

Lowell





Maggie Osgood Library Renovation

Review of Concept Option Cost Estimates

August 12, 2021



Objectives

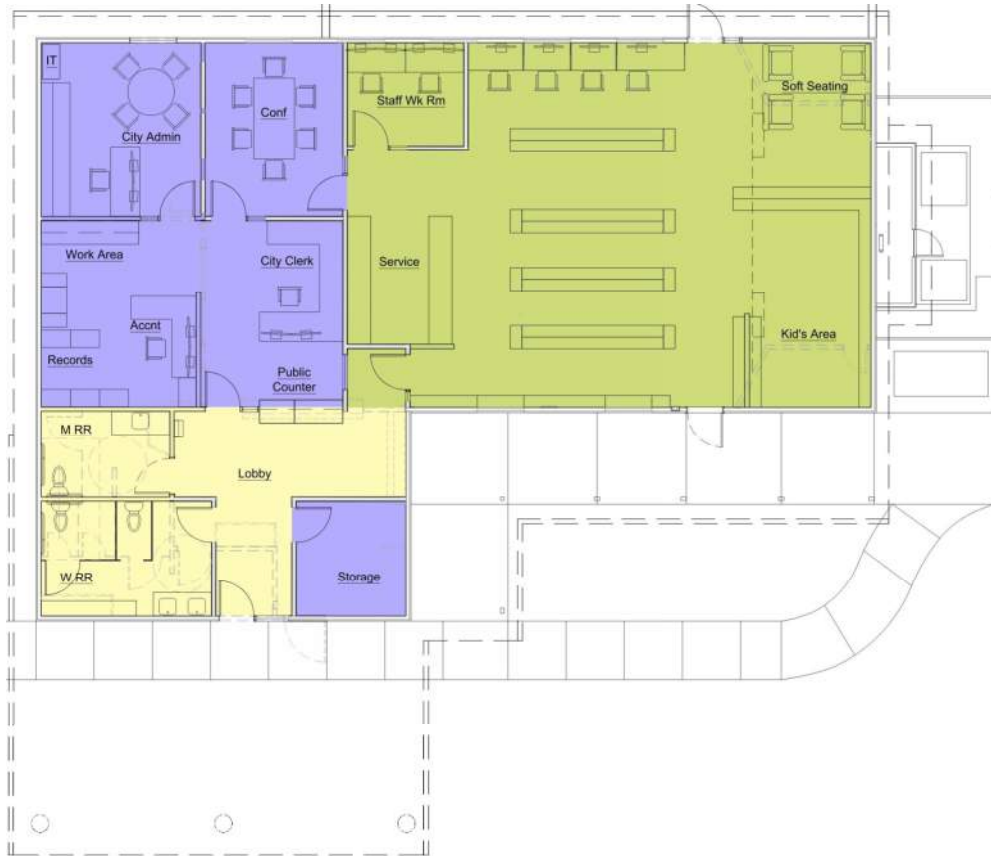
- Update on design options.
- Review cost estimate and budget development process.
- Review cost impact of design options.
- Plan next steps.

Agenda

Open Meeting, Welcome	6:00	Mayor
Meeting Overview	6:05	Curt
Design Option Review	6:10	
Scope of Work Description Review	6:20	
Cost Estimate Components	6:25	
Overall Project Budget Allocations	6:30	
Cost Estimate Summary	6:40	
Cost Estimate Review by Divisions	7:00	
Discussion and next steps	7:30	Group
Adjourn	8:00	Mayor

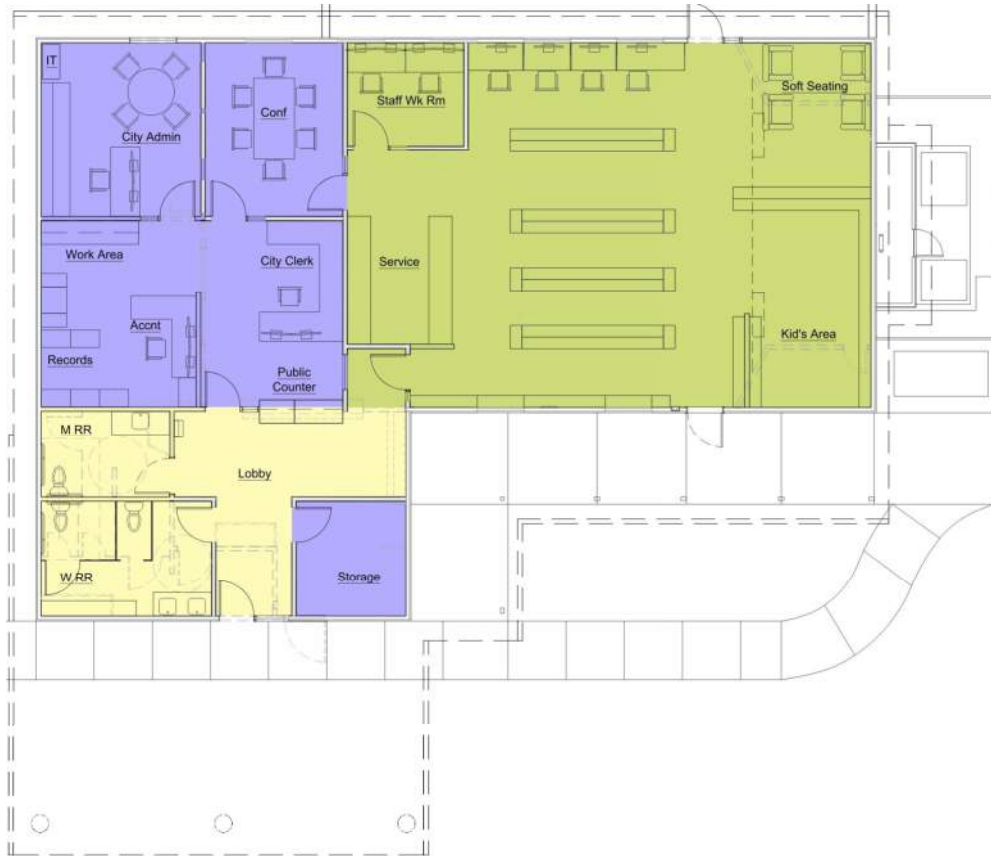
Concept Design Option Review

Concept Design Option 1b



2,880 sf

Concept Design Option 1b



2,880 sf

Improvements

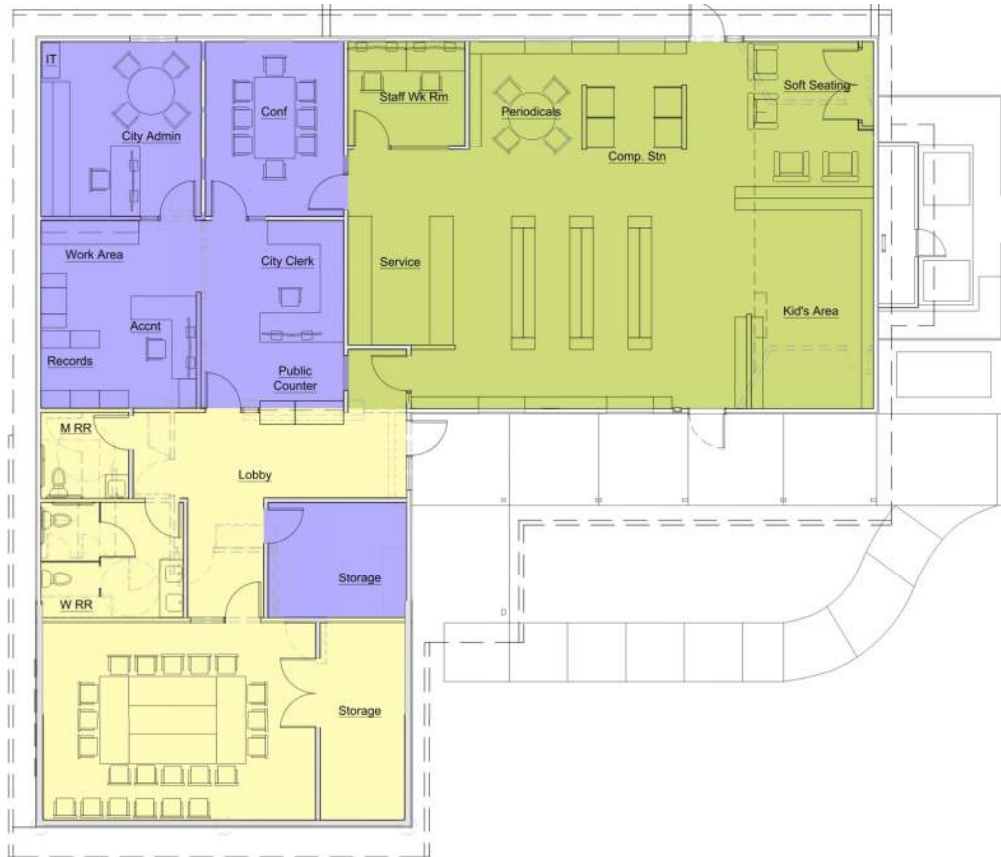
- New entrance door.
- New windows.
- New flooring throughout.
- New paint interior and ext.
- Revise some ductwork.
- Replace 50% of lights.
- Minor security system.
- Exterior accessible route.

Concept Design Option 2b



3,456 sf

Concept Design Option 2b



3,456 sf

Improvements beyond 1b

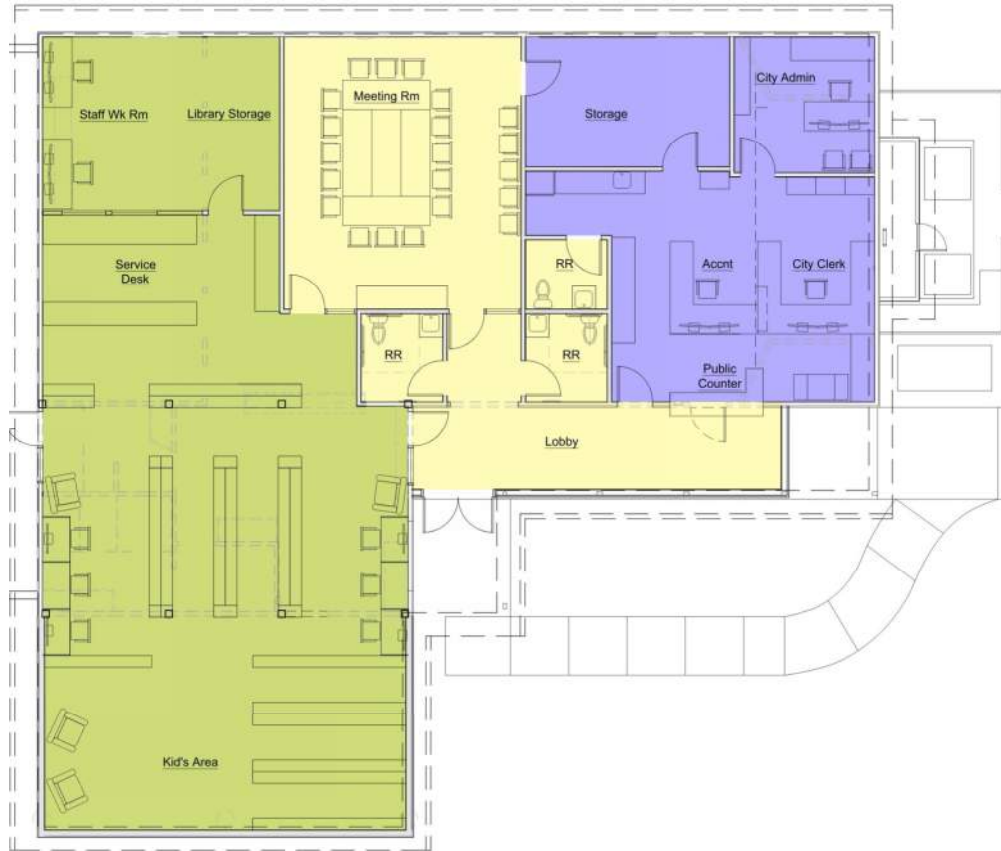
- Carport infill.
- Revise all ductwork.
- New HVAC units.
- Upgraded elec. service.
- Replace all lights.
- New fire alarm system.
- Upgraded security system.
- Additional sidewalk.
- New pavement, north lot.

Concept Design Option 5b



3,758 sf

Concept Design Option 5b



3,758 sf

- Improvements beyond 2b
- Covered walkway infill.
 - Upgraded HVAC units.
 - Relocated elec. service.
 - New fire sprinklers
 - Enhanced security system.
 - Additional sidewalk.
 - New pavement, all lot.

Scope of Work

- In addition to floor plan and existing drawings, the team is building a narrative description of components.

Specification Outline

Owner City of Lowell
 Project Lowell Library and City Hall
 Date Printed 8/12/2021

Divisions	Sections	Outline Spec Notes		
		Option 1B	Option 2B	Option 5B
07 3100	Shingles and Shakes Asphalt Shingles	GAF Timberline Architectural Roof Shingles		Alternate to replace all siding 50 year shingles
07 4243	Composite Wall Panels ... Niche panels		Assume 15% of new wall area	Assume 15% of new wall area
07 4600	Siding Fiber-Cement Siding	Hard-Plank, 5 1/4" Exposure Allowance for repairs at new windows	Assume 85% of new wall area Allowance for repairs at new windows	Assume 85% of new wall area Allowance for repairs at new windows Allowance for new siding at all building
07 6000	Sheet Metal	New downspouts	New downspouts	New downspouts and gutters Perimeter flashing at new roofing
07 9200	Joint Sealant	Allowance to re-caulk exterior	Allowance to re-caulk exterior	Allowance to re-caulk exterior
Division 08 - Doors and Windows				
08 1100	Metal Doors and Frames Hollow Metal Doors Hollow Metal Frames	Half-ite Replace door in SE corner Replace door in SE corner	Replace door in SE corner Replace door in SE corner	Replace door in SE corner Replace door in SE corner
08 1400	Wood Doors Interior wood doors	Half-ite Flush New office, meeting room, library entrance Restroom and storage doors	New office, meeting room, library entrance Restroom and storage doors	New office, meeting room, library entrance Restroom and storage doors
08 3100	Access Doors and Panels	16" x 16"	Assume one per restroom	Assume one per restroom
08 4100	Aluminum Storefront Aluminum Storefront System	New entrance door New north library door	New entrance door New north library door	New entrance door New north library door Windows in new wall of walkway infill

Scope of Work

- Safety and Security Recommendations



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Safety and Security Assessment of Facilities

July 20, 2021, CIS staff met city of Lowell Administrator Jeremy Caudle at city hall located at 107 E. 3rd Street, Lowell. There, brief introductions were made before a walking tour of city hall was provided. After the current city hall was assessed, Caudle escort staff to the pending new city hall building, the water treatment plant, and the wastewater plant. The following categories of assessment are presented for quick reference, confirmation of best practice/legal compliance, and guidance for improvement.

CIS Staff Present: Stuart; Katie Durfee, Risk Management Supervisor; Tom Belusko, Risk Management Consultant

Please note: This report is for official use only and is exempt from public disclosure pursuant to ORS 192.345 (22) & (23), for safety and security of building and staff.

Exterior:

City Hall – The current city hall is a small single level stick-built facility that was occupied by three city staff at the time of inspection. The building sits on a large lot in a quasi-residential area.

A small parking area is adjacent to a ramp leading to the front door of the building. Although the ramp appears ADA compliant, the parking area is comprised of asphalt with no dedicated handicap parking space(s). Additionally, there is no electronic enhancement (button) that would allow disabled persons to open the front door of the building without having to grasp and pull.

No cameras or enhanced motion sensing lighting were noted.

Vegetation surrounding the building is minimal, which eliminates the ability of persons to hide, stash caches of weapons, or engage in covert burglary activity.

The entry/exit doors are constructed of wood with no glass panes.

No backup power source was identified.

Windows are glass with vinyl casing. Albeit the windows have locking mechanisms attached a couple of concerns were noted.

1. The portable air conditioning unit being used in Administrator Caudle's office requires an outside air source, which is accomplished by placing an intake



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hose and housing inside a window frame. The aforementioned requirement compromises the ability of the window to be closed and locked afterhours unless the cooling unit's intake hose is removed.

2. Wood rot on the northeast corner section of the building has not only compromised the integrity of the window security, but also potentially the safety of persons inside given the obvious extent of damage which appears to be the result of pooled water on the flat roof.

3. Presently, cash turnover occurs once per week. There should be no set time/pattern for deposits.

Recommendations:

- Plan to install ADA compliant door handles, electronic openers, and compliant threshold widths of 3/2 inches or more.
- Install video surveillance equipment that buffers to a network Cloud account (citywide cameras), which can be readily accessed by authorized staff.
- Install motion sensing lighting on all four corners of building.
- Repair damage before it becomes cost prohibitive, compromises structural integrity, or develops harmful molds.
- Ensure that all facility windows and doors are secured when building is not occupied.
- Consider installing at least an audible intrusion alarm.
- Ensure all doors are solid and lockable versus hollow core and left open allowing intruders to have undeterred access to staff.
- Cyclone or see-through fencing/grating should be used to secure properties, mechanical units, and sources power versus wooden partitions.
- Identify and install a backup power source robust enough to allow essential functions to be sustained.
- Cash deposits/turnovers should occur daily.
- Future city hall needs camera installed that monitors the cash receivables area (video only).

Water Treatment Plant – The facility is located on the gravel dead end of Parker Lane adjacent to Dexter Reservoir. The property is surrounded by an eight-foot cyclone fence with a three-foot barbed wire overhang attached to the top rail. The front gate is secured with chain link and a padlock.

Cost Estimate Process

Cost Estimate Process - Organization

- Division 01 – General Conditions
- Division 02 – Demolition
- Division 03 – Concrete
- Division 04 – Masonry
- Division 05 – Metals
- Divisions 06 – Woods and Plastics
- Division 07 – Envelope
- Division 08 – Doors and Windows
- Division 09 – Interior Finishes
- Division 10 – Specialties
- Division 11 – Equipment
- Division 12 – Furnishings
- Divisions 13 – Special Construction
- Division 14 – Conveying Systems
- Division 21 – Fire Suppression Systems
- Division 22 – Plumbing
- Division 23 – HVAC
- Division 26 – Electrical
- Division 27 – Communication
- Division 28 – Electronic Safety
- Division 31 – Earthwork
- Division 32 – Exterior Improvements
- Division 33 - Utilities

Cost Estimate Process - Markups

- Subcontractor/Supplier Costs
 - General Contractor's Markups
 - General Conditions 10.00%
 - Liability Insurance 0.50%
 - Bond 1.10%
 - Contractor P&OH 8.00%
- 19.60%

Cost Estimate Process - Contingencies

- Estimating Contingencies **15-20%**

Cost Estimate Process – Markup Impact

Project Budget Development

Construction Costs	75%
<u>Other Project Costs</u>	<u>25%</u>
Total Project Costs	100%

Project Budget Development

Construction Costs	75%
<u>Other Project Costs</u>	<u>25%</u>
Total Project Costs	100%

Project Budget Development

Other Project Costs

- Pre-Construction Investigation 0.25%
- Construction Testing 0.25%
- Permit and SDC's 3.00%
- Owner Support 0.25%
- Design Team Fees and Expenses 12.50%
- Equipment, Communication, Furniture 2.25%
- Other 0.50%
- Project Contingency 1.50%
- Construction Contingency 5.00%
- Subtotal - Other Project Costs 25.00%

2019 Facilities Studies

4 COST ESTIMATES

Cost estimates for the Library renovation and City Hall new construction are based on the program developed during the Community Facilities Study process. The amount shown is based on 2019 construction and materials costs for the region. The cost of renovation and construction will change depending upon the final detailed program, materials, and timeline.

LIBRARY - Renovation

Building Renovation Costs	\$188,035
FF&E	\$ 38,960
Design and Engineering	\$ 31,595
Site Development	\$ 10,775
Contingency	\$ 15,085
Total Cost Estimate	\$284,450

CITY HALL - New Construction

Building Construction Costs	\$749,670
FF&E	\$628,745
Site Development	\$182,695
Design, Supervision, Instruction, & Overhead	\$154,095
Contingency	\$ 46,835
Total Cost Estimate	\$1,762,040



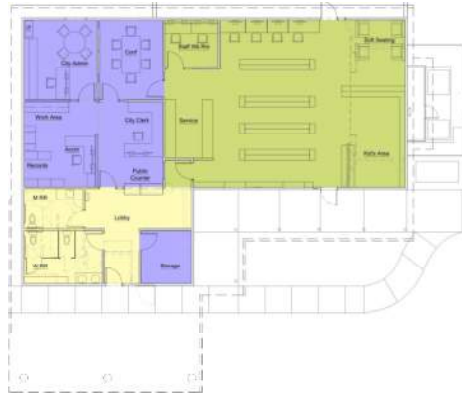
22



CITY OF LOWELL COMMUNITY FACILITIES STUDY 23

Cost Estimate Summary

Cost Estimate Summary



Option 1b



Option 2b

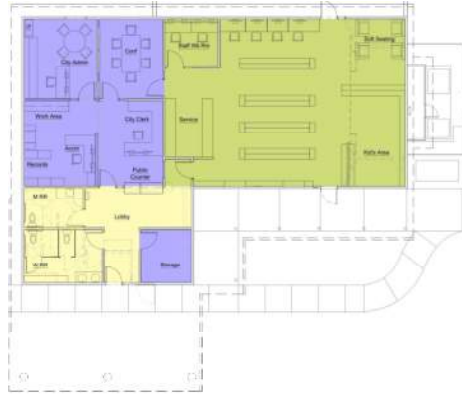


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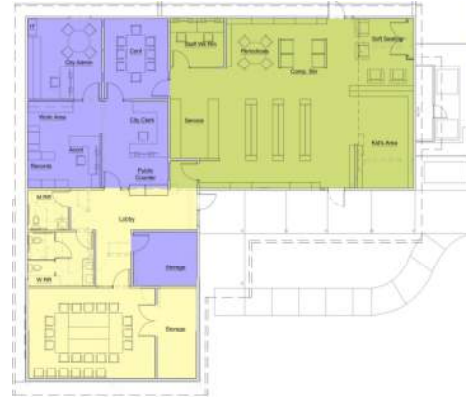
Summary

• Construction Costs	\$314,733	\$934,696	\$1,490,378
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Cost Estimate Detail



Option 1b



Option 2b



Option 5b

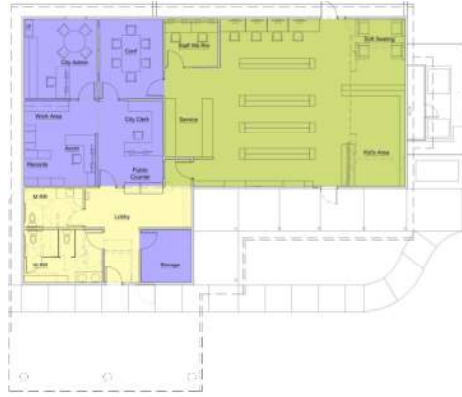
Division 02 – Demolition

\$17,557

\$53,029

\$58,720

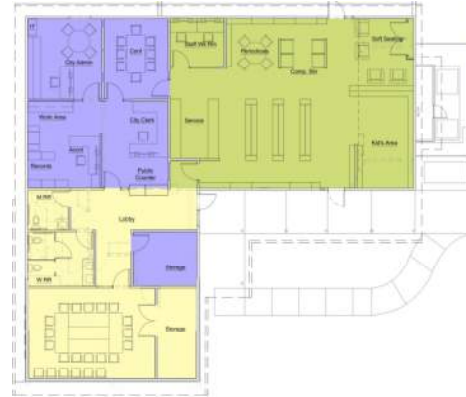
Cost Estimate Detail



Option 1b

Division 03 – Concrete

\$0



Option 2b

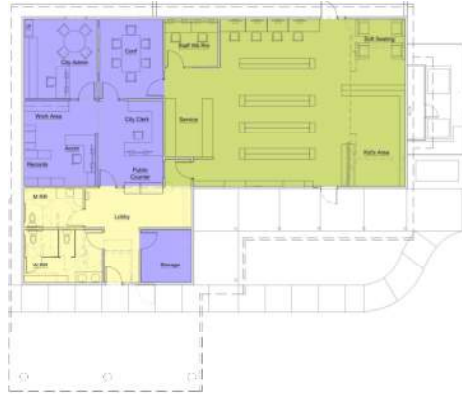
\$38,979



Option 5b

\$51,961

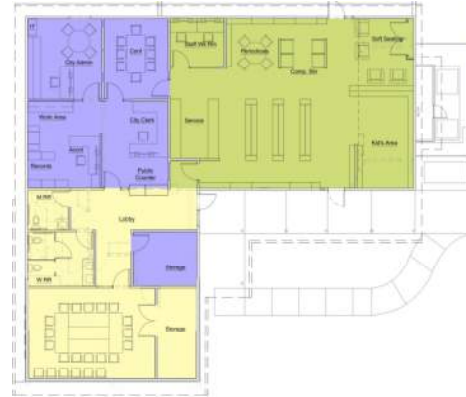
Cost Estimate Detail



Option 1b

Division 06 – Wood

\$0



Option 2b

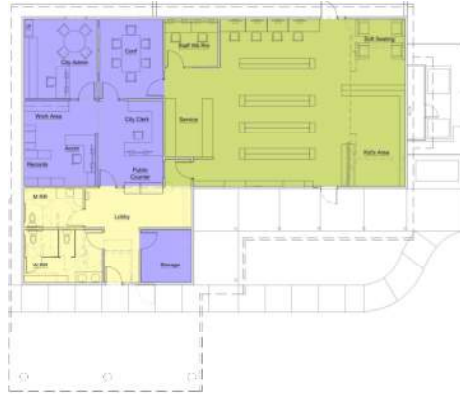
\$27,656



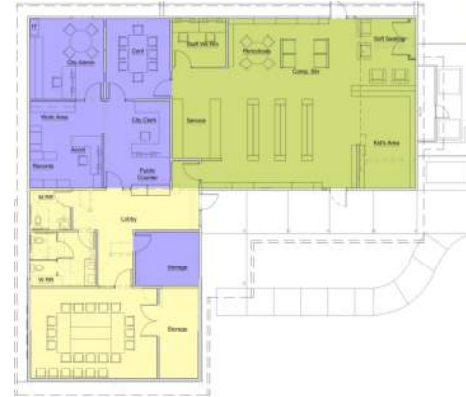
Option 5b

\$44,194

Cost Estimate Detail



Option 1b



Option 2b

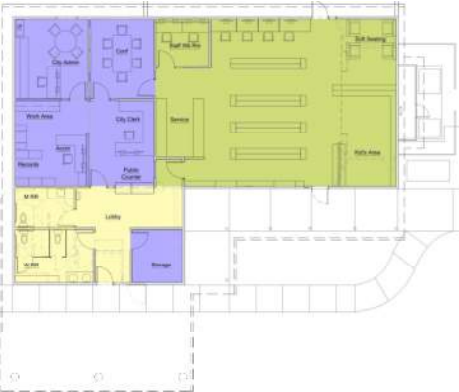


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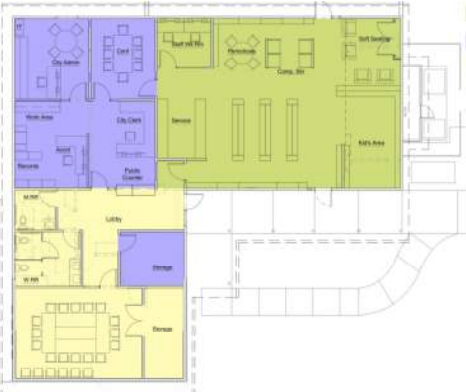
Division 07 - Envelope

• Siding	\$1,435	\$15,902	\$58,770
• Roofing	\$2,153	\$2,512	\$48,976
• Insulation	\$5,023	\$5,740	\$11,157
• Other	\$0	\$4,949	\$20,483

Cost Estimate Detail



Option 1b



Option 2b

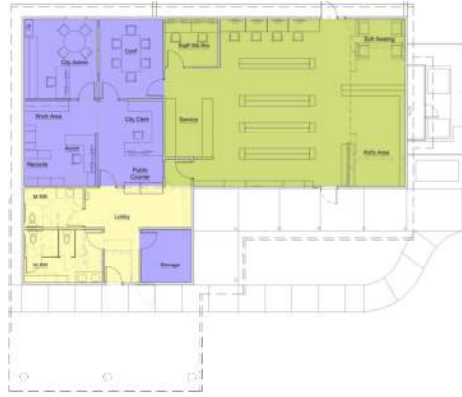


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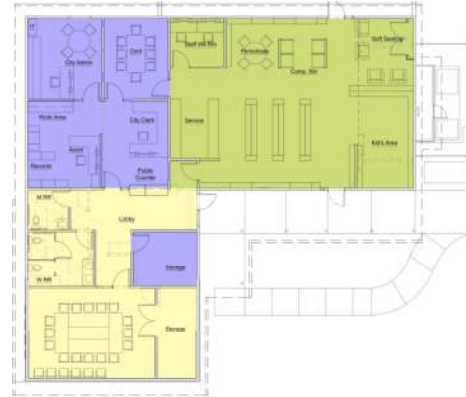
Division 08 – Doors and Window

• Doors and Frames	\$38,262	\$53,295	\$67,690
• Windows	\$16,023	\$22,240	\$28,457
• Other	\$7,268	\$8,479	\$14,536

Cost Estimate Detail



Option 1b



Option 2b

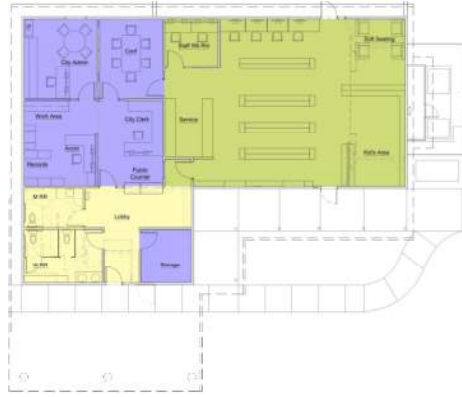


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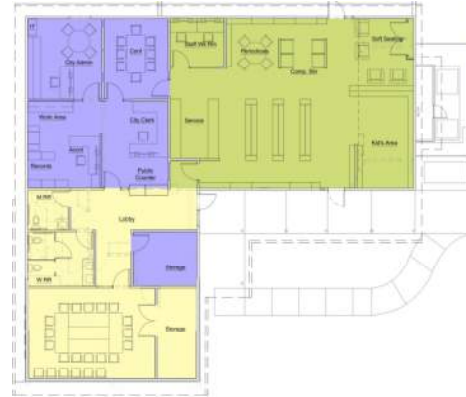
Division 09 - Interior

• Walls and Paint	\$37,453	\$51,294	\$80,104
• Flooring	\$24,183	\$27,448	\$29,581
• Ceiling	\$6,358	\$16,347	\$42,160
• Tile	\$2,153	\$28,835	\$31,718
• Exterior Paint	\$8,288	\$8,163	\$8,074

Cost Estimate Detail



Option 1b



Option 2b

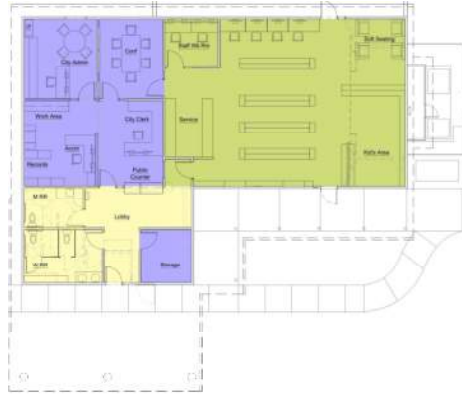


Option 5b

Division 10 - Specialties

• Signage	\$10,046	\$17,940	\$21,528
• Other	\$24,505	\$33,813	\$35,249

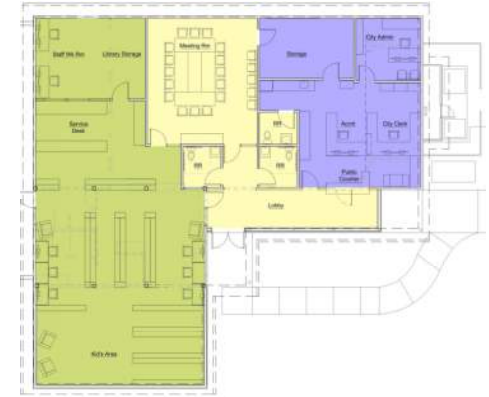
Cost Estimate Detail



Option 1b



Option 2b



Option 5b

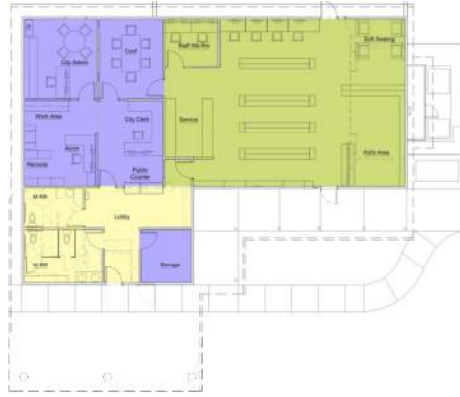
Division 11 – Equipment

\$2,710

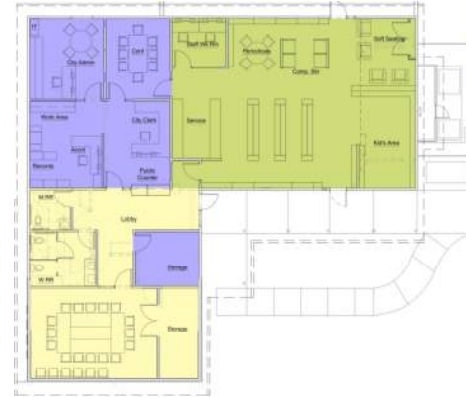
\$4,128

\$4,128

Cost Estimate Detail



Option 1b



Option 2b



Option 5b

Division 12 - Furnishings

- Window Coverings \$1,938
- Casework \$14,940
- Furniture

\$2,100

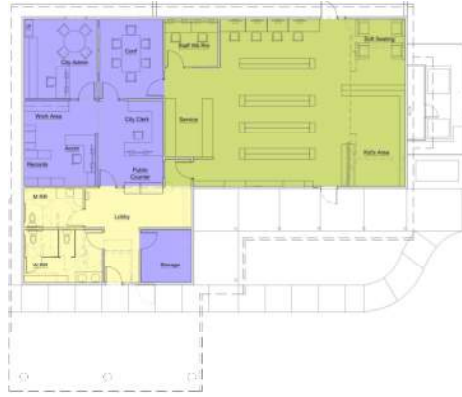
\$26,422

\$2,325

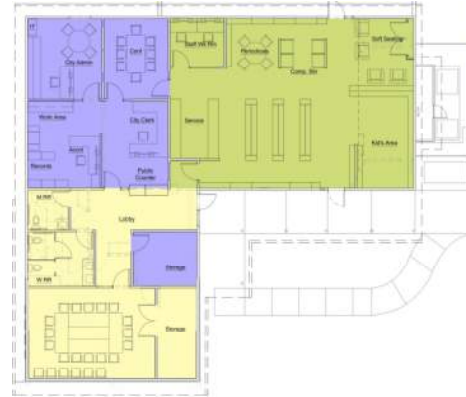
\$49,385

See Other Project Costs for FFE Budget

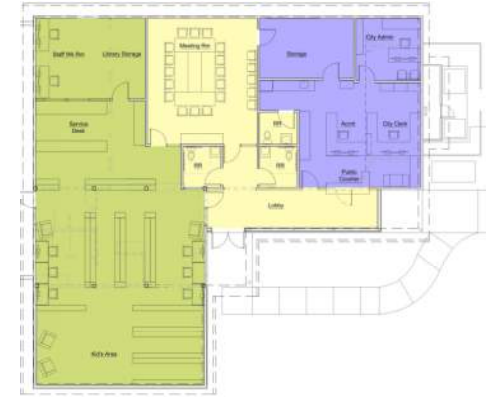
Cost Estimate Detail



Option 1b



Option 2b



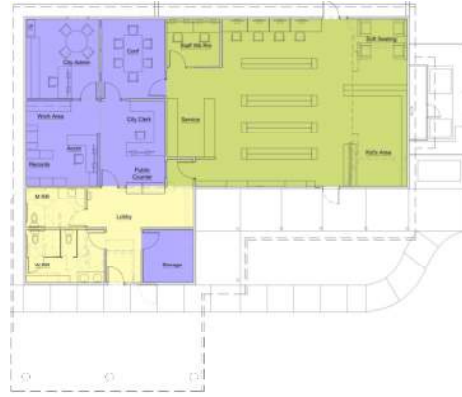
Option 5b

Division 21 – Fire Suppression \$0

\$0

\$86,112

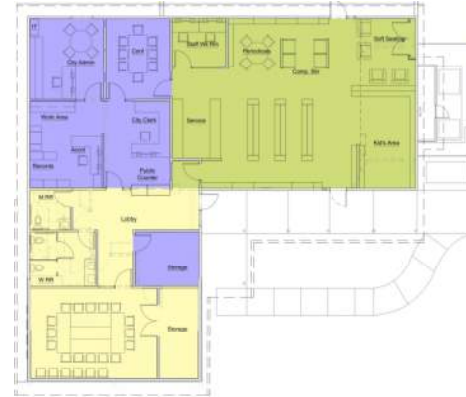
Cost Estimate Detail



Option 1b

Division 22 - Plumbing

\$7,176



Option 2b

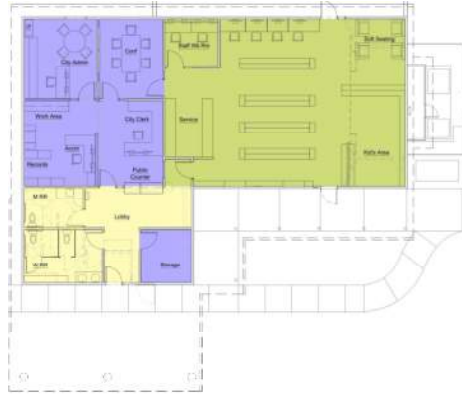
\$33,311



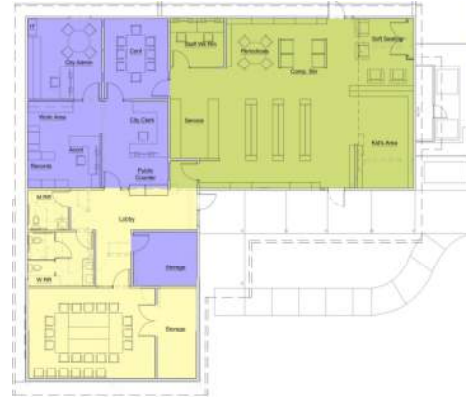
Option 5b

\$38,885

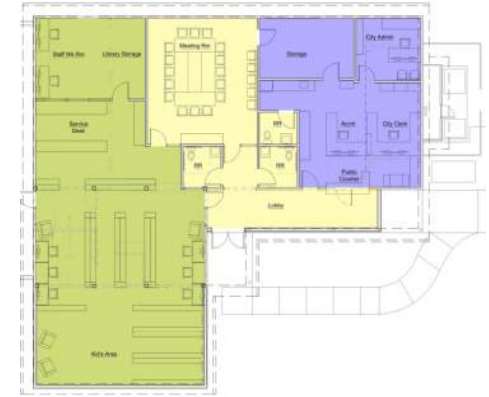
Cost Estimate Detail



Option 1b



Option 2b

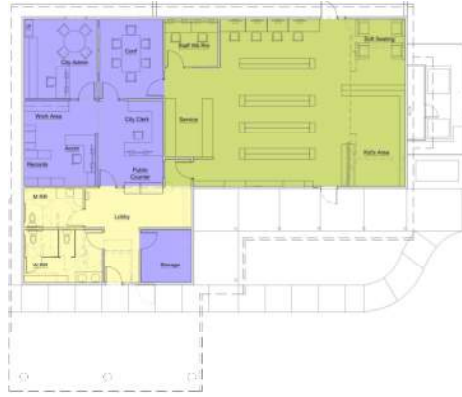


Option 5b

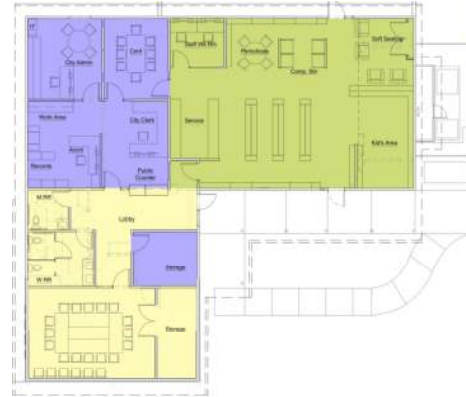
Division 22 - HVAC

• Ductwork	\$14,352	\$43,056	\$43,056
• Package Heat Pumps	\$0	\$86,112	\$114,816
• Restroom Exhaust	\$5,741	\$5,741	\$8,611

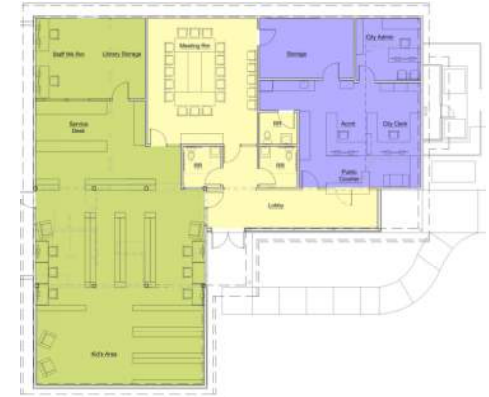
Cost Estimate Detail



Option 1b



Option 2b

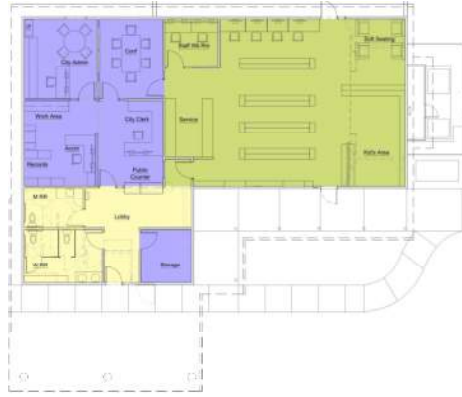


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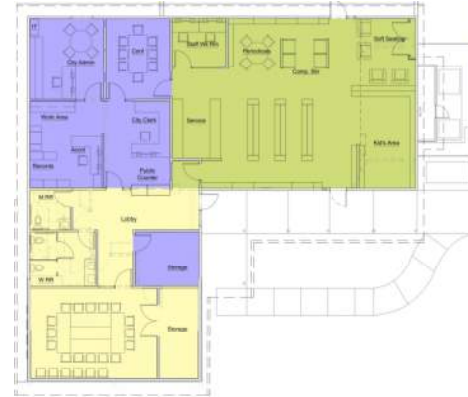
Division 23 - Electrical

• Electrical Service	\$0	\$21,528	\$28,704
• Power Distribution	\$14,926	\$30,139	\$48,797
• Building Lighting	\$20,810	\$50,232	\$64,584
• Site Lighting	\$0	\$5,023	\$7,176

Cost Estimate Detail



Option 1b



Option 2b



Option 5b

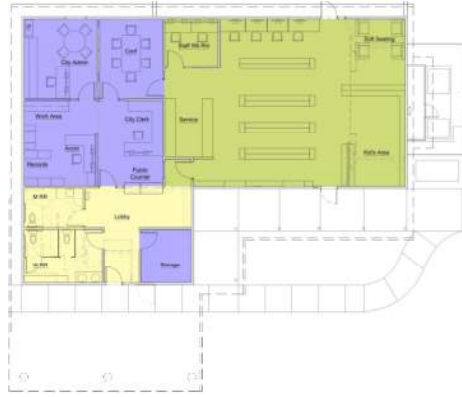
Division 27 – Comm

\$ 3,588

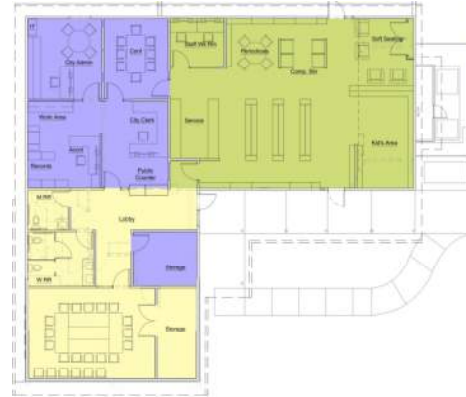
\$17,222

\$28,704

Cost Estimate Detail



Option 1b



Option 2b

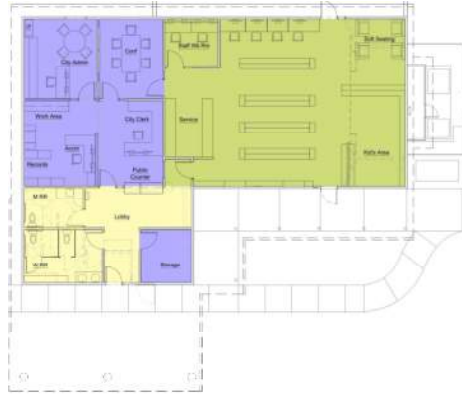


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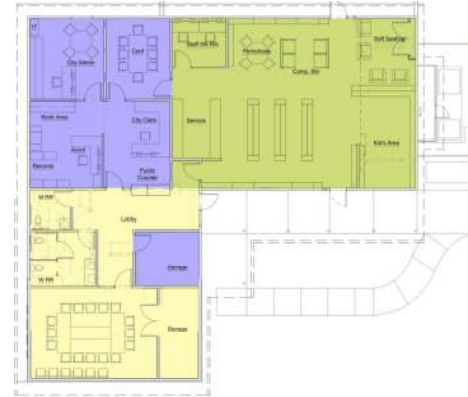
Division 28 – Electronic Safety

• Fire Alarm	\$0	\$14,352	\$7,176
• Security	\$4800	\$14,352	\$35,880

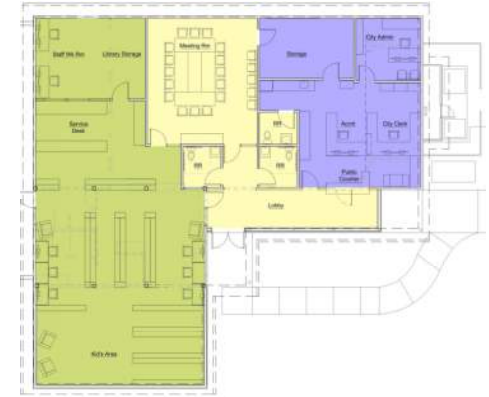
Cost Estimate Detail



Option 1b



Option 2b



Option 5b

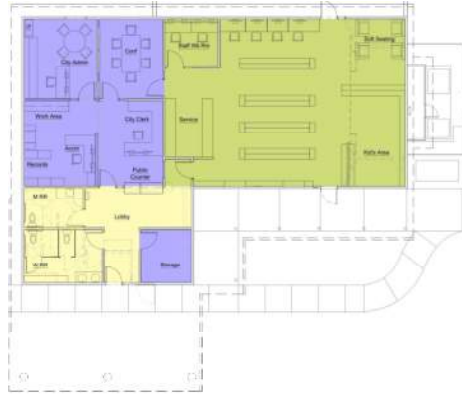
Division 31 - Earthwork

\$1,076

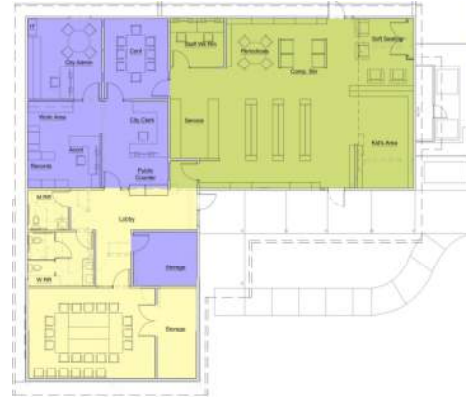
\$44,737

\$75,540

Cost Estimate Detail



Option 1b



Option 2b

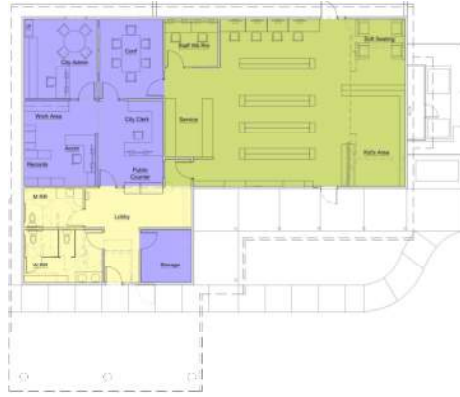


Option 5b

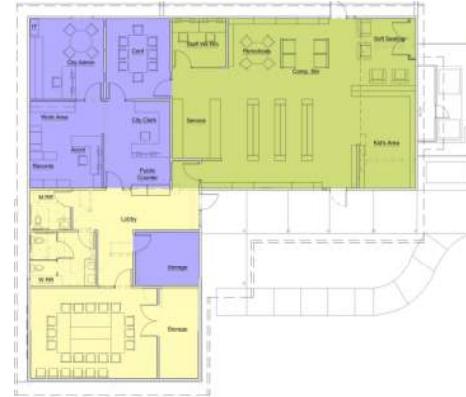
Division 32 – Exterior Improvements

• Pavements	\$0	\$44,516	\$110,144
• Sidewalks	\$2,019	\$3,287	\$3,555
• Other	\$19,949	\$49,959	\$52,937

Cost Estimate Detail



Option 1b



Option 2b

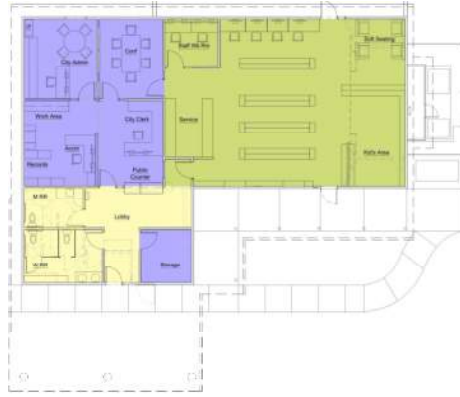


Option 5b

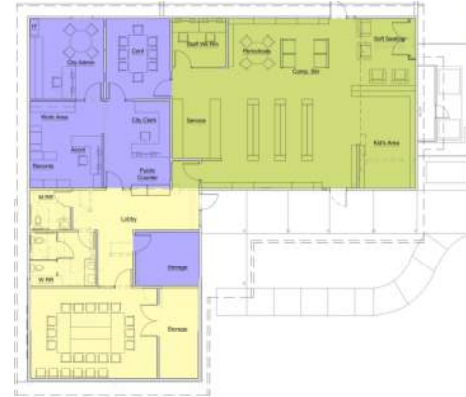
Division 33 - Utilities

• Sanitary	\$0	\$12,558	\$12,588
• Storm	\$0	\$7,176	\$7,176

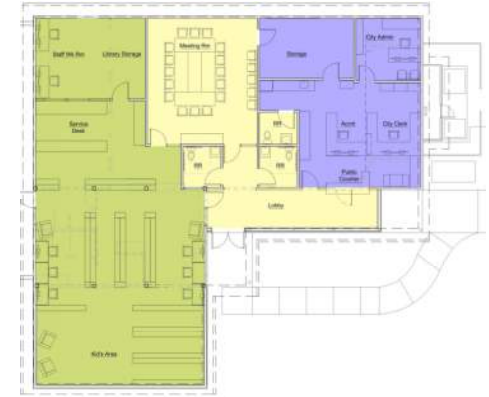
Cost Estimate Detail



Option 1b



Option 2b



Option 5b

Summary

• Construction Costs	\$314,733	\$934,696	\$1,490,378
• <u>Other Project</u>	\$78,683	\$233,674	\$372,594
• Total Project Budget	\$393,417	\$1,168,370	\$1,862,972

Cost Estimate Analysis

	Option 1B	Option 2B	Option 5B
	2,880	3,456	3,758
Division 02 - Demolition	\$17,557	\$53,029	\$58,720
Division 03 - Concrete	\$0	\$38,979	\$51,961
Divisions 06 - Wood	\$0	\$27,656	\$44,194
Division 07 - Building Envelope	\$8,611	\$29,102	\$139,387
Division 08 - Doors and Windows	\$61,553	\$84,014	\$119,532
Division 09 - Interior Finishes	\$78,435	\$134,213	\$192,427
Division 10 - Specialities	\$34,551	\$51,753	\$56,777
Division 11 - Equipment	\$2,710	\$4,128	\$4,128
Division 12 - Furnishings	\$16,878	\$28,522	\$48,840
Division 21-Fire Suppresion	\$0	\$0	\$86,112
Division 22 - Plumbing	\$7,176	\$33,311	\$38,885
Division 23 - HVAC	\$20,093	\$134,909	\$166,483
Division 26 - Electrical	\$35,736	\$106,922	\$149,261
Division 27 - Communication	\$3,588	\$17,222	\$28,704
Division 28 - Electronic Safety	\$4,800	\$28,704	\$43,056
Division 31 - Earthwork	\$1,076	\$44,737	\$75,540
Division 32 - Exterior Improvements	\$21,969	\$97,762	\$166,637
Division 33 - Utilities (to the building)	\$0	\$19,734	\$19,734
Construction Cost Total	\$314,733	\$934,696	\$1,490,378

Cost Estimate Analysis

		Option 1B	Option 2B	Option 5B
		2,880	3,456	3,758
Building + Utilities		\$291,688	\$792,198	\$1,248,201
Unit Cost (sf)		\$101	\$229	\$332
Site Improvements		\$23,045	\$142,498	\$242,177
Total		\$314,733	\$934,696	\$1,490,378
Unit Cost (sf)		\$109	\$270	\$397

Cost Estimate Analysis

		Option 1B	Option 2B	Option 5B
		2,880	3,456	3,758
Building				
	Div 02-07	\$26,168	\$148,766	\$294,262
		\$9	\$43	\$78
	Div 08-12	\$194,127	\$302,629	\$421,703
		\$67	\$88	\$112
	Div 21-28	\$71,394	\$321,069	\$512,501
		\$25	\$93	\$136
		\$291,688	\$772,464	\$1,228,467
		\$101	\$224	\$327

Discussion

Thank you!

WILSON
ARCHITECTURE