

ADMINISTRATION

SHARED SPACE

STORES

IRRIGATION / TURF FALLOW COMMUNITY GARDENS

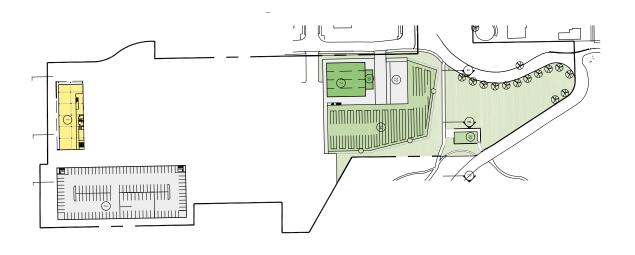
EQUIPMENT

ATHLETIC FIELDS (OUT/IND)

FACILITIES MAINTENANCE

HORTICULTURAL SERVICES

SE 60TH AVE. IN-GROUND NURSERY IMPLEMENT STORAGE GREAT MEADOW PARK SHELTER CONTAINER STORAGE PUBLIC WORKS BINS / WORK AREA STORES TURF SHOP WELDING WASH CITY NATURE MATERIAL BINS TRASH FACILITIES MAINTENANCE TECHNICIAN FENCING SHOP CREW PAINT FLEET MECHANICAL / STORAGE HEAD HOUSE / COTTAGE TRANSIT STOP RECYCLING PESTICIDE / FERTILIZER STORAGE AQUATIC PROGRAM IRRIGATION TURF STORAGE COMMUNITY GARDEN MACHINE SHOP STRUCTURES MECHANICAL ELECTRICAL CONSTRUCTION GREEN HOUSE FLEET MAINTENANCE STORES SHARED SPACE IRRIGATION / TURF AQUATIC PROGRAM CITY NATURE FACILITIES MAINTENANCE EQUIPMENT COMMUNITY GARDENS (SHOP) LANDSCAPE ADMINISTRATION (22) 0 SE 64TH AVE. 6 6 (S) 9 SE 66TH AVE. Ъ



PARK ENTRANCE

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250 FEET 12.01.2008



As Noted	Construction Start:	Phone (503) 718-0075 Fax (503) 718-0077	Concept B Staging / Phasing Cost Estimate
09:50 AM	Print Time:	Tigard, Oregon 97223	Opsis Architecture, LLP
26-Nov-2008	Print Date:	8060 SW Pfaffle Street, Suite 110	Portland, Oregon
15-Nov-08	Document Date:	James A. Jerde, AIA - Stanley J. Pszczolkowski, AIA	SE Division Street
26-Nov08	Estimate Date:	Architectural Cost Consultants, LLC	Mt. Tabor Central Yard & Nursery

Project Cost Summary

Description	Stage 1	<u> </u>	Stage 2	2	Stage 3	3	Stage 4	4	Stage 5	Si .
	Low to	High	Low to	High	Low to	High	Low to	High	Low to	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	2010	1 Feb 2011	011	1 Oct 2011	11	1 May 2012	012	1 Mar 2013)13
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%	хе \$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

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TOTAL PROJECT COST RANGE

\$62,925,000 to

\$67,782,000

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 derermine 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.

\$62,922,692		19,690,185		10,400,054		10,079,780		6,678,330		16,074,343		TOTAL ON-SITE COST
3,466,892 7,626,151 11,440,489 5,720,245	1,010,972 3,199,438 assume 6% / year 3,580,034 allowance, verify 1,790,017 allowance, verify	1,010,972 3,199,438 3,580,034 1,790,017	560,513 10.00% 560,513 10.00% 398,037 28.77% 890,919 25.00% 945,459 10.00%	560,513 1,398,037 1,890,919 945,459	530,278 10.00% ,497,695 22.67% ,832,687 25.00% 916,344 10.00%	530,278 1,497,695 1,832,687 916,344	10.00% 25.68% 25.00% 10.00%	387,164 10.00% 598,166 25.68% 1,214,242 25.00% 607,121 10.00%	10.00% 14.05% 25.00% 10.00%	977,965 10.00% 932,814 14.05% 2,922,608 25.00% 1,461,304 10.00%	10.00% 8.67% 25.00% 10.00%	Program / Estimating Contingency Inflation to Construction Start Soft Costs incl. Owner Contingency Relocation \$ / Temp. Swing Space
34 668 915		10 109 724		5 605 126		5 302 776		3 871 638		9 779 652		SUBTOTAL
\$699,857 5,404,628 1,345,642 27,218,789		80,328 1,430,311 1,345,642 7,253,443		126,325 697,861 N/A 4,780,940		94,885 356,758 N/A 4,851,133		97,103 301,842 N/A 3,472,693		301,215 2,617,856 N/A 6,860,580		ON - SITE Demolition Site Work Long Block Structures
Totals		Phase 5	Ph	Phase 4	Ph	Phase 3	P	Phase 2	Ph	Phase 1	Ph	PROJECT COST SUMMARY
26-Nov-08 15-Nov-08 26-Nov-2008 09:48 AM As Noted	Estimate Date: Document Date: Print Date: Print Time: Construction Start:				ants, LL(olkowski, Al/ 110	Architectural Cost Consultants, LLC James A. Jerde, AIA . Stanley J. Pszczolkowski, AIA 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223 Phone (503) 718-0075 Fax (503) 718-0077	tural Cos de, AIA_ S 30 SW Pfaffil Tigard, Op 503) 718-007	Architect James A. Jer 80t Phone (5				Mt. Tabor Central Yard & Nursery SE Division Street Portland, Oregon Opsis Architecture, LLP Concept B Staging / Phasing Cost Estimate

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