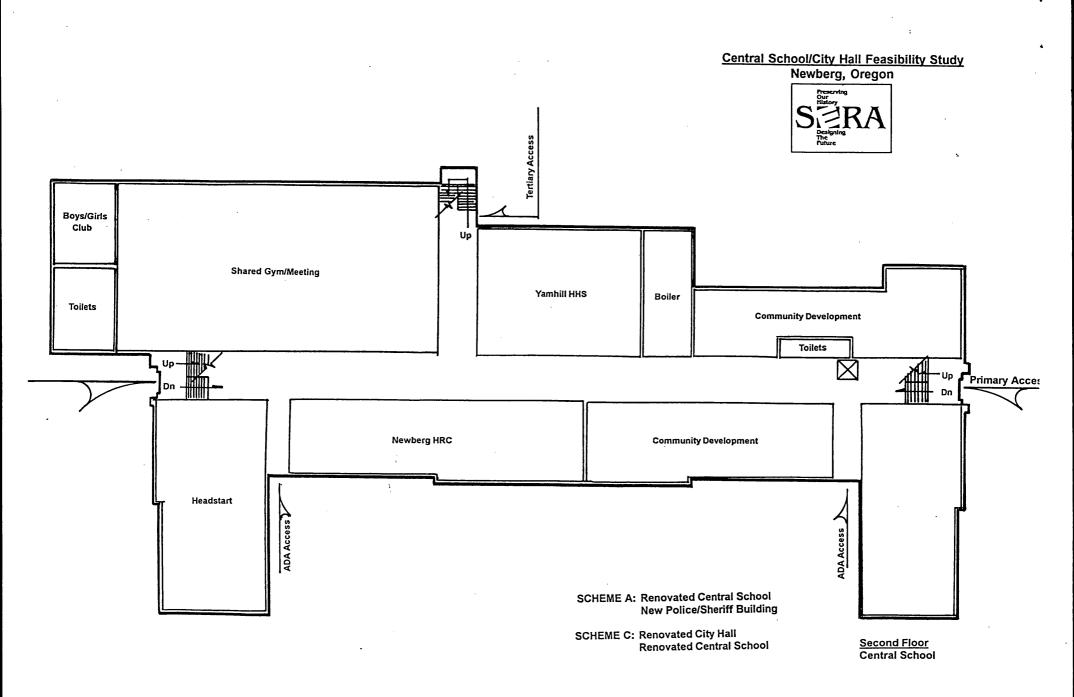


<u>First Floor</u> Central School

SCHEME A: Renovated Central School New Police/Sheriff Building

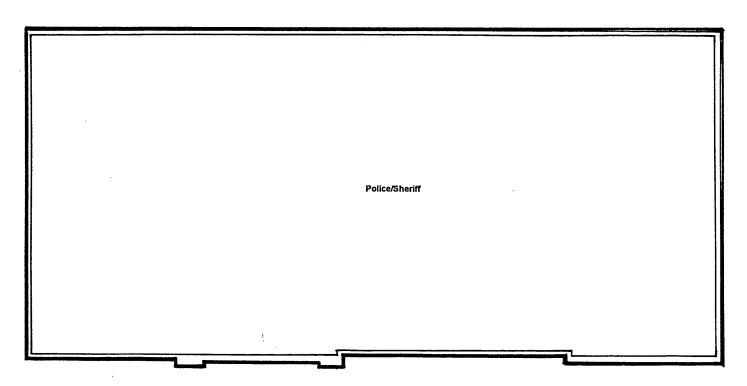
SCHEME C: Renovated City Hall Renovated Central School

** Chemokota Community College, Employment Office, Adult Family Services, St. Vocat. Rehab, Mid-Will Valley Jobs Council



Central School/City Hall Feasibility Study Newberg, Oregon





City Hall SCHEME C



Newberg Family Services Feasibility Study February 20, 1996 Project Cost Summary Estimates

Scheme A

Renovated Central School New Police/Sheriff Building

Construction	\$4,080,800
Hazardous Material Abatement	\$250,000
City Furniture and Equipment	\$140,000
Police/Sheriff Furniture and Equipment	\$124,000
Police/Sheriff 911 Equipment	\$450,000
Ancillary Costs	\$1,369,000
(Testing, Design, Management, Land, Bonds)	
Escallation to August 1997 (6%)	\$385,000
Project Contingency (10%)	\$680,000
Total Project Cost	\$7,478,800

Scheme B

Renovated City Hall

Partial Renovation of Central School

New Police/Sheriff Building

Total Project Cost	\$8,641,700
Project Contingency (10%)	\$785,600
Escallation to August 1997 (6%)	\$445,000
(Testing, Design, Management, Land, Bonds)	,
Ancillary Costs	\$1,468,600
Police/Sheriff 911 Equipment	\$450,000
Police/Sheriff Furniture and Equipment	\$124,000
City Furniture and Equipment	\$140,000
Hazardous Material Abatement	\$350,000
Construction Cost	\$4,878,500

Scheme C

Renovated City Hall Renovated Central School

Construction Cost	\$4,687,700
Hazardous Material Abatement	\$350,000
City Furniture and Equipment	\$140,000
Police/Sheriff Furniture and Equipment	\$124,000
Police/Sheriff 911 Equipment	\$450,000
Ancillary Costs	\$1,283,500
(Testing, Design, Management, Land, Bonds)	
Escallation to August 1997 (6%)	\$422,000
Project Contingency (10%)	\$745,700
Total Project Cost	\$8,202,900

SERA ARCHITECTS PC Architecture Interiors Planning 123 NW SECOND AVENUE PORTLAND, OREGON 97209 PHONE: 503-228-6444 FAX: 503-228-6913

			UNIT	TOTAL	
DESCRIPTION	QUANTITY	UNIT	COST	COST	COMMENTS
BUILDING COSTS					
Renovated Central School	45,800	GSF	62.30	2,853,340	See Breakdown
New Police/Sheriff Building	10,875	GSF	95.00	1,033,125	
Area Total	56,675				
ON-SITE DEVELOPMENT					
Site Preparation/Clearing		LS		In Above	Prepare Site
Entrance Roads/Sidewalks/Parking		LS		In Above	2 Stalls/1,000 gsf
Landscaping		LS			Allowance
Site Lighting		LS			Light Standards
Signage		LS		In Above	
Site Utilities		LS		In Above	Water, storm, sanitary, power, communications
OFF-SITE DEVELOPMENT					
				3,886,465	
GENERAL CONDITIONS	8	MOS		In Above	General superintendent, trailers, crane, etc.
				3,886,465	
PROGRAM & DESIGN CONTINGENCY (10%)				In Above	Program and Design refinements
ESCALATION CONTINGENCY (3%)				In Above	Construction start in August 1996
CONTRACTOR FEE				In Above	Competitive Bid Contract

			UNIT	TOTAL	
DESCRIPTION	QUANTITY	UNIT	COST	COST	COMMENTS
TOTAL PROBABLE CONSTRUCTION COST				3,886,465	
CONSTRUCTION CONTINGENCY (5%)				194,323	Available for Field Modifications
TOTAL PROBABLE FINAL				4,080,788	
"Construction Cost"					
···					
W. Marian and M.					

			UNIT	TOTAL	
DESCRIPTION	QUANTITY	UNIT	COST	COST	COMMENTS
TOTAL PROBABLE FINAL				4,080,788	
"Construction Cost"				, , , , , , , , , , , , , , , , , , , ,	
FURNITURE AND EQUIPMENT					
Major Movable Equipment Furniture, Furnishings				-	
DESIGN AND MANAGEMENT					
A/E Fees	(10.0%)			408,079	Per Owner/Architect agreement
Special Consultants				00.440	NA_4_2=14_=11
Testing and Inspection Market/Feasibility Studies					Material testing Feasibility Studies
Owner's Administration/Clerk of the Works					10 months x \$ 6,000/mos
Soils	-			00,000	To mondis X & 0,000/mos
CONTINGENCIES					
				05.404	50/ (5) : 11/
Owner's Project Cost Contingency				25,461	5% of Design/Management Costs
MISCELLANEOUS PROJECT COSTS					
Insurance "All Risk"				4,081	Separate policy by owner
Permits and Plan Review Process					Preliminary plan reviews & final
LAND AQUISITION/BOND PLACEMENT COSTS					
Land/Building Aquisition				730,000	\$ 550k for Central School/ \$ 180k for Police/Sheriff
Bond Placement				79,801	1-1/2% of Total Project Cost
TOTAL PROBABLE FINAL				5,449,763	
"Project Costs"					

							%	
CODE		TOTAL	PARAMET	RIC ANAL	.YSIS	LEVEL 2	TOTAL	
NO.	SYSTEM DESCRIPTION	COST	MEASURE	UNIT	COST	SUMMARY	COSTS	\$/GSF
0010	DEMOLITION					45,800	1.6%	1.00
0011	SELECTIVE DEMOLITION	45,800	45,800	GSF	1.00			
0100	FOUNDATIONS							
0110	STANDARD FOUNDATIONS			FPA				
0111	WALL FOUNDATIONS			FLF			r	
0112	COLUMN FOUNDATIONS AND PILE CAPS			NCF				
0120	SPECIAL FOUNDATION CONDITIONS							
0126	OTHER SPECIAL FOUNDATION CONDITIONS			FPA				
0200	SUBSTRUCTURE					6,300	0.2%	0.14
0210	SLAB ON GRADE			FPA				
0211	STANDARD SLAB ON GRADE			GSA				
0214	TRENCHES, PITS AND BASES	6,300	1	EOP	6,300			
0220	BASEMENT EXCAVATION		1	BCF				
0221	EXCAVATION FOR BASEMENTS			CY				
0222	STRUCTURE BACKFILL AND COMPACTION	·		CY				
0230	BASEMENT WALLS			BWA				
0231	BASEMENT WALL CONSTRUCTION			BWA				
0232	MOISTURE PROTECTION	· · · · · · · · · · · · · · · · · · ·		BWA				
0300	SUPERSTRUCTURE					106,513	3.7%	2.33
0310	FLOOR CONSTRUCTION			UFA			·	
0312	UPPER FLOOR CONSTRUCTION	32,300	16,150		2.00			
0315	SPECIAL FLOOR CONSTRUCTION			SFA				
0320	ROOF CONSTRUCTION			FPA				
0321	STANDARD ROOF CONSTRUCTION	66,713	29,650		2.25			
0323	CANOPY CONSTRUCTION			CA				
0324	SPECIAL ROOF SYSTEMS			SRA				<u> </u>

							%	
CODE		TOTAL	PARAMETE	RIC ANAL	YSIS	LEVEL 2	TOTAL	
NO.	SYSTEM DESCRIPTION	COST	MEASURE	UNIT	COST	SUMMARY	COSTS	\$/GSF
0330	STAIR CONSTRUCTION			FLT				
0331	STAIR STRUCTURE			FLT				
	Renovated Stairs	7,500	3.0	FLT	2,500			
0400	EXTERIOR CLOSURE					125,328	4.4%	2.74
0410	EXTERIOR WALLS			XWA				
0411	EXTERIOR WALL CONSTRUCTION	58,128	19,376	XWA	3.00			
0412	EXTERIOR LOUVERS AND SCREENS			XLA				
0414	EXTERIOR RAILINGS			XRLF				
0415	EXTERIOR SOFFITS			XSA				
0420	EXTERIOR DOORS AND WINDOWS			XDWA				
0421	EXTERIOR WINDOWS	58,128	4,844	XGA	12.00			
0423	EXTERIOR DOORS	9,072	252	XDA	36.00			
0500	ROOFING					134,038	4.7%	2.93
0501	ROOF COVERINGS	69,678	29,650	RA	2.35			
0503	ROOF INSULATION AND FILL	47,440	29,650	RA	1.60			
0504	FLASHING AND TRIM	16,920	940		18.00			
0505	SKYLIGHTS			SKA				
0600	INTERIOR CONSTRUCTION					507,310	17.8%	11.08
0610	PARTITIONS			PSF				
0611	FIXED PARTITIONS	92,000	23,000	PSF	4.00			
0613	RETRACTABLE PARTITIONS	9,450	270	RPSF	35.00			
0614	COMPARTMENTS AND CUBICLES	6,000	10	CBCLE	600			
0616	INTERIOR DOORS AND FRAMES	61,500	82	IDL	750			
0620	INTERIOR FINISHES							
0621	WALL FINISHES	31,500	70,000		0.45			
0622	FLOOR FINISHES	137,400			3.00			
0623	CEILING FINISHES	82,440	45,800	CFA	1.80			
0630	SPECIALTIES			GSF				
0631	GENERAL SPECIALTIES	18,320	45,800		0.40		1	
	BUILT-IN FITTINGS	68,700			1.50			

						%	
	TOTAL	PARAMETE	RIC ANAL	YSIS	LEVEL 2	TOTAL	
SYSTEM DESCRIPTION	COST	MEASURE	UNIT	COST	SUMMARY	COSTS	\$/GSF
CONVEYING					56,100	2.0%	1.22
VERTICAL TRANSPORTATION SYSTEMS	56,100	3	STP	18,700			
MECHANICAL					561,600	19.7%	12.26
PLUMBING	54,000	36	FXT	1,500			-1-21-2
HVAC	416,000	130	TON	3,200			
FIRE PROTECTION	91,600	45,800	AP	2.00			
SPECIAL MECHANICAL SYSTEMS			GSF				
ELECTRICAL					389,300	13.6%	8.50
SERVICE AND DISTRIBUTION	206,100	45,800	GSF	4.50			
LIGHTING AND POWER	137,400	45,800	GSF	3.00			
SPECIAL ELECTRICAL SYSTEMS	45,800	45,800	GSF	1.00			
GENERAL CONDITIONS					160,000	5.6%	3.49
FIELD OVERHEADS	160,000	8	MOS	20,000			·
EQUIPMENT					9,160	0.3%	0.20
FIXED EQUIPMENT	9,160	45,800	GSF	0.20			
FURNISHINGS			GSF				
SPECIAL CONSTRUCTION			GSF				
SITEWORK					251,900	8.8%	5.50
SITE PREPARATION		45,800	GSF				
SITE IMPROVEMENTS	229,000	45,800	GSF	5.00			
	CONVEYING VERTICAL TRANSPORTATION SYSTEMS MECHANICAL PLUMBING HVAC FIRE PROTECTION SPECIAL MECHANICAL SYSTEMS ELECTRICAL SERVICE AND DISTRIBUTION LIGHTING AND POWER SPECIAL ELECTRICAL SYSTEMS GENERAL CONDITIONS FIELD OVERHEADS EQUIPMENT FIXED EQUIPMENT FURNISHINGS SPECIAL CONSTRUCTION SITEWORK SITE PREPARATION	SYSTEM DESCRIPTION CONVEYING VERTICAL TRANSPORTATION SYSTEMS MECHANICAL PLUMBING FIRE PROTECTION SPECIAL MECHANICAL SYSTEMS ELECTRICAL SERVICE AND DISTRIBUTION SPECIAL ELECTRICAL SYSTEMS GENERAL CONDITIONS FIELD OVERHEADS FURNISHINGS SPECIAL CONSTRUCTION SITEWORK SITE PREPARATION	SYSTEM DESCRIPTION COST MEASURE CONVEYING	SYSTEM DESCRIPTION COST MEASURE UNIT CONVEYING	SYSTEM DESCRIPTION COST MEASURE UNIT COST CONVEYING	SYSTEM DESCRIPTION COST MEASURE UNIT COST SUMMARY CONVEYING 56,100 3 STP 18,700 VERTICAL TRANSPORTATION SYSTEMS 56,100 3 STP 18,700 MECHANICAL 561,600 36 FXT 1,500 PLUMBING 54,000 36 FXT 1,500 HVAC 416,000 130 TON 3,200 FIRE PROTECTION 91,600 45,800 AP 2.00 SPECIAL MECHANICAL SYSTEMS GSF 45,800 GSF 4.50 SERVICE AND DISTRIBUTION 206,100 45,800 GSF 3.00 SPECIAL ELECTRICAL SYSTEMS 45,800 45,800 GSF 1.00 GENERAL CONDITIONS 160,000 8 MOS 20,000 FIELD OVERHEADS 160,000 8 MOS 20,000 EQUIPMENT 9,160 45,800 GSF 0.20 FIXED EQUIPMENT 9,160 45,800 GSF 0.20 <td< td=""><td> TOTAL</td></td<>	TOTAL

							%	
CODE		TOTAL	PARAMETE	RIC ANAL	YSIS	LEVEL 2	TOTAL	
NO.	SYSTEM DESCRIPTION	COST	MEASURE	UNIT	COST	SUMMARY		\$/GSF
1230	ON-SITE UTLITIES	22,900	45,800	GSF	0.50			
1240	OFF-SITE UTLITIES			NIC				
	Sub-Total							
		2,353,348						
3000	CONTRACTOR FEE,BONDS, INSURANCE	164,734	7.0%			164,734	5.8%	3.60
	Sub-Total	2,518,082						
4000	ESCALATION CONTINGENCY (Aug 96 bid dollars)	75,542	3.0%			75,542	2.6%	1.65
	Sub-Total	2,593,625						
5000	DESIGN AND ESTIMATING CONTINGENCY	259,362	10.0%			259,362	9.1%	5.66
	TOTAL PROBABLE CONSTRUCTION COST	2,852,987	45,800	GSF		2,852,987	100.0%	62.29
	(at bid Aug 96)							
						-		
				· · · · · · · · · · · · · · · · · · ·		•		
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L								

							%	
CODE		TOTAL	PARAMETE	RIC ANAL	YSIS	LEVEL 2	TOTAL	
NO.	SYSTEM DESCRIPTION	COST	MEASURE	UNIT		SUMMARY		\$/GSF
							-	
	DEFINITIONS		ASSUMPTIONS					
AP	Area protected		Wet sprinkler system	s				
BCF	Cubic feet of basement							
BWA	Basement wall area							
CA	Canopy area							
CBCLE	Compartments and cubicles		Baked enamel toilet					
CFA	Ceiling finish area		Lay-in acoustical tile	some GWB c	eilings; paint e	xposed structure		
CY	Cubic yards							
EOP	Elevator override pit		CIP elevator pit			_		
FFA	Floor finish area		SV, carpet, some ce	ramic tile				
FLF	Lineal feet of foundations							
FLT	Stair flights		Renovate existing st	airs				
FPA	Footprint area							
FXT	Fixtures		Commercial grade fi	ktures; roof dra	inage			
GSA	Grade slab area							
GSF	Gross square feet		Gross building area					
IDA	Interior door area							
IDL	Interior door leaves		Commercial grade d	oors; renovate	some doors			
LS	Lump sum							
MOS	Months		Full time supervision	, trailers, etc.				
NCF	Number of column foundations							
PSF	Square feet of partitions		Metal studs with GW					
RA	Roof area		Seismic upgrade exi		tures: EDPM	with R20		
RLF	Lineal feet of roof edge		Kynar finish steel fla	shings				
RPSF	Square feet of movable partitions							
SFA	Special floor area							
SKA	Skylight area							
SRA	Special roof area							
STP	Elevator stops		Hydraulic elevator w	th dual doors				
TON	Tonnage of cooling					·		
UFA	Upper floor area		Seismic upgrade exi	sting floor struc	tures			
WFA	Wall finish area		Paint finishes; some					
XDA	Exterior door area		Commercial grade d	oors; some res	tored doors			
XGA	Exterior glazing area		Restored windows					
XLA	Exterior louver & screen area							
XRLF	Exterior railing lineal footage							
XSA	Exterior soffit area							
XWA	Exterior wall area		Restored existing fac	ades				

					
	:		UNIT	TOTAL	
DESCRIPTION	QUANTITY	UNIT	COST	COST	COMMENTS
BUILDING COSTS					
BOILDING COSTS					-
Renovated & Expanded City Hall	17,250	GSF	75.00	1,293,750	See Breakdown
•				•	
Renovated Central School	28,955	GSF	80.10	2,319,296	See Breakdown
New Police/Sheriff Building	10,875	GSF	95.00	1,033,125	
Area Total	57,080				
ON-SITE DEVELOPMENT					
		·			
Site Preparation/Clearing		LS		In Above	Prepare Site
Entrance Roads/Sidewalks/Parking		LS		In Above	2 Stalls/1,000 gsf
Landscaping		LS		In Above	Allowance
Site Lighting		LS		In Above	Light Standards
Signage		LS		In Above	
Site Utilities		LS			Water, storm, sanitary, power, communications
OFF-SITE DEVELOPMENT					
				4,646,171	
				1,010,111	
GENERAL CONDITIONS	8	MOS		In Above	General superintendent, trailers, crane, etc.
				4,646,171	
PROGRAM & DESIGN CONTINGENCY (10%)				In Above	Program and Design refinements
ESCALATION CONTINGENCY (3%)				In Above	Construction start in August 1996

		T			
DESCRIPTION	OHANTITY	LINUT	UNIT	TOTAL	COMMENTO
DESCRIPTION	QUANTITY	UNIT	COST	COST	COMMENTS
CONTRACTOR FEE				In Above	Competitive Bid Contract
TOTAL PROBABLE CONSTRUCTION COST				4,646,171	
CONSTRUCTION CONTINGENCY (5%)				232,309	Available for Field Modifications
TOTAL PROBABLE FINAL				4,878,479	
"Construction Cost"					
				'	
					.,,,,,
<u> </u>	<u> </u>	1	L		

			UNIT	TOTAL	
DESCRIPTION	QUANTITY	UNIT	COST	COST	COMMENTS
TOTAL PROBABLE FINAL				4 070 470	
"Construction Cost"				4,878,479	
FURNITURE AND EQUIPMENT					
FURNITURE AND EQUIPMENT					
Major Movable Equipment Furniture,Furnishings					
· · · · · · · · · · · · · · · · · · ·					
DESIGN AND MANAGEMENT					
A/E Fees	(10.0%)			487.848	Per Owner/Architect agreement
Special Consultants	(1.0.00)			,	- Common works agreement
Testing and Inspection				34,846	Material testing
Market/Feasibility Studies				12,000	Feasibility Studies
Owner's Administration/Clerk of the Works				60,000	10 months x \$ 6,000/mos
Soils					
CONTINGENCIES					
Owner's Project Cost Contingency				29,735	5% of Design/Management Costs
MISCELLANEOUS PROJECT COSTS					
Insurance "All Risk"				A 979	Separate policy by owner
Permits and Plan Review Process				24.392	Preliminary plan reviews & final
					The state of the s
LAND AQUISITION/BOND PLACEMENT COSTS					
Land/Building Aquisition				730,000	\$ 550k for Central School/ \$ 180k for Police/Sheriff
Bond Placement					1-1/2% of Total Project Cost
TOTAL PROBABLE FINAL				6,347,032	
"Project Costs"				-,,	

							%	
CODE		TOTAL	PARAMETR	IC ANAL	YSIS	LEVEL 2	TOTAL	
NO.	SYSTEM DESCRIPTION	COST	MEASURE	UNIT	COST	SUMMARY	COSTS	\$/GSF
0010	DEMOLITION					44,880	3.5%	2.60
0010	DEMOCITION					44,000	3.376	2.00
0011	SELECTIVE DEMOLITION	44,880	14,960	GSF	3.00			
0100	FOUNDATIONS					4,950	0.4%	0.29
0110	STANDARD FOUNDATIONS			FPA				
0111	WALL FOUNDATIONS	4,950	110	FLF	45.00			
0112	COLUMN FOUNDATIONS AND PILE CAPS			NCF				
0120	SPECIAL FOUNDATION CONDITIONS							
0126	OTHER SPECIAL FOUNDATION CONDITIONS			FPA				
0200	SUBSTRUCTURE					11,029	0.9%	0.64
0210	SLAB ON GRADE			FPA				
0211	STANDARD SLAB ON GRADE	4,729	1,455	GSA	3.25			
0214	TRENCHES, PITS AND BASES	6,300	1	EOP	6,300			
0220	BASEMENT EXCAVATION			BCF	1			
0221	EXCAVATION FOR BASEMENTS			CY				
0222	STRUCTURE BACKFILL AND COMPACTION			CY				
0230	BASEMENT WALLS			BWA				
0231	BASEMENT WALL CONSTRUCTION			BWA				
0232	MOISTURE PROTECTION			BWA				
0300	SUPERSTRUCTURE					81,416	6.3%	4.72
0310	FLOOR CONSTRUCTION			UFA	-		· · · · · · · · · · · · · · · · · · ·	
0312	UPPER FLOOR CONSTRUCTION	27,641	8,505	UFA	3.25			
0315	SPECIAL FLOOR CONSTRUCTION			SFA				
0320	ROOF CONSTRUCTION			FPA				
0321	STANDARD ROOF CONSTRUCTION	32,275	6,455	RA	5.00			
0323	CANOPY CONSTRUCTION		·	CA				
0324	SPECIAL ROOF SYSTEMS			SRA			·	

							%	
CODE		TOTAL	PARAMETR	IC ANAL	YSIS	LEVEL 2	TOTAL	
NO.	SYSTEM DESCRIPTION	COST	MEASURE	UNIT	COST	SUMMARY	COSTS	\$/GSF
0330	STAIR CONSTRUCTION			FLT				
0331	STAIR STRUCTURE			FLT				
	New Stairs	12,000	3.0	FLT	4,000			
	Renovated Stairs	5,000		FLT	2,500			
	Entrance Ramp	4,500		FLT	9,000			
0400	EXTERIOR CLOSURE					129,690	10.0%	7.5
0410	EXTERIOR WALLS			XWA				
0411	EXTERIOR WALL CONSTRUCTION	107,730	7,980	XWA	13.50			
0412	EXTERIOR LOUVERS AND SCREENS			XLA				
0414	EXTERIOR RAILINGS			XRLF		<u> </u>		
0415	EXTERIOR SOFFITS			XSA				
0420	EXTERIOR DOORS AND WINDOWS			XDWA	 			
0421	EXTERIOR WINDOWS	15,156	842	XGA	18.00			
0423	EXTERIOR DOORS	6,804	189	XDA	36.00			
0500	ROOFING					35,713	2.8%	2.07
0501	ROOF COVERINGS	16,783	6,455	RA	2.60			
0503	ROOF INSULATION AND FILL	10,974		RA	1.70			
0504	FLASHING AND TRIM	7,956	442	RLF	18.00			
0505	SKYLIGHTS			SKA				
0600	INTERIOR CONSTRUCTION					248,179	19.2%	14.39
0610	PARTITIONS			PSF				-
0611	FIXED PARTITIONS	58,185	12,930	PSF	4.50			
0613	RETRACTABLE PARTITIONS	9,450		RPSF	35.00			
0614	COMPARTMENTS AND CUBICLES	2,400		CBCLE	600			
0616	INTERIOR DOORS AND FRAMES	28,500	38	IDL	750		-	
0620	INTERIOR FINISHES							
0621	WALL FINISHES	16,500	27,500	WFA	0.60			
0622	FLOOR FINISHES	52,360		FFA	3.50			
0623	CEILING FINISHES	29,920		CFA	2.00			
0630	SPECIALTIES			GSF				
0631	GENERAL SPECIALTIES	5,984	14,960	GSF	0.40			

							%	
CODE		TOTAL	PARAMET	RIC ANAL	YSIS	LEVEL 2	TOTAL	
NO.	SYSTEM DESCRIPTION	COST	MEASURE	UNIT	COST	SUMMARY	COSTS	\$/GSF
0632	BUILT-IN FITTINGS	44,880	14,960	GSF	3.00			
0700	CONVEYING					56,100	4.3%	3.25
0710	VERTICAL TRANSPORTATION SYSTEMS	56,100	3	STP	18,700			
0800	MECHANICAL					200,520	15.5%	11.62
0810	PLUMBING	25,600	16	FXT	1,600			
0820	HVAC	145,000	50	TON	2,900			
0830	FIRE PROTECTION	29,920	14,960	AP	2.00			
0840	SPECIAL MECHANICAL SYSTEMS			GSF				
0900	ELECTRICAL					145,112	11.2%	8.41
0910	SERVICE AND DISTRIBUTION	74,800	14,960	GSF	5.00			
0920	LIGHTING AND POWER	52,360	14,960	GSF	3.50			
0930	SPECIAL ELECTRICAL SYSTEMS	17,952	14,960	GSF	1.20			
1000	GENERAL CONDITIONS					80,000	6.2%	4.64
1010	FIELD OVERHEADS	80,000	8	MOS	10,000			
1100	EQUIPMENT					5,984	0.5%	0.35
1110	FIXED EQUIPMENT	5,984	14,960	GSF	0.40		·	
1120	FURNISHINGS			GSF		772		
1130	SPECIAL CONSTRUCTION			GSF				
1200	SITEWORK					23,936	1.8%	1.39
1210	SITE PREPARATION	4,488	14,960	GSF	0.30			

							%	
CODE		TOTAL	PARAMETE	IC ANAL	YSIS	LEVEL 2	TOTAL	
NO.	SYSTEM DESCRIPTION	COST	MEASURE	UNIT	COST	SUMMARY	COSTS	\$/GSF
1220	SITE IMPROVEMENTS	7,480	14,960	GSF	0.50			
1230	ON-SITE UTLITIES	11,968	14,960	GSF	0.80			
1240	OFF-SITE UTLITIES			NIC				
	Sub-Total	1,067,509						
3000	CONTRACTOR FEE,BONDS, INSURANCE	74,726	7.0%			74,726	5.8%	4.33
	Sub-Total	1,142,234						
4000	ESCALATION CONTINGENCY (Aug 96 bid dollars)	34,267	3.0%			34,267	2.6%	1.99
	(Aug 90 bid dollars) Sub-Total	1,176,501						
5000	DESIGN AND ESTIMATING CONTINGENCY	117,650	10.0%			117,650	9.1%	6.82
	TOTAL PROBABLE CONSTRUCTION COST (at bid Aug 96)	1,294,151	17,250	GSF		1,294,151	100.0%	75.02
						7771		
						-		
								,

							%	
CODE		TOTAL	PARAMETE	RIC ANAL	YSIS	LEVEL 2	TOTAL	
NO.	SYSTEM DESCRIPTION	COST	MEASURE	UNIT	COST	SUMMARY	COSTS	\$/GSF
	DEFINITIONS		ASSUMPTIONS					
AP	Area protected		Wet sprinkler system	is			1	
BCF	Cubic feet of basement							
BWA	Basement wall area							
CA	Canopy area							
CBCLE	Compartments and cubicles		Baked enamel toilet	partitions				
CFA	Ceiling finish area		Lay-in acoustical tile		eilings: paint e	xposed structure		
CY	Cubic yards				J ., P		1	
EOP	Elevator override pit		CIP elevator pit	 				
FFA	Floor finish area		SV, carpet, some ce	ramic tile			<u> </u>	
FLF	Lineal feet of foundations		CIP strip footings					
FLT	Stair flights		New wood framed st	tairs with balus	rades: renova	te existing stairs		
FPA	Footprint area					3		
FXT	Fixtures		Commercial grade fi	xtures: roof dra	inage			
GSA	Grade slab area		4" CIP slab on grade	: reinforced				
GSF	Gross square feet		Gross building area	new and reno	vated		1	
IDA	Interior door area							
IDL,	Interior door leaves		Commercial grade d	oors: renovate	some doors			
LS	Lump sum		<u> </u>					
MOS	Months		Full time supervision	trailers, etc.				
NCF	Number of column foundations		CIP column footings					
PSF	Square feet of partitions		Metal studs with GW	B; HM relites				
RA	Roof area		Wood framed new ro	of structure; se	ismic upgrad	e existing roof struct	tures: EDPM v	with R20
RLF	Lineal feet of roof edge		Kynar finish steel fla	shings				
RPSF	Square feet of movable partitions							
SFA	Special floor area							
SKA	Skylight area							
SRA	Special roof area							
STP	Elevator stops		Hydraulic elevator w	th dual doors				
TON	Tonnage of cooling							
UFA	Upper floor area		Wood framed new flo	or structure; s	eismic upgrad	e existing floor struc	tures	
WFA	Wall finish area		Paint finishes; some	ceramic tile				
XDA	Exterior door area		Commercial grade d	oors; some res	tored doors			
XGA	Exterior glazing area		Insulated glass and	wood frame wir	dows; some	restored windows		
XLA	Exterior louver & screen area							
XRLF	Exterior railing lineal footage							
XSA	Exterior soffit area							
XWA	Exterior wall area		New brick and "Dryv	t" exterior with	wood framing	; restored existing fa	acades	

							%	
CODE		TOTAL	PARAMETE	RIC ANAL	YSIS	LEVEL 2	TOTAL	
NO.	SYSTEM DESCRIPTION	COST	MEASURE	UNIT	COST	SUMMARY	COSTS	\$/GSF
0010	DEMOLITION					45,800	2.0%	1.5
0011	SELECTIVE DEMOLITION	45,800	45,800	GSF	1.00			
0100	FOUNDATIONS							
0110	STANDARD FOUNDATIONS			FPA				
0111	WALL FOUNDATIONS			FLF				
0112	COLUMN FOUNDATIONS AND PILE CAPS			NCF				
0120	SPECIAL FOUNDATION CONDITIONS							
0126	OTHER SPECIAL FOUNDATION CONDITIONS			FPA				
0200	SUBSTRUCTURE					6,300	0.3%	0.2
0210	SLAB ON GRADE			FPA				
0211	STANDARD SLAB ON GRADE			GSA				
0214	TRENCHES, PITS AND BASES	6,300	1	EOP	6,300			
0220	BASEMENT EXCAVATION			BCF				
0221	EXCAVATION FOR BASEMENTS			CY				
0222	STRUCTURE BACKFILL AND COMPACTION			CY				
0230	BASEMENT WALLS			BWA				
0231	BASEMENT WALL CONSTRUCTION			BWA		-		
0232	MOISTURE PROTECTION			BWA				
0300	SUPERSTRUCTURE					106,513	4.6%	3.6
0310	FLOOR CONSTRUCTION			UFA				
0312	UPPER FLOOR CONSTRUCTION	32,300	16,150	UFA	2.00			
0315	SPECIAL FLOOR CONSTRUCTION			SFA		***		
0320	ROOF CONSTRUCTION			FPA		· · · · · · · · · · · · · · · · · · ·		
0321	STANDARD ROOF CONSTRUCTION	66,713	29,650	RA	2.25			
0323	CANOPY CONSTRUCTION			CA				
0324	SPECIAL ROOF SYSTEMS			SRA				

							%	
CODE		TOTAL	PARAMETR	IC ANAL	YSIS	LEVEL 2	TOTAL	
NO.	SYSTEM DESCRIPTION	COST	MEASURE	UNIT	COST	SUMMARY	COSTS	\$/GSF
0330	STAIR CONSTRUCTION			FLT				
0331	STAIR STRUCTURE			FLT				
	Renovated Stairs	7,500	3.0	FLT	2,500		4	
0400	EXTERIOR CLOSURE					125,328	5.4%	4.3
0410	EXTERIOR WALLS			XWA				
0411	EXTERIOR WALL CONSTRUCTION	58,128	19,376	XWA	3.00			
0412	EXTERIOR LOUVERS AND SCREENS	00,120	10,070	XLA	0.00			
0414	EXTERIOR RAILINGS			XRLF				
0415	EXTERIOR SOFFITS			XSA				
0420	EXTERIOR DOORS AND WINDOWS			XDWA				
0421	EXTERIOR WINDOWS	58,128	4,844	XGA	12.00			
0423	EXTERIOR DOORS	9,072	252	XDA	36.00			
0500	ROOFING					134,038	5.8%	4.6
0501	ROOF COVERINGS	69,678	29,650	RA	2.35			
0503	ROOF INSULATION AND FILL	47,440	29,650	RA	1.60			
0504	FLASHING AND TRIM	16,920	940	RLF	18.00	1900		
0505	SKYLIGHTS			SKA				
0600	INTERIOR CONSTRUCTION					318,799	13.7%	11.0
0610	PARTITIONS			PSF				
0611	FIXED PARTITIONS	60,000	15,000	PSF	4.00			
0613	RETRACTABLE PARTITIONS			RPSF				
0614	COMPARTMENTS AND CUBICLES	4,800	8	CBCLE	600			
0616	INTERIOR DOORS AND FRAMES	39,750	53	IDL	750		•	
0620	INTERIOR FINISHES						•	
0621	WALL FINISHES	20,250	45,000	WFA	0.45			
0622	FLOOR FINISHES	86,865	28,955	FFA	3.00			
0623	CEILING FINISHES	52,119	28,955	CFA	1.80			
0630	SPECIALTIES			GSF		**************************************		
0631	GENERAL SPECIALTIES	11,582	28,955	GSF	0.40			
0632	BUILT-IN FITTINGS	43,433	28,955	GSF	1.50			ļ

							%	
CODE		TOTAL	PARAMETF	RIC ANAL	YSIS	LEVEL 2	TOTAL	
NO.	SYSTEM DESCRIPTION	COST	MEASURE	UNIT	COST	SUMMARY	COSTS	\$/GSF
0700	CONVEYING					56,100	2.4%	1.94
0710	VERTICAL TRANSPORTATION SYSTEMS	56,100	3	STP	18,700			
0800	MECHANICAL					439,600	18.9%	15.18
0810	PLUMBING	42,000	28	FXT	1,500			
0820	HVAC	306,000	85	TON	3,600			
0830	FIRE PROTECTION	91,600	45,800	AP	2.00			
0840	SPECIAL MECHANICAL SYSTEMS			GSF				
0900	ELECTRICAL					263,491	11.4%	9.10
0910	SERVICE AND DISTRIBUTION	144,775	28,955	GSF	5.00	200,401	11.470	3.10
0920	LIGHTING AND POWER	86,865	28,955	GSF	3.00			
0930	SPECIAL ELECTRICAL SYSTEMS	31,851	28,955	GSF	1.10		·	
1000	GENERAL CONDITIONS	31,631	26,955	GSF	1.10			
						160,000	6.9%	5.53
1010	FIELD OVERHEADS	160,000	8	MOS	20,000			
1100	EQUIPMENT					5,791	0.2%	0.20
1110	FIXED EQUIPMENT	5,791	28,955	GSF	0.20			
1120	FURNISHINGS			GSF				
1130	SPECIAL CONSTRUCTION			GSF				
1200	SITEWORK					251,900	10.9%	8.70
1210	SITE PREPARATION		45,800	GSF				
1220	SITE IMPROVEMENTS	229,000	45,800	GSF	5.00			

							%	
CODE		TOTAL	PARAMETE	RIC ANAL	YSIS	LEVEL 2	TOTAL	
NO.	SYSTEM DESCRIPTION	COST	MEASURE	UNIT	COST	SUMMARY		\$/GSF
1230	ON-SITE UTLITIES	22,900	45,800	GSF	0.50			
1240	OFF-SITE UTLITIES			NIC				
	Sub-Total	1,913,658						
3000	CONTRACTOR FEE,BONDS, INSURANCE	133,956	7.0%			133,956	5.8%	4.63
	Sub-Total	2,047,614						
4000	ESCALATION CONTINGENCY (Aug 96 bid dollars)	61,428	3.0%			61,428	2.6%	2.12
	Sub-Total	2,109,042						
5000	DESIGN AND ESTIMATING CONTINGENCY	210,904	10.0%			210,904	9.1%	7.28
	TOTAL PROBABLE CONSTRUCTION COST (at bid Aug 96)	2,319,947	28,955	GSF		2,319,947	100.0%	80.12
						The transfer of the transfer o		
	·							
							-	,

							%	
CODE		TOTAL	PARAMETE	RIC ANAL	YSIS	LEVEL 2	TOTAL	
NO.	SYSTEM DESCRIPTION	COST	MEASURE	UNIT	COST	SUMMARY		¢/CCE
110.	OTOTEM BEOOKII TION		MILAGUILL	CIVIT	CO31	SUMMART	CU313	₹/USF
	DEFINITIONS		ASSUMPTIONS					
			THE SECTION OF THE SE					
AP	Area protected		Wet sprinkler system	s				
BCF	Cubic feet of basement							
BWA	Basement wall area							
CA	Canopy area							
CBCLE	Compartments and cubicles		Baked enamel toilet	partitions				
CFA	Ceiling finish area		Lay-in acoustical tile	some GWB c	eilings; paint e	xposed structure		
CY	Cubic yards							
EOP	Elevator override pit		CIP elevator pit					
FFA	Floor finish area		SV, carpet, some ce	ramic tile				
FLF	Lineal feet of foundations							
FLT	Stair flights		Renovate existing st	airs	 		 	
FPA	Footprint area							
FXT	Fixtures		Commercial grade fix	xtures; roof dra	inage			
GSA	Grade slab area			·				
GSF	Gross square feet		Gross building area					
IDA	Interior door area							
IDL	Interior door leaves		Commercial grade d	oors; renovate	some doors			
LS	Lump sum				ivi			
MOS	Months		Full time supervision	trailers, etc.				
NCF	Number of column foundations			,				
PSF	Square feet of partitions		Metal studs with GW	B; HM relites			14.	
RA	Roof area		Seismic upgrade exi	sting roof struc	tures: EDPM v	with R20		
RLF	Lineal feet of roof edge		Kynar finish steel flas	shings				
RPSF	Square feet of movable partitions							
SFA	Special floor area					·····		
SKA	Skylight area							
SRA	Special roof area							
STP	Elevator stops		Hydraulic elevator w	th dual doors				
TON	Tonnage of cooling							
UFA	Upper floor area		Seismic upgrade exi	sting floor struc	tures			
WFA	Wall finish area		Paint finishes; some	ceramic tile				
XDA	Exterior door area		Commercial grade de	oors; some res	tored doors			
XGA	Exterior glazing area		Restored windows					
XLA	Exterior louver & screen area			- TIMBLE				
XRLF	Exterior railing lineal footage							
XSA	Exterior soffit area							
XWA	Exterior wall area		Restored existing fac	ades		The APP		

		<u>.</u>	UNIT	TOTAL	
DESCRIPTION	QUANTITY	UNIT	COST	COST	COMMENTS
DEGGIAII TIGIA	QUARTITI	OIIII	0001	<u> </u>	COMMENTS
BUILDING COSTS					
DOILDING GGG1G					
Renovated City Hall	17,250	GSF	93.40	1.611.150	See Breakdown
	,		001.10	1,011,100	oco Dioditalini
Renovated Central School	45,800	GSF	62.30	2,853,340	See Breakdown
Area Total	63,050			-	
ON-SITE DEVELOPMENT					
Site Preparation/Clearing		LS			Prepare Site
Entrance Roads/Sidewalks/Parking		LS			2 Stalls/1,000 gsf
Landscaping	- "	LS		In Above	Allowance
Site Lighting		LS		In Above	Light Standards
Signage		LS		In Above	
Site Utilities		LS		In Above	Water, storm, sanitary, power, communications
OFF-SITE DEVELOPMENT		· · · · · · · · · · · · · · · · · · ·			
				4,464,490	
GENERAL CONDITIONS	8	MOS		In Above	General superintendent, trailers, crane, etc.
					, , , , , , , , , , , , , , , , , , , ,
				4,464,490	
PROGRAM & DESIGN CONTINGENCY (10%)				In Abarra	Drogram and Design references
FROGRAMI & DESIGN CONTINGENCT (10%)				in Above	Program and Design refinements
ESCALATION CONTINGENCY (3%)				In Above	Construction start in August 1996
CONTRACTOR FEE				In Above	Competitive Bid Contract

QUANTITY	UNIT	COST	COST	COMMENTS
			4,464,490	
			223,225	Available for Field Modifications
			4,687,715	
			,	

	QUANTITY			QUANTITY UNIT COST COST 4,464,490 223,225 4,687,715

DESCRIPTION QUANTITY UNIT COST COST COMMENTS TOTAL PROBABLE FINAL "Construction Cost" FURNITURE AND EQUIPMENT Major Movable Equipment Furniture, Furnishings DESIGN AND MANAGEMENT A/E Fees Special Consultants Testing and Inspection Market/Feasibility Studies Owner's Administration/Clerk of the Works Soils CONTINGENCIES Owner's Project Cost Contingency Insurance "All Risk" Permits and Plan Review Process Land/Building Aquisition Bond Placement Land Aquisition/Bond Placement UNIT COST COST COMMENTS 4,687,715 Per Owner/Architect agreement Fer Owner/Architect agreement Fur Owner/Architect agreement Fer Owner/Architect ag	<u></u>					
DESCRIPTION QUANTITY UNIT COST COST COMMENTS TOTAL PROBABLE FINAL "Construction Cost" FURNITURE AND EQUIPMENT Major Movable Equipment Furniture, Furnishings DESIGN AND MANAGEMENT A/E Fees (10.0%) 468,771 Per Owner/Architect agreement Special Consultants Testing and Inspection Market/Feasibility Studies Owner's Administration/Clerk of the Works Owner's Administration/Clerk of the Works Soils CONTINGENCIES Insurance "All Risk" Permits and Plan Review Process Land/Building Aquisition Bond Placement LAND AQUISITION/BOND PLACEMENT COSTS Land/Building Aquisition Bond Placement TOTAL PROBABLE FINAL 4,687,715 4,687,715 468,771 Per Owner/Architect agreement 468,771 Per Owner/Architect agreement 468,771 Per Owner/Architect agreement 33,484 Material testing Feasibility Studies 60,000 10 months x \$ 6,000/mos 560,000 20 10 months x \$ 6,000/mos 4,688 Separate policy by owner 23,439 Preliminary plan reviews & final				LIMIT	TOTAL	
TOTAL PROBABLE FINAL "Construction Cost" FURNITURE AND EQUIPMENT Major Movable Equipment Furniture, Furnishings DESIGN AND MANAGEMENT A/E Fees (10.0%)	DESCRIPTION	OLIANITITY	LINIT			COMMENTS
"Construction Cost" FURNITURE AND EQUIPMENT Major Movable Equipment Furniture, Furnishings DESIGN AND MANAGEMENT A/E Fees (10.0%) A/E Fees (10.0%) A/E Fees (10.0%) A/E Fees (10.0%) A/E Fees A/E Fees (10.0%) A/E Fees A/E Fees A/E Fees (10.0%) A/E Fees A/E Fees A/E Fees (10.0%) A/E Fees A/E Fees A/E Fees (10.0%) A/E Fees A/E Fees A/E Fees A/E Fees A/E Fees (10.0%) A/E Fees A/E	DESCRIPTION	QUANTITY	UNII	CO31	<u> </u>	COMMENTS
"Construction Cost" FURNITURE AND EQUIPMENT Major Movable Equipment Furniture, Furnishings DESIGN AND MANAGEMENT A/E Fees (10.0%) A/E Fees (10.0%) A/E Fees (10.0%) A/E Fees (10.0%) A/E Fees A/E Fees (10.0%) A/E Fees A/E Fees A/E Fees (10.0%) A/E Fees A/E Fees A/E Fees (10.0%) A/E Fees A/E Fees A/E Fees (10.0%) A/E Fees A/E Fees A/E Fees A/E Fees A/E Fees (10.0%) A/E Fees A/E	TOTAL PROBABLE FINAL				4.687.715	
Major Movable Equipment Furniture,Furnishings DESIGN AND MANAGEMENT A/E Fees (10.0%) 468,771 Per Owner/Architect agreement Special Consultants Testing and Inspection 33,484 Material testing Market/Feasibility Studies 12,000 Feasibility Studies Owner's Administration/Clerk of the Works 60,000 10 months x \$ 6,000/mos CONTINGENCIES Owner's Project Cost Contingency 28,713 5% of Design/Management Costs MISCELLANEOUS PROJECT COSTS Insurance "All Risk" 4,688 Separate policy by owner Permits and Plan Review Process 23,439 Preliminary plan reviews & final LAND AQUISITION/BOND PLACEMENT COSTS Land/Building Aquisition 550,000 \$ 550k for Central School Bond Placement 102,394 1-1/2% of Total Project Cost TOTAL PROBABLE FINAL 5,971,202						
Furniture,Furnishings DESIGN AND MANAGEMENT A/E Fees (10.0%) 468,771 Per Owner/Architect agreement Special Consultants Testing and Inspection 33,484 Material testing Market/Feasibility Studies 12,000 Feasibility Studies Owner's Administration/Clerk of the Works 60,000 10 months x \$ 6,000/mos CONTINGENCIES CONTINGENCIES MISCELLANEOUS PROJECT COSTS Insurance "All Risk" 4,688 Separate policy by owner Permits and Plan Review Process 23,439 Preliminary plan reviews & final LAND AQUISITION/BOND PLACEMENT COSTS Land/Building Aquisition 550,000 \$ 550k for Central School Bond Placement 102,394 1-1/2% of Total Project Cost TOTAL PROBABLE FINAL 5,971,202	FURNITURE AND EQUIPMENT					
Furniture,Furnishings DESIGN AND MANAGEMENT A/E Fees (10.0%) 468,771 Per Owner/Architect agreement Special Consultants Testing and Inspection 33,484 Material testing Market/Feasibility Studies 12,000 Feasibility Studies Owner's Administration/Clerk of the Works 60,000 10 months x \$ 6,000/mos CONTINGENCIES CONTINGENCIES MISCELLANEOUS PROJECT COSTS Insurance "All Risk" 4,688 Separate policy by owner Permits and Plan Review Process 23,439 Preliminary plan reviews & final LAND AQUISITION/BOND PLACEMENT COSTS Land/Building Aquisition 550,000 \$ 550k for Central School Bond Placement 102,394 1-1/2% of Total Project Cost TOTAL PROBABLE FINAL 5,971,202						
DESIGN AND MANAGEMENT A/E Fees (10.0%) 468,771 Per Owner/Architect agreement Special Consultants Testing and Inspection 33,484 Material testing Market/Feasibility Studies Owner's Administration/Clerk of the Works Soils CONTINGENCIES Owner's Project Cost Contingency 28,713 5% of Design/Management Costs MISCELLANEOUS PROJECT COSTS Insurance "All Risk" 4,688 Separate policy by owner Permits and Plan Review Process 23,439 Preliminary plan reviews & final LAND AQUISITION/BOND PLACEMENT COSTS Land/Building Aquisition Bond Placement 5,971,202	Major Movable Equipment					
A/E Fees (10.0%) 468,771 Per Owner/Architect agreement Special Consultants Testing and Inspection Market/Feasibility Studies Owner's Administration/Clerk of the Works Soils CONTINGENCIES Owner's Project Cost Contingency Insurance "All Risk" Per Owner/Architect agreement 33,484 Material testing Feasibility Studies 60,000 10 months x \$ 6,000/mos 28,713 5% of Design/Management Costs MISCELLANEOUS PROJECT COSTS Insurance "All Risk" A,688 Separate policy by owner Permits and Plan Review Process 23,439 Preliminary plan reviews & final LAND AQUISITION/BOND PLACEMENT COSTS Land/Building Aquisition Bond Placement 550,000 \$ 550k for Central School 102,394 1-1/2% of Total Project Cost	Furniture, Furnishings					
A/E Fees (10.0%) 468,771 Per Owner/Architect agreement Special Consultants Testing and Inspection Market/Feasibility Studies Owner's Administration/Clerk of the Works Soils CONTINGENCIES Owner's Project Cost Contingency Insurance "All Risk" Per Owner/Architect agreement 33,484 Material testing Feasibility Studies 60,000 10 months x \$ 6,000/mos 28,713 5% of Design/Management Costs MISCELLANEOUS PROJECT COSTS Insurance "All Risk" A,688 Separate policy by owner Permits and Plan Review Process 23,439 Preliminary plan reviews & final LAND AQUISITION/BOND PLACEMENT COSTS Land/Building Aquisition Bond Placement 550,000 \$ 550k for Central School 102,394 1-1/2% of Total Project Cost	DESIGN AND MANAGEMENT		1			
Special Consultants Testing and Inspection Market/Feasibility Studies Owner's Administration/Clerk of the Works Owner's Administration/Clerk of the Works Soils CONTINGENCIES Owner's Project Cost Contingency Miscellaneous Project Cost Contingency Insurance "All Risk" A,688 Separate policy by owner Permits and Plan Review Process Land/Building Aquisition Bond Placement Early Bond Placement Downer's Project Cost Soils A,688 Separate policy by owner Preliminary plan reviews & final Land AQUISITION/BOND PLACEMENT COSTS Land/Building Aquisition Bond Placement TOTAL PROBABLE FINAL S,971,202	DESIGN AND MANAGEMENT					
Testing and Inspection Market/Feasibility Studies Owner's Administration/Clerk of the Works Soils CONTINGENCIES Owner's Project Cost Contingency Insurance "All Risk" Permits and Plan Review Process Land/Building Aquisition Bond Placement Land/Building Aquisition Bond Placement Total Probable Final Material testing Material testing Feasibility Studies 10 months x \$ 6,000/mos 10 months		(10.0%)			468,771	Per Owner/Architect agreement
Market/Feasibility Studies Owner's Administration/Clerk of the Works Soils CONTINGENCIES Owner's Project Cost Contingency Owner's Project Cost Contingency Insurance "All Risk" Permits and Plan Review Process Land/Building Aquisition Bond Placement Eand/Building Aquisition Bond Placement TOTAL PROBABLE FINAL Fersibility Studies 60,000 10 months x \$ 6,000/mos						
Owner's Administration/Clerk of the Works Soils CONTINGENCIES Owner's Project Cost Contingency Owner's Project Cost Contingency Insurance "All Risk" Permits and Plan Review Process Land/Building Aquisition Bond Placement TOTAL PROBABLE FINAL Soils 60,000 10 months x \$ 6,000/mos 60,000 10 months x \$ 6,000/mos 10	Testing and Inspection					
Soils CONTINGENCIES Owner's Project Cost Contingency Insurance "All Risk" Permits and Plan Review Process Land/Building Aquisition Bond Placement Early Bond Placement Bond Placement Soils 28,713 5% of Design/Management Costs 4,688 Separate policy by owner 23,439 Preliminary plan reviews & final 550,000 \$ 550k for Central School 102,394 1-1/2% of Total Project Cost TOTAL PROBABLE FINAL	Market/Feasibility Studies				12,000	Feasibility Studies
CONTINGENCIES Owner's Project Cost Contingency 28,713 5% of Design/Management Costs MISCELLANEOUS PROJECT COSTS Insurance "All Risk" 4,688 Separate policy by owner Permits and Plan Review Process 23,439 Preliminary plan reviews & final LAND AQUISITION/BOND PLACEMENT COSTS Land/Building Aquisition Bond Placement 550,000 \$ 550k for Central School 102,394 1-1/2% of Total Project Cost TOTAL PROBABLE FINAL 5,971,202					60,000	10 months x \$ 6,000/mos
Owner's Project Cost Contingency 28,713 5% of Design/Management Costs MISCELLANEOUS PROJECT COSTS Insurance "All Risk" 4,688 Separate policy by owner Permits and Plan Review Process 23,439 Preliminary plan reviews & final LAND AQUISITION/BOND PLACEMENT COSTS Land/Building Aquisition Bond Placement 550,000 \$ 550k for Central School 102,394 1-1/2% of Total Project Cost TOTAL PROBABLE FINAL 5,971,202	Soils					
Owner's Project Cost Contingency 28,713 5% of Design/Management Costs MISCELLANEOUS PROJECT COSTS Insurance "All Risk" 4,688 Separate policy by owner Permits and Plan Review Process 23,439 Preliminary plan reviews & final LAND AQUISITION/BOND PLACEMENT COSTS Land/Building Aquisition Bond Placement 550,000 \$ 550k for Central School 102,394 1-1/2% of Total Project Cost TOTAL PROBABLE FINAL 5,971,202	CONTINGENCIES					
MISCELLANEOUS PROJECT COSTS Insurance "All Risk" 4,688 Separate policy by owner Permits and Plan Review Process 23,439 Preliminary plan reviews & final LAND AQUISITION/BOND PLACEMENT COSTS Land/Building Aquisition Bond Placement 550,000 \$ 550k for Central School 102,394 1-1/2% of Total Project Cost TOTAL PROBABLE FINAL 5,971,202	CONTINUENCIES					
Insurance "All Risk" Permits and Plan Review Process LAND AQUISITION/BOND PLACEMENT COSTS Land/Building Aquisition Bond Placement TOTAL PROBABLE FINAL Insurance "All Risk" 4,688 Separate policy by owner 23,439 Preliminary plan reviews & final 550,000 \$ 550k for Central School 102,394 1-1/2% of Total Project Cost	Owner's Project Cost Contingency				28,713	5% of Design/Management Costs
Insurance "All Risk" Permits and Plan Review Process LAND AQUISITION/BOND PLACEMENT COSTS Land/Building Aquisition Bond Placement TOTAL PROBABLE FINAL 4,688 Separate policy by owner 23,439 Preliminary plan reviews & final 550,000 \$ 550k for Central School 102,394 1-1/2% of Total Project Cost						<u> </u>
Permits and Plan Review Process 23,439 Preliminary plan reviews & final LAND AQUISITION/BOND PLACEMENT COSTS Land/Building Aquisition 550,000 \$ 550k for Central School 102,394 1-1/2% of Total Project Cost TOTAL PROBABLE FINAL 5,971,202	MISCELLANEOUS PROJECT COSTS					
Permits and Plan Review Process 23,439 Preliminary plan reviews & final LAND AQUISITION/BOND PLACEMENT COSTS Land/Building Aquisition 550,000 \$ 550k for Central School 102,394 1-1/2% of Total Project Cost TOTAL PROBABLE FINAL 5,971,202	Insurance "All Risk"				4 688	Separate policy by owner
LAND AQUISITION/BOND PLACEMENT COSTS Land/Building Aquisition Bond Placement TOTAL PROBABLE FINAL 550,000 \$ 550k for Central School 102,394 1-1/2% of Total Project Cost					23.439	Preliminary plan reviews & final
Land/Building Aquisition Bond Placement TOTAL PROBABLE FINAL 550,000 \$ 550k for Central School 102,394 1-1/2% of Total Project Cost 5,971,202						, , , , , , , , , , , , , , , , , , , ,
Bond Placement 102,394 1-1/2% of Total Project Cost TOTAL PROBABLE FINAL 5,971,202	LAND AQUISITION/BOND PLACEMENT COSTS					
Bond Placement 102,394 1-1/2% of Total Project Cost TOTAL PROBABLE FINAL 5,971,202	Land/Building Aquisition				550,000	\$ 550k for Central School
	Bond Placement					
	TOTAL PROBABLE FINAL				5 971 202	
	"Project Costs"				0,071,202	

							%	
CODE		TOTAL	PARAMETR	RIC ANAL	YSIS	LEVEL 2	TOTAL	
NO.	SYSTEM DESCRIPTION	COST	MEASURE	UNIT	COST	SUMMARY		\$/GSF
0010	DEMOLITION					40,515	4.0%	3.73
0011	SELECTIVE DEMOLITION	40 515	12.505	CCE	3.00			
0011	SELECTIVE DEMOLITION	40,515	13,505	GSF	3.00			
0100	FOUNDATIONS							
0110	STANDARD FOUNDATIONS			FPA				
0111	WALL FOUNDATIONS			FLF				
0112	COLUMN FOUNDATIONS AND PILE CAPS			NCF	,			
0120	SPECIAL FOUNDATION CONDITIONS							
0126	OTHER SPECIAL FOUNDATION CONDITIONS			FPA				
0200	SUBSTRUCTURE					6,300	0.6%	0.58
0210	SLAB ON GRADE			FPA				
0211	STANDARD SLAB ON GRADE			GSA				
0214	TRENCHES, PITS AND BASES	6,300	1	EOP	6,300			
0220	BASEMENT EXCAVATION			BCF				
0221	EXCAVATION FOR BASEMENTS	1		CY				
0222	STRUCTURE BACKFILL AND COMPACTION			CY				
0230	BASEMENT WALLS	· · · · · · · · · · · · · · · · · · ·		BWA				
0231	BASEMENT WALL CONSTRUCTION			BWA	-			
0232	MOISTURE PROTECTION			BWA				
0300	SUPERSTRUCTURE					66,641	6.6%	6.13
0310	FLOOR CONSTRUCTION			UFA		,,		
0312	UPPER FLOOR CONSTRUCTION	27,641	8,505	UFA	3.25			
0315	SPECIAL FLOOR CONSTRUCTION			SFA				
0320	ROOF CONSTRUCTION			FPA				
0321	STANDARD ROOF CONSTRUCTION	17,500	5,000	RA	3.50			
0323	CANOPY CONSTRUCTION			CA				
0324	SPECIAL ROOF SYSTEMS			SRA				

							%	
CODE		TOTAL	PARAMETE	RIC ANAL	YSIS	LEVEL 2	TOTAL	
NO.	SYSTEM DESCRIPTION	COST	MEASURE	UNIT	COST	SUMMARY	COSTS	\$/GSF
0330	STAIR CONSTRUCTION			FLT				
0331	STAIR STRUCTURE			FLT				
	New Stairs	12,000	3.0	FLT	4,000			
	Renovated Stairs	5,000		FLT	2,500			
	Entrance Ramp	4,500		FLT	9,000			
0400	EXTERIOR CLOSURE					71,910	7.1%	6.61
0410	EXTERIOR WALLS			XWA				
0411	EXTERIOR WALL CONSTRUCTION	57,906	6,434	XWA	9.00			
0412	EXTERIOR LOUVERS AND SCREENS	37,500	0,404	XLA	3.00			
0414	EXTERIOR RAILINGS			XRLF				
0415	EXTERIOR SOFFITS			XSA				
0420	EXTERIOR DOORS AND WINDOWS			XDWA				
0421	EXTERIOR WINDOWS	7,200	600	XGA	12.00			
0423	EXTERIOR DOORS	6,804		XDA	36.00			
0500	ROOFING					28,052	2.8%	2.58
0501	ROOF COVERINGS	13,000	5,000	RA	2.60			
0503	ROOF INSULATION AND FILL	8,500		RA	1.70			
0504	FLASHING AND TRIM	6,552	364	RLF	18.00			
0505	SKYLIGHTS			SKA				
0600	INTERIOR CONSTRUCTION					183,938	18.1%	16.91
0610	PARTITIONS			PSF				
0611	FIXED PARTITIONS	43,650		PSF	4.50			
0613	RETRACTABLE PARTITIONS	9,450	270	RPSF	35.00			
0614	COMPARTMENTS AND CUBICLES	2,400	4	CBCLE	600			
0616	INTERIOR DOORS AND FRAMES	20,250	27	IDL	750			
0620	INTERIOR FINISHES							
0621	WALL FINISHES	11,400	19,000	WFA	0.60			
0622	FLOOR FINISHES	38,063	10,875	FFA	3.50			
0623	CEILING FINISHES	21,750	10,875	CFA	2.00			
0630	SPECIALTIES			GSF				
0631	GENERAL SPECIALTIES	4,350	10,875	GSF	0.40			

							%	
CODE		TOTAL	PARAMETE	RIC ANAL	YSIS	LEVEL 2	TOTAL	
NO.	SYSTEM DESCRIPTION	COST	MEASURE	UNIT	COST	SUMMARY	COSTS	\$/GSF
0632	BUILT-IN FITTINGS	32,625	10,875	GSF	3.00			
0700	CONVEYING					56,100	5.5%	5.16
0710	VERTICAL TRANSPORTATION SYSTEMS	56,100	3	STP	18,700			
0800	MECHANICAL					164,610	16.2%	15.14
0810	PLUMBING	25,600	16	FXT	1,600			
0820	HVAC	112,000	35	TON	3,200			
0830	FIRE PROTECTION	27,010	13,505	AP	2.00			
0840	SPECIAL MECHANICAL SYSTEMS			GSF				
0900	ELECTRICAL					113,644	11.2%	10.45
0910	SERVICE AND DISTRIBUTION	59,813	10,875	GSF	5.50			
0920	LIGHTING AND POWER	38,063	10,875	GSF	3.50			
0930	SPECIAL ELECTRICAL SYSTEMS	15,769	10,875	GSF	1.45			
1000	GENERAL CONDITIONS					80,000	7.9%	7.36
1010	FIELD OVERHEADS	80,000	8	MOS	10,000			
1100	EQUIPMENT				!	4,350	0.4%	0.40
1110	FIXED EQUIPMENT	4,350	10,875	GSF	0.40			
1120	FURNISHINGS			GSF				
1130	SPECIAL CONSTRUCTION			GSF				
1200	SITEWORK					21,608	2.1%	1.99
1210	SITE PREPARATION	4,052	13,505	GSF	0.30			

							%	
CODE		TOTAL	PARAMETE	RIC ANAL	YSIS	LEVEL 2	TOTAL	
NO.	SYSTEM DESCRIPTION	COST	MEASURE	UNIT	COST	SUMMARY	COSTS	\$/GSF
1220	SITE IMPROVEMENTS	6,753	13,505	GSF	0.50			
1230	ON-SITE UTLITIES	10,804	13,505	GSF	0.80			
1240	OFF-SITE UTLITIES			NIC				
	Sub-Total							
		837,668						
3000	CONTRACTOR FEE,BONDS, INSURANCE	58,637	7.0%			58,637	5.8%	5.39
	Sub-Total	896,304						
4000	ESCALATION CONTINGENCY	26,889	3.0%			26,889	2.6%	2.47
	(Aug 96 bid dollars) Sub-Total	923,193						
5000	DESIGN AND ESTIMATING CONTINGENCY	92,319	10.0%			92,319	9.1%	8.49
	TOTAL PROBABLE CONSTRUCTION COST (at bid Aug 96)	1,015,513	10,875	GSF		1,015,513	100.0%	93.38
	(ar bid ridg do)							
		,						
							•	

							%	
CODE		TOTAL	PARAMETE	RIC ANAL	YSIS	LEVEL 2	TOTAL	
NO.	SYSTEM DESCRIPTION	COST	MEASURE	UNIT	COST			\$/GSF
	DECINITIONS		ACCUMENTIONS					
	DEFINITIONS		ASSUMPTIONS					
AP	Area protected		Wet sprinkler system	ıs				
BCF	Cubic feet of basement							
BWA	Basement wall area							
CA	Canopy area							
CBCLE	Compartments and cubicles		Baked enamel toilet					
CFA	Ceiling finish area		Lay-in acoustical tile	some GWB c	eilings; paint e	xposed structure		
CY	Cubic yards							
EOP	Elevator override pit		CIP elevator pit					
FFA	Floor finish area		SV, carpet, some ce	ramic tile				
FLF	Lineal feet of foundations							
FLT	Stair flights		New wood framed st	airs with balus	rades; renova	te existing stairs		
FPA	Footprint area							
FXT	Fixtures		Commercial grade fix	ktures; roof dra	inage			
GSA	Grade slab area							
GSF	Gross square feet		Gross building area					
IDA	Interior door area							
IDL	Interior door leaves		Commercial grade d	oors; renovate	some doors			
LS	Lump sum							
MOS	Months		Full time supervision	, trailers, etc.				
NCF	Number of column foundations							
PSF	Square feet of partitions		Metal studs with GW					
RA	Roof area		Seismic upgrade exi	sting roof struc	tures: EDPM v	with R20		
RLF	Lineal feet of roof edge		Kynar finish steel flas	shings				
RPSF	Square feet of movable partitions							77
SFA	Special floor area							
SKA	Skylight area							
SRA	Special roof area							
STP	Elevator stops		Hydraulic elevator w	th dual doors				
TON	Tonnage of cooling							
UFA	Upper floor area		Seismic upgrade exi	sting floor struc	tures			
WFA	Wall finish area		Paint finishes; some	ceramic tile				
XDA	Exterior door area		Commercial grade d		tored doors			
XGA	Exterior glazing area		Restored windows					
XLA	Exterior louver & screen area							
XRLF	Exterior railing lineal footage							
XSA	Exterior soffit area							
XWA	Exterior wall area		Restored existing fac	ades				

							%	
CODE		TOTAL	PARAMETR	IC ANAL	YSIS	LEVEL 2	TOTAL	
NO.	SYSTEM DESCRIPTION	COST	MEASURE	UNIT	COST	SUMMARY	 	\$/GSF
0010	DEMOLITION					45,800	1.6%	1.00
0011	SELECTIVE DEMOLITION	45,800	45,800	GSF	1.00			
0100	FOUNDATIONS		·					
0110	STANDARD FOUNDATIONS	,		FPA				
0111	WALL FOUNDATIONS			FLF				
0112	COLUMN FOUNDATIONS AND PILE CAPS			NCF				
0120	SPECIAL FOUNDATION CONDITIONS							
0126	OTHER SPECIAL FOUNDATION CONDITIONS			FPA				
0200	SUBSTRUCTURE					6,300	0.2%	0.14
0210	SLAB ON GRADE			FPA				
0211	STANDARD SLAB ON GRADE			GSA				
0214	TRENCHES, PITS AND BASES	6,300	1	EOP	6,300			
0220	BASEMENT EXCAVATION			BCF				
0221	EXCAVATION FOR BASEMENTS			CY				
0222	STRUCTURE BACKFILL AND COMPACTION			CY				
0230	BASEMENT WALLS			BWA				
0231	BASEMENT WALL CONSTRUCTION			BWA				
0232	MOISTURE PROTECTION			BWA				
0300	SUPERSTRUCTURE					106,513	3.7%	2.33
0310	FLOOR CONSTRUCTION			UFA				
0312	UPPER FLOOR CONSTRUCTION	32,300	16,150	UFA	2.00			
0315	SPECIAL FLOOR CONSTRUCTION	,		SFA				
0320	ROOF CONSTRUCTION			FPA				
0321	STANDARD ROOF CONSTRUCTION	66,713	29,650	RA	2.25			
0323	CANOPY CONSTRUCTION	·	,	CA		<u></u>		
0324	SPECIAL ROOF SYSTEMS			SRA				

							%	
CODE		TOTAL	PARAMETE	RIC ANAL	YSIS	LEVEL 2	TOTAL	
NO.	SYSTEM DESCRIPTION	COST	MEASURE	UNIT	COST	SUMMARY	COSTS	\$/GSF
0330	STAIR CONSTRUCTION			FLT				
0331	STAIR STRUCTURE			FLT				
	Renovated Stairs	7,500	3.0	FLT	2,500			
0400	EXTERIOR CLOSURE					125,328	4.4%	2.74
0410	EXTERIOR WALLS			XWA				
0411	EXTERIOR WALL CONSTRUCTION	58,128	19,376	XWA	3.00			
0412	EXTERIOR LOUVERS AND SCREENS			XLA				
0414	EXTERIOR RAILINGS			XRLF				
0415	EXTERIOR SOFFITS			XSA				
0420	EXTERIOR DOORS AND WINDOWS			XDWA				
0421	EXTERIOR WINDOWS	58,128	4,844	XGA	12.00			
0423	EXTERIOR DOORS	9,072		XDA	36.00			
0500	ROOFING					134,038	4.7%	2.93
0501	ROOF COVERINGS	69,678	29,650	RA	2.35			
0503	ROOF INSULATION AND FILL	47,440		RA	1.60			
0504	FLASHING AND TRIM	16,920		RLF	18.00			
0505	SKYLIGHTS			SKA				
0600	INTERIOR CONSTRUCTION					507,310	17.8%	11.08
0610	PARTITIONS			PSF			,	
0611	FIXED PARTITIONS	92,000	23,000	PSF	4.00			
0613	RETRACTABLE PARTITIONS	9,450		RPSF	35.00			
0614	COMPARTMENTS AND CUBICLES	6,000		CBCLE	600			
0616	INTERIOR DOORS AND FRAMES	61,500	82	IDL	750			
0620	INTERIOR FINISHES						•	
0621	WALL FINISHES	31,500	70,000	WFA	0.45			
0622	FLOOR FINISHES	137,400		FFA	3.00	W-1807-10-6		
0623	CEILING FINISHES	82,440	45,800	CFA	1.80			
0630	SPECIALTIES			GSF				
0631	GENERAL SPECIALTIES	18,320	45,800	GSF	0.40			
0632	BUILT-IN FITTINGS	68,700	45,800	GSF	1.50			

							%	
CODE		TOTAL	PARAMETR	IC ANAL	YSIS	LEVEL 2	TOTAL	
NO.	SYSTEM DESCRIPTION	COST	MEASURE	UNIT	COST	SUMMARY	COSTS	\$/GSF
0700	CONVEYING					56,100	2.0%	1.22
0710	VERTICAL TRANSPORTATION SYSTEMS	56,100	3	STP	18,700			
0800	MECHANICAL					561,600	19.7%	12.26
0810	PLUMBING	54,000	36	FXT	1,500			
0820	HVAC	416,000	130	TON	3,200			
0830	FIRE PROTECTION	91,600	45,800	AP	2.00			
0840	SPECIAL MECHANICAL SYSTEMS			GSF				· · · · ·
0900	ELECTRICAL					389,300	13.6%	8.50
0910	SERVICE AND DISTRIBUTION	206,100	45,800	GSF	4.50			
0920	LIGHTING AND POWER	137,400	45,800	GSF	3.00			
0930	SPECIAL ELECTRICAL SYSTEMS	45,800	45,800	GSF	1.00	****		
1000	GENERAL CONDITIONS					160,000	5.6%	3.49
1010	FIELD OVERHEADS	160,000	8	MOS	20,000			
1100	EQUIPMENT					9,160	0.3%	0.20
1110	FIXED EQUIPMENT	9,160	45,800	GSF	0.20	1.61		
1120	FURNISHINGS			GSF				
1130	SPECIAL CONSTRUCTION			GSF				
1200	SITEWORK					251,900	8.8%	5.50
1210	SITE PREPARATION		45,800	GSF				
1220	SITE IMPROVEMENTS	229,000	45,800	GSF	5.00			

							%	
CODE		TOTAL	PARAMETR	RIC ANAL	YSIS	LEVEL 2	TOTAL	
NO.	SYSTEM DESCRIPTION	COST	MEASURE	UNIT	COST	SUMMARY		\$/GSF
1230	ON-SITE UTLITIES	22,900	45,800	GSF	0.50			
1240	OFF-SITE UTLITIES			NIC				
	Sub-Total							
		2,353,348						
3000	CONTRACTOR FEE,BONDS, INSURANCE	164,734	7.0%			164,734	5.8%	3.60
	Sub-Total	2,518,082						
4000	ESCALATION CONTINGENCY	75,542	3.0%			75,542	2.6%	1.65
	(Aug 96 bid dollars) Sub-Total	2,593,625						
5000	DESIGN AND ESTIMATING CONTINGENCY	259,362	10.0%			259,362	9.1%	5.66
	TOTAL PROBABLE CONSTRUCTION COST	2,852,987	45,800	GSF		2,852,987	100.0%	62.29
	(at bid Aug 96)							
								•
		-						
						,		

							%	
CODE		TOTAL	PARAMETI	RIC ANAL	YSIS	I FVFL 2	TOTAL	
NO.	SYSTEM DESCRIPTION	COST	MEASURE	UNIT	COST			¢/CCE
	OTOTEM DECORM TION	- 0031	IVICASURE	CIVII	<u> </u>	SUMMARY	<u>COS13</u>	\$/G5F
	DEFINITIONS		ASSUMPTIONS					
AP	Area protected		Wet sprinkler system	9				
BCF	Cubic feet of basement		vvct spilititer system	10				
BWA	Basement wall area					· · · · · · · · · · · · · · · · · · ·		
CA	Canopy area			 				
CBCLE	Compartments and cubicles		Baked enamel toilet	partitions				
CFA	Ceiling finish area		Lay-in acoustical tile	some GWB c	eilings: paint e	vnosed structure		
CY	Cubic yards		Lay in accustour the	JOINE CVVD C	Cinings, pairit e	Aposed structure		
EOP	Elevator override pit		CIP elevator pit					
FFA	Floor finish area		SV, carpet, some ce	ramic tile				
FLF	Lineal feet of foundations		01, 00. 001, 001110 00	diffic the				
FLT	Stair flights		Renovate existing st	airs				
FPA	Footprint area		Transvalo oxioting of	-				
FXT	Fixtures		Commercial grade fi	xtures: roof dra	inage			
GSA	Grade slab area		January States III	100,00,000	, nago			
GSF	Gross square feet		Gross building area					
IDA	Interior door area		J. Coo Sananig aroa					
IDL	Interior door leaves		Commercial grade d	oors: renovate	some doors			
LS	Lump sum		grade a	55.5, 101101410	501110 00010			
MOS	Months		Full time supervision	trailers etc				
NCF	Number of column foundations			, transite, etc.				
PSF	Square feet of partitions		Metal studs with GW	B: HM relites				
RA	Roof area		Seismic upgrade exi		ures: FDPM	with R20		
RLF	Lineal feet of roof edge		Kynar finish steel flas	shings				
RPSF	Square feet of movable partitions			95				
SFA	Special floor area		-					
SKA	Skylight area							
SRA	Special roof area							
STP	Elevator stops		Hydraulic elevator wi	th dual doors				
TON	Tonnage of cooling					71.7		
UFA	Upper floor area		Seismic upgrade exi	sting floor struc	tures			
WFA	Wall finish area		Paint finishes; some ceramic tile					
XDA	Exterior door area		Commercial grade doors; some restored doors					
XGA	Exterior glazing area		Restored windows	.,				
XLA	Exterior louver & screen area							
XRLF	Exterior railing lineal footage							
XSA	Exterior soffit area							
XWA	Exterior wall area		Restored existing fac	ades				