

Council Study Session

April 16, 2018

Title:	Pioneer Hall Rehabilitation	
Item Type:	Presentation	
Requested by Council?	Yes	
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Summary:

Before the Council is an update on the results of the comprehensive cost comparison for improvements to Pioneer Hall based upon occupancy needs. Staff will present three options for consideration:

- Option 1 Retain the A-3 “Assembly” Occupancy Classification for recreational public meeting space which allows only true (state code defined) emergency overnight shelter;
- Option 2 Convert to R-1 “Residential” Occupancy Classification to allow transient lodging and a regularly scheduled overnight shelter; or
- Option 3 Remove the property from City inventory and potentially divest or transfer the asset.

Discussion Questions:

Tonight’s discussion will focus on two primary issues facing the council: facility improvement needs based upon use/occupancy and the determination based on fire code and the social impacts of the use of the facility as an overnight shelter. Questions to consider include:

1. What is the long term intent for the use of Pioneer Hall?
2. What is the likely long term source of funding for this City owned facility?
3. Is continuing to operate this facility as one of the seasonal winter shelter locations in the best interest of the City?

Underlying this discussion are two issues; a history of deferred maintenance in city facilities such as Pioneer Hall and the fact that Pioneer Hall has been increasingly used as a winter shelter for the past five years. Is this the Council and community’s desired correct use of the facility? Once the facility is brought up to appropriate conditions, the facility could be utilized by the community for a variety of functions.

Resource Requirements:

Facilities maintenance and improvements are shown in the City's overall Capital Improvements Fund (link to [budget](#) page 2-59) which is fed by the "Use of Facilities" charges that are collected from the Departments that utilize the facilities. These fees are apportioned to each department and enterprise fund and are collected through central services. The majority (40%) of the fees collected go to utilities, custodial and other materials and service components, 34% is for capital outlay projects for both specified projects and unspecified major maintenance, and the remainder (26%) is allocated to offset a portion of Facilities Division personnel staffing costs. The fund accommodates 50 facilities of which about 18 are fully occupied and just \$177,500 allocated for unspecified major maintenance annually. There is an additional \$241,500 set aside for specific projects each year.

Funds are not budgeted for either of the rehabilitation options described above in the current biennium, BN 2017-19. If this improvement is considered a priority expense, staff can adjust and delay specific budgeted capital fund projects and reprogram them for future budget cycles.

The costs to rehabilitate Pioneer Hall are broken into the two options.

Option 1: Upgrades include removing and replacing the chimney for seismic concerns, roof joists and floor strengthening, electric, plumbing, and HVAC to meet current building code requirements and other interior improvements and flooring so that the facility may continue to be used for assembly occupancy for public meeting space available by reservation. Cost: \$325,409.

Option 2: Improvements include all of the option 1 upgrades as well as the installation of a fire sprinkler system so that the building meets the state code occupancy designation to be used for transient lodging occupancy to include a regularly-scheduled, non-emergency overnight shelter. Cost: \$404,194.

In addition to the contracted costs, there is a staff time component to each alternative: Option 1 is expected to consume 15 hours per week for approximately three months; and Option 2 is expected to consume 20 hours per week for approximately four months. Both will require re-prioritizing other time-intensive structural, facility, and maintenance projects, particularly if Option 2 is pursued.

Suggested Next Steps:

Staff encourages Council to familiarize itself with the background information provided herein and the attached estimates. On May 1, 2018, staff will return to Council with a request for Council to indicate which rehabilitation option, if any, to advance.

Policies, Plans and Goals Supported:

4. *Evaluate real property and facility assets to strategically support city mission and 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

4.1 Identify and evaluate underperforming assets

5. Seek opportunities to enable all citizens to meet basic needs.

Background and Additional Information:

Pioneer Hall is a City-owned building that has traditionally been used as a community hall, available by reservation for public and private events. For the past five years, the City has increasingly made Pioneer Hall available as a winter shelter for the homeless, staffed by volunteers from local non-profit and/or community organizations. In early 2017, Council suggested that staff research the possibility of developing a Community Development Block Grant (CDBG) application for Americans with Disabilities Act (ADA) renovations to Pioneer Hall in support of the facility's continued use as a winter shelter. In response to the council's suggestion, the City commissioned Steve Ennis Architect (Ennis) to conduct a preliminary structural assessment and code evaluation of Pioneer Hall. Resulting structural and code reports, identifying a number of facility deficiencies, were presented to Council at a Study Session on [September 19, 2017](#). Following the presentation, Council approved the staff suggestion to obtain an estimate of design and construction costs for remediation of identified deficiencies.

The City again commissioned Ennis to complete design development and cost estimates to inform Council's decision on the future of Pioneer Hall. Early in the process of design development, Ennis conferred with the City's contract building official and fire marshal to discuss implications of the building's occupancy classification. Over the course of several conversations and site visits, it was established that, under the building's current classification as *Assembly Group A-3 (recreation)*, the necessary structural improvements would not trigger significant code upgrades if the building continues to be used exclusively as a community hall. Furthermore, the building official and fire marshal agreed that use of the building as a regularly-scheduled (i.e. non-emergency) overnight shelter changes the occupancy classification to *Residential Group R-1 (transient lodging)*.

A change in occupancy from A-3 to R-1 automatically triggers substantial code improvements to ensure the building complies with the minimum requirements for R-1 usage established in the 2014 Oregon Structural Specialty Code.

The City has clearly reached a decision point in the effort to rehabilitate Pioneer Hall regarding occupancy classification of the building. There are two options the City can pursue with the continued operation of the facility that will have long-term effects on its future use.

Option 1: Retain Assembly Occupancy Classification

Estimated Cost: \$325,409 (includes 20% contingency and permitting costs).

Summary & Implications: The first option provides the most economical solution, but it limits the occupancy and use of Pioneer Hall to the Assembly group, and as such, the building could not be used to provide non-emergency overnight transient lodging. This option advances improvements necessary to ensure near-term and long-term functionality and safety of the building. Staff suggests that the following items would be included in this category:

- Accessibility improvements pursuant to ADA requirements, including egress improvements
- Strengthening the roof and floor where overloading has been identified
- Seismic rehabilitation where major weaknesses have been identified, including replacing stone chimney
- Electrical and plumbing upgrades
- Improvements to the kitchen facility
- Installation of drinking fountain
- Replacing the dated and insufficient HVAC systems to include energy efficient systems

Option 2: Convert to R-1 “Residential” Occupancy to allow Transient Lodging Classification

Estimated Cost: \$404,194 (includes 20% contingency and permitting costs).

Summary & Implications: This second option includes the necessary repairs listed above, plus all the provisions required of R-1 occupancy. This option would allow the City to use Pioneer Hall as a regularly-scheduled, non-emergency homeless shelter, similar to how it has been operated during the past five winters. Necessary improvements, further detailed in Exhibit A, would generally include:

- Addition of fire suppression system
- Addition of fire alarm system

Option 3: Remove the property from City inventory and potentially divest/transfer the asset

Estimated Additional Cost: \$0 (potential for one-time revenue)

Summary & Implications: The Butler Pioneer Log Building, known as Pioneer Hall, was built in 1921 as the “Pioneer Building of the Southern Oregon Pioneer Society” and has always been used as a social hall or community building. Currently the City owns the asset, managed and rented out by the Parks Department. The City incurs costs for utilities and any general maintenance, but does not receive any additional “rent” from the Parks Department. A variety of potential options have been discussed internally regarding possible divestment from the City inventory that could feasibly retain its use for the community, but staff has not formally pursued anything to this point.



Universal Implications

Pioneer Hall, in its current condition and occupancy classification, may be used as a shelter during conditions or events that do not normally occur in the region and thereby truly constitute an **emergency** in the opinion of the local jurisdiction. For example, the fire marshal has stated that the 12-inch snow event that occurred in January 2017 would be considered an emergency, whereas freezing temperatures in the winter months that are anticipated every year would be considered non-emergency occurrences.

Regardless of the option selected, Pioneer Hall will not be available for shelter purposes during at least part of the winter of 2018-2019. Option 1 categorically excludes Pioneer Hall from

being used as a shelter on an anticipated basis, and Option 2 will require building closure for construction that is anticipated to take 4 to 6 months once final design is completed.

Attachments:

Summarized Estimates; Options 1 and 2

Direct Construction Cost Summary

Engineer's Opinion of Cost Estimate for ADA Egress Compliance

Engineer's Opinion of Mechanical/Electrical/Plumbing Upgrades

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
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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.

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SUMMARY	Base Building
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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		

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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	

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Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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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	

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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	

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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 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
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	

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			Document Date: 23-Mar-18
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			Constr. Start: 12-Jul-18

Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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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	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
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			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		NIC, by City
new water service for sprinkler system		sf	0.00	0		
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