

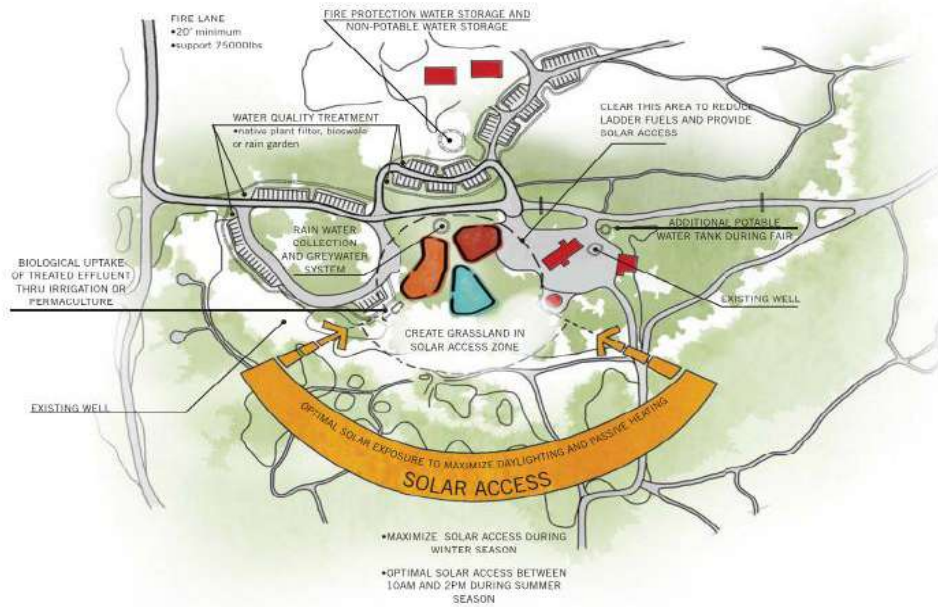
## APPENDIX 3: COST ESTIMATE – DIRECT BUILDING COSTS

### **Purpose of this document**

This portion of the cost estimate package covers the direct building costs. These are the cost that would typically be part of an agreement between an Owner and a Contractor to construct a building project.

Other project costs, such as soft costs and life cycle costs, are captured in subsequent appendices.

**OREGON COUNTRY FAIR  
COMMUNITY CENTER**



**STATEMENT OF PROBABLE COST**

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**OREGON COUNTRY FAIR COMMUNITY CENTER**  
**CODE COMPLIANT 25 YEAR**  
**Statement of Probable Cost**

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LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
<b>ENCLOSED BUILDING</b>						
		Building Gross Area	7,000	SF		
		Kitchen Gross Area	3,000	SF		
		Support Spaces Gross Area	1,400	SF		
		Community Center Gross Area	2,600	SF		
		Building Wall Hgt (at eave)	10	LF		
		Exterior Envelope	3,688	SF		
		Interior Wall Area	6,693	EA		
		Number of Rooms	16	EA		
<b>Concrete Foundation</b>						<b>61,600</b>
	Slab-on-grade	5" conc w/tknd edge 3000psi	7,000	SF	5.50	38,500
	Base fill	18" crushed rock	7,000	SF	2.70	18,900
	Slab vapor barrier	15mil	7,000	SF	0.60	4,200
<b>Rough Carpentry</b>						<b>124,049</b>
	Exterior walls	2x6 @ 24" oc/1/2" OSB	3,688	SF	4.70	17,333
	Roof structure	pre-eng wd truss/1/2" CDX	7,000	SF	11.00	77,000
	Rain screen	1x4 PT	3,688	SF	2.25	8,298
	Interior walls	HF 2x4 @ 24" oc	6,693	SF	3.20	21,418
<b>Finish Carpentry</b>						<b>25,000</b>
	Trim & misc.	allowance	1	LS	25,000.00	25,000
<b>Casework</b>						<b>10,240</b>
	Cabinetry	hardwood veneer	32	LF	260.00	8,320
	Countertops	plastic laminate	64	SF	30.00	1,920
<b>Thermal &amp; Moisture</b>						<b>19,202</b>
	Weather resistant barrier	tyvek	3,688	SF	1.80	6,638
	Thermal Insulation	R-19 batt/2" rigid	3,688	SF	3.00	11,063
	Sealants	allowance	1	LS	1,500.00	1,500
<b>Cladding</b>						<b>28,439</b>
	Siding	Certaiteed vinyl system	3,688	SF	5.00	18,439
	Soffits and fascia	Certaiteed vinyl system	1	LS	10,000.00	10,000
<b>Roofing and Sheet Metal</b>						<b>33,152</b>
	Roofing	asphalt shingle/WRB	7,378	SF	2.90	21,396
	Insulation	R-30 batt	7,000	SF	1.40	9,800
	Gutters	26ga pre-fin sht mtl 'K' type	180	LF	9.00	1,620
	Downspouts	26ga pre-fin sht mtl square	48	LF	7.00	336
<b>Doors, Frames, and Hardware</b>						<b>45,000</b>
Exterior	Swing doors	HM/HM frm_1/2 glz	4	EA	1,800.00	7,200
Interior	Swing doors	SC/HM frm	18	EA	2,100.00	37,800
<b>Glass &amp; Glazing</b>						<b>44,254</b>
	Exterior windows	50% fixed/50% DH vinyl	1,106	SF	40.00	44,254
<b>Floor Coverings</b>						<b>14,006</b>
	Sealed concrete	light broom	7,000	SF	1.80	12,600
	Base	4" rubber	669	LF	2.10	1,406
<b>Ceilings</b>						<b>42,000</b>

**OREGON COUNTRY FAIR COMMUNITY CENTER**  
**CODE COMPLIANT 25 YEAR**  
**Statement of Probable Cost**

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LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
	Ceiling	2x4 ACT	7,000	SF	6.00	42,000
<b>Wall Board and Cover</b>						<b>41,498</b>
	Gypsum bd: wall	5/8" _type: X LVL 4	13,387	SF	3.10	41,498
<b>Painting</b>						<b>10,040</b>
	Paint: wall	prime/2 top ct on gyp bd	13,387	SF	0.75	10,040
<b>Specialties and Equipment</b>						<b>16,217</b>
	FEC		2	EA	350.00	817
	Restroom accessories	tp disp	6	EA	70.00	420
	Restroom accessories	grab bars	2	SETS	190.00	380
	Toilet partitions	solid phenolic	6	EA	1,100.00	6,600
	Equipment	industrial trash compactor	1	EA	8,000.00	8,000
<b>Fire Sprinklers</b>						<b>22,750</b>
	Wet system		7,000	SF	3.25	22,750
<b>Earthwork @ Building</b>						<b>10,500</b>
	Excavation	24" depth	7,000	SF	1.50	10,500
<b>ENCLOSED BUILDING HARDCOST</b>						<b>547,946</b>

**COVERED BUILDING**

Building Gross Area	4,250	SF
Kitchen Gross Area	1,250	SF
Community Space Gross Area	3,000	SF

<b>Concrete Foundation</b>						<b>41,060</b>
	Slab-on-grade	5" conc w/tknd edge	4,250	SF	5.50	23,375
	Pad ftg	2'x2'x1'	12	EA	305.00	3,660
	Base fill	18" crushed rock	4,250	SF	2.70	11,475
	Slab vapor barrier	15mil	4,250	SF	0.60	2,550
<b>Rough Carpentry</b>						<b>58,750</b>
	Covered roof structure	pre-eng wd truss/1/2" CDX	4,250	SF	11.00	46,750
	Vertical support	wood cols	12	EA	1,000.00	12,000
<b>Finish Carpentry</b>						
	Trim allowance	included in Enclosed Building				
<b>Casework</b>						<b>3,200</b>
	Cabinetry	hardwood veneer	10	LF	260.00	2,600
	Countertops	plastic laminate	20	SF	30.00	600
<b>Roofing and Sheet Metal</b>						<b>19,919</b>
	Roofing	asphalt shingle/WRB	4,480	SF	2.90	12,991
	Roofing	R-30 batt	4,250	SF	1.40	5,950
	Gutters	26ga pre-fin sht mtl 'K' type	90	LF	9.00	810
	Downspouts	26ga pre-fin sht mtl square	24	LF	7.00	168

**OREGON COUNTRY FAIR COMMUNITY CENTER**  
**CODE COMPLIANT 25 YEAR**  
**Statement of Probable Cost**

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LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
	<b>Floor Coverings</b>					<b>7,650</b>
	Sealed concrete	light broom	4,250	SF	1.80	7,650
	<b>Painting</b>					<b>9,775</b>
	Paint: structure	prime/2 top ct on wood	4,250	SF	2.30	9,775
	<b>Fire Sprinklers</b>					<b>14,875</b>
	Dry system		4,250	SF	3.50	14,875
	<b>Earthwork @ Building</b>					<b>6,375</b>
	Excavation	24" depth	4,250	SF	1.50	6,375
<b>COVERED BUILDING HARDCOST</b>						<b>161,604</b>
<b>MECHANICAL, ELECTRICAL AND PLUMBING</b>						
	Building Gross Area		7,000	SF		
	<b>Plumbing</b>					<b>112,700</b>
	Enclosed Building		1	LS	112,700.00	112,700
	<b>HVAC</b>					<b>220,150</b>
	Enclosed Building		1	LS	220,150.00	220,150
	<b>Electrical</b>					<b>226,510</b>
	Distribution Equipment		1	LS	48,600.00	48,600
	Emergency Distribution		1	LS	35,000.00	35,000
	Wiring and Conduit		1	LS	8,750.00	8,750
	Interior Luminaires		1	LS	64,120.00	64,120
	Lighting Controls		1	LS	7,000.00	7,000
	Exterior Luminaires		1	LS	50,000.00	50,000
	Exterior Lighting Controls		1	LS	1,700.00	1,700
	Fire Alarm		1	LS	11,340.00	11,340
	<b>Photovoltaic</b>					
	NIC					
<b>MECHANICAL, ELECTRICAL AND PLUMBING HARDCOST</b>						<b>559,360</b>
<b>SITWORK</b>						
	Gross Site Area		75,000	SF		
	Infrastructure		30,000	SF		
	Parking&Roadways		30,000	SF		
	Landscaping		15,000	SF		
	<b>Site Demolition</b>					<b>56,250</b>
	Site clearing	4" depth	75,000	SF	0.35	26,250
	Building demolition		3,000	SF	10.00	30,000

CODE COMPLIANT 25 YEAR

Statement of Probable Cost

LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
	<b>Earthwork</b>					<b>105,000</b>
	Hardscape excavation	18" depth	7,500	SF	1.60	12,000
	Gravel excavation	12" depth	22,500	SF	1.10	24,750
	Landscape excavation	18" depth	15,000	SF	1.60	24,000
	Gravel parking paving	12" compacted crushed rock	22,500	SF	1.80	40,500
	Erosion control	allowance	75,000	SF	0.05	3,750
	<b>Hardscapes</b>					<b>18,150</b>
	ADA Parking	4" conc/stripping	800	SF	5.50	4,400
	Walkways	4" conc	2,500	SF	5.50	13,750
	<b>Site Improvements</b>					<b>67,000</b>
	Signage	traffic&parking	1	LS	1,000.00	1,000
	Covered site areas	allowance	1	LS	66,000.00	66,000
	<b>Landscaping</b>					<b>20,000</b>
	Swales	allowance	1	LS	20,000.00	20,000
	<b>Site Utilities</b>					<b>259,000</b>
	Storm drainage	connections and swales	30,000	SF	1.50	45,000
	Sanitary	septic drain field	30,000	SF	1.00	30,000
	Domestic water	connections and piping	30,000	SF	0.30	9,000
	Fire protection water	water storage tank	30,000	SF	5.00	150,000
	Natural gas	connections and tank	1	LS	25,000.00	25,000
	<b>SITework HARDCOST</b>					<b>525,400</b>
	<b>HARDCOST TOTAL</b>					<b>1,794,310</b>
	<b>Markups to the hardcost:</b>					
		Inflation				
		Contingency:	20.0%			358,862
		General Conditions:	8.0%			172,254
		Profit & OH at:	8.0%			186,034
		Performance Bond:				23,945
	<b>BASE BID TOTAL</b>					<b>2,535,404</b>
	<b>EXCLUSIONS</b>					
	Design fees, permit fees, system development fees, utility hookup charges, testing					
	Hazardous materials abatement, moving expenses, anti-graffiti coating, fireproofing.					
	Overexcavation, rock excavation, wet weather sitework.					

**OREGON COUNTRY FAIR COMMUNITY CENTER**  
**CODE COMPLIANT 50 YEAR**  
**Statement of Probable Cost**

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LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
<b>ENCLOSED BUILDING</b>						
		Building Gross Area	7,000	SF		
		Kitchen Gross Area	3,000	SF		
		Support Spaces Gross Area	1,400	SF		
		Community Center Gross Area	2,600	SF		
		Building Wall Hgt (at eave)	10	LF		
		Exterior Envelope	3,688	EA		
		Interior Wall Area	6,693	EA		
		Number of Rooms	16	EA		
<b>Concrete Foundation</b>						<b>61,600</b>
	Slab-on-grade	5" conc w/tknd edge 3000psi	7,000	SF	5.50	38,500
	Base fill	18" crushed rock	7,000	SF	2.70	18,900
	Slab vapor barrier	15mil	7,000	SF	0.60	4,200
<b>Rough Carpentry</b>						<b>124,049</b>
	Exterior walls	2x6 @ 16" oc/1/2" CDX	3,688	SF	4.70	17,333
	Roof structure	pre-eng wd truss/1/2" CDX	7,000	SF	11.00	77,000
	Rain screen	1x4 PT	3,688	SF	2.25	8,298
	Interior walls	HF 2x4 @ 24" oc	6,693	SF	3.20	21,418
<b>Finish Carpentry</b>						<b>25,000</b>
	Trim & misc.	allowance	1	LS	25,000.00	25,000
<b>Casework</b>						<b>18,240</b>
	Cabinetry	solid wd/mortise&tenon	32	LF	390.00	12,480
	Countertops	solid surface/ss	64	SF	90.00	5,760
<b>Thermal &amp; Moisture</b>						<b>19,202</b>
	Weather resistant barrier	tyvek	3,688	SF	1.80	6,638
	Thermal Insulation	R-19 batt/2" rigid	3,688	SF	3.00	11,063
	Sealants	allowance	1	LS	1,500.00	1,500
<b>Cladding</b>						<b>83,756</b>
	Masonry veneer	4" CMU	3,688	SF	20.00	73,756
	Soffits and fascia	prefin sht mtl	1	LS	10,000.00	10,000
<b>Roofing and Sheet Metal</b>						<b>117,004</b>
	Roofing	std seam mtl/poly	7,378	SF	14.00	103,292
	Roofing	R-30 batt	7,000	SF	1.40	9,800
	Gutters	20ga ss 'K' type	180	LF	18.00	3,240
	Downspouts	20ga ss square	48	LF	14.00	672
<b>Doors, Frames, and Hardware</b>						<b>36,000</b>
Exterior	Swing doors	HM/HM frm_1/2 glz	4	EA	1,800.00	7,200
Interior	Swing doors	HM/HM frm	18	EA	1,600.00	28,800
<b>Glass &amp; Glazing</b>						<b>99,571</b>
	Exterior windows	50%fix/50%DH alum clad wd	1,106	SF	90.00	99,571

**OREGON COUNTRY FAIR COMMUNITY CENTER**  
**CODE COMPLIANT 50 YEAR**  
**Statement of Probable Cost**

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LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
	<b>Floor Coverings</b>					<b>16,616</b>
	Sealed concrete	light broom	7,000	SF	1.80	12,600
	Base	4" wood	669	LF	6.00	4,016
	<b>Ceilings</b>					<b>42,000</b>
	Ceiling	2x4 ACT	7,000	SF	6.00	42,000
	<b>Wall Board and Cover</b>					<b>60,240</b>
	Gypsum bd: wall	5/8" _type: impact LVL 4	13,387	SF	3.10	41,498
	Wainscot	4'h 3/4" ply	2,677	SF	7.00	18,741
	<b>Painting</b>					<b>10,040</b>
	Paint: wall	prime/2 top ct on gyp bd	13,387	SF	0.75	10,040
	<b>Specialties and Equipment</b>					<b>16,217</b>
	FEC		2	EA	350.00	817
	Restroom accessories	tp disp	6	EA	70.00	420
	Restroom accessories	grab bars	2	SETS	190.00	380
	Toilet partitions	solid phenolic	6	EA	1,100.00	6,600
	Equipment	industrial trash compactor	1	EA	8,000.00	8,000
	<b>Fire Sprinklers</b>					<b>22,750</b>
	Wet system		7,000	SF	3.25	22,750
	<b>Earthwork @ Building</b>					<b>10,500</b>
	Excavation	24" depth	7,000	SF	1.50	10,500
	<b>ENCLOSED BUILDING HARD COST</b>					<b>762,784</b>
<b>COVERED BUILDING</b>						
	Building Gross Area		4,250	SF		
	Kitchen Gross Area		1,250	SF		
	Community Space Gross Area		3,000	SF		
	<b>Concrete Foundation</b>					<b>41,060</b>
	Slab-on-grade	5" conc w/tknd edge	4,250	SF	5.50	23,375
	Pad ftg	2'x2'x1'	12	EA	305.00	3,660
	Base fill	18" crushed rock	4,250	SF	2.70	11,475
	Slab vapor barrier	15mil	4,250	SF	0.60	2,550
	<b>Rough Carpentry</b>					<b>58,750</b>
	Covered roof structure	pre-eng wd truss/1/2" CDX	4,250	SF	11.00	46,750
	Vertical support	wood cols	12	EA	1,000.00	12,000
	<b>Finish Carpentry</b>					<b>0</b>
	Trim allowance	included in Enclosed Building			0.00	0
	<b>Casework</b>					<b>5,700</b>
	Cabinetry	solid wd/mortise&tenon	10	LF	390.00	3,900
	Countertops	solid surface/ss	20	SF	90.00	1,800



**OREGON COUNTRY FAIR COMMUNITY CENTER**  
**CODE COMPLIANT 50 YEAR**  
**Statement of Probable Cost**

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LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
<b>Roofing and Sheet Metal</b>						<b>90,169</b>
	Roofing	std seam mtl/poly	4,480	SF	14.00	62,713
	Roofing	R-30 rigid	4,250	SF	6.00	25,500
	Gutters	20ga ss 'K' type	90	LF	18.00	1,620
	Downspouts	20ga ss square	24	LF	14.00	336
<b>Floor Coverings</b>						<b>7,650</b>
	Sealed concrete	light broom	4,250	SF	1.80	7,650
<b>Painting</b>						<b>9,775</b>
	Paint: structure	prime/2 top ct on wood	4,250	SF	2.30	9,775
<b>Fire Sprinklers</b>						<b>14,875</b>
	Dry system		4,250	SF	3.50	14,875
<b>Earthwork @ Building</b>						<b>6,375</b>
	Excavation	24" depth	4,250	SF	1.50	6,375
<b>COVERED BUILDING HARDCOST</b>						<b>234,354</b>

**MECHANICAL, ELECTRICAL AND PLUMBING**

Building Gross Area		7,000	SF			
<b>Plumbing</b>						<b>123,970</b>
	Enclosed Building		1	LS	123,970.00	123,970
<b>HVAC</b>						<b>310,800</b>
	Enclosed Building		1	LS	310,800.00	310,800
<b>Electrical</b>						<b>418,420</b>
	Distribution Equipment		1	LS	97,200.00	97,200
	Emergency Distribution		1	LS	70,000.00	70,000
	Wiring and Conduit		1	LS	8,750.00	8,750
	Interior Luminaires		1	LS	128,240.00	128,240
	Lighting Controls		1	LS	14,000.00	14,000
	Exterior Luminaires		1	LS	75,000.00	75,000
	Exterior Lighting Controls		1	LS	2,550.00	2,550
	Fire Alarm		1	LS	22,680.00	22,680
<b>Photovoltaic</b>						<b>0</b>
	NIC				0.00	0
<b>MECHANICAL, ELECTRICAL AND PLUMBING HARDCOST</b>						<b>853,190</b>

**SITWORK**

Gross Site Area		75,000	SF			
Infrastructure		30,000	SF			
Parking&Roadways		30,000	SF			
Landscaping		15,000	SF			
<b>Site Demolition</b>						<b>56,250</b>
	Site clearing	4" depth	75,000	SF	0.35	26,250

CODE COMPLIANT 50 YEAR

Statement of Probable Cost

LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
	Building demolition		3,000	SF	10.00	30,000
<b>Earthwork</b>						<b>105,000</b>
	Hardscape excavation	18" depth	7,500	SF	1.60	12,000
	Gravel excavation	12" depth	22,500	SF	1.10	24,750
	Landscape excavation	18" depth	15,000	SF	1.60	24,000
	Gravel parking paving	12" compacted crushed rock	22,500	SF	1.80	40,500
	Erosion control	allowance	75,000	SF	0.05	3,750
<b>Hardscapes</b>						<b>18,150</b>
	ADA Parking	4" conc/stripping	800	SF	5.50	4,400
	Walkways	4" conc	2,500	SF	5.50	13,750
<b>Site Improvements</b>						<b>100,000</b>
	Signage	traffic&parking	1	LS	1,000.00	1,000
	Covered site areas	allowance	1	LS	99,000.00	99,000
<b>Landscaping</b>						<b>20,000</b>
	Swales	allowance	1	LS	20,000.00	20,000
<b>Site Utilities</b>						<b>259,000</b>
	Storm drainage	connections and swales	30,000	SF	1.50	45,000
	Sanitary	septic drain field	30,000	SF	1.00	30,000
	Domestic water	connections and piping	30,000	SF	0.30	9,000
	Fire protection water	water storage tank	30,000	SF	5.00	150,000
	Natural gas	connections and tank	1	LS	25,000.00	25,000
<b>SITWORK HARDCOST</b>						<b>558,400</b>
<b>HARDCOST TOTAL</b>						<b>2,408,728</b>
<b>Markups to the hardcost:</b>						
	Inflation	0.0%				0
	Contingency:	20.0%				481,746
	General Conditions:	8.0%				231,238
	Profit & OH at:	8.0%				249,737
	Performance Bond:					29,920
<b>BASE BID TOTAL</b>						<b>3,401,368</b>
<b>EXCLUSIONS</b>						
Design fees, permit fees, system development fees, utility hookup charges, testing						
Hazardous materials abatement, moving expenses, anti-graffiti coating, fireproofing.						
Overexcavation, rock excavation, wet weather sitework.						

**OREGON COUNTRY FAIR COMMUNITY CENTER**  
**INSTITUTIONAL 25 YEAR**  
**Statement of Probable Cost**

LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
<b>ENCLOSED BUILDING</b>						
			<b>7,000</b>	<b>SF</b>		
Building Gross Area						
Kitchen Gross Area			<b>3,000</b>	<b>SF</b>		
Support Spaces Gross Area			<b>1,400</b>	<b>SF</b>		
Community Center Gross Area			<b>2,600</b>	<b>SF</b>		
Building Wall Hgt (at eave)			<b>10</b>	<b>LF</b>		
Exterior Envelope			<b>3,688</b>	<b>EA</b>		
Interior Wall Area			<b>6,693</b>	<b>EA</b>		
Number of Rooms			<b>16</b>	<b>EA</b>		
<b>Concrete Foundation</b>						<b>80,780</b>
	Slab-on-grade	5" conc w/tknd edge 3500psi	<b>7,000</b>	<b>SF</b>	<b>5.50</b>	<b>38,500</b>
	Strip ftg	2'w x 1.5'd	<b>368</b>	<b>LF</b>	<b>35.00</b>	<b>12,880</b>
	Base fill	24" crushed rock	<b>7,000</b>	<b>SF</b>	<b>3.60</b>	<b>25,200</b>
	Slab vapor barrier	15mil	<b>7,000</b>	<b>SF</b>	<b>0.60</b>	<b>4,200</b>
<b>Steel</b>						<b>129,500</b>
	Wall structure	cols & beams	<b>7,000</b>	<b>SF</b>	<b>2.50</b>	<b>17,500</b>
	Roof structure	OWST k series/decking	<b>7,000</b>	<b>SF</b>	<b>16.00</b>	<b>112,000</b>
<b>Rough Carpentry</b>						<b>34,326</b>
	Wall sheathing	3/4" densglas	<b>3,688</b>	<b>SF</b>	<b>3.50</b>	<b>12,907</b>
	Interior walls	HF 2x4 @ 24" oc	<b>6,693</b>	<b>SF</b>	<b>3.20</b>	<b>21,418</b>
<b>Finish Carpentry</b>						<b>25,000</b>
	Trim & misc.	allowance	<b>1</b>	<b>LS</b>	<b>25,000.00</b>	<b>25,000</b>
<b>Casework</b>						<b>10,240</b>
	Cabinetry	hardwood veneer	<b>32</b>	<b>LF</b>	<b>260.00</b>	<b>8,320</b>
	Countertops	plastic laminate	<b>64</b>	<b>SF</b>	<b>30.00</b>	<b>1,920</b>
<b>Thermal &amp; Moisture</b>						<b>25,471</b>
	Weather resistant barrier	self adhered	<b>3,688</b>	<b>SF</b>	<b>3.50</b>	<b>12,907</b>
	Thermal Insulation	R-19 batt/2" rigid	<b>3,688</b>	<b>SF</b>	<b>3.00</b>	<b>11,063</b>
	Sealants	allowance	<b>1</b>	<b>LS</b>	<b>1,500.00</b>	<b>1,500</b>
<b>Cladding</b>						<b>61,629</b>
	Masonry veneer	4" cmu	<b>1,844</b>	<b>SF</b>	<b>20.00</b>	<b>36,878</b>
	Siding	pre-fin sht mtl pnls	<b>1,844</b>	<b>SF</b>	<b>8.00</b>	<b>14,751</b>
	Soffits and fascia	pre-fin sht mtl	<b>1</b>	<b>LS</b>	<b>10,000.00</b>	<b>10,000</b>
<b>Roofing and Sheet Metal</b>						<b>149,204</b>
	Roofing	std seam mtl/poly	<b>7,378</b>	<b>SF</b>	<b>14.00</b>	<b>103,292</b>
	Roofing	R-30 rigid	<b>7,000</b>	<b>SF</b>	<b>6.00</b>	<b>42,000</b>
	Gutters	20ga ss 'K' type	<b>180</b>	<b>LF</b>	<b>18.00</b>	<b>3,240</b>
	Downspouts	20ga ss square	<b>48</b>	<b>LF</b>	<b>14.00</b>	<b>672</b>

**OREGON COUNTRY FAIR COMMUNITY CENTER**  
**INSTITUTIONAL 25 YEAR**  
**Statement of Probable Cost**

LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
<b>Doors, Frames, and Hardware</b>						<b>45,000</b>
Exterior	Swing doors	HM/HM frm_1/2 glz	4	EA	1,800.00	7,200
Interior	Swing doors	SC/HM frm	18	EA	2,100.00	37,800
<b>Glass &amp; Glazing</b>						<b>77,444</b>
	Exterior windows	IR 501T storefront_90%/10%	1,106	SF	70.00	77,444
<b>Floor Coverings</b>						<b>50,406</b>
	Polished concrete		7,000	SF	7.00	49,000
	Base	4" rubber	669	LF	2.10	1,406
<b>Ceilings</b>						<b>42,000</b>
	Ceiling	2x4 ACT	7,000	SF	6.00	42,000
<b>Wall Board and Cover</b>						<b>41,498</b>
	Gypsum bd: wall	5/8" _type: X LVL 4	13,387	SF	3.10	41,498
<b>Painting</b>						<b>10,040</b>
	Paint: wall	prime/2 top ct on gyp bd	13,387	SF	0.75	10,040
<b>Lt Gauge Steel</b>						<b>24,708</b>
	Exterior walls	8" mtl std @ 16" oc	3,688	SF	6.70	24,708
<b>Specialties and Equipment</b>						<b>16,217</b>
	FEC		2	EA	350.00	817
	Restroom accessories	tp disp	6	EA	70.00	420
	Restroom accessories	grab bars	2	SETS	190.00	380
	Toilet partitions	solid phenolic	6	EA	1,100.00	6,600
	Equipment	industrial trash compactor	1	EA	8,000.00	8,000
<b>Fire Sprinklers</b>						<b>22,750</b>
	Wet system		7,000	SF	3.25	22,750
<b>Earthwork @ Building</b>						<b>10,500</b>
	Excavation	24" depth	7,000	SF	1.50	10,500
<b>ENCLOSED BUILDING HARD COST</b>						<b>856,713</b>

**OREGON COUNTRY FAIR COMMUNITY CENTER**  
**INSTITUTIONAL 25 YEAR**  
**Statement of Probable Cost**

LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
<b>COVERED BUILDING</b>						
			Building Gross Area	4,250	SF	
			Kitchen Gross Area	1,250	SF	
			Community Space Gross Area	3,000	SF	
<b>Concrete Foundation</b>						<b>41,645</b>
	Slab-on-grade	5" conc w/tknd edge 3500psi	4,250	SF	5.50	23,375
	Pad ftg	2'x2'x1'	12	EA	35.00	420
	Base fill	24" crushed rock	4,250	SF	3.60	15,300
	Slab vapor barrier	15mil	4,250	SF	0.60	2,550
<b>Steel</b>						<b>86,000</b>
	Vertical support	stl cols	12	EA	1,500.00	18,000
	Roof structure	OWST k series/decking	4,250	SF	16.00	68,000
<b>Finish Carpentry</b>						<b>0</b>
	Trim allowance	included in Enclosed Building			0.00	0
<b>Casework</b>						<b>3,200</b>
	Cabinetry	hardwood veneer	10	LF	260.00	2,600
	Countertops	plastic laminate	20	SF	30.00	600
<b>Roofing and Sheet Metal</b>						<b>90,169</b>
	Roofing	std seam mtl/poly	4,480	SF	14.00	62,713
	Roofing	R-30 rigid	4,250	SF	6.00	25,500
	Gutters	20ga ss 'K' type	90	LF	18.00	1,620
	Downspouts	20ga ss square	24	LF	14.00	336
<b>Floor Coverings</b>						<b>7,650</b>
	Sealed concrete	light broom	4,250	SF	1.80	7,650
<b>Painting</b>						<b>9,775</b>
	Paint: structure	prime/2 top ct on stl	4,250	SF	2.30	9,775
<b>Fire Sprinklers</b>						<b>14,875</b>
	Dry system		4,250	SF	3.50	14,875
<b>Earthwork @ Building</b>						<b>6,375</b>
	Excavation	24" depth	4,250	SF	1.50	6,375
<b>COVERED BUILDING HARDCOST</b>						<b>259,689</b>

**OREGON COUNTRY FAIR COMMUNITY CENTER**  
**INSTITUTIONAL 25 YEAR**  
**Statement of Probable Cost**

LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
<b>MECHANICAL, ELECTRICAL AND PLUMBING</b>						
		Building Gross Area	7,000	SF		
	<b>Plumbing</b>					<b>132,300</b>
	Enclosed Building		1	LS	132,300.00	132,300
	<b>HVAC</b>					<b>290,122</b>
	Enclosed Building		1	LS	290,122.00	290,122
	<b>Electrical</b>					<b>291,990</b>
	Distribution Equipment		1	LS	48,600.00	48,600
	Emergency Distribution		1	LS	66,000.00	66,000
	Wiring and Conduit		1	LS	14,350.00	14,350
	Interior Luminaires		1	LS	84,000.00	84,000
	Lighting Controls		1	LS	10,500.00	10,500
	Exterior Luminaires		1	LS	50,000.00	50,000
	Exterior Lighting Controls		1	LS	7,200.00	7,200
	Fire Alarm		1	LS	11,340.00	11,340
	<b>Photovoltaic</b>					<b>113,900</b>
	PV system	23kW	1	LS	113,900.00	113,900
	<b>MECHANICAL, ELECTRICAL AND PLUMBING HARDCOST</b>					<b>828,312</b>
<b>SITework</b>						
		Gross Site Area	75,000	SF		
		Infrastructure	30,000	SF		
		Parking&Roadways	30,000	SF		
		Landscaping	15,000	SF		

**OREGON COUNTRY FAIR COMMUNITY CENTER  
INSTITUTIONAL 25 YEAR  
Statement of Probable Cost**

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LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
<b>Site Demolition</b>						<b>56,250</b>
	Site clearing	4" depth	75,000	SF	0.35	26,250
	Building demolition		3,000	SF	10.00	30,000
<b>Earthwork</b>						<b>105,000</b>
	Hardscape excavation	18" depth	7,500	SF	1.60	12,000
	Gravel excavation	12" depth	22,500	SF	1.10	24,750
	Landscape excavation	18" depth	15,000	SF	1.60	24,000
	Gravel parking paving	12" compacted crushed rock	22,500	SF	1.80	40,500
	Erosion control	allowance	75,000	SF	0.05	3,750
<b>Hardscapes</b>						<b>18,150</b>
	ADA Parking	4" conc/stripping	800	SF	5.50	4,400
	Walkways	4" conc	2,500	SF	5.50	13,750
<b>Site Improvements</b>						<b>116,500</b>
	Signage	traffic&parking	1	LS	1,000.00	1,000
	Covered site areas	allowance	1	LS	115,500.00	115,500
<b>Landscaping</b>						<b>20,000</b>
	Swales	allowance	1	LS	20,000.00	20,000
<b>Site Utilities</b>						<b>259,000</b>
	Storm drainage	connections and swales	30,000	SF	1.50	45,000
	Sanitary	septic drain field	30,000	SF	1.00	30,000
	Domestic water	connections and piping	30,000	SF	0.30	9,000
	Fire protection water	water storage tank	30,000	SF	5.00	150,000
	Natural gas	connections and tank	1	LS	25,000.00	25,000
<b>SITWORK HARDCOST</b>						<b>574,900</b>
<b>HARDCOST TOTAL</b>						<b>2,519,614</b>
<b>Markups to the hardcost:</b>						
	Inflation		0.0%			0
	Contingency:		20.0%			503,923
	General Conditions:		8.0%			241,883
	Profit & OH at:		8.0%			261,234
	Performance Bond:					31,000
<b>BASE BID TOTAL:</b>						<b>3,557,654</b>
<b>EXCLUSIONS</b>						
Design fees, permit fees, system development fees, utility hookup charges, testing						
Hazardous materials abatement, moving expenses, anti-graffiti coating, fireproofing.						
Overexcavation, rock excavation, wet weather sitework.						

**OREGON COUNTRY FAIR COMMUNITY CENTER**  
**INSTITUTIONAL 50 YEAR**  
**Statement of Probable Cost**

LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$																								
<b>ENCLOSED BUILDING</b>																														
<table border="1"> <tr><td>Building Gross Area</td><td>7,000</td><td>SF</td></tr> <tr><td>Kitchen Gross Area</td><td>3,000</td><td>SF</td></tr> <tr><td>Support Spaces Gross Area</td><td>1,400</td><td>SF</td></tr> <tr><td>Community Center Gross Area</td><td>2,600</td><td>SF</td></tr> <tr><td>Building Wall Hgt (at eave)</td><td>10</td><td>LF</td></tr> <tr><td>Exterior Envelope</td><td>3,688</td><td>EA</td></tr> <tr><td>Interior Wall Area</td><td>6,693</td><td>EA</td></tr> <tr><td>Number of Rooms</td><td>16</td><td>EA</td></tr> </table>			Building Gross Area	7,000	SF	Kitchen Gross Area	3,000	SF	Support Spaces Gross Area	1,400	SF	Community Center Gross Area	2,600	SF	Building Wall Hgt (at eave)	10	LF	Exterior Envelope	3,688	EA	Interior Wall Area	6,693	EA	Number of Rooms	16	EA				
Building Gross Area	7,000	SF																												
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Building Wall Hgt (at eave)	10	LF																												
Exterior Envelope	3,688	EA																												
Interior Wall Area	6,693	EA																												
Number of Rooms	16	EA																												
<b>Concrete Foundation</b>						<b>80,780</b>																								
	Slab-on-grade	5" conc w/tknd edge 3500psi	7,000	SF	5.50	38,500																								
	Strip ftg	2'w x 1.5'd	368	LF	35.00	12,880																								
	Base fill	24" crushed rock	7,000	SF	3.60	25,200																								
	Slab vapor barrier	15mil	7,000	SF	0.60	4,200																								
<b>Steel</b>						<b>129,500</b>																								
	Wall structure	cols & beams	7,000	SF	2.50	17,500																								
	Roof structure	OWST k series/decking	7,000	SF	16.00	112,000																								
<b>Rough Carpentry</b>						<b>34,326</b>																								
	Wall sheathing	3/4" densglas	3,688	SF	3.50	12,907																								
	Interior walls	HF 2x4 @ 24" oc	6,693	SF	3.20	21,418																								
<b>Finish Carpentry</b>						<b>25,000</b>																								
	Trim & misc.	allowance	1	LS	25,000.00	25,000																								
<b>Casework</b>						<b>18,240</b>																								
	Cabinetry	solid wd/mortise&tenon	32	LF	390.00	12,480																								
	Countertops	solid surface/ss	64	SF	90.00	5,760																								
<b>Thermal &amp; Moisture</b>						<b>25,471</b>																								
	Weather resistant barrier	self adhered	3,688	SF	3.50	12,907																								
	Thermal Insulation	R-19 batt/2" rigid	3,688	SF	3.00	11,063																								
	Sealants	allowance	1	LS	1,500.00	1,500																								
<b>Cladding</b>						<b>61,629</b>																								
	Masonry veneer	4" cmu	1,844	SF	20.00	36,878																								
	Siding	pre-fin sht mtl pnls	1,844	SF	8.00	14,751																								
	Soffits and fascia	pre-fin sht mtl	1	LS	10,000.00	10,000																								
<b>Roofing and Sheet Metal</b>						<b>149,204</b>																								
	Roofing	std seam mtl/poly	7,378	SF	14.00	103,292																								
	Roofing	R-30 rigid	7,000	SF	6.00	42,000																								
	Gutters	20ga ss 'K' type	180	LF	18.00	3,240																								
	Downspouts	20ga ss square	48	LF	14.00	672																								



**OREGON COUNTRY FAIR COMMUNITY CENTER**  
**INSTITUTIONAL 50 YEAR**  
**Statement of Probable Cost**

LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
<b>Doors, Frames, and Hardware</b>						<b>36,000</b>
Exterior	Swing doors	HM/HM frm_1/2 glz	4	EA	1,800.00	7,200
Interior	Swing doors	HM/HM frm	18	EA	1,600.00	28,800
<b>Glass &amp; Glazing</b>						<b>88,508</b>
	Exterior windows	alum curtain wall_90%/10%	1,106	SF	80.00	88,508
<b>Floor Coverings</b>						<b>53,016</b>
	Polished concrete		7,000	SF	7.00	49,000
	Base	4" wood	669	LF	6.00	4,016
<b>Ceilings</b>						<b>42,000</b>
	Ceiling	2x4 ACT	7,000	SF	6.00	42,000
<b>Wall Board and Cover</b>						<b>60,240</b>
	Gypsum bd: wall	5/8" _type: impact LVL 4	13,387	SF	3.10	41,498
	Wainscot	4'h 3/4" ply	2,677	SF	7.00	18,741
<b>Painting</b>						<b>10,040</b>
	Paint: wall	prime/2 top ct on gyp bd	13,387	SF	0.75	10,040
<b>Lt Gauge Steel</b>						<b>24,708</b>
	Exterior walls	8" mtl std @ 16" oc	3,688	SF	6.70	24,708
<b>Specialties and Equipment</b>						<b>16,217</b>
	FEC		2	EA	350.00	817
	Restroom accessories	tp disp	6	EA	70.00	420
	Restroom accessories	grab bars	2	SETS	190.00	380
	Toilet partitions	solid phenolic	6	EA	1,100.00	6,600
	Equipment	industrial trash compactor	1	EA	8,000.00	8,000
<b>Fire Sprinklers</b>						<b>22,750</b>
	Wet system		7,000	SF	3.25	22,750
<b>Earthwork @ Building</b>						<b>10,500</b>
	Excavation	24" depth	7,000	SF	1.50	10,500
<b>ENCLOSED BUILDING HARDCOST</b>						<b>888,128</b>

**OREGON COUNTRY FAIR COMMUNITY CENTER**  
**INSTITUTIONAL 50 YEAR**  
**Statement of Probable Cost**

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LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
<b>COVERED BUILDING</b>						
		Building Gross Area	4,250	SF		
		Kitchen Gross Area	1,250	SF		
		Community Space Gross Area	3,000	SF		
<b>Concrete Foundation</b>						<b>41,645</b>
	Slab-on-grade	5" conc w/tknd edge 3500psi	4,250	SF	5.50	23,375
	Pad ftg	2'x2'x1'	12	EA	35.00	420
	Base fill	24" crushed rock	4,250	SF	3.60	15,300
	Slab vapor barrier	15mil	4,250	SF	0.60	2,550
<b>Steel</b>						<b>86,000</b>
	Vertical support	stl cols	12	EA	1,500.00	18,000
	Roof structure	OWST k series/decking	4,250	SF	16.00	68,000
<b>Finish Carpentry</b>						<b>0</b>
	Trim allowance	included in Enclosed Building			0.00	0
<b>Casework</b>						<b>5,700</b>
	Cabinetry	solid wd/mortise&tenon	10	LF	390.00	3,900
	Countertops	solid surface/ss	20	SF	90.00	1,800
<b>Roofing and Sheet Metal</b>						<b>90,169</b>
	Roofing	std seam mtl/poly	4,480	SF	14.00	62,713
	Roofing	R-30 rigid	4,250	SF	6.00	25,500
	Gutters	20ga ss 'K' type	90	LF	18.00	1,620
	Downspouts	20ga ss square	24	LF	14.00	336
<b>Floor Coverings</b>						<b>7,650</b>
	Sealed concrete	light broom	4,250	SF	1.80	7,650
<b>Painting</b>						<b>9,775</b>
	Paint: structure	prime/2 top ct on stl	4,250	SF	2.30	9,775
<b>Fire Sprinklers</b>						<b>14,875</b>
	Dry system		4,250	SF	3.50	14,875
<b>Earthwork @ Building</b>						<b>6,375</b>
	Excavation	24" depth	4,250	SF	1.50	6,375
<b>COVERED BUILDING HARD COST</b>						<b>262,189</b>

**OREGON COUNTRY FAIR COMMUNITY CENTER**  
**INSTITUTIONAL 50 YEAR**  
**Statement of Probable Cost**

LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
<b>MECHANICAL, ELECTRICAL AND PLUMBING</b>						
		Building Gross Area	7,000	SF		
	<b>Plumbing</b>					<b>145,530</b>
	Enclosed Building		1	LS	145,530.00	145,530
	<b>HVAC</b>					<b>409,584</b>
	Enclosed Building		1	LS	409,584.00	409,584
	<b>Electrical</b>					<b>439,090</b>
	Distribution Equipment		1	LS	48,600.00	48,600
	Emergency Distribution		1	LS	132,000.00	132,000
	Wiring and Conduit		1	LS	14,350.00	14,350
	Interior Luminaires		1	LS	126,000.00	126,000
	Lighting Controls		1	LS	21,000.00	21,000
	Exterior Luminaires		1	LS	75,000.00	75,000
	Exterior Lighting Controls		1	LS	10,800.00	10,800
	Fire Alarm		1	LS	11,340.00	11,340
	<b>Photovoltaic</b>					<b>113,900</b>
	PV system	23kW	1	LS	113,900.00	113,900
	<b>MECHANICAL, ELECTRICAL AND PLUMBING HARDCOST</b>					<b>1,108,104</b>
<b>SITework</b>						
		Gross Site Area	75,000	SF		
		Infrastructure	30,000	SF		
		Parking&Roadways	30,000	SF		
		Landscaping	15,000	SF		

**OREGON COUNTRY FAIR COMMUNITY CENTER  
INSTITUTIONAL 50 YEAR  
Statement of Probable Cost**

LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
<b>Site Demolition</b>						<b>56,250</b>
	Site clearing	4" depth	75,000	SF	0.35	26,250
	Building demolition		3,000	SF	10.00	30,000
<b>Earthwork</b>						<b>105,000</b>
	Hardscape excavation	18" depth	7,500	SF	1.60	12,000
	Gravel excavation	12" depth	22,500	SF	1.10	24,750
	Landscape excavation	18" depth	15,000	SF	1.60	24,000
	Gravel parking paving	12" compacted crushed rock	22,500	SF	1.80	40,500
	Erosion control	allowance	75,000	SF	0.05	3,750
<b>Hardscapes</b>						<b>18,150</b>
	ADA Parking	4" conc/stripping	800	SF	5.50	4,400
	Walkways	4" conc	2,500	SF	5.50	13,750
<b>Site Improvements</b>						<b>116,500</b>
	Signage	traffic&parking	1	LS	1,000.00	1,000
	Covered site areas	allowance	1	LS	115,500.00	115,500
<b>Landscaping</b>						<b>20,000</b>
	Swales	5yr irrigation	1	LS	20,000.00	20,000
<b>Site Utilities</b>						<b>259,000</b>
	Storm drainage	connections and swales	30,000	SF	1.50	45,000
	Sanitary	septic drain field	30,000	SF	1.00	30,000
	Domestic water	connections and piping	30,000	SF	0.30	9,000
	Fire protection water	water storage tank	30,000	SF	5.00	150,000
	Natural gas	connections and tank	1	LS	25,000.00	25,000
<b>SITWORK HARDCOST</b>						<b>574,900</b>
<b>HARDCOST TOTAL</b>						<b>2,833,321</b>
<b>Markups to the hardcost:</b>						
	Inflation		0.0%			0
	Contingency:		20.0%			566,664
	General Conditions:		8.0%			271,999
	Profit & OH at:		8.0%			293,759
	Performance Bond:					34,050
<b>BASE BID TOTAL:</b>						<b>3,999,793</b>
<b>EXCLUSIONS</b>						
Design fees, permit fees, system development fees, utility hookup charges, testing						
Hazardous materials abatement, moving expenses, anti-graffiti coating, fireproofing.						
Overexcavation, rock excavation, wet weather sitework.						

**OREGON COUNTRY FAIR COMMUNITY CENTER**  
**CONCEPT BUILDING 25 YEAR**  
**Statement of Probable Cost**

LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
<b>ENCLOSED BUILDING</b>						
		Building Gross Area	7,000	SF		
		Kitchen Gross Area	3,000	SF		
		Support Spaces Gross Area	1,400	SF		
		Community Center Gross Area	2,600	SF		
		Building Wall Hgt (at eave)	10	LF		
		Exterior Envelope	3,688	EA		
		Interior Wall Area	6,693	EA		
		Number of Rooms	16	EA		
<b>Concrete Foundation</b>						<b>90,400</b>
Kitchen	Slab-on-grade	5" conc w/tknd edge 4000psi	7,000	SF	5.50	38,500
	Floor	2" lt conc	3,000	SF	4.00	12,000
	Pier ftg	allowance	7,000	SF	1.50	10,500
	Base fill	24" crushed rock	7,000	SF	3.60	25,200
	Slab vapor barrier	15mil	7,000	SF	0.60	4,200
<b>Steel</b>						<b>60,000</b>
	Wall structure	moment frames	1	LS	30,000.00	30,000
	Roof structure	moment frames	1	LS	30,000.00	30,000
<b>Rough Carpentry</b>						<b>375,837</b>
	Wall structure	5.5"T CLT pnls	2,950	SF	25.00	73,756
	Wall structure	2x8 @ 16" oc	738	SF	5.95	4,389
	Wall sheathing	3/4" densglas	3,688	SF	3.50	12,907
	Roof structure	curved CLT or GLB	7,000	SF	14.00	98,000
	Roof sheathing	2" T&G decking	7,000	SF	6.00	42,000
	Columns	CLT cols	1	LS	15,000.00	15,000
	Floor structure	5.5"T CLT pnls	4,000	SF	25.00	100,000
	Interior walls	HF 2x6 @ 16" oc	6,693	SF	4.45	29,785
<b>Finish Carpentry</b>						<b>25,000</b>
	Trim & misc.	allowance	1	LS	25,000.00	25,000
<b>Casework</b>						<b>18,240</b>
	Cabinetry	solid wd/mortise&tenon	32	LF	390.00	12,480
	Countertops	solid surface/ss	64	SF	90.00	5,760
<b>Thermal &amp; Moisture</b>						<b>29,159</b>
	Weather resistant barrier	self adhered	3,688	SF	3.50	12,907
	Thermal Insulation	R-19 mw batt/2" mw	3,688	SF	4.00	14,751
	Sealants	allowance	1	LS	1,500.00	1,500
<b>Cladding</b>						<b>118,309</b>
	Masonry veneer	natural stacked stone	1,106	SF	55.00	60,849
	Siding	stucco	1,106	SF	21.00	23,233
	Siding	1" solid wood	1,475	SF	11.00	16,226
	Soffits and fascia	wood	1	LS	18,000.00	18,000

**OREGON COUNTRY FAIR COMMUNITY CENTER**  
**CONCEPT BUILDING 25 YEAR**  
**Statement of Probable Cost**

LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
<b>Roofing and Sheet Metal</b>						<b>234,396</b>
	Roofing	copper/felt	7,378	SF	24.00	177,072
	Roofing	R-40 rigid	7,000	SF	7.50	52,500
	Gutters	20ga copper	180	LF	22.00	3,960
	Downspouts	20ga copper	48	LF	18.00	864
<b>Doors, Frames, and Hardware</b>						<b>67,600</b>
Exterior	Swing doors	solid WD/WD frm_1/2 glz	4	EA	3,400.00	13,600
Interior	Swing doors	solid WD/WD frm	18	EA	3,000.00	54,000
<b>Glass &amp; Glazing</b>						<b>96,805</b>
	Exterior windows	IR 501T storefront_50/50	553	SF	85.00	47,020
	Exterior windows	mtl cld wd_50/50	553	SF	90.00	49,786
<b>Floor Coverings</b>						<b>85,016</b>
	Polished concrete		3,000	SF	7.00	21,000
	Solid hardwood		4,000	SF	15.00	60,000
	Base	4" wood	669	LF	6.00	4,016
<b>Ceilings</b>						<b>54,000</b>
	Ceiling	solid plaster	3,000	SF	18.00	54,000
<b>Wall Board and Cover</b>						<b>153,945</b>
	Solid hardwood		6,693	SF	5.00	33,466
	Plaster lathe		6,693	SF	18.00	120,479
<b>Painting</b>						<b>5,020</b>
	Paint: wall	prime/2 top ct on plaster	6,693	SF	0.75	5,020
<b>Specialties and Equipment</b>						<b>66,217</b>
	FEC		2	EA	350.00	817
	Restroom accessories	tp disp	6	EA	70.00	420
	Restroom accessories	grab bars	2	SETS	190.00	380
	Toilet partitions	solid phenolic	6	EA	1,100.00	6,600
	Equipment	industrial trash compactor	1	EA	8,000.00	8,000
	Integral art	allowance	1	LS	50,000.00	50,000
<b>Fire Sprinklers</b>						<b>22,750</b>
	Wet system		7,000	SF	3.25	22,750
<b>Earthwork @ Building</b>						<b>10,500</b>
	Excavation	24" depth	7,000	SF	1.50	10,500
<b>ENCLOSED BUILDING HARD COST</b>						<b>1,513,194</b>

**OREGON COUNTRY FAIR COMMUNITY CENTER**  
**CONCEPT BUILDING 25 YEAR**  
**Statement of Probable Cost**

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LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
<b>COVERED BUILDING</b>						
		Building Gross Area	4,250	SF		
		Kitchen Gross Area	1,250	SF		
		Community Space Gross Area	3,000	SF		
<b>Concrete Foundation</b>						<b>48,020</b>
	Slab-on-grade	5" conc w/tknd edge 4000psi	4,250	SF	7.00	29,750
	Pad ftg	2'x2'x1'	12	EA	35.00	420
	Base fill	24" crushed rock	4,250	SF	3.60	15,300
	Slab vapor barrier	15mil	4,250	SF	0.60	2,550
<b>Rough Carpentry</b>						<b>94,600</b>
	Vertical support	CLT cols	12	EA	800.00	9,600
	Roof structure	curved CLT or GLB	4,250	SF	14.00	59,500
	Roof sheathing	2" T&G decking	4,250	SF	6.00	25,500
<b>Finish Carpentry</b>						<b>0</b>
	Trim allowance	included in Enclosed Building			0.00	0
<b>Casework</b>						<b>5,700</b>
	Cabinetry	solid wd/mortise&tenon	10	LF	390.00	3,900
	Countertops	solid surface/ss	20	SF	90.00	1,800
<b>Roofing and Sheet Metal</b>						<b>141,795</b>
	Roofing	copper/felt	4,480	SF	24.00	107,508
	Roofing	R-40 rigid	4,250	SF	7.50	31,875
	Gutters	20ga copper	90	LF	22.00	1,980
	Downspouts	20ga copper	24	LF	18.00	432
<b>Floor Coverings</b>						<b>7,650</b>
	Sealed concrete	light broom	4,250	SF	1.80	7,650
<b>Fire Sprinklers</b>						<b>14,875</b>
	Dry system		4,250	SF	3.50	14,875
<b>Earthwork @ Building</b>						<b>6,375</b>
	Excavation	24" depth	4,250	SF	1.50	6,375
<b>COVERED BUILDING HARDCOST</b>						<b>319,015</b>

**OREGON COUNTRY FAIR COMMUNITY CENTER**  
**CONCEPT BUILDING 25 YEAR**  
**Statement of Probable Cost**

LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
<b>MECHANICAL, ELECTRICAL AND PLUMBING</b>						
		Building Gross Area	7,000	SF		
	<b>Plumbing</b>					<b>200,900</b>
	Enclosed Building		1	LS	200,900.00	200,900
	<b>HVAC</b>					<b>316,897</b>
	Enclosed Building		1	LS	316,897.00	316,897
	<b>Electrical</b>					<b>308,940</b>
	Distribution Equipment		1	LS	48,600.00	48,600
	Emergency Distribution		1	LS	41,500.00	41,500
	Wiring and Conduit		1	LS	21,000.00	21,000
	Interior Luminaires		1	LS	98,000.00	98,000
	Lighting Controls		1	LS	38,500.00	38,500
	Exterior Luminaires		1	LS	50,000.00	50,000
	Exterior Lighting Controls		1	LS	0.00	0
	Fire Alarm		1	LS	11,340.00	11,340
	<b>Photovoltaic</b>					<b>560,000</b>
	PV system	113kW	1	LS	560,000.00	560,000
<b>MECHANICAL, ELECTRICAL AND PLUMBING HARDCOST</b>						<b>1,386,737</b>
<b>SITework</b>						
		Gross Site Area	75,000	SF		
		Infrastructure	30,000	SF		
		Parking&Roadways	30,000	SF		
		Landscaping	15,000	SF		



**OREGON COUNTRY FAIR COMMUNITY CENTER**  
**CONCEPT BUILDING 25 YEAR**  
**Statement of Probable Cost**

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LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
<b>Site Demolition</b>						<b>56,250</b>
	Site clearing	4" depth	75,000	SF	0.35	26,250
	Building demolition		3,000	SF	10.00	30,000
<b>Earthwork</b>						<b>105,000</b>
	Hardscape excavation	18" depth	7,500	SF	1.60	12,000
	Gravel excavation	12" depth	22,500	SF	1.10	24,750
	Landscape excavation	18" depth	15,000	SF	1.60	24,000
	Gravel parking paving	12" compacted crushed rock	22,500	SF	1.80	40,500
	Erosion control	allowance	75,000	SF	0.05	3,750
<b>Hardscapes</b>						<b>18,150</b>
	ADA Parking	4" conc/stripping	800	SF	5.50	4,400
	Walkways	4" conc	2,500	SF	5.50	13,750
<b>Site Improvements</b>						<b>146,500</b>
	Signage	traffic&parking	1	LS	1,000.00	1,000
	Covered site areas	allowance	1	LS	145,500.00	145,500
<b>Landscaping</b>						<b>60,000</b>
	Swales	5yr irrigation	1	LS	20,000.00	20,000
	Landscape	allowance	10,000	SF	4.00	40,000
<b>Site Utilities</b>						<b>259,000</b>
	Storm drainage	connections and swales	30,000	SF	1.50	45,000
	Sanitary	septic drain field	30,000	SF	1.00	30,000
	Domestic water	connections and piping	30,000	SF	0.30	9,000
	Fire protection water	water storage tank	30,000	SF	5.00	150,000
	Natural gas	connections and tank	1	LS	25,000.00	25,000
<b>SITWORK HARDCOST</b>						<b>644,900</b>
<b>HARDCOST TOTAL</b>						<b>3,863,846</b>
<b>Markups to the hardcost:</b>						
	Inflation		0.0%			0
	Contingency:		20.0%			772,769
	General Conditions:		8.0%			370,929
	Profit & OH at:		8.0%			400,604
	Performance Bond:					44,072
<b>BASE BID TOTAL</b>						<b>5,452,220</b>
<b>EXCLUSIONS</b>						
Design fees, permit fees, system development fees, utility hookup charges, testing, BOLI fee.						
Hazardous materials abatement, moving expenses, anti-graffiti coating, fireproofing.						
Overexcavation, rock excavation, wet weather sitework.						

# OREGON COUNTRY FAIR COMMUNITY CENTER CONCEPT BUILDING 50 YEAR

## Statement of Probable Cost

LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
<b>ENCLOSED BUILDING</b>						
		Building Gross Area	7,000	SF		
		Kitchen Gross Area	3,000	SF		
		Support Spaces Gross Area	1,400	SF		
		Community Center Gross Area	2,600	SF		
		Building Wall Hgt (at eave)	10	LF		
		Exterior Envelope	3,688	EA		
		Interior Wall Area	6,693	EA		
		Number of Rooms	16	EA		
<b>Concrete Foundation</b>						<b>90,400</b>
Kitchen	Slab-on-grade	5" conc w/tknd edge 4000psi	7,000	SF	5.50	38,500
	Floor	2" lt conc	3,000	SF	4.00	12,000
	Pier ftg	allowance	7,000	SF	1.50	10,500
	Base fill	24" crushed rock	7,000	SF	3.60	25,200
	Slab vapor barrier	15mil	7,000	SF	0.60	4,200
	<b>Steel</b>					
	Wall structure	moment frames	1	LS	30,000.00	30,000
	Roof structure	moment frames	1	LS	30,000.00	30,000
<b>Rough Carpentry</b>						<b>375,837</b>
	Wall structure	5.5"T CLT pnls	2,950	SF	25.00	73,756
	Wall structure	2x8 @ 16" oc	738	SF	5.95	4,389
	Wall sheathing	3/4" densglas	3,688	SF	3.50	12,907
	Roof structure	curved CLT or GLB	7,000	SF	14.00	98,000
	Roof sheathing	2" T&G decking	7,000	SF	6.00	42,000
	Columns	CLT cols	1	LS	15,000.00	15,000
	Floor structure	5.5"T CLT pnls	4,000	SF	25.00	100,000
	Interior walls	HF 2x6 @ 16" oc	6,693	SF	4.45	29,785
<b>Finish Carpentry</b>						<b>25,000</b>
	Trim & misc.	allowance	1	LS	25,000.00	25,000
<b>Casework</b>						<b>18,240</b>
	Cabinetry	solid wd/mortise&tenon	32	LF	390.00	12,480
	Countertops	solid surface/ss	64	SF	90.00	5,760
<b>Thermal &amp; Moisture</b>						<b>29,159</b>
	Weather resistant barrier	self adhered	3,688	SF	3.50	12,907
	Thermal Insulation	R-19 mw batt/2" mw	3,688	SF	4.00	14,751
	Sealants	allowance	1	LS	1,500.00	1,500
<b>Cladding</b>						<b>133,798</b>
	Masonry veneer	natural stacked stone	1,106	SF	55.00	60,849
	Siding	exterior plaster	1,106	SF	21.00	23,233
	Siding	1" solid wood	1,475	SF	11.00	16,226
	Soffits and fascia	wood	1	LS	18,000.00	18,000
	Replacement	20% of cladding	738	SF	21.00	15,489

**OREGON COUNTRY FAIR COMMUNITY CENTER**  
**CONCEPT BUILDING 50 YEAR**  
**Statement of Probable Cost**

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LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
<b>Roofing and Sheet Metal</b>						<b>231,978</b>
	Roofing	copper/felt	7,378	SF	24.00	177,072
	Roofing	R-40 rigid	7,000	SF	7.50	52,500
	Gutters	20ga copper	180	LF	7.50	1,350
	Downspouts	20ga copper	48	LF	22.00	1,056
<b>Doors, Frames, and Hardware</b>						<b>80,800</b>
Exterior	Swing doors	solid WD/WD frm_1/2 glz	4	EA	3,400.00	13,600
Interior	Swing doors	solid WD/WD frm	18	EA	3,000.00	54,000
	Replacement	20% of wood doors	4	EA	3,000.00	13,200
<b>Glass &amp; Glazing</b>						<b>118,932</b>
	Exterior windows	alum curtain wall_50/50	553	SF	80.00	44,254
	Exterior windows	mtl cld wd_50/50	553	SF	90.00	49,786
	Replacement	50% of mtl cld wd_50/50	277	SF	90.00	24,893
<b>Floor Coverings</b>						<b>85,016</b>
	Polished concrete		3,000	SF	7.00	21,000
	Solid hardwood		4,000	SF	15.00	60,000
	Base	4" wood	669	LF	6.00	4,016
<b>Ceilings</b>						<b>54,000</b>
	Ceiling	solid plaster	3,000	SF	18.00	54,000
<b>Wall Board and Cover</b>						<b>153,945</b>
	Solid hardwood		6,693	SF	5.00	33,466
	Plaster lathe		6,693	SF	18.00	120,479
<b>Painting</b>						<b>5,020</b>
	Paint: wall	prime/2 top ct on plaster	6,693	SF	0.75	5,020
<b>Specialties and Equipment</b>						<b>66,217</b>
	FEC		2	EA	350.00	817
	Restroom accessories	tp disp	6	EA	70.00	420
	Restroom accessories	grab bars	2	SETS	190.00	380
	Toilet partitions	solid phenolic	6	EA	1,100.00	6,600
	Equipment	industrial trash compactor	1	EA	8,000.00	8,000
	Integral art	allowance	1	LS	50,000.00	50,000
<b>Fire Sprinklers</b>						<b>22,750</b>
	Wet system		7,000	SF	3.25	22,750
<b>Earthwork @ Building</b>						<b>10,500</b>
	Excavation	24" depth	7,000	SF	1.50	10,500
<b>ENCLOSED BUILDING HARDCOST</b>						<b>1,561,592</b>

**OREGON COUNTRY FAIR COMMUNITY CENTER**  
**CONCEPT BUILDING 50 YEAR**  
**Statement of Probable Cost**

3/5

LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
<b>COVERED BUILDING</b>						
Building Gross Area			4,250	SF		
Kitchen Gross Area			1,250	SF		
Community Space Gross Area			3,000	SF		
<b>Concrete Foundation</b>						<b>48,020</b>
	Slab-on-grade	5" conc w/tknd edge 4000psi	4,250	SF	7.00	29,750
	Pad ftg	2'x2'x1'	12	EA	35.00	420
	Base fill	24" crushed rock	4,250	SF	3.60	15,300
	Slab vapor barrier	15mil	4,250	SF	0.60	2,550
<b>Steel</b>						<b>94,600</b>
	Vertical support	CLT cols	12	EA	800.00	9,600
	Roof structure	curved CLT or GLB	4,250	SF	14.00	59,500
	Roof sheathing	2" T&G decking	4,250	SF	6.00	25,500
<b>Finish Carpentry</b>						<b>0</b>
	Trim allowance	included in Enclosed Building			0.00	0
<b>Casework</b>						<b>5,700</b>
	Cabinetry	solid wd/mortise&tenon	10	LF	390.00	3,900
	Countertops	solid surface/ss	20	SF	90.00	1,800
<b>Roofing and Sheet Metal</b>						<b>141,795</b>
	Roofing	copper/felt	4,480	SF	24.00	107,508
	Roofing	R-40 rigid	4,250	SF	7.50	31,875
	Gutters	20ga copper	90	LF	22.00	1,980
	Downspouts	20ga copper	24	LF	18.00	432
<b>Floor Coverings</b>						<b>7,650</b>
	Sealed concrete	light broom	4,250	SF	1.80	7,650
<b>Fire Sprinklers</b>						<b>14,875</b>
	Dry system		4,250	SF	3.50	14,875
<b>Earthwork @ Building</b>						<b>6,375</b>
	Excavation	24" depth	4,250	SF	1.50	6,375
<b>COVERED BUILDING HARDCOST</b>						<b>319,015</b>

OREGON COUNTRY FAIR COMMUNITY CENTER  
 CONCEPT BUILDING 50 YEAR  
 Statement of Probable Cost

LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
<b>MECHANICAL, ELECTRICAL AND PLUMBING</b>						
		Building Gross Area	7,000	SF		
	<b>Plumbing</b>					<b>220,990</b>
	Enclosed Building		1	LS	220,990.00	220,990
	<b>HVAC</b>					<b>447,384</b>
	Enclosed Building		1	LS	447,384.00	447,384
	<b>Electrical</b>					<b>422,940</b>
	Distribution Equipment		1	LS	48,600.00	48,600
	Emergency Distribution		1	LS	62,250.00	62,250
	Wiring and Conduit		1	LS	21,000.00	21,000
	Interior Luminaires		1	LS	147,000.00	147,000
	Lighting Controls		1	LS	57,750.00	57,750
	Exterior Luminaires		1	LS	75,000.00	75,000
	Exterior Lighting Controls		1	LS	0.00	0
	Fire Alarm		1	LS	11,340.00	11,340
	<b>Photovoltaic</b>					<b>560,000</b>
	PV system	113kW	1	LS	560,000.00	560,000
	<b>MECHANICAL, ELECTRICAL AND PLUMBING HARDCOST</b>					<b>1,651,314</b>
<b>SITework</b>						
		Gross Site Area	75,000	SF		
		Infrastructure	30,000	SF		
		Parking&Roadways	30,000	SF		
		Landscaping	15,000	SF		

# OREGON COUNTRY FAIR COMMUNITY CENTER CONCEPT BUILDING 50 YEAR

## Statement of Probable Cost

LOC	ITEM	DESCRIPTION	QNTY	UNIT	\$/UNIT	TOTAL \$
<b>Site Demolition</b>						<b>56,250</b>
	Site clearing	4" depth	75,000	SF	0.35	26,250
	Building demolition		3,000	SF	10.00	30,000
<b>Earthwork</b>						<b>105,000</b>
	Hardscape excavation	18" depth	7,500	SF	1.60	12,000
	Gravel excavation	12" depth	22,500	SF	1.10	24,750
	Landscape excavation	18" depth	15,000	SF	1.60	24,000
	Gravel parking paving	12" compacted crushed rock	22,500	SF	1.80	40,500
	Erosion control	allowance	75,000	SF	0.05	3,750
<b>Hardscapes</b>						<b>18,150</b>
	ADA Parking	4" conc/stripping	800	SF	5.50	4,400
	Walkways	4" conc	2,500	SF	5.50	13,750
<b>Site Improvements</b>						<b>146,500</b>
	Signage	traffic&parking	1	LS	1,000.00	1,000
	Covered site areas	allowance	1	LS	145,500.00	145,500
<b>Landscaping</b>						<b>60,000</b>
	Swales	5yr irrigation	1	LS	20,000.00	20,000
	Landscape	allowance	10,000	SF	4.00	40,000
<b>Site Utilities</b>						<b>259,000</b>
	Storm drainage	connections and swales	30,000	SF	1.50	45,000
	Sanitary	septic drain field	30,000	SF	1.00	30,000
	Domestic water	connections and piping	30,000	SF	0.30	9,000
	Fire protection water	water storage tank	30,000	SF	5.00	150,000
	Natural gas	connections and tank	1	LS	25,000.00	25,000
<b>SITWORK HARDCOST</b>						<b>644,900</b>
<b>HARDCOST TOTAL</b>						<b>4,176,821</b>
<b>Markups to the hardcost:</b>						
		Inflation	0.0%			0
		Contingency:	20.0%			835,364
		General Conditions:	8.0%			400,975
		Profit & OH at:	8.0%			433,053
		Performance Bond:				47,115
<b>BASE BID TOTAL</b>						<b>5,893,328</b>
<b>EXCLUSIONS</b>						
Design fees, permit fees, system development fees, utility hookup charges, testing, BOLI fee.						
Hazardous materials abatement, moving expenses, anti-graffiti coating, fireproofing.						
Overexcavation, rock excavation, wet weather sitework.						