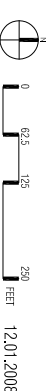
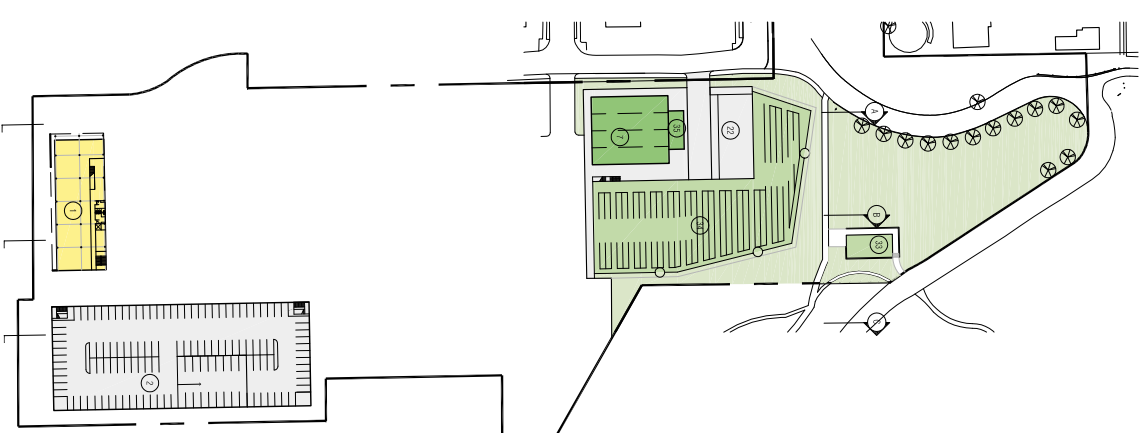
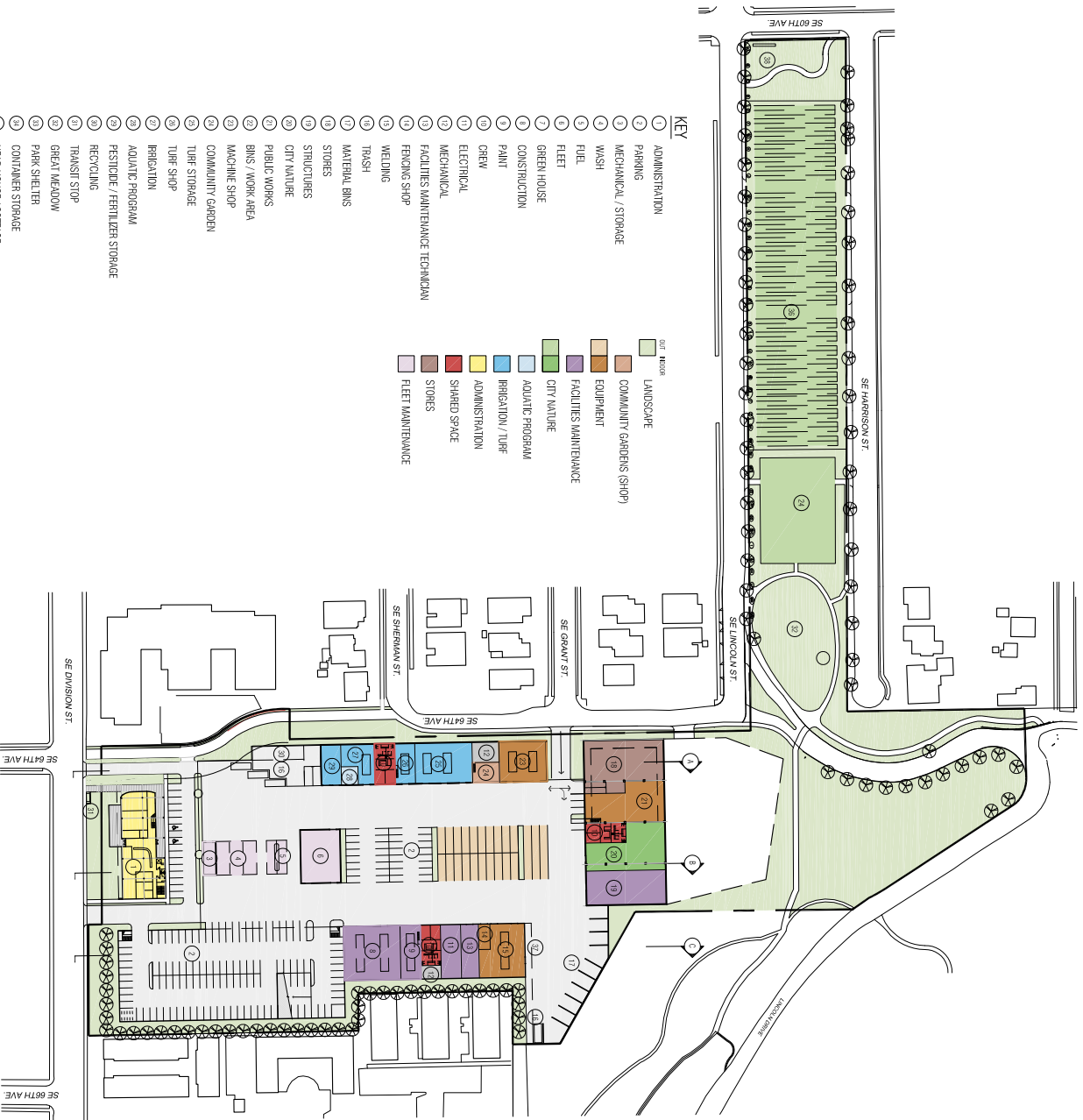




existing site plan

mt. tabor central maintenance yard & nursery



proposed site plan

mt. tabor central maintenance yard & nursery



administration building view

mt. tabbor central maintenance yard & nursery

opsis architecture | maintenance design group | lando & associates

12.01.2008



aerial view

mt. tabor central maintenance yard & nursery

Mt. Tabor Central Yard & Nursery SE Division Street Portland, Oregon Opsis Architecture, LLP Concept B Staging / Phasing Cost Estimate	Architectural Cost Consultants, LLC James A. Jerde, AIA - Stanley J. Pszczolkowski, AIA 8060 SW Plafitte Street, Suite 110 Tigard, Oregon 97223 Phone (503) 718-0075 Fax (503) 718-0077	Estimate Date: 26-Nov-08 Document Date: 15-Nov-08 Print Date: 26-Nov-2008 Print Time: 09:50 AM Construction Start: As Noted
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Project Cost Summary

Description	Stage 1		Stage 2		Stage 3		Stage 4		Stage 5	
	Low	High	Low	High	Low	High	Low	High	Low	High
subtotal DCC	9,780,000		3,872,000		5,303,000		5,605,000		10,110,000	
contingency	10.00%	15.00%	10.00%	15.00%	10.00%	15.00%	10.00%	15.00%	10.00%	15.00%
contingency amount	978,000	1,467,000	387,000	581,000	530,000	795,000	561,000	841,000	1,011,000	1,517,000
subtotal DCC + contingency	10,758,000	11,247,000	4,259,000	4,453,000	5,833,000	6,098,000	6,166,000	6,446,000	11,121,000	11,627,000
construction start	1 April 2010		1 Feb 2011		1 Oct 2011		1 May 2012		1 Mar 2013	
inflation rate	6.00%	7.00%	6.00%	7.00%	6.00%	7.00%	6.00%	7.00%	6.00%	7.00%
years	1.42	1.42	2.25	2.25	2.92	2.92	3.50	3.50	4.33	4.33
index	8.67%	10.15%	14.05%	16.49%	25.68%	30.39%	22.67%	26.79%	28.77%	34.14%
1 April 2010	\$933,000	\$1,141,000								
1 Feb 2011			\$598,000	\$734,000						
1 Oct 2011					\$1,498,000	\$1,853,000				
1 May 2012							\$1,398,000	\$1,727,000		
1 Mar 2013									\$3,200,000	\$3,969,000
Subtotal Incl Contingency	11,691,000	12,388,000	4,857,000	5,187,000	7,331,000	7,951,000	7,564,000	8,173,000	14,321,000	15,596,000
Soft Costs										
25.00%	2,923,000	3,097,000	1,214,000	1,297,000	1,833,000	1,988,000	1,891,000	2,043,000	3,580,000	3,899,000
Subtotal Incl Soft Costs	14,614,000	15,485,000	6,071,000	6,484,000	9,164,000	9,939,000	9,455,000	10,216,000	17,901,000	19,495,000
Relocation \$ / Temp. Swing Space										
10.00%	\$1,461,000	\$1,549,000	\$607,000	\$648,000	\$916,000	\$994,000	\$946,000	\$1,022,000	\$1,790,000	\$1,950,000
Total Cost	\$16,075,000	\$17,034,000	\$6,678,000	\$7,132,000	\$10,080,000	\$10,933,000	\$10,401,000	\$11,238,000	\$19,691,000	\$21,445,000

- The above costs do not include hazardous material testing and removal.
- The above estimates assume a competitively bid project.
- The unit costs include the general contractor general conditions, insurance, bonds, overhead and fee.
- The above costs are rounded to the nearest \$1,000.
- The above costs are a rough order of magnitude cost based on preliminary documents. The purpose of this estimate is to determine order of magnitude costs. The next step in process is to engage the architect and engineers to develop the next level of documentation to validate the assumptions made in this estimate.

Mt. Tabor Central Yard & Nursery SE Division Street Portland, Oregon Opis Architecture, LLP Concept B Staging / Phasing Cost Estimate	Architectural Cost Consultants, LLC James A. Jerde, AIA, Stanley J. Pszczolkowski, AIA 8060 SW Plaffie Street, Suite 110 Tigard, Oregon 97223 Phone (503) 718-0075 Fax (503) 718-0077	Estimate Date: 26-Nov-08 Document Date: 15-Nov-08 Print Date: 26-Nov-2008 Print Time: 09:48 AM Construction Start: As Noted
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PROJECT COST SUMMARY		Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Totals					
ON - SITE												
Demolition	301,215	97,103	94,885	126,325	80,328	\$699,857						
Site Work	2,617,856	301,842	356,758	697,861	1,430,311	5,404,628						
Long Block	N/A	N/A	N/A	N/A	1,345,642	1,345,642						
Structures	6,860,580	3,472,693	4,851,133	4,780,940	7,253,443	27,218,789						
SUBTOTAL	9,779,652	3,871,638	5,302,776	5,605,126	10,109,724	34,668,915						
Program / Estimating Contingency	10.00%	977,965	10.00%	387,164	10.00%	530,278	10.00%	1,010,972	3,466,892			
Inflation to Construction Start	8.67%	932,814	14.05%	598,166	25.68%	1,497,695	22.67%	1,398,037	28.77%	3,199,438	assume 6% / year	7,626,151
Soft Costs incl. Owner Contingency	25.00%	2,922,608	25.00%	1,214,242	25.00%	1,832,687	25.00%	1,890,919	25.00%	3,580,034	allowance, verify	11,440,489
Relocation \$ / Temp. Swing Space	10.00%	1,461,304	10.00%	607,121	10.00%	916,344	10.00%	945,459	10.00%	1,790,017	allowance, verify	5,720,245
TOTAL ON-SITE COST	16,074,343	6,678,330	10,079,780	10,400,054	19,690,185	\$62,922,692						

Alternates		
1 Increase North Warehouse 10' in depth	Add ±	\$648,000
2 Increase North Warehouse 20' in depth	Add ±	1,344,600
3 Increase North Warehouse 30' in depth	Add ±	2,008,800