

# Council Business Meeting

April 21, 2020

Agenda Item	City Hall Seismic Rehabilitation and Historic Preservation Findings	
From	Paula Brown, PE Kaylea Kathol, PMP	Public Works Director Public Works Project Manager
Contact	<a href="mailto:paula.brown@ashland.or.us">paula.brown@ashland.or.us</a> ; (541) 552-2411 <a href="mailto:kaylea.kathol@ashland.or.us">kaylea.kathol@ashland.or.us</a> ; (541) 552-2419	

## **SUMMARY**

Before the Council is a report developed by ORW Architecture, describing the cost and schedule findings of an architectural evaluation supporting the seismic rehabilitation and historic preservation of City Hall. This evaluation, submitted in response to Council's request at the March 3, 2020 Business Meeting, lends technical and historical contextual support to the capital improvements proposed by ballot Measure 15-193 in the upcoming May 19, 2020 primary election. The evaluation speaks specifically to four questions that have been expressed as major concerns of Council, including:

- (1) Q: Is a preservation approach to seismic renovation structurally feasible?  
A: Yes, preservation can be achieved by underpinning the foundation, shoring existing walls, and careful demolition by hand.
- (2) Q: How confident are we that the cost of preservation can be achieved within the \$7.2 million budget proposed in Measure 15-193?  
A: Historic preservation is expected to add about three percent to project costs, which is within an acceptable range of the \$7.2 million bond proposal.
- (3) Q: Can a Leadership in Energy and Environmental Design (LEED) Certification level of Silver or better be achieved within the budget?  
A: The evaluation found the LEED Silver can easily be achieved, and the potential for achieving Gold within budget is promising.
- (4) What detail is available for the construction schedule and length of disruption to Plaza business and activities?  
A: The evaluation is sensitive to the economic and cultural importance of the Plaza and suggests some approaches to fast track certain work packages and sequence construction that help minimize disruptions.

## **POLICIES, PLANS & GOALS SUPPORTED**

City Council Goals (supported by this project):

- Maintain Essential Services
- Continue to leverage resources to develop and/or enhance Value Services: Emergency Preparedness

CEAP Goals:

1. Reduce Ashland's contribution to global carbon pollution by reducing greenhouse gas emissions associated with City, residential, commercial, and industrial activities.
2. Prepare the city's communities, systems, and resources to be more resilient to climate change impacts.

CEAP Strategic Initiatives: Support climate-friendly land use and management.

Department Goals:

- Maintain existing infrastructure to meet regulatory requirements and minimize life-cycle costs
- Deliver timely life cycle capital improvement projects
- Maintain and improve infrastructure that enhances the economic vitality of the community
- Evaluate all city infrastructure regarding planning management and financial resources

## **PREVIOUS COUNCIL ACTION**

Previous Councils and the current Council have seen multiple presentations on City Hall and how to structurally and seismically improve the existing facility or evaluate options to relocate and rebuild City Hall completely. The most recent discussions began with the April 2017 formation of the City Hall Ad Hoc Advisory Committee.

On October 15, 2019, Council provided direction to remain at the current location at 20 E. Main Street with the same two-story configuration and approved moving forward with design of a new City Hall building on December 3, 2019. The Council has since redirected the focus of the project. Rather than building a new structure, the Council has elected to pursue seismic rehabilitation with historic preservation of three exterior walls of the existing structure. The list that follows summarizes Council's recent actions toward developing bond language to fund the seismic rehabilitation and preservation of City Hall.

On January 7, 2020, the Mayor presented a Capital Needs and Financing presentation to the City Council. The presentation identified rebuilding City Hall for a cost of \$7.2 million, as a vital capital expenditure. Council requested more time to discuss this topic and to hold a town hall for citizens to speak on this issue. The town hall was held on January 22, 2020.

On February 4, 2020, Mayor Stromberg presented a Capital Needs and Financing Bond Proposal and the outcomes of the town hall held on January 22.

On February 18, 2020 Council approved moving forward with a Capital Improvement General Obligation Bond for the construction of City Hall and directed staff to return at a later date with a recommendation on whether to proceed with a demolition permit for City Hall, or to proceed the preserving three of the building's exterior walls.

On March 3, 2020, Council approved ballot language, asking voters whether the City should authorize \$8.2 million in general obligation bonds to finance capital improvements to three City facilities, including City Hall. The measure allocated \$7.2 million to seismic rehabilitation of City Hall, and in a turn from the previous direction of delivering a new building, provided for preservation of three exterior walls of City Hall. Council directed staff to return to Council with a more accurate cost estimate and schedule for the preservation of City Hall.

## **BACKGROUND AND ADDITIONAL INFORMATION**

The City has been discussing the reconstruction or relocation of City Hall for over 25 years. The building is seismically vulnerable, all of the systems (plumbing, electric, air) are old and in need of complete replacement, the layout has been reconfigured a number of times and lacks meeting space and general functionality to support City business, the building is only moderately accessible, and has no room for even modest growth. City Hall was originally built in 1891 as a fire station and expanded in 1913 to include the portion of the building that now houses Administration on the second floor and the Utility Billing lobby and City Recorder's Office on the first floor. The current stucco veneer was added to the building at that time (1913) with the unreinforced brick masonry walls of the original building continue to form the skeleton of City Hall. A partial second story was added to this expansion at an unknown date. Two smaller additions were constructed out of concrete and concrete block at the south end of the building. The newer rear section of the building that now houses the Finance Department was built in two phases with the second floor completed in 1998. Historic photographs documenting the progressive remodels of City Hall are provided in Attachment 1.

Today's presentation is the result of a lengthy, intense effort that began in 2016 with a request for proposals to study siting options and the City's programmatic needs for a new City Hall. Of the four responsive proposals submitted, ORW Architecture was identified as the most qualified and proposed the lowest fee for the work. In the years that followed, ORW and the City provided Council with conceptual costs and designs of at least eight different alternatives for replacing City Hall at five possible locations. A robust public process of "narrowing down" culminated in Council's direction to design a new, two story City Hall building at its current Plaza location during the December 3, 2019 Business Meeting. Up until that point, ORW had focused their resources on

developing conceptual costs for a new two-story building that could achieve a LEED Silver Certification or better.

During the first six weeks of 2020, Council worked to develop ballot language for a general obligation bond allocating funding of \$7.2 million for a new two-story building. Further public testimony was received from community members and members of the Historic Commission, urging Council to reconsider an earlier option, which involved preserving three of the historic exterior walls, while “gutting” and rebuilding the interior. In response, at the February 18, 2020 Business Meeting, Council approved final bond language that supported a historic preservation approach to seismic rehabilitation. However, because previous efforts at cost estimating had focused on building new, Council also directed staff to verify prior to the May election whether a historic preservation approach was technically feasible and could be realistically accomplished within the \$7.2 million proposed in the bond. Council requested the verification effort include expertise from a third-party architect who specialized in historic preservation. Staff requested a proposal from ORW to rapidly respond to Council’s direction. ORW built a team, including a structural engineer (Ciota Engineering), a LEED specialist (Brightworks Sustainability), and a historic preservation architect (Peter Meijer Architect). The City and ORW entered into a contract for \$51,488 in March 2020. In less than a month of focused study with input from the chairperson of the Historic Commission, ORW and their team delivered their findings, affirming that seismic rehabilitation, historic preservation, LEED Silver Certification could be achieved for an estimated cost of \$7,425,000.

### **FISCAL IMPACTS**

ORW’s intensive study on delivering seismic rehabilitation of City Hall with preservation of three exterior walls estimated total project costs would be approximately \$7,425,000. This cost includes design, permits and fees, temporary staff relocation, a solar photovoltaic system, and direct construction cost (mobilizing, labor, materials, contingency, etc.). Also embedded in this estimate is the cost to achieve LEED certification of at least Silver, and potentially Gold. Greater detail, including a description of historic preservation and construction schedule, is available in ORW’s evaluation, titled “Ashland City Hall – Preservation Findings” (Attachment 2).

### **STAFF RECOMMENDATION**

A staff recommendation is not appropriate due to the informative nature of this staff report. Even so, staff wishes to communicate confidence to Council that historic preservation approach to seismic rehabilitation at City Hall is feasible. Furthermore, staff is pleased that the estimated cost of \$7,425,000 (which includes many contingencies) is within range of the \$7.2 million budget that was estimated for an entirely new building. It must be acknowledged that historic preservation involves meticulous planning and painstaking work of shoring and pining existing walls and performing significant demolition by hand – major components (and costs) that are not present in a build-new scenario. Staff is also confident that a LEED Certification of at least Silver, and possibly Gold, is attainable within budget, and that construction can be planned and sequenced in a way that strives to minimize economic disruptions of Plaza businesses and activities.

### **ACTIONS, OPTIONS & POTENTIAL MOTIONS**

None

### **REFERENCES & ATTACHMENTS**

Attachment 1: Historic photographs of City Hall

Attachment 2: Ashland City Hall – Preservation Findings by ORW Architecture

October 15, 2019 Business Meeting: [Agenda](#) and [Minutes](#)

December 3, 2019 Business Meeting: [Agenda](#) and [Minutes](#)

January 7, 2020 Business Meeting: [Agenda](#) and [Minutes](#)

February 4, 2020 Business Meeting: [Agenda](#) and [Minutes](#)

February 18, 2020 Business Meeting: [Agenda](#) and [Minutes](#)

March 3, 2020 Business Meeting: [Agenda](#) and [Minutes](#)

The image below was taken prior to the 1913 additions. The exterior staircase is still in the same location.



The image below shows the 1913 addition to the north.



The one story building to the east is the area where Utility Billing is located. The image below shows a building in that location. That building was removed; City Hall was expanded towards the street and to the left. The window in the picture with the hardware sign above is now the location of the angled window at Martoli's.



The small addition at the south end of the building, now a portion of the Finance Department, is visible behind the parked cars





After the 1994 seismic report, a second story was added [1997-98] above the south addition and is now part of Finance and the upstairs corner conference room.



## **Ashland City Hall – Preservation Findings**

April 10, 2020

### **INTRODUCTION**

The following information is provided as a follow-up to the Council's direction to explore a preservation approach for Ashland City Hall and provide more detail during an expedited Pre-Design phase relative to preservation, sustainability, cost, and schedule. Findings were developed by the project team of ORW Architecture, Ciota Engineering (Structural), Peter Meijer (Historic), Brightworks (Sustainability), ArcSine Engineering (Mechanical/Electrical) and ACC (Cost Estimating).

### **Preservation Approach**

The design team determined the three existing walls of City Hall could be effectively preserved and provide a safe, flexible, sustainable, 100-year building for the community. The preservation approach included collaboration with ORW, Peter Meijer, Dale Shostrom (Ashland Historic Commission chair), Ciota, and City staff to discuss historic priorities and potential design approaches.

The design team toured the existing building and studied images from the early 1900's. Around 1913 the building was expanded approximately 12' to the north at both levels, and approximately 14' to the south on the first level only. The original 1889 building is unreinforced brick; the 1913 expansion is concrete. The design approach would likely resemble and restore the building to the 1913 version: restoring most openings to their full size, retaining the stucco exterior, removing awnings and planters on the north side, and returning to a light exterior color with contrasting 1913 City Hall signage.

The main entry would likely be moved to the existing arched opening on the west side to improve space organization and flexibility, and strengthen the connection to the plaza. Relocating the entry to the west side provides universal access to a secure public lobby on both levels, a small suite to the north, and a large suite to the south. This approach provides flexibility for how the building is organized over time, e.g. the north suite could be offices or be adapted as a large public meeting room depending on the City's needs.

Future design work on City Hall would include consultation with the Oregon State Historic Preservation office (SHPO) as required by Oregon Statue, and Ashland's Historic Commission.

### **Structural System**

The design team developed a structural concept that complies with current structural codes, is cost effective, sustainable, and expedient to build. The new structural system combines steel moment frames and wood framing, and epoxy anchors to stabilize and connect the existing unreinforced masonry walls.

### **Sustainability and Energy**

Design team members and City staff completed a sustainability workshop to tie into the City's Climate Action Plan and explore sustainable and LEED (Leadership in Energy and Environmental Design) certification opportunities. To achieve a LEED level of Silver/Gold/Platinum, a project must

achieve 50/60/80 points, respectively. The preservation approach as conceived in Pre-Design is tracking 47 points as “yes” and 24 points as “maybe yes”, putting the project in a very strong position to achieve LEED Silver, and LEED Gold as a strong possibility.



The team established an Energy Use Index (EUI) level based on expected use for a standard office building and estimates 2/3 of the building’s annual energy could be offset by solar panels installed as part of the project’s 1.5% GET investment. With sustainability as a project driver, the team would actively pursue additional measures within the project budget to enhance energy efficiency and work toward a net-zero or net-zero-ready project.

### **Cost**

The Pre-Design effort focused on the preservation approach and provided detail to support more informed cost modeling. Costs for the preservation approach are estimated to be more than new construction with careful demolition, existing wall protection, structural upgrades, and longer construction duration being the primary drivers of cost difference. Protecting the existing walls requires underpinning existing foundations and shoring the walls during demolition and structural work. Shoring is a specialty design-build task with varying methods and costs. Shoring design typically occurs at the beginning of construction but can occur in early design. For the preservation approach we recommend a Construction Manager/General Contractor (CM/GC) contracting method, with early shoring design and contractor input to determine the method and cost.

At this time, impacts to cost and escalation related to COVID-19 are unknown and construction was assumed to start in Spring of 2021 with 6% escalation. If construction started earlier, escalation could be reduced.

Construction Costs (including 1 year of escalation) are estimated at \$5,520,000 including solar and contractor contingency. Total Project Costs in 2021 are estimated at \$7,425,000.

### **Construction Schedule**

Preserving the existing historic walls is estimated to take approximately 4 months longer than new construction in order to underpin and shore up the 130-year-old walls and carefully perform the tasks of demolition, excavation, foundation, and structural upgrade work, for a total estimated construction duration of 16-18 months. To minimize the impacts to downtown, the most disruptive construction activities (noise, traffic and parking impacts) are anticipated to be approximately 7-10 months depending on design, contractor methods, and availability of materials. Once the walls are secured to the new structure and the building is enclosed and focused more on interior work, impacts to downtown will lighten considerably.

Design is generally 10-12 months but can be expedited or phased to accommodate an early construction start.

### **Gross and Usable Space**

The preservation approach reduces usable area by building a structural frame and secondary walls inside the existing exterior walls, but also captures new usable area from the mechanical well on the east side of the second level.



The existing gross area of City Hall (including usable space, exterior walls, structure, etc.) is 7,744 SF. The existing usable area of City Hall is 6,560 SF. The proposed gross area of City Hall is 8,443 SF. The proposed usable area of City Hall is 7,401 SF.



**Attachments**

- A) State Historic Preservation Office Process
- B) Pre-Design drawings (Existing and proposed floor plans, elevations, sections)
- C) Preliminary LEED Scorecard
- D) Cost Model Summary

## Oregon Revised Statue Memo

February 21, 2020

Oregon Revised Statue, 2017 ORS 358 653 Conservation program stipulates the requirements for any state agency or political sub-division\* to consult with the Oregon State Historic Preservation Office (SHPO) when major renovation, or demolition, of public properties occurs. The consultation process will require adherence with the protocols of Oregon Section 106 which entail writing 1) a Determination of [historic] Eligibility (DoE); 2) writing a Finding of Effect (FoE) – the effect the project has on the existing structure; and 3) developing a Memorandum of Agreement (MoA) between the political sub-division and SHPO.

*\*“political subdivision” includes counties, cities, school districts and any other governmental unit within the state*

A summary of these phases is as follows:

### *Determination of Eligibility (DoE)*

The first step of the Section 106 process is to determine if the project structure meets the federal definition of a historic resource eligible for listing in the National Register of Historic Places. The process, known as a Determination of Eligibility, results in either a yes or no determination. PMA will use the result of research, and on-site observations, to describe the character, integrity, and statement of significance of the project and provide a preliminary opinion of Eligibility. The documentation produced by PMA will be reviewed by the Oregon SHPO for concurrence with PMA’s description. Final determination will be made by SHPO.

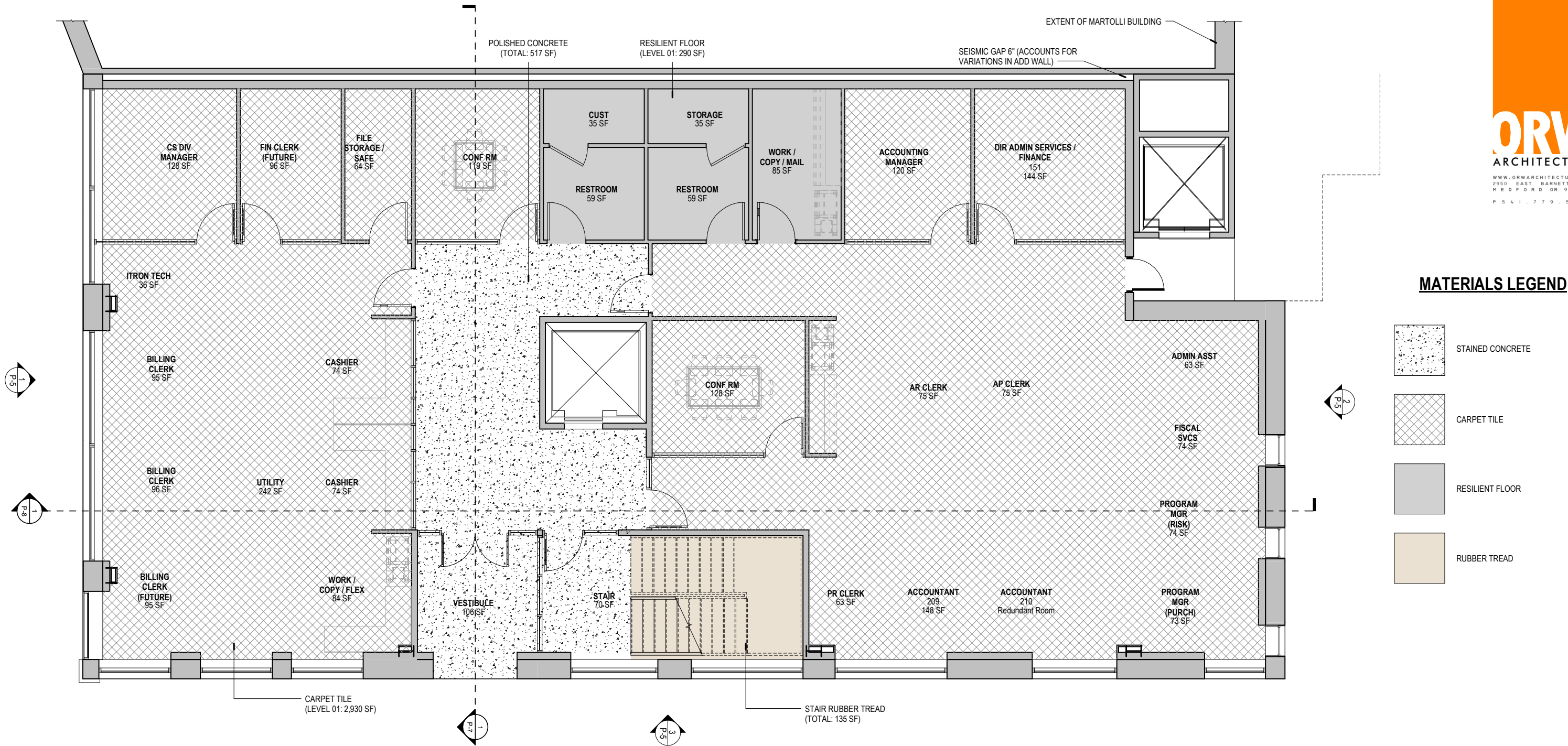
A “No” determination would result in the completion of the Section 106 process with no further action excepting final documentation to close the process. A “Yes” determination would trigger the next steps in the formal Section 106 process. A “Yes” determination does not obligate the political sub-division to file an application for listing in the National Register of Historic Places. Historic listing is a voluntary process determined by the sub-division. (see *Mitigation* for further information)

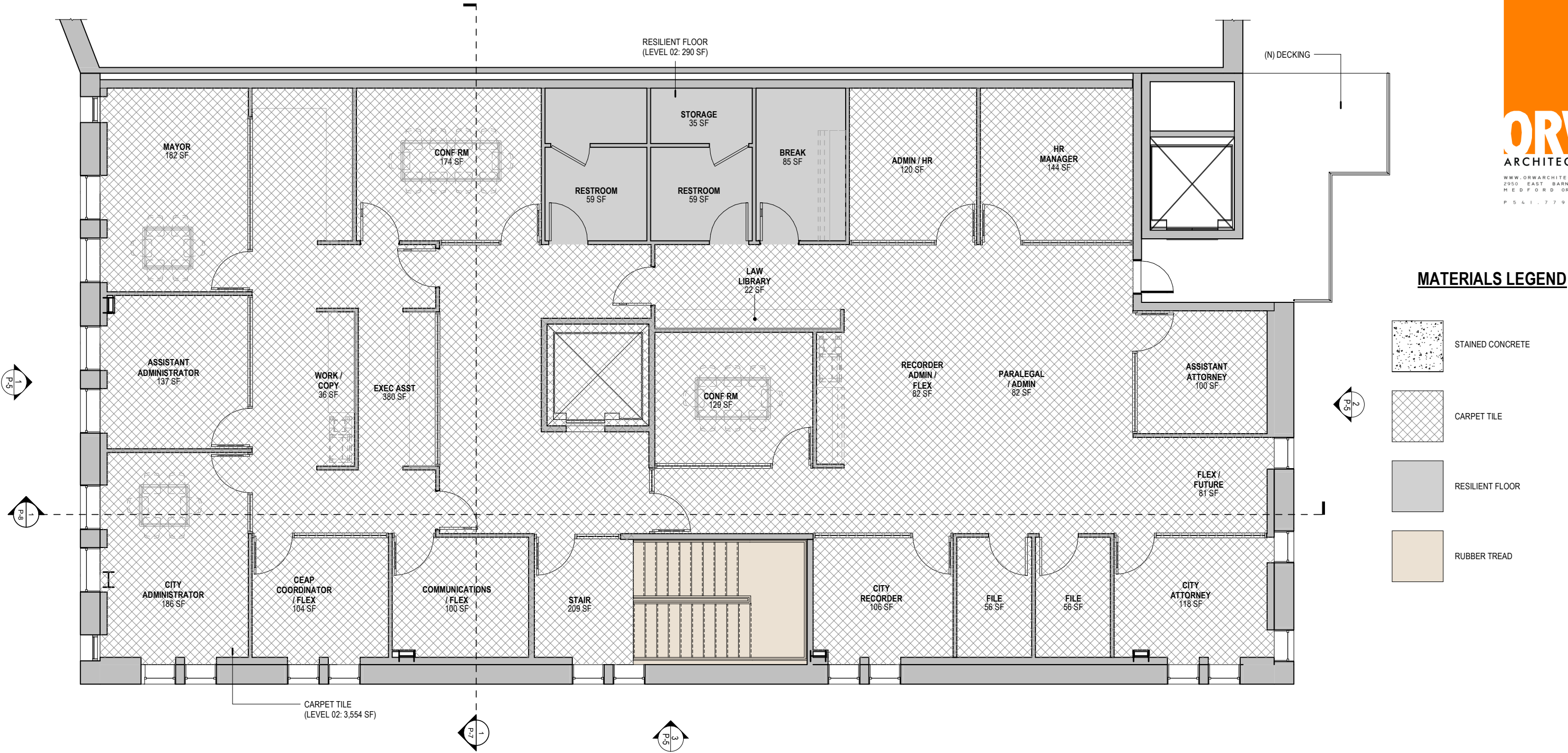
### *Finding of Effect (FoE)*

Following a determination of historic eligibility, the Section 106 process requires describing the potential effect of the proposed design action could have on the integrity, character defining features, and significance of the property. During this phase, PMA will review the architectural design, proposed alterations, and overall effect to the project property. A FoE results in a finding under one of three categories: “No Effect,” “No Adverse Effect,” or an “Adverse Effect.” Findings of “No Effect” and “No Adverse Effect” minimize the remaining documentation focused on concluding the process.

### *Mitigation*

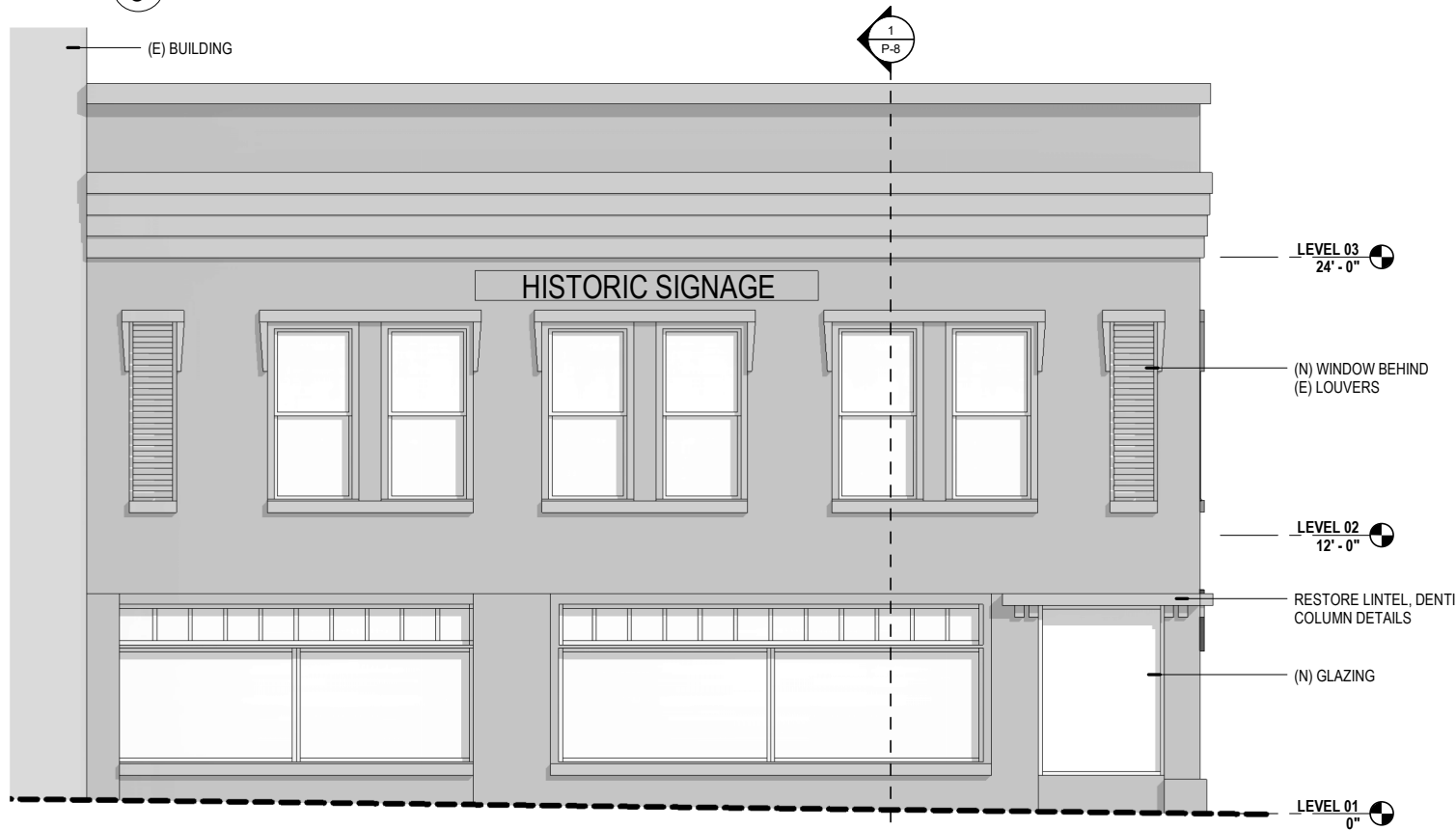
A result of “Adverse Effect” triggers a further consultation process with the Oregon SHPO. Consideration will need to be given to mitigating the loss of character defining features, or other relevant attributes that resulted in a “yes” DoE. Similar projects often provide public display panels, photographic documentation, and/or architectural artefact exhibits as acceptable means of conveying the loss of character defining elements. Similar exhibits were agreed upon by the SHPO during the deconstruction of the Washington Grade School in Vernonia, Oregon, demolition of Washington High School for North Clackamas SD, and major alternation and demolition of Madison HS, Portland, Oregon. Any mitigation strategies will be offered and initiated by the sub-division during consultation with the SHPO.



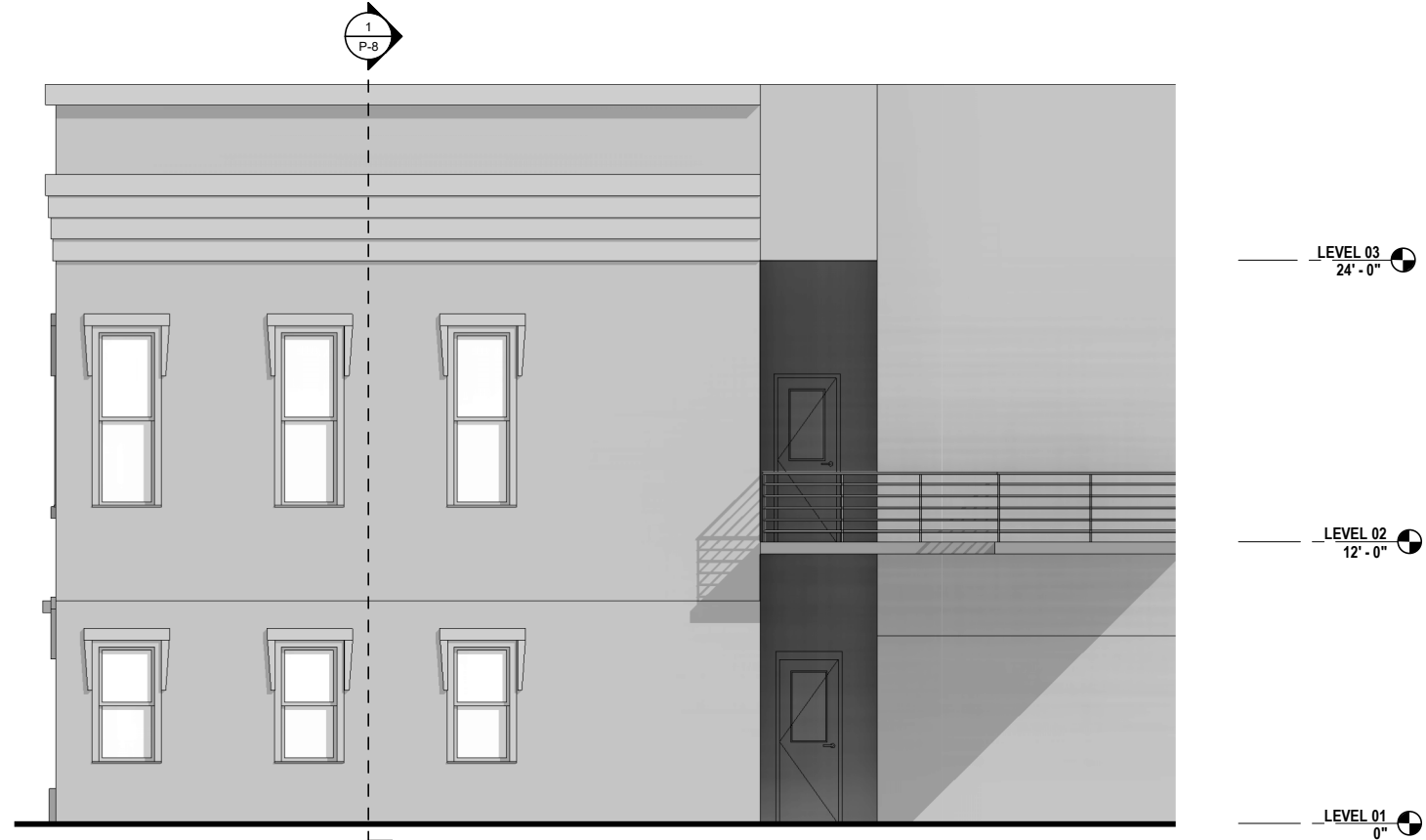




3 ELEVATION, CITY HALL - WEST



1 ELEVATION, CITY HALL - NORTH



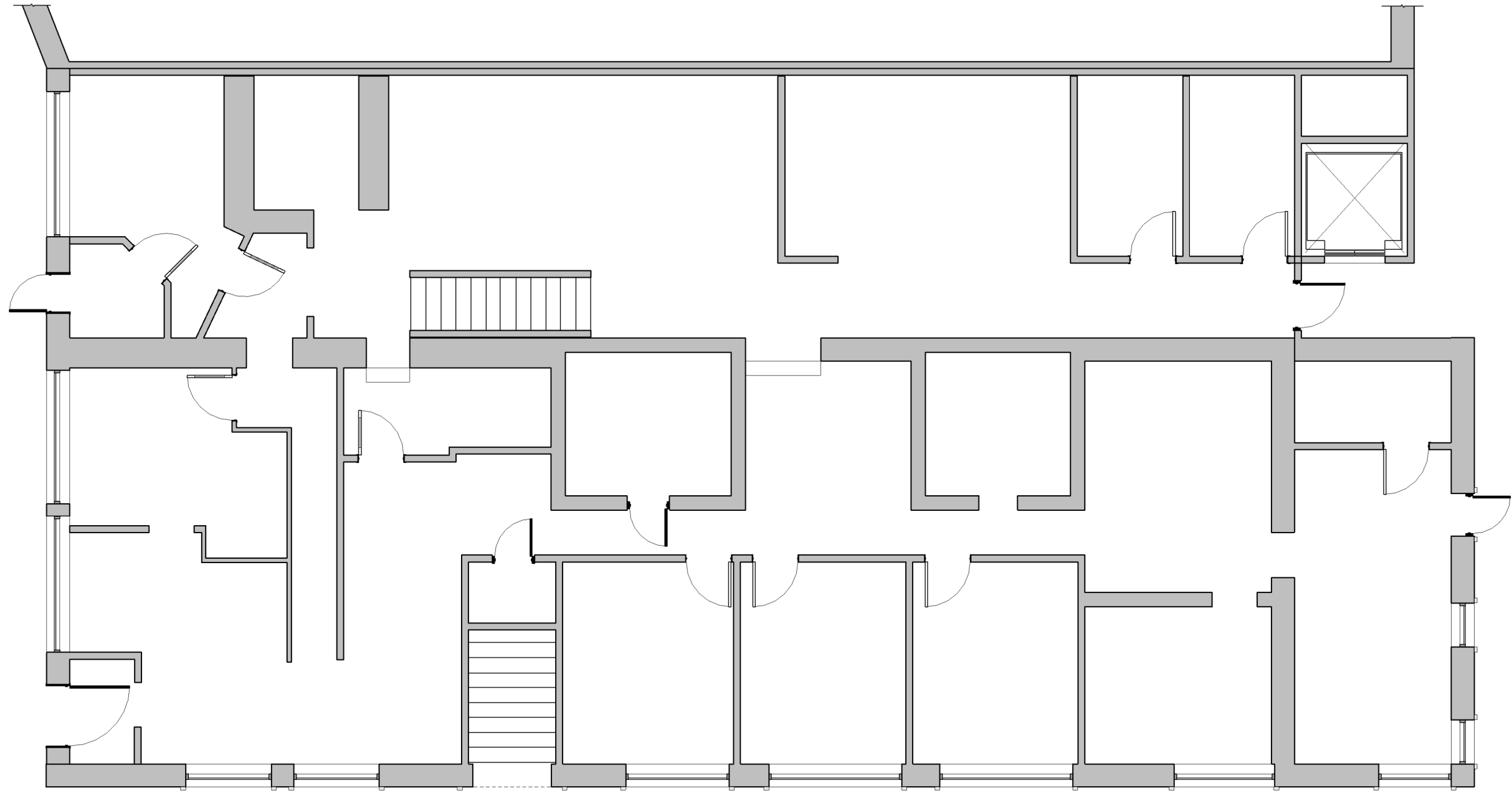
2 ELEVATION, CITY HALL - SOUTH

P-5 ELEVATIONS, PROPOSED CITY HALL  
SCALE: 1/4" = 1'-0"

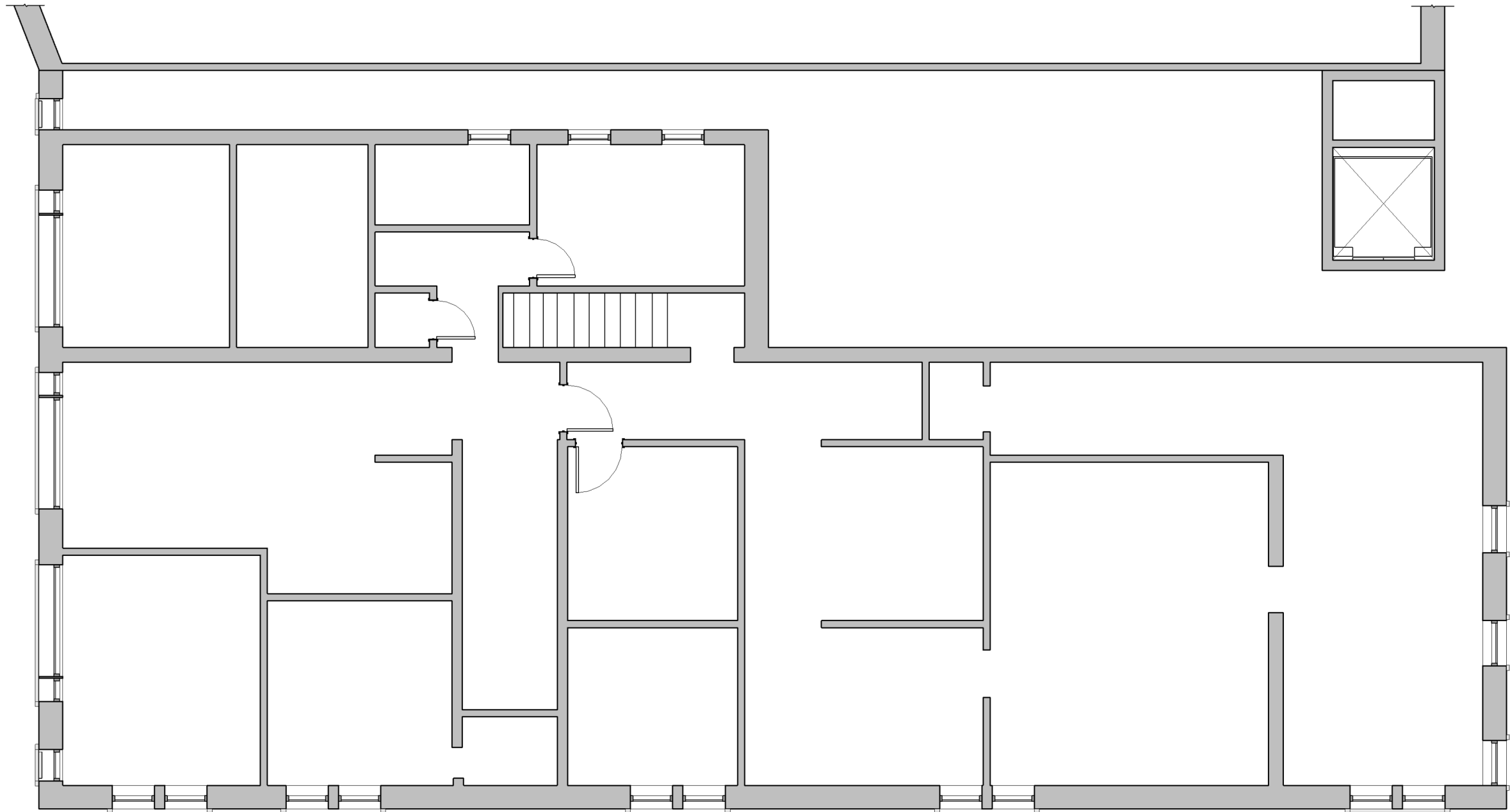
**ASHLAND CITY HALL**  
20 E MAIN STREET, ASHLAND, OR  
03.19.2020

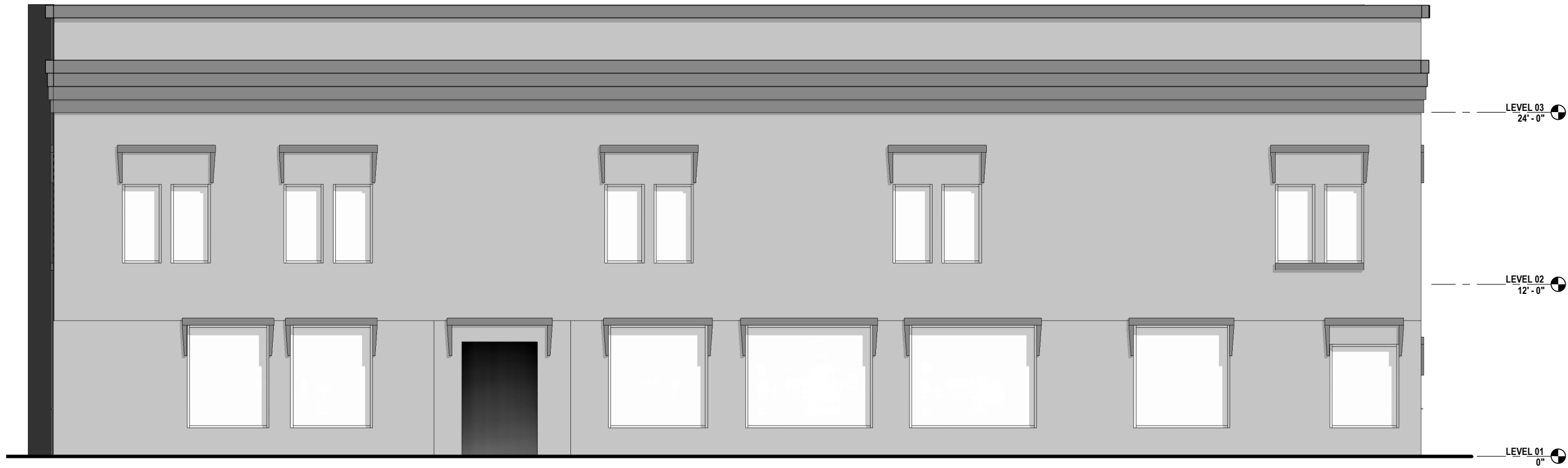
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3 P. ELEVATION, EXISTING - WEST



1 P. ELEVATION, EXISTING - NORTH



2 P. ELEVATION, EXISTING - SOUTH

# Ashland City Hall - *Preservation Option*

## LEED v4 for New Construction & Major Renovations Scorecard

04.01.2020

Goal: SILVER



47 24 22 19 Total Project Score					Certified 40-49 points Silver 50-59 points Gold 60-79 points Platinum 80 or more points				
Yes	?Y	?N	No		Yes	?Y	?N	No	
1				Credit 1	Integrative Process (v4.1)				1
4	3	3	6	Location and Transportation 16 Points Possible					
				Credit 1	LEED Neighborhood Development Location				---
1				Credit 2	Sensitive Land Protection				---
	1		1	Credit 3	High Priority Site - infill within historic district				---
2		2	1	Credit 4	Surrounding Density and Diverse Uses				---
		1	4	Credit 5	Access to Quality Transit (v4.1)				---
	1			Credit 6	Bicycle Facilities				---
1				Credit 7	Reduced Parking Footprint (v4.1)				---
	1			Credit 8	Electric Vehicles (v4.1)				---
5	2	2	1	Sustainable Sites 10 Points Possible					
Y				Prereq 1	Construction Activity Pollution Prevention				-
1				Credit 1	Site Assessment				---
1			1	Credit 2	Restore Habitat (v4.1), 25% of site - OR - Financial Support < \$2,000				---
	1			Credit 3	Open Space - 30% of site				---
	1	2		Credit 4	Rainwater Management (v4.1) - 80%, 85%, 90%				---
2				Credit 5	Heat Island Reduction				---
1				Credit 6	Light Pollution Reduction				---
3	3	1	4	Water Efficiency 11 Points Possible					
Y				Prereq 1	Outdoor Water Use Reduction, 30%				-
Y				Prereq 2	Indoor Water Use Reduction, 20%				-
Y				Prereq 3	Building-Level Water Metering				-
1		1		Credit 1	Outdoor Water Use Reduction, 50% - 100%				---
2	2		2	Credit 2	Indoor Water Use Reduction, 25% - 50%				Reduced 30%
			2	Credit 3	Cooling Tower Water Use				---
	1			Credit 4	Water Metering - sub-meter 2 water end-uses				---
8	11	9	5	Energy & Atmosphere 33 Points Possible					
Y				Prereq 1	Fundamental Commissioning and Verification				-
Y				Prereq 2	Minimum Energy Performance				-
Y				Prereq 3	Building-Level Energy Metering				-
Y				Prereq 4	Fundamental Refrigerant Management				-
	3	3		Credit 1	Enhanced Commissioning				---
5	5	5	3	Credit 2	Optimize Energy Performance - 14% = 5 pts, 24% = 10 pts, 38% = 15 pts				---
	1			Credit 3	Advanced Energy Metering				---
			2	Credit 4	Demand Response				---
3				Credit 5	Renewable Energy Production - 1%, 5%, 10%; Exemplary 15%				---
		1		Credit 6	Enhanced Refrigerant Management				---
	2			Credit 7	Green Power and Carbon Offsets				---
9		2	2	Materials & Resources 13 Points Possible					
Y				Prereq 1	Storage & Collection of Recyclables				-
Y				Prereq 2	Construction & Demo Waste Mgmt Plan				-
5				Credit 1	Building Life-Cycle Impact Reduction (v4.1)				---
1			1	Credit 2	Building Products: EPDs (v4.1)				---
		1	1	Credit 3	Building Products: Sourcing of Raw Materials				---
1		1		Credit 4	Building Products: Material Ingredients (v4.1)				---
2				Credit 5	Construction & Demolition Waste Mgmt - 75% with 4 material streams				---
8	4	4		Indoor Environmental Quality 16 Points Possible					
Y				Prereq 1	Minimum IAQ Performance				-
Y				Prereq 2	Environmental Tobacco Smoke Control				-
1				Credit 1.1	Enh IAQ Strategies Opt 1 (MERV 13, 10' entries, exhaust isolation)				---
1				Credit 1.2	Enh IAQ Strategies Opt 2 (CO2 monitors +/- 30% increase vent.)				---
3				Credit 2	Low-Emitting Materials				---
1				Credit 3	Construction Indoor Air Quality Mgmt				---
	1	1		Credit 4	Indoor Air Quality Assessment				---
	1			Credit 5	Thermal Comfort				---
1				Credit 6.1	Interior Lighting, Lighting Controls				---
		1		Credit 6.2	Interior Lighting, Lighting Quality				---
1	1	1		Credit 7	Daylight (v4.1)				---
	1			Credit 8	Quality Views				---
		1		Credit 9	Acoustic Performance (v4.1)				---
6				Innovation & Design Process 6 Points Possible					
1				Credit 1.1	Green Building Education - Tell the Sustainability Story, or Other				---
1				Credit 1.2	Resilience Assessment & Planning, or Other				---
1				Credit 1.3	Design for Enhanced Resilience, or Other				---
1				Credit 1.4	Enh Indoor Air Quality Strategies - Exemplary Performance, or Other				---
1				Credit 1.5	Low-emitting Materials - Exemplary Performance, or Other				---
1				Credit 2	LEED™ Accredited Professional				---
					Additional Options: Renewable Energy Production (Exemplary Performance), Green Cleaning & Integrated Pest Management, Passive Survivability & Backup Power During Disruptions, Design for Active Occupants, Design with Nature/Biophilic Design, Clean Construction, Occupant Comfort Survey, Other				
3	1	1	1	Regional Priority 4 Points Possible					
97520									
1				Credit 1.1	EA: Renewable Energy, 2 pts, 5%				---
			1	Credit 1.2	EA: Demand Response, 1 pt				---
1				Credit 1.3	MR: Building Products, Environmental Product Declarations, 1 pt				---
		1		Credit 1.4	MR: Building Products, Sourcing of Raw Materials, 1 pt				---
1				Credit 1.5	EQ: Construction Indoor Air Quality Mgmt				---
	1			Credit 1.6	WE: Indoor Water Use Reduction, 4 pts, 40%				---

<b>Ashland City Hall Renovation</b> Ashland , Oregon ORW Architecture Medford, Oregon Cost Model v1.3	<b><i>ACC Cost Consultants, LLC</i></b> Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone (503) 718-0075 Fax (503) 718-0077	Estimate Date: 10-Apr-20 Document Date: 04-Apr-20 Print Date: 10-Apr-20 Print Time: 10:22 AM Constr. Start: Spring 2021
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## DIRECT CONSTRUCTION COST SUMMARY

Component	Area	\$ / SF	Total	
ESTIMATE 1.5% for GET (solar)	8,520 sf	\$580.05 /sf	\$4,942,000 \$75,000	
<b>TOTAL DIRECT CONSTRUCTION COST</b>	8,520 sf	\$588.85 /sf	<b>\$5,017,000</b>	

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: Spring 2021. 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.

**\* Costs are round off to the nearest \$1,000 \***

<b>Ashland City Hall Renovation</b> Ashland , Oregon ORW Architecture Medford, Oregon Cost Model v1.3	<b><i>ACC Cost Consultants, LLC</i></b> Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone (503) 718-0075 Fax (503) 718-0077	Estimate Date: 10-Apr-20 Document Date: 04-Apr-20 Print Date: 10-Apr-20 Print Time: 10:22 AM Constr. Start: Spring 2021
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<b>SUMMARY</b>	<b>Base Building</b>
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<b>DIRECT CONSTRUCTION COSTS</b>	<b>\$ / sf      Cost</b>	<b>Comments</b>
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Area	8,520 sf	
A10   FOUNDATIONS	\$17.04      \$145,221	
A20   BASEMENT CONSTRUCTION	0.00      0	
B10   SUPERSTRUCTURE	70.45      600,271	
B20   EXTERIOR CLOSURE	35.48      302,266	
B30   ROOFING	16.99      144,761	
C10   INTERIOR CONSTRUCTION	41.17      350,799	
C20   STAIRS	3.66      31,206	
C30   INTERIOR FINISHES	16.20      138,021	
D10   CONVEYING SYSTEMS	11.15      95,000	
D20   PLUMBING SYSTEMS	8.00      68,160	
D30   HVAC SYSTEMS	35.00      298,200	
D40   FIRE PROTECTION SYSTEMS	7.00      59,640	
D50   ELECTRICAL SYSTEMS	40.00      340,800	
E10   EQUIPMENT	0.33      2,800	
E20   FURNISHINGS	1.54      13,112	
F10   SPECIAL CONSTRUCTION	46.95      400,000	
F20   SELECTIVE DEMOLITION	22.81      194,374	
G10   SITE PREPARATION	2.93      24,958	
G20   SITE IMPROVEMENTS	1.93      16,448	
G30   SITE MECHANICAL UTILITIES	1.76      15,000	
G40   SITE ELECTRICAL UTILITIES	0.00      0	
Z10   GENERAL REQUIREMENTS	39.13      333,373	
<b>SUB-TOTAL</b>	<b>\$419.53      \$3,574,410</b>	
Estimating/Design Contingency	15.00%      62.93      536,162	
Index To Construction Start	6.00%      28.95      246,634	
General Conditions / Insurance / Bond	8.00%      40.91      348,576	
General Contractor OH & Profit	5.00%      27.62      235,289	
<b>TOTAL DIRECT CONSTRUCTION COST</b>	<b>\$579.94      \$4,941,071</b>	