
STEVE ENNIS ARCHITECT

PIONEER HALL

ASHLAND, OREGON

Design Development Phase Cost Estimate

April 9, 2018

OPTION 1

Direct Construction Costs (per 04/06/18 estimate from ACC Cost Consultants)

1	Direct Construction Costs	\$238,456
2	New Cripple Walls in Crawl Space	\$4,373
Total Direct Construction Costs		\$242,829

Miscellaneous Costs

4	Building Permit	\$4,500
5	Construction Phase Architectural & Engineering Services	\$19,345
6	Contract Document Printing	\$3,000
7	Construction Testing	\$1,500
Total Miscellaneous Costs		\$28,345

Subtotal Cost Estimate	\$271,174
Estimating Contingency (20%)	54,235
OPTION 1 TOTAL DESIGN DEVELOPMENT PHASE COST ESTIMATE	\$325,409

OPTION 2

Direct Construction Costs (per 04/06/18 estimate from ACC Cost Consultants)

1	Direct Construction Costs	\$238,456
2	New Cripple Walls in Crawl Space	\$4,373
3	Fire Sprinkler & Fire Alarm Systems	\$64,654
Total Direct Construction Costs		\$307,483

Miscellaneous Costs

4	Building Permit	\$4,500
5	Building Permit for Fire Alarm & Fire Sprinkler	\$1,000
6	Construction Phase Architectural & Engineering Services	\$19,345
7	Contract Document Printing	\$3,000
8	Construction Testing	\$1,500
Total Miscellaneous Costs		\$29,345

Subtotal Cost Estimate	\$336,828
Estimating Contingency (20%)	67,366
OPTION 2 TOTAL DESIGN DEVELOPMENT PHASE COST ESTIMATE	\$404,194

Pioneer Hall Ashland, Oregon Steve Ennis Architect Medford, Oregon DD Probable Cost Estimate 1.1	ACC Cost Consultants, LLC Stanley J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone: (503) 718-0075 Fax: (503) 718-0077 www.ArchCost.com	Estimate Date: 06-Apr-18 Document Date: 23-Mar-18 Print Date: 06-Apr-18 Print Time: 3:33 PM Constr. Start: 12-Jul-18
---	--	--

DIRECT CONSTRUCTION COST SUMMARY

Component	Area	\$ / SF	Total	
Estimate	2,345 sf	\$101.69 /sf	\$238,456	
TOTAL DIRECT CONSTRUCTION COST	2,345 sf	\$101.69 /sf	\$238,456	
Budget			\$0	TBD
Indicated Surplus / (Deficit)			(238,456)	
<u>ALTERNATES</u>				
01 New Cripple Walls in Crawlspace		Add ±	\$4,373	
02 Fire Sprinkler System & Alarm		Add ±	\$64,654	
TOTAL DIRECT CONSTRUCTION COST + ALTERNATES			\$307,483	

The above estimates are for direct construction cost only. They do not include furnishings & equipment, architect and engineer design fees, consultant fees, inspection and testing fees, plan check fees, state sales tax, hazardous material testing and removal, financing costs, owners contingency, nor any other normally associated development costs.

The above estimates assume a competitively bid project, with at least three qualified bidders in each of the major sub-trades as well as the general contractors.

The above estimates assume a construction start date of: July 2018. If the start of construction is delayed beyond the date above, the estimates must be indexed at a rate of 5% to 7% per year compounded.

This is a probable cost estimate based on in-progress documentation provided by the Architect. The actual bid documents will vary from this estimate due to document completion, detailing, specification, addendum, etc. The estimator has no control over the cost or availability of labor, equipment, materials, over market conditions or contractor's method of pricing, and contractor's construction logistics and scheduling. This estimate is formulated on the estimator's professional judgment and experience. The estimate makes no warranty, expressed or implied, that the quantities, bids or the negotiated cost of the work will not vary from the estimator's opinion of probable construction cost.

Pioneer Hall Ashland, Oregon Steve Ennis Architect Medford, Oregon DD Probable Cost Estimate 1.1	ACC Cost Consultants, LLC Stanley J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone: (503) 718-0075 Fax: (503) 718-0077 www.ArchCost.com	Estimate Date: 06-Apr-18 Document Date: 23-Mar-18 Print Date: 06-Apr-18 Print Time: 3:33 PM Constr. Start: 12-Jul-18
---	--	--

SUMMARY	Base Building
----------------	----------------------

DIRECT CONSTRUCTION COSTS	\$ / sf	Cost	Comments
Area	2,345	sf	
02 EXISTING CONDITIONS	\$6.08	\$14,247	
03 CONCRETE	2.67	6,257	
04 MASONRY	9.04	21,200	
05 METALS	0.00	0	
06 WOOD, PLASTICS & COMPOSITES	20.01	46,930	
07 THERMAL & MOISTURE PROTECTION	2.70	6,342	
08 OPENINGS	0.60	1,400	
09 FINISHES	12.45	29,196	
10 SPECIALTIES	1.02	2,403	
11 EQUIPMENT	0.64	1,500	
12 FURNISHINGS	0.00	0	
13 SPECIAL CONSTRUCTION	0.00	0	
14 CONVEYING EQUIPMENT	0.00	0	
21 FIRE SUPPRESSION	0.00	0	
22 PLUMBING - per Engineer	3.84	9,000	
23 HVAC - per Engineer	6.23	14,600	
26 ELECTRICAL - per Engineer	6.10	14,300	
27 COMMUNICATIONS	0.00	0	
28 ELECTRONIC SAFETY & SECURITY	0.00	0	
31 EARTHWORK	0.43	1,000	
32 EXTERIOR IMPROVEMENTS	2.28	5,340	
33 UTILITIES	0.00	0	
SUB-TOTAL	\$74.08	\$173,715	
Estimating/Design Contingency/Market Intere	15.00%	11.11	26,057
Index To Construction Start	1.50%	1.28	2,997
General Conditions / Insurance / Bond	12.00%	10.38	24,332
General Contractor OH & Profit	5.00%	4.84	11,355
TOTAL DIRECT CONSTRUCTION COST	\$101.69	\$238,456	

Estimate

Pioneer Hall Ashland, Oregon Steve Ennis Architect Medford, Oregon DD Probable Cost Estimate 1.1	ACC Cost Consultants, LLC Stanley J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone: (503) 718-0075 Fax: (503) 718-0077 www.ArchCost.com	Estimate Date: 06-Apr-18 Document Date: 23-Mar-18 Print Date: 06-Apr-18 Print Time: 3:33 PM Constr. Start: 12-Jul-18
---	--	--

Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
02 EXISTING CONDITIONS						
Structure Demolition						
sawcut conc slab	13	lf	15.00	195		
remove conc slab	60	sf	5.00	300		
excavate for new ftg	7.0	cy	125.00	878		
remove partitions	122	lf	20.00	2,440		
remove gypbd ceiling finishes	950	sf	0.75	713		
remove base cabinets	26	lf	15.00	390		
remove interior trim	170	lf	1.50	255		
remove drapes & rods	1	allow	500.00	500		
remove chimney & brick extension	1	sum	3,500.00	3,500		
remove conc footing at chimney	82	sf	5.00	410		
cut back log siding, 2"	19	lf	16.00	304		
cutback/remove roof shingles	1	sum	75.00	75		
remove sheet vinyl flooring	937	sf	0.70	656		
remove wall base	122	lf	0.50	61		
remove column cap at entry	1	ea	30.00	30		
cut opening in gypbd walls	33	locs	25.00	825		at epoxy anchor locations
temp weather protection	1	sum	500.00	500		
haul & disposal	1	sum	2,110.00	2,110		
remove/salvage top portion of cabinet	7	lf	15.00	105		
Sub-total	2,345	sf	6.08 /sf	14,247		
SUB-TOTAL 02 EXISTING CONDITIONS			6.08 /sf	\$14,247		
03 CONCRETE						
Poured-In-Place Concrete						
concrete chimney footing, 11'x7.5'x1'	3.2	cy	1,000.00	3,208		
structural fill	3.2	cy	45.00	144		
4" concrete slab-on-grade	30	sf	15.00	450		
Sub-total	2,345	sf	1.62 /sf	3,802		
Miscellaneous						
grout gap between slab at log walls	113	lf	15.00	1,695		4,000 psi conc
dowel slab into existing @ 10"oc	16	ea	35.00	560		
precast concrete column cap, 14" sq.	1	ea	200.00	200		
Sub-total	2,345	sf	1.05 /sf	2,455		
SUB-TOTAL 03 CONCRETE			2.67 /sf	\$6,257		
04 MASONRY						
Concrete Masonry Units (CMU)						
8" cmu, fully grouted & reinforced	200	sf	28.00	5,600		
scaffold / hoisting	200	sf	3.00	600		
Sub-total	2,345	sf	2.64 /sf	6,200		
Stone						
stone veneer, 8" thk max.	250	sf	60.00	15,000		
Sub-total	2,345	sf	6.40 /sf	15,000		
SUB-TOTAL 04 MASONRY			9.04 /sf	\$21,200		

Pioneer Hall Ashland, Oregon Steve Ennis Architect Medford, Oregon DD Probable Cost Estimate 1.1	ACC Cost Consultants, LLC Stanley J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone: (503) 718-0075 Fax: (503) 718-0077 www.ArchCost.com		Estimate Date: 06-Apr-18 Document Date: 23-Mar-18 Print Date: 06-Apr-18 Print Time: 3:33 PM Constr. Start: 12-Jul-18

Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
05 METALS						
Structural Steel - Beams, Columns, Etc.						
none indicated		ton	0.00	0		
Sub-total	2,345	sf	0.00 /sf		0	
SUB-TOTAL 05 METALS			0.00 /sf		\$0	

06 WOOD, PLASTICS & COMPOSITES						
Rough Carpentry						
miscellaneous blocking & framing	2,345	sf	0.25	586		
2x6 pt sill plates at new furred walls	113	lf	9.00	1,017		
plywood subfloor at attic	17	sf	5.00	85		
cricket framing at chimney	1	sum	200.00	200		
epoxy anchors @ 4'oc at exist. sill plates	33	ea	65.00	2,145		5/8" dia rod - 6" embed
6 3/4"x24" glb	38.5	lf	87.75	3,378		
HGU7-sds connections	2	ea	285.00	570		
2x8 rafters @ 16"oc	756	lf	6.00	4,536		
2x8 ceiling joists @ 16"oc	1,053	lf	6.00	6,318		
2x8 blkg between rafters/joists	142	lf	6.75	959		
simpson strap cmst16	16	lf	12.00	192		
simpson strap cmst14	8	lf	15.00	120		
lvl filler at strap, lag screw to log	3	lf	9.50	29		
steel plate connections at exterior truss	10	ea	110.00	1,100		
2x8 header above entry	7.0	lf	50.00	350		incl. gypbd
1/4"x4 1/2" lag screws @ 12"oc	276	ea	1.75	483		per dtl 2/S1
3x3x1/4 steel plate w/lag screws@16"oc	126	lf	16.25	2,048		per dtl 4/S1
shoring of existing pole rafters & roof	1	sum	6,384.00	6,384		
fasteners & hardware	1	sum	1,620.00	1,620		
rigging	1	sum	800.00	800		
Sub-total	2,345	sf	14.04 /sf		32,920	
Exterior Finish Carpentry						
patch siding at new strap	2	locs	300.00	600		allowance
patch siding at new mech louver	1	loc	200.00	200		allowance
Sub-total	2,345	sf	0.34 /sf		800	
Interior Finish Carpentry / Millwork						
finish work - trim, panel work, etc.	1	sum	500.00	500		allowance
wood trim - windows and doors	170	lf	20.00	3,400		
wood base	125	lf	0.00	0		moved to rubber base
Sub-total	2,345	sf	1.66 /sf		3,900	
Architectural Wood Casework						
Kitchen 102						
plam base cabinets & countertop	26.0	lf	350.00	9,100		
Dining 103						
reinstall top portion of cabinet	7.0	lf	30.00	210		
Sub-total	2,345	sf	3.97 /sf		9,310	
SUB-TOTAL 06 WOOD, PLASTICS & COMPOSITES			20.01 /sf		\$46,930	

Pioneer Hall Ashland, Oregon Steve Ennis Architect Medford, Oregon DD Probable Cost Estimate 1.1	ACC Cost Consultants, LLC Stanley J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone: (503) 718-0075 Fax: (503) 718-0077 www.ArchCost.com		Estimate Date: 06-Apr-18 Document Date: 23-Mar-18 Print Date: 06-Apr-18 Print Time: 3:33 PM Constr. Start: 12-Jul-18

Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
----------	----------	------	-------------	------	------------	----------

07 THERMAL & MOISTURE PROTECTION						
Insulation						
rigid insulation						
insulation below new plywd at attic	17	sf	8.00	136		
batt insulation						
under floor		sf	0.00	0		NIC
above ceiling / roof	890	sf	2.25	2,003		
walls	1,115	sf	1.25	1,394		
vapor barrier	1,227	sf	0.30	368		
wrb behind chimney at stud wall	60	sf	3.50	210		
Sub-total	2,345	sf	1.75 /sf		4,111	
Shingle Roofing						
composite asphalt shingle patch	1	sum	300.00	300		@ new chimney cricket
Sub-total	2,345	sf	0.13 /sf		300	
Exterior Walls						
infill wall at removed ac unit	1	sum	225.00	225		
Sub-total	2,345	sf	0.10 /sf		225	
Flashing & Sheet Metal						
modify gutters at new chimney	1	allow	100.00	100		
miscellaneous	2,345	sf	0.10	235		
Sub-total	2,345	sf	0.14 /sf		335	
Roof Accessories						
chimney topper - allowance	1	allow	500.00	500		
Sub-total	2,345	sf	0.21 /sf		500	
Caulking & Sealants						
backerrod & sealant, chimney to log joint	19	lf	15.00	285		
caulking/sealant	2,345	sf	0.25	586		
Sub-total	2,345	sf	0.37 /sf		871	
SUB-TOTAL 07 THERMAL & MOISTURE PROTECTION			2.70 /sf		\$6,342	

08 OPENINGS						
Doors, Frames & Hardware (includes installation)						
interior doors						
2x7 wood paneled door	1	ea	1,000.00	1,000		at fire riser closet
new ceiling access hatch/door	1	ea	400.00	400		at meeting hall
Sub-total	2,345	sf	0.60 /sf		1,400	
SUB-TOTAL 08 OPENINGS			0.60 /sf		\$1,400	

Pioneer Hall Ashland, Oregon Steve Ennis Architect Medford, Oregon DD Probable Cost Estimate 1.1	ACC Cost Consultants, LLC Stanley J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone: (503) 718-0075 Fax: (503) 718-0077 www.ArchCost.com		Estimate Date: 06-Apr-18 Document Date: 23-Mar-18 Print Date: 06-Apr-18 Print Time: 3:33 PM Constr. Start: 12-Jul-18
---	--	--	--

Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
09 FINISHES						
Gypsumboard Systems						
2x6 furred walls at meeting hall	1,115	sf	8.00	8,920		
2x4 partition	38	sf	9.50	361		
patch gypbd at epoxy anchor locations	33	ea	80.00	2,640		
gypbd to structure	890	sf	3.75	3,338		
accessories, miscellaneous, bracing, etc.	1	sum	1,144.43	1,144		
Sub-total	2,345	sf	6.99 /sf		16,403	
Resilient						
clean/prep floor	885	sf	1.00	885		
sheet vinyl	885	sf	8.00	7,080		
base						
rubber	125	lf	3.00	375		
Sub-total	2,345	sf	3.56 /sf		8,340	
Paint & Wallcoverings						
exterior painting	1	allow	500.00	500		
paint / finish door & frame	1	lvs	125.00	125		
paint gypboard ceilings / fascias	923	sf	1.25	1,154		
paint interior walls	2,450	sf	0.90	2,205		
misc. specialty painting, touchup	2,345	sf	0.20	469		
Sub-total	2,345	sf	1.90 /sf		4,453	
SUB-TOTAL 09 FINISHES			12.45 /sf		\$29,196	

10 SPECIALTIES						
Visual Display Systems						
markerboard						
8' x 4'	1	ea	0.00	0		NIC
Sub-total	2,345	sf	0.11 /sf		248	
Signage Systems						
ada access direction sign	1	ea	150.00	150		
Sub-total	2,345	sf	0.06 /sf		150	
Wall Protection & Corner Guards						
ss corner guards, 4' ht.	7	ea	115.00	805		
Sub-total	2,345	sf	0.34 /sf		805	
Toilet Accessories (includes installation)						
vertical grab bars w/ blkg - patch wall	2	ea	175.00	350		
Sub-total	2,345	sf	0.15 /sf		350	
Miscellaneous						
knox box, exterior	1	ea	850.00	850		
Sub-total	2,345	sf	0.36 /sf		850	
SUB-TOTAL 10 SPECIALTIES			1.02 /sf		\$2,403	

Pioneer Hall Ashland, Oregon Steve Ennis Architect Medford, Oregon DD Probable Cost Estimate 1.1	ACC Cost Consultants, LLC Stanley J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone: (503) 718-0075 Fax: (503) 718-0077 www.ArchCost.com	Estimate Date: 06-Apr-18 Document Date: 23-Mar-18 Print Date: 06-Apr-18 Print Time: 3:33 PM Constr. Start: 12-Jul-18

Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
11 EQUIPMENT						
Residential Appliances						
range	1	ea	0.00	0		OFOI
refrigerator	1	ea	0.00	0		OFOI
vent hood	1	ea	1,500.00	1,500		allowance
Sub-total	2,345	sf	0.64 /sf		1,500	
SUB-TOTAL 11 EQUIPMENT			0.64 /sf		\$1,500	
12 FURNISHINGS						
Window Treatment						
none indicated		sf	0.00	0		
Sub-total	2,345	sf	0.00 /sf		0	
SUB-TOTAL 12 FURNISHINGS			0.00 /sf		\$0	
13 SPECIAL CONSTRUCTION						
Special Construction						
none indicated		sum	0.00	0		
Sub-total	2,345	sf	0.00 /sf		0	
SUB-TOTAL 13 SPECIAL CONSTRUCTION			0.00 /sf		\$0	
14 CONVEYING EQUIPMENT						
Elevators						
none indicated		stop	0.00	0		
Sub-total	2,345	sf	0.00 /sf		0	
SUB-TOTAL 14 CONVEYING EQUIPMENT			0.00 /sf		\$0	
21 FIRE SUPPRESSION						
Fire Sprinklers						
see alternates		sf	0.00	0		
Sub-total	2,345	sf	0.00 /sf		0	
SUB-TOTAL 21 FIRE SUPPRESSION			0.00 /sf		\$0	
22 PLUMBING - per Engineer						
Plumbing						
new kitchen sink with grease trap	1	sum	3,000.00	3,000		
water heater seismic anchor & safety plan	1	sum	800.00	800		
new hub drain, piping, primer	1	sum	1,000.00	1,000		
condensate drains from a/c units	1	sum	400.00	400		
new dual-level drinking fountain	1	sum	3,000.00	3,000		
natural gas piping	1	sum	800.00	800		
Sub-total	2,345	sf	3.84 /sf		9,000	
SUB-TOTAL 22 PLUMBING - per Engineer			3.84 /sf		\$9,000	

Pioneer Hall Ashland, Oregon Steve Ennis Architect Medford, Oregon DD Probable Cost Estimate 1.1	ACC Cost Consultants, LLC		Estimate Date: 06-Apr-18
	Stanley J. Pszczolkowski		Document Date: 23-Mar-18
	8060 SW Pfaffle Street, Suite 110		Print Date: 06-Apr-18
	Tigard, Oregon 97223-8489		Print Time: 3:33 PM
	Phone: (503) 718-0075 Fax: (503) 718-0077 www.ArchCost.com		Constr. Start: 12-Jul-18

Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
23 HVAC - per Engineer						
HVAC						
horiz. gas furnaces (2) w/cooling coils	1	sum	9,000.00	9,000		incl. ductwork, complete incl. pads + refrigerant piping
air-cooled condensing units (3&4 ton)	1	sum	3,000.00	3,000		
thermostats, economizer controls	1	sum	1,200.00	1,200		
outside air louver	1	sum	400.00	400		
kitchen range hood & exhaust	1	sum	600.00	600		
bathroom exhausts (2)	1	sum	400.00	400		
Sub-total	2,345	sf	6.23 /sf		14,600	
SUB-TOTAL 23 HVAC - per Engineer			6.23 /sf		\$14,600	
26 ELECTRICAL - per Engineer						
Electrical						
new light fixtures (37 @ \$200 each)	1	sum	7,400.00	7,400		w/p gfi receptacle outdoor hvac
demo (6) light fixtures	1	sum	900.00	900		
lighting controls	1	sum	450.00	450		
receptacles + circuits at Meeting Room	10	ea	200.00	2,000		
branch circuit splice box and wiring	1	sum	1,000.00	1,000		
equip. connections (2) hvac sys. & cntrls	1	sum	1,500.00	1,500		
equip. connections, range & tlt exhaust	1	sum	450.00	450		
lighting & receptacles for attic	1	sum	600.00	600		
Sub-total	2,345	sf	6.10 /sf		14,300	
SUB-TOTAL 26 ELECTRICAL - per Engineer			6.10 /sf		\$14,300	
27 COMMUNICATIONS						
Communications						
none indicated		sum	0.00	0		
Sub-total	2,345	sf	0.00 /sf		0	
SUB-TOTAL 27 COMMUNICATIONS			0.00 /sf		\$0	
28 ELECTRONIC SAFETY & SECURITY						
Fire Detection & Alarm						
see alternates		sum	0.00	0		
Sub-total	2,345	sf	0.00 /sf		0	
SUB-TOTAL 28 ELECTRONIC SAFETY & SECURITY			0.00 /sf		\$0	
31 EARTHWORK						
Grading / Site Excavation & Fill - per Marquess & Assoc.						
mobilization	1	sum	1,000.00	1,000		
Sub-total	2,345	sf	0.43 /sf		1,000	
Erosion & Sedimentation Controls						
none indicated		sum	0.00	0		
Sub-total	2,345	sf	0.00 /sf		0	
SUB-TOTAL 31 EARTHWORK			0.43 /sf		\$1,000	

Pioneer Hall Ashland, Oregon Steve Ennis Architect Medford, Oregon DD Probable Cost Estimate 1.1	ACC Cost Consultants, LLC Stanley J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone: (503) 718-0075 Fax: (503) 718-0077 www.ArchCost.com		Estimate Date: 06-Apr-18 Document Date: 23-Mar-18 Print Date: 06-Apr-18 Print Time: 3:33 PM Constr. Start: 12-Jul-18

Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
----------	----------	------	-------------	------	------------	----------

32 EXTERIOR IMPROVEMENTS						
Hardscape - per Marquess & Assoc. remove bricks, regrade, replace bricks	235	sf	20.00	4,700		
demo and remove existing concrete	40	sf	4.00	160		
concrete entry walk	40	sf	12.00	480		
Sub-total	2,345	sf	2.28 /sf		5,340	
SUB-TOTAL 32 EXTERIOR IMPROVEMENTS			2.28 /sf		\$5,340	

33 UTILITIES						
Water Utilities none indicated		sum	0.00	0		
Sub-total	2,345	sf	0.00 /sf		0	
Sanitary Sewerage Utilities none indicated		sum	0.00	0		
Sub-total	2,345	sf	0.00 /sf		0	
Storm Drainage Utilities none indicated		sum	0.00	0		
Sub-total	2,345	sf	0.00 /sf		0	
Natural Gas Distribution none indicated		sum	0.00	0		
Sub-total	2,345	sf	0.00 /sf		0	
Electrical Utilities none indicated		sum	0.00	0		
Sub-total	2,345	sf	0.00 /sf		0	
SUB-TOTAL 33 UTILITIES			0.00 /sf		\$0	

SUB-TOTAL			74.08	173,715	\$173,715	
Estimating/Design Contingency/Market Interest			15.00%	26,057		
Index To Construction Start	12-Jul-18		1.50%	2,997		@ ± 6% per year
General Conditions / Insurance / Bond			12.00%	24,332		
General Contractor OH & Profit			5.00%	11,355	64,741	37.27%
TOTAL DIRECT CONSTRUCTION COST Estimate		2,345	sf	\$101.69 /sf	\$238,456	
Main Level		2,345	sf			

Alternates

Pioneer Hall Ashland, Oregon Steve Ennis Architect Medford, Oregon DD Probable Cost Estimate 1.1	ACC Cost Consultants, LLC Stanley J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone: (503) 718-0075 Fax: (503) 718-0077 www.ArchCost.com		Estimate Date: 06-Apr-18
			Document Date: 23-Mar-18
			Print Date: 06-Apr-18
			Print Time: 3:33 PM
			Constr. Start: 12-Jul-18

Alternates	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
------------	----------	------	-------------	------	------------	----------

01 New Cripple Walls in Crawlspace						
Alternate One						
cont. ftg, 12"x8"	1.25	cy	1,500.00	1,874		
2x6 pt sill plate	46	lf	9.00	414		
2x6 cripple stud walls	69	sf	7.50	518		
2x10 blkg at joists	46	lf	8.25	380		
Sub-total	2,345	sf	1.36 /sf		\$3,186	
SUB-TOTAL 01 New Cripple Walls in Crawlspace				3,186	\$3,186	
Estimating/Design Contingency/Market Interest			15.00%	478		
Index To Construction Start	12-Jul-18		1.50%	55		@ ± 6% per year
General Conditions / Insurance / Bond			12.00%	446		
General Contractor OH & Profit			5.00%	208	1,187	37.27%
TOTAL DIRECT CONSTRUCTION COST						
01 New Cripple Walls in Crawlspace						
	2,345	sf	\$1.86 /sf		\$4,373	

02 Fire Sprinkler System & Alarm						
Alternate Two						
fire sprinkler system	2,345	sf	\$13.65	\$32,000		
new water service for sprinkler system		sf	0.00	0		NIC, by City
fire alarm system	2,345	sf	6.44	15,100		
Sub-total	2,345	sf	20.09 /sf		\$47,100	
SUB-TOTAL 02 Fire Sprinkler System & Alarm				47,100	\$47,100	
Estimating/Design Contingency/Market Interest			15.00%	7,065		
Index To Construction Start	12-Jul-18		1.50%	812		@ ± 6% per year
General Conditions / Insurance / Bond			12.00%	6,597		
General Contractor OH & Profit			5.00%	3,079	17,554	37.27%
TOTAL DIRECT CONSTRUCTION COST						
02 Fire Sprinkler System & Alarm						
	2,345	sf	\$27.57 /sf		\$64,654	

MARQUESS & ASSOC., INC.
OPINION OF CONSTRUCTION COST ESTIMATE

City of Ashland
Pioneer Hall

PROJECT 17-1214.1

DATE: March 22, 2018

ITEM	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	COST
1	MOBILIZATION	LS	1	\$1,000.00	\$1,000.00
2	REMOVE BRICKS, REGRADE, REPLACE BRICKS	SF	235	\$20.00	\$4,700.00
3	DEMO AND REMOVE EXISTING CONCRETE	SF	40	\$4.00	\$160.00
4	CONCRETE ENTRY WALK	SF	40	\$12.00	\$480.00

Subtotal: \$6,340.00
TOTAL **\$6,340.00**

PLUMBING	SUBCONTRACTOR COST
New kitchen sink with grease trap, installed	\$3,000
Water heater seismic anchor & safety pan	\$800
New hub drain, piping, primer	\$1,000
Condensate drains from A/C units	\$400
New dual-level drinking fountain, installed	\$3,000
Natural gas piping	\$800
Plumbing subtotal	\$9,000
HVAC	
Horizontal gas furnaces (2) with cooling coils & ductwork, complete	\$9,000
Air-cooled condensing units (3 & 4 ton) with pads & refrigerant piping	\$3,000
Thermostats, economizer controls	\$1,200
Outside air louver	\$400
Kitchen range hood & exhaust	\$600
Bathroom exhausts (2)	\$400
HVAC subtotal	\$14,600
ELECTRICAL	
New light fixtures (37 @ \$200, installed)	\$7,400
Demo (6) light fixtures	\$900
Lighting controls	\$450
New receptacles and branch circuit wiring in 101 (10 @ \$200)	\$2,000
Branch circuit splice box and wiring	\$1,000
Equipment connections for (2) HVAC systems & controls	\$1,500
Equipment connections for range hood and toilet exhausts	\$450
Lighting & receptacle for attic; W/P GFI receptacle at outdoor HVAC	\$600
Electrical subtotal	\$14,300
Total MEP	\$37,900