

**Lowell City Council**  
**Work Session Agenda**  
**Tuesday, November 19 at 6:00 P.M.**  
Maggie Osgood Library  
70 North Pioneer Street, Lowell, OR 97452

**Call to Order/Roll Call**

Councilors: Mayor Bennett \_\_\_\_ Angelini \_\_\_\_ Harris \_\_\_\_ Stratis \_\_\_\_ Dragt \_\_\_\_

Work sessions are held for the City Council to receive background information on City business and to give Council members an opportunity to ask questions and express their individual views. No decisions are made, and no votes are taken on any agenda item. The public is invited to attend, however, there is generally no public comment period.

**Work Session Topic(s)**

1. Community Facilities Study

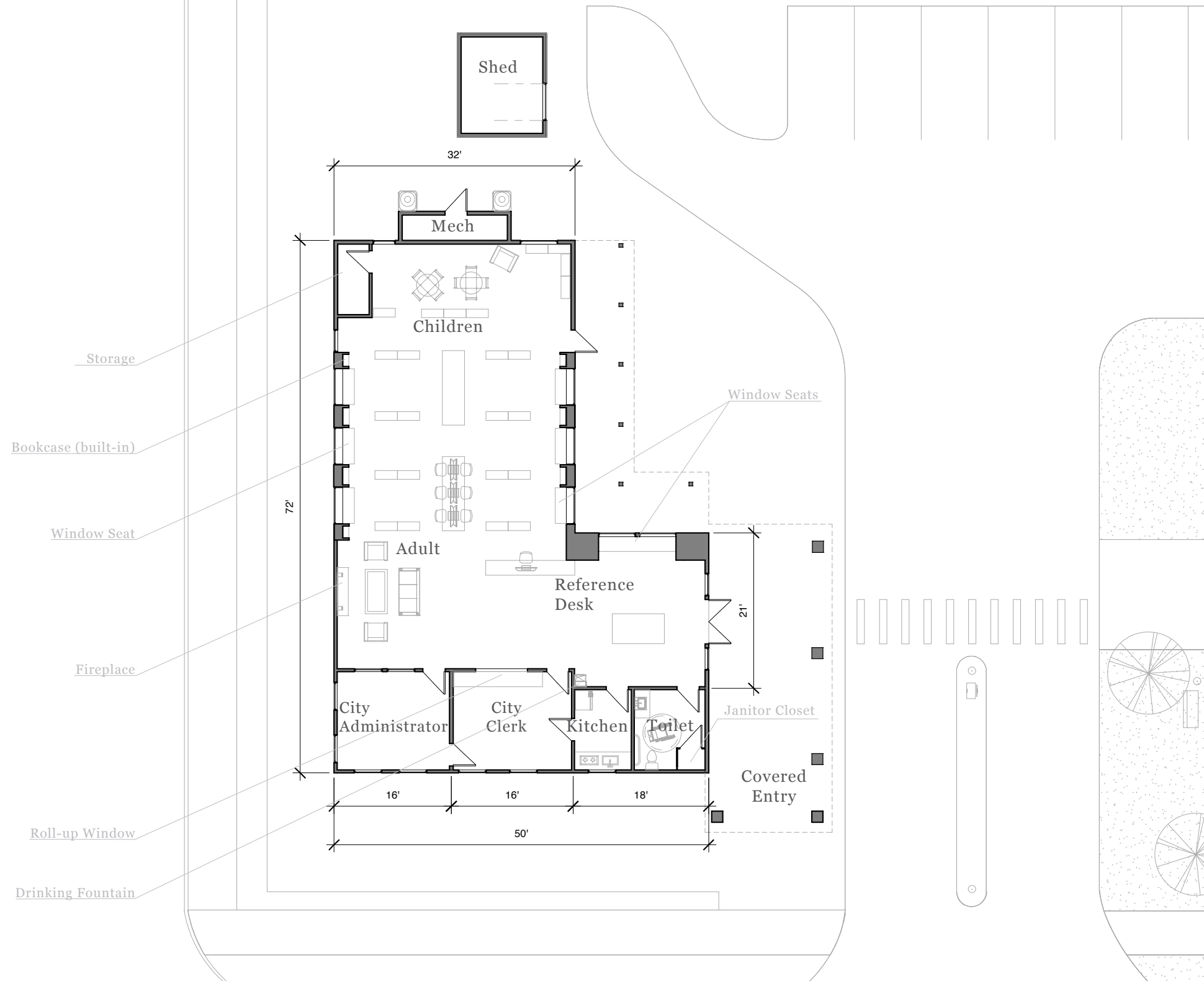
**Adjourn**

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to the City Clerk, Joyce Donnell, at 541-937-2157.

# CITY HALL AND LIBRARY FLOOR PLAN

City of Lowell Facilities Study - FINAL 14 October 2019  
 2,723 net square feet, Renovation

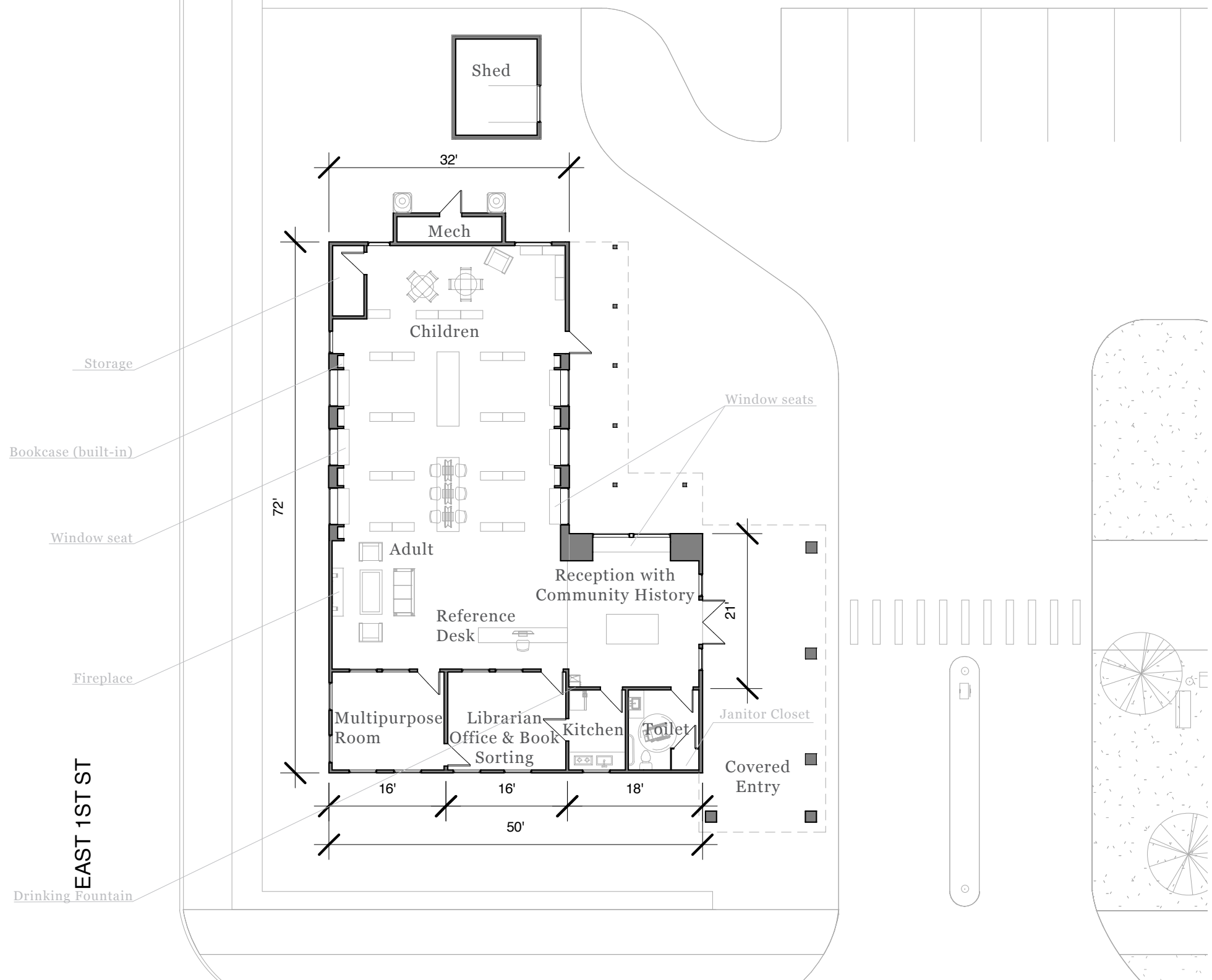
Room	Net SF
Reception Area	335
Main Library Area	1717
Toilet	91
Kitchen	82
City Clerk	210
City Administrator	200
Storage	40
Mechanical	48



# LIBRARY FLOOR PLAN

City of Lowell Facilities Study - FINAL 14 October 2019  
 2,730 gross square feet, Renovation

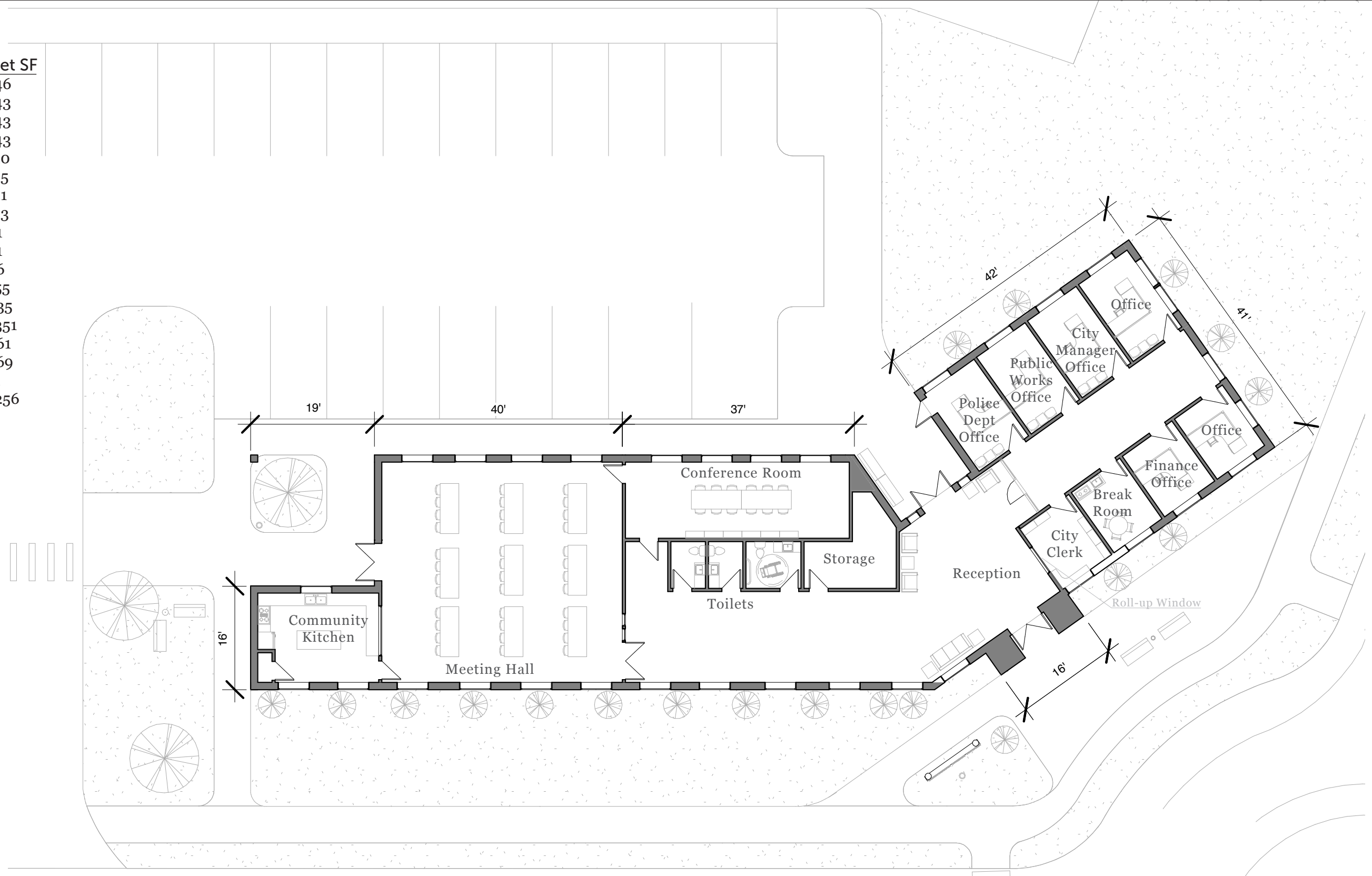
Room	Net SF
Reception Area	335
Main Library Area	1717
Toilet	91
Kitchen	82
Office/Book Sorting	210
Multipurpose Room	200
Storage	40
Mechanical	48



# CITY HALL FLOOR PLAN

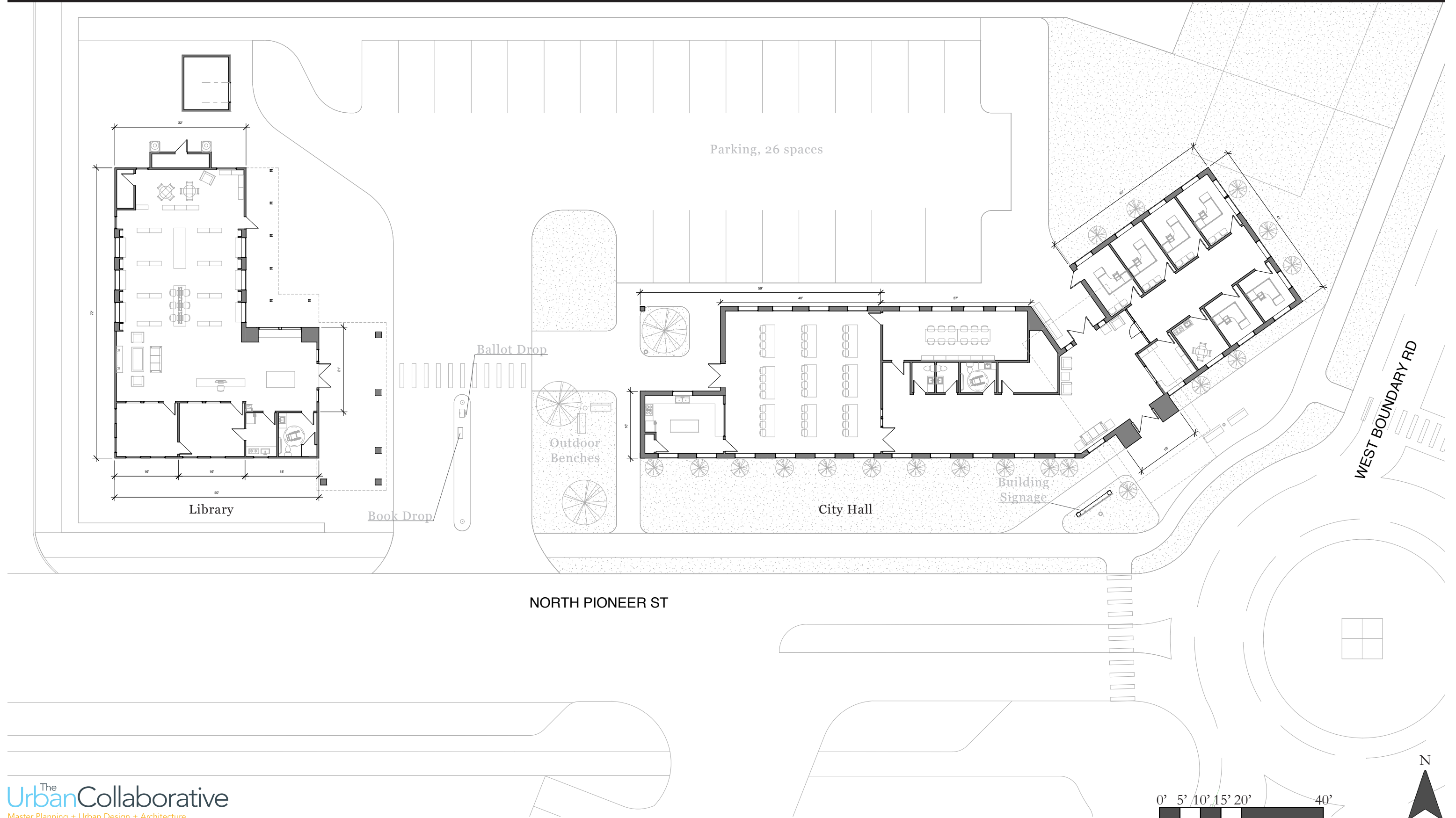
City of Lowell Facilities Study - FINAL 14 October 2019  
 5,010 net square feet, New Construction

Room	Net SF
Police Dept Office	146
Public Works Office	143
City Manager Office	143
Office	143
Office	110
Finance Office	115
Break Room	111
City Clerk Office	113
Toilet	41
Toilet	41
ADA Restroom	66
Storage	155
Conference Room	435
Meeting Hall	1351
Kitchen	261
Hallway	369
Kitchen Closet	11
Reception Area	1256



# SITE PLAN

City of Lowell Facilities Study - FINAL 14 October 2019



# CITY HALL FRONT ELEVATION

City of Lowell Facilities Study - FINAL 14 October 2019



# CITY HALL FRONT ELEVATION

City of Lowell Facilities Study - FINAL 14 October 2019



# LIBRARY FRONT ELEVATION

City of Lowell Facilities Study - FINAL 14 October 2019





# LIBRARY AND CITY HALL FRONT ELEVATION

City of Lowell Facilities Study - FINAL 14 October 2019



Program: Lowell Projects  
 Project: Lowell Town Hall  
 Project Num: TBD

## Project Detail Report

13 Nov 2019  
2:39 PM

Assembly	Quantity	UOM	Unit Cost	Material	Labor	Equipment	SubBid	Total Cost
<b>Facility: General Administrative Facility</b>			<b>Type: Primary Facilities</b>					
<b>FSA: ADA RESTROOM</b>			<b>Size: 66.00 SF</b>					
Assembly	Quantity	UOM	Unit Cost	Material	Labor	Equipment	SubBid	Total Cost
C1010010101	35.37	SF	\$3.08	\$23.48	\$85.54	\$0.00	\$0.00	\$109.02
C1010010109	41.36	SF	\$4.50	\$50.45	\$135.60	\$0.00	\$0.00	\$186.05
C1010010113	100.18	SF	\$21.05	\$636.04	\$1,472.75	\$0.00	\$0.00	\$2,108.79
C1020030303	1.00	EA	\$2,150.44	\$1,615.53	\$534.91	\$0.00	\$0.00	\$2,150.44
C1030020201	1.00	EA	\$70.63	\$31.93	\$38.70	\$0.00	\$0.00	\$70.63
C1030020203	1.00	EA	\$654.27	\$538.18	\$116.09	\$0.00	\$0.00	\$654.27
C1030020206	1.00	EA	\$127.11	\$69.07	\$58.04	\$0.00	\$0.00	\$127.11
C1030020207	1.00	EA	\$406.07	\$348.02	\$58.04	\$0.00	\$0.00	\$406.07
C1030020209	1.00	EA	\$179.60	\$57.41	\$122.20	\$0.00	\$0.00	\$179.60
C1030020210	1.00	EA	\$159.40	\$101.36	\$58.04	\$0.00	\$0.00	\$159.40
C1030040401	1.00	EA	\$102.99	\$78.04	\$24.96	\$0.00	\$0.00	\$102.99
C3010030311	65.75	SF	\$3.03	\$41.28	\$158.19	\$0.00	\$0.00	\$199.47
C3010040401	112.68	SF	\$17.69	\$725.69	\$1,267.77	\$0.00	\$0.00	\$1,993.45
C3010900501	56.34	SF	\$1.44	\$20.21	\$61.15	\$0.00	\$0.00	\$81.37
C3020010101	0.42	SF	\$29.82	\$4.76	\$7.76	\$0.00	\$0.00	\$12.53
C3020010102	59.81	SF	\$40.11	\$1,006.40	\$1,392.63	\$0.00	\$0.00	\$2,399.03
C3030020301	63.89	SF	\$3.73	\$44.70	\$193.91	\$0.00	\$0.00	\$238.61
C3030900601	63.89	SF	\$1.44	\$22.92	\$69.35	\$0.00	\$0.00	\$92.27
D2010010104	1.00	EA	\$4,038.48	\$3,291.88	\$746.60	\$0.00	\$0.00	\$4,038.48
D2010030306	1.00	EA	\$6,907.50	\$2,310.95	\$4,596.54	\$0.00	\$0.00	\$6,907.50
D2010060601	1.00	EA	\$2,005.96	\$1,345.45	\$660.50	\$0.00	\$0.00	\$2,005.96
D5020010109	1.00	EA	\$1,022.75	\$264.07	\$758.68	\$0.00	\$0.00	\$1,022.75
D5020010158	1.00	EA	\$826.81	\$201.46	\$625.35	\$0.00	\$0.00	\$826.81
D5020020207	1.00	EA	\$1,208.32	\$299.78	\$908.53	\$0.00	\$0.00	\$1,208.32
D502002u2	3.00	EA	\$331.95	\$735.53	\$260.32	\$0.00	\$0.00	\$995.85

Note: All Costs Include ACF, Markups and Escalation

Project Location: Oregon Average, Oregon  
 Project Midpoint: Jan 2022

Area Cost Factor: 1.120  
 Escalation Rate: 16.266

Program: Lowell Projects  
 Project: Lowell Town Hall  
 Project Num: TBD

## Project Detail Report

13 Nov 2019  
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**FSA: ADA RESTROOM**

**\$28,276.75**

	<b>Total/SF</b>	<b>Material/SF</b>	<b>Labor/SF</b>	<b>Eqp/SF</b>	<b>Sub/SF</b>
66.00 SF	\$428.44	\$210.07	\$218.37	\$0.00	\$0.00

**FSA: BREAKROOM**

**Size: 111.00 SF**

Assembly	Quantity	UOM	Unit Cost	Material	Labor	Equipment	SubBid	Total Cost
C1010010102	63.06	SF	\$5.29	\$100.68	\$232.95	\$0.00	\$0.00	\$333.63
C1010010111	17.02	SF	\$21.86	\$85.90	\$286.10	\$0.00	\$0.00	\$372.00
C1030080101	13.66	LF	\$69.19	\$416.59	\$528.58	\$0.00	\$0.00	\$945.17
C1030090220	13.66	LF	\$524.33	\$5,048.07	\$2,114.34	\$0.00	\$0.00	\$7,162.41
C1030090222	13.66	LF	\$725.51	\$6,738.93	\$3,171.51	\$0.00	\$0.00	\$9,910.44
C3010030301	75.53	SF	\$6.63	\$122.96	\$377.77	\$0.00	\$0.00	\$500.74
C3010030304	42.27	SF	\$3.11	\$29.57	\$101.70	\$0.00	\$0.00	\$131.27
C3010900501	90.62	SF	\$1.44	\$32.51	\$98.36	\$0.00	\$0.00	\$130.88
C3020040404	19.02	SF	\$13.88	\$155.93	\$107.99	\$0.00	\$0.00	\$263.93
C3020909001	91.98	SF	\$0.37	\$18.23	\$15.47	\$0.00	\$0.00	\$33.71
C3030020301	13.23	SF	\$3.73	\$9.26	\$40.15	\$0.00	\$0.00	\$49.41
C3030900601	11.65	SF	\$1.44	\$4.18	\$12.65	\$0.00	\$0.00	\$16.83
C3030900603	97.77	SF	\$4.38	\$96.47	\$331.67	\$0.00	\$0.00	\$428.14
D2010040402	1.00	EA	\$2,272.60	\$1,722.18	\$550.42	\$0.00	\$0.00	\$2,272.60
D5020010101	4.00	EA	\$882.95	\$797.23	\$2,734.56	\$0.00	\$0.00	\$3,531.78
D5020010109	5.00	EA	\$1,022.75	\$1,320.34	\$3,793.39	\$0.00	\$0.00	\$5,113.73
D502002u1	4.00	EA	\$393.86	\$1,049.10	\$526.36	\$0.00	\$0.00	\$1,575.46

**FSA: BREAKROOM**

**\$32,772.12**

	<b>Total/SF</b>	<b>Material/SF</b>	<b>Labor/SF</b>	<b>Eqp/SF</b>	<b>Sub/SF</b>
111.00 SF	\$295.24	\$159.89	\$135.35	\$0.00	\$0.00

**FSA: BUILDING SHELL**

**Size: 5,010.00 SF**

Assembly	Quantity	UOM	Unit Cost	Material	Labor	Equipment	SubBid	Total Cost
A1010010103	27.87	LF	\$71.49	\$938.19	\$1,028.81	\$25.56	\$0.00	\$1,992.56

Note: All Costs Include ACF, Markups and Escalation

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Project Location: Oregon Average, Oregon

Area Cost Factor: 1.120

2016 Cost Book

Project Midpoint: Jan 2022

Escalation Rate: 16.266

PACES 1.3.34.0

Program: Lowell Projects

### Project Detail Report

13 Nov 2019

Project: Lowell Town Hall

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Project Num: TBD

A1010010105	0.46 m X 1.22 m(1'6" X 4'0") Strip Footing 20,684 kPa(3000 PSI)	65.02	LF	\$139.32	\$4,217.40	\$4,740.81	\$100.60	\$0.00	\$9,058.81
A1010010121	Frost Depth Modification To Foundation Wall	46.44	LF	\$69.80	\$660.70	\$2,516.11	\$64.62	\$0.00	\$3,241.44
A1010020201	Spread Footing	8.14	CY	\$382.29	\$1,586.72	\$1,472.58	\$52.55	\$0.00	\$3,111.85
A1010020241	Spread Footing, Reinforcing Steel	0.24	TON	\$4,011.45	\$417.63	\$545.12	\$0.00	\$0.00	\$962.75
A1030010103	152.4 mm(6") Standard Slab On Grade	5,010.00	SF	\$12.53	\$30,673.89	\$31,472.23	\$650.76	\$0.00	\$62,796.87
A1030050601	Drainage	178.11	LF	\$37.48	\$2,880.46	\$3,590.89	\$204.39	\$0.00	\$6,675.74
B1010010199	Seismic Modifications	5,010.00	SF	\$0.80	\$3,994.10	\$0.00	\$0.00	\$0.00	\$3,994.10
B1020010130	50.8 mm x 101.6 mm(2x4) Wood Truss Roof Framing W/19.05 mm(3/4") Plywd Roof Deck	5,167.00	SF	\$10.89	\$21,278.56	\$34,588.83	\$401.37	\$0.00	\$56,268.76
B2010010102	Brick Veneer Wall	3,985.00	SF	\$43.02	\$37,717.31	\$133,703.63	\$0.00	\$0.00	\$171,420.94
B2010010196	Load Bearing 2X6 Exterior Wall, No Finishes Applied	3,985.00	SF	\$13.98	\$16,603.91	\$39,090.27	\$0.00	\$0.00	\$55,694.18
B2010020310	5/8" Gypsum Board/Installed/Taped & Finished	3,985.00	SF	\$3.11	\$2,788.05	\$9,587.55	\$0.00	\$0.00	\$12,375.60
B2010020311	Paint to Gypsum Board Walls Using Roller	3,985.00	SF	\$1.44	\$1,429.77	\$4,325.57	\$0.00	\$0.00	\$5,755.34
B2010030211	101.6 mm(4") Batt Insulation W/Vapor Barrier	3,985.00	SF	\$2.17	\$2,719.42	\$5,927.87	\$0.00	\$0.00	\$8,647.29
B2010050501	Fixed Blade Exterior Louver With Baked Enamel Finish	103.81	SF	\$79.88	\$4,469.49	\$3,822.82	\$0.00	\$0.00	\$8,292.31
B2010070801	Gypsum Plaster Exterior Soffits	16.66	SF	\$10.07	\$28.13	\$138.89	\$0.81	\$0.00	\$167.83
B2020010101	Aluminum Frm Fixed Type Window - 6.35 mm(1/4") Clear	670.20	SF	\$95.65	\$46,176.40	\$17,929.17	\$0.00	\$0.00	\$64,105.58
B2020020201	Light Aluminum Storefront Frm - 6.35 mm(1/4") Clear	52.87	SF	\$302.64	\$11,917.34	\$4,083.35	\$0.00	\$0.00	\$16,000.69
B2020108u1	Window, wood, double hung, vinyl clad premium, double insulated glass, 3"6"x6" high, includes frame, screens and grilles.	35.00	EA	\$967.69	\$31,250.77	\$2,618.30	\$0.00	\$0.00	\$33,869.07
B2030010202	910 mm X 2130 mm(3'0" X 7'0") Hollow Metal Door W/Frame	1.00	EA	\$5,006.43	\$3,808.89	\$1,197.54	\$0.00	\$0.00	\$5,006.43
B2030010204	1830 mm X 2130 mm(6'0" X 7'0") Pair Hollow Metal Doors W/Frame and Panic Handles	1.00	EA	\$9,081.35	\$6,873.30	\$2,208.05	\$0.00	\$0.00	\$9,081.35
B2030020101	910 mm X 2130 mm(3'0" X 7'0") Aluminum And Glass Door	1.00	EA	\$3,710.81	\$1,914.85	\$1,795.96	\$0.00	\$0.00	\$3,710.81
B2030020102	910 mm X 2130 mm(3'0" X 7'0") Aluminum And Glass Door With Transom	1.00	EA	\$3,103.46	\$1,695.27	\$1,408.19	\$0.00	\$0.00	\$3,103.46
B2030020104	1830 mm X 2130 mm(6'0" X 7'0") Pair Aluminum And Glass Doors With Transom	1.00	EA	\$6,154.94	\$3,540.52	\$2,614.42	\$0.00	\$0.00	\$6,154.94
B3010020108	Standing Seam Metal Roof	5,167.00	SF	\$11.75	\$32,905.94	\$27,786.03	\$0.00	\$0.00	\$60,691.97
B3010030302	Rigid Insulation 1-1/2" Thick	5,167.00	SF	\$1.76	\$5,932.34	\$3,145.08	\$0.00	\$0.00	\$9,077.42
B3010050601	5" Box Gutters With Downspouts	69.13	LF	\$20.46	\$434.47	\$980.22	\$0.00	\$0.00	\$1,414.69
D2020010101	Copper Pipe & Fittings (1/2" to 4" Dia. Piping)	5.00	EA	\$4,040.18	\$6,563.66	\$13,637.21	\$0.00	\$0.00	\$20,200.88
D2020020201	Valves & Hydrants	2.00	EA	\$675.62	\$1,159.07	\$192.17	\$0.00	\$0.00	\$1,351.24
D2020040401	Fiberglass 1-1/2" Pipe Insulation With Vapor Barrier	5.00	EA	\$482.30	\$512.88	\$1,898.63	\$0.00	\$0.00	\$2,411.51

Note: All Costs Include ACF, Markups and Escalation

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Project Location: Oregon Average, Oregon

Area Cost Factor: 1.120

2016 Cost Book

Project Midpoint: Jan 2022

Escalation Rate: 16.266

PACES 1.3.34.0

Program: Lowell Projects

### Project Detail Report

13 Nov 2019

Project: Lowell Town Hall

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Project Num: TBD

D2020050502	Domestic Water Supply Specialties, 25.4 mm(1")	1.00	EA	\$1,091.21	\$914.91	\$176.30	\$0.00	\$0.00	\$1,091.21
D2020210u1	Water heater, residential, glass lined tank, double element, 5 year, 40 gal	1.00	SF	\$2,296.05	\$1,959.38	\$336.67	\$0.00	\$0.00	\$2,296.05
D2030010101	Waste Pipe & Fittings	6.00	EA	\$2,876.00	\$6,044.85	\$11,211.17	\$0.00	\$0.00	\$17,256.02
D2030020201	C.I. No Hub Vent Pipe Systm	5.00	EA	\$284.48	\$506.28	\$916.12	\$0.00	\$0.00	\$1,422.39
D2030030303	Medium Duty And Heavy Duty Cast Iron Floor Drains	1.00	EA	\$953.48	\$711.30	\$242.18	\$0.00	\$0.00	\$953.48
D3030020249	52.75 kW(15 Ton) Split Air-to-Air Heat Pump System Complete	1.00	EA	\$76,041.26	\$35,923.37	\$40,117.89	\$0.00	\$0.00	\$76,041.26
D3040011152	Ductwork Supply Stack Insulation	130.16	SF	\$16.70	\$159.71	\$2,013.61	\$0.00	\$0.00	\$2,173.33
D3040011161	Ductwork Stack (Supply at 1500FPM) Commercial Building	109.57	LB	\$15.28	\$119.90	\$1,554.73	\$0.00	\$0.00	\$1,674.63
D3040011162	Ductwork Stack (Return at 2500FPM) Commercial Building	109.57	LB	\$15.28	\$119.90	\$1,554.73	\$0.00	\$0.00	\$1,674.63
D3040011163	Ductwork Stack (Exhaust at 2500FPM) Commercial Building	90.18	LB	\$15.28	\$98.68	\$1,279.60	\$0.00	\$0.00	\$1,378.28
D3040909001	Exhaust Ventilation System	1.00	EA	\$21,085.09	\$16,945.02	\$4,140.07	\$0.00	\$0.00	\$21,085.09
D3060010701	VFD 3HP, NEMA1 ENCL,460V-3PH	4.00	EA	\$4,704.49	\$12,198.78	\$6,619.18	\$0.00	\$0.00	\$18,817.96
D4010010102	Fire Alarm System - Rate Of Rise Heat Detectors	5.00	OUT	\$1,711.06	\$1,651.53	\$6,903.78	\$0.00	\$0.00	\$8,555.31
D4010010112	8 Zone Fire Alarm Panel And Remote Annunciator	1.00	EA	\$6,003.89	\$2,152.73	\$3,851.16	\$0.00	\$0.00	\$6,003.89
D4020010105	Fire Protection Water Supply	44.00	EA	\$121.96	\$3,703.31	\$1,658.20	\$4.83	\$0.00	\$5,366.33
D4030010101	6" Standpipe System	1.00	EA	\$12,565.76	\$9,295.59	\$3,247.60	\$22.57	\$0.00	\$12,565.76
D4040010102	Concealed Sprinkler Heads, Pipes & Fittings - Ord. Haz.	44.00	EA	\$1,780.43	\$31,895.25	\$46,402.79	\$41.09	\$0.00	\$78,339.14
D4050010101	5 Pound All Purpose ABC Type Fire Extinguishers	2.00	EA	\$124.93	\$95.08	\$154.78	\$0.00	\$0.00	\$249.86
D5010010271	Underground 125 Amp Secondary	1.00	EA	\$61.35	\$31.93	\$29.42	\$0.00	\$0.00	\$61.35
D5010040581	Panel board 120/208V 100A Mlo 24 Cir W/Bkr	1.00	EA	\$7,430.90	\$2,841.60	\$4,589.30	\$0.00	\$0.00	\$7,430.90
D5010040590	Panel board 277/480V 100A Mlo 24 Cir W/Bkr	1.00	EA	\$11,067.40	\$5,532.51	\$5,534.90	\$0.00	\$0.00	\$11,067.40
D5030010302	27-Pair Telephone System	1.00	EA	\$4,445.76	\$3,147.14	\$1,298.62	\$0.00	\$0.00	\$4,445.76
D5030010304	Shielded Data Outlet	11.00	EA	\$1,263.30	\$3,116.29	\$10,780.01	\$0.00	\$0.00	\$13,896.29
D5030010307	Fiber Optics Network Hub (25 Ports) W/Secure Cabinet	2.00	EA	\$9,111.98	\$6,189.09	\$12,034.88	\$0.00	\$0.00	\$18,223.97
D5030010308	Fiber Optics Telephone Patch Panel (50 Pair)	3.00	EA	\$1,235.98	\$1,722.18	\$1,985.75	\$0.00	\$0.00	\$3,707.94
D5030050803	Intrusion Detection System	1.00	OUT	\$6,102.99	\$1,035.44	\$5,067.55	\$0.00	\$0.00	\$6,102.99
D5090030302	Building Grounding	1.00	EA	\$1,490.43	\$532.62	\$957.81	\$0.00	\$0.00	\$1,490.43
D5090040401	Lightning Protection System	3.00	EA	\$1,005.96	\$928.74	\$2,089.15	\$0.00	\$0.00	\$3,017.89

**FSA: BUILDING SHELL \$973,025.94**

	Total/SF	Material/SF	Labor/SF	Eqp/SF	Sub/SF
5,010.00 SF	\$194.22	\$87.16	\$106.75	\$0.31	\$0.00

Note: All Costs Include ACF, Markups and Escalation

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Project Location: Oregon Average, Oregon

Area Cost Factor: 1.120

2016 Cost Book

Project Midpoint: Jan 2022

Escalation Rate: 16.266

PACES 1.3.34.0

Program: Lowell Projects  
 Project: Lowell Town Hall  
 Project Num: TBD

## Project Detail Report

13 Nov 2019  
2:39 PM

FSA: HALLWAY		Size: 369.00 SF							
Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	SubBid	Total Cost
C1010010110	2"x4" Wood Stud Partition, 16" O.C.	902.49	SF	\$5.73	\$1,413.56	\$3,760.30	\$0.00	\$0.00	\$5,173.86
C3010030304	5/8" Gypsum Board/Installed/Taped & Finished	1,671.24	SF	\$3.11	\$1,169.26	\$4,020.85	\$0.00	\$0.00	\$5,190.11
C3010900501	Paint To Gypsum Board Walls Using Roller	1,671.24	SF	\$1.44	\$599.62	\$1,814.07	\$0.00	\$0.00	\$2,413.69
C3020040404	Sheet Vinyl Resilient Flooring	369.00	SF	\$13.88	\$3,025.17	\$2,095.17	\$0.00	\$0.00	\$5,120.34
C3030020301	5/8" Gypsum Wallboard Ceiling, 1 Layer, Fire Rated	369.00	SF	\$3.73	\$258.17	\$1,119.93	\$0.00	\$0.00	\$1,378.09
C3030900601	Painting To Drywall Or Plaster Using Rollers, 2 Coats	369.00	SF	\$1.44	\$132.39	\$400.54	\$0.00	\$0.00	\$532.93
D5020010182	120 Volt Residential Receptacle	13.00	EA	\$414.79	\$947.42	\$4,444.83	\$0.00	\$0.00	\$5,392.25
D5020020288	Residential 120V Smoke Detector	7.00	EA	\$500.11	\$1,450.09	\$2,050.67	\$0.00	\$0.00	\$3,500.75
D502002u2	Interior LED fixtures, downlight, cylinder, 20 watts, incl lamps, mounting hardware and connections.	10.00	EA	\$331.95	\$2,451.78	\$867.73	\$0.00	\$0.00	\$3,319.51
<b>FSA: HALLWAY</b>		<b>\$32,021.53</b>							
		<b>Total/SF</b>		<b>Material/SF</b>		<b>Labor/SF</b>	<b>Eqp/SF</b>	<b>Sub/SF</b>	
		369.00 SF		\$86.78	\$31.02	\$55.76	\$0.00	\$0.00	

FSA: KITCHEN		Size: 261.00 SF							
Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	SubBid	Total Cost
C1010010108	Mtl Stud Partition, 6", Sound Rated	402.61	SF	\$5.56	\$729.48	\$1,508.04	\$0.00	\$0.00	\$2,237.52
C1020010116	3'0" X 7'0" S.C. Wood Door W/H.M. Frame W/Passage Set	1.00	EA	\$1,246.75	\$779.56	\$467.19	\$0.00	\$0.00	\$1,246.75
C1020030303	3'0" X 7'0" Fire Rated Wood Door	1.00	EA	\$2,150.44	\$1,615.53	\$534.91	\$0.00	\$0.00	\$2,150.44
C1030020203	Paper Towel Dispenser And Waste Receptacle	1.00	EA	\$654.27	\$538.18	\$116.09	\$0.00	\$0.00	\$654.27
C1030040401	Door Sign, 4" X 8"	2.00	EA	\$102.99	\$156.07	\$49.91	\$0.00	\$0.00	\$205.99
C1030070702	Fire Extinguisher Cabinet, 8" X 16" X 38"	1.00	EA	\$728.29	\$401.84	\$326.45	\$0.00	\$0.00	\$728.29
C1030080101	Plastic Laminate Countertop With Backsplash	8.97	LF	\$69.19	\$273.56	\$347.10	\$0.00	\$0.00	\$620.66
C1030090203	Ktchn Cab. - Prefinished Hardwd W/Plastic Laminate Top	3.37	LF	\$712.48	\$1,992.02	\$409.04	\$0.00	\$0.00	\$2,401.06
C1030090205	Kitchen Cabinets - Prefinished Wall	3.37	LF	\$151.43	\$429.24	\$81.08	\$0.00	\$0.00	\$510.32
C3010030304	5/8" Gypsum Board/Installed/Taped & Finished	776.98	SF	\$3.11	\$543.60	\$1,869.34	\$0.00	\$0.00	\$2,412.95
C3010030311	1/2" WP Gypsum Board/Installed/Taped & Finished	131.07	SF	\$3.03	\$82.30	\$315.34	\$0.00	\$0.00	\$397.64
C3010900501	Paint To Gypsum Board Walls Using Roller	776.98	SF	\$1.44	\$278.77	\$843.38	\$0.00	\$0.00	\$1,122.15
C3010900504	Special Coating	58.65	SF	\$3.13	\$68.39	\$114.95	\$0.00	\$0.00	\$183.34
C3010900506	Epoxy Paint To Drywall	82.66	SF	\$1.30	\$48.93	\$58.33	\$0.00	\$0.00	\$107.26

Note: All Costs Include ACF, Markups and Escalation

Project Location: Oregon Average, Oregon  
 Project Midpoint: Jan 2022

Area Cost Factor: 1.120  
 Escalation Rate: 16.266

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2016 Cost Book  
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Program: Lowell Projects

### Project Detail Report

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Project: Lowell Town Hall

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Project Num: TBD

C3020010102	6" X 6" X 1/2" Mud Set Quarry Tile And Base	261.00	SF	\$40.11	\$4,391.74	\$6,077.18	\$0.00	\$0.00	\$10,468.92
C3030020301	5/8" Gypsum Wallboard Ceiling, 1 Layer, Fire Rated	261.00	SF	\$3.73	\$182.60	\$792.14	\$0.00	\$0.00	\$974.75
C3030900601	Painting To Drywall Or Plaster Using Rollers, 2 Coats	261.00	SF	\$1.44	\$93.64	\$283.31	\$0.00	\$0.00	\$376.95
D2010040403	S.S. Kitchen Sink, Single Bowl 25 X 22	1.00	EA	\$3,356.80	\$1,650.42	\$1,706.38	\$0.00	\$0.00	\$3,356.80
D5020010102	120 Volt, 20 Amp Duplex Receptacle - Masonry Partition	5.00	EA	\$858.30	\$976.71	\$3,314.77	\$0.00	\$0.00	\$4,291.48
D5020010106	120 Volt, 15 Amp Duplex Ground Fault Receptacle	6.00	EA	\$926.18	\$1,455.24	\$4,101.84	\$0.00	\$0.00	\$5,557.08
D5020010109	120 Volt, 20 Amp Duplex Ground Fault Receptacle	2.00	EA	\$1,022.75	\$528.14	\$1,517.36	\$0.00	\$0.00	\$2,045.49
D5020010136	Equipment Connections For Up To 5 HP	1.00	EA	\$2,536.64	\$602.62	\$1,934.02	\$0.00	\$0.00	\$2,536.64
D5020010158	Thermal Motor Switch	1.00	EA	\$826.81	\$201.46	\$625.35	\$0.00	\$0.00	\$826.81
D5020020272	Exit Light With Battery Backup	1.00	EA	\$1,415.59	\$481.99	\$933.60	\$0.00	\$0.00	\$1,415.59
D502002u1	Interior LED fixtures, troffer, recess mounted, 3,200 lumens, 2 ft X 4 ft, replaces two T8 lamp, incl lamps, mounting hardware and connections	1.00	EA	\$393.86	\$262.27	\$131.59	\$0.00	\$0.00	\$393.86
D502002u2	Interior LED fixtures, downlight, cylinder, 20 watts, incl lamps, mounting hardware and connections.	5.00	EA	\$331.95	\$1,225.89	\$433.87	\$0.00	\$0.00	\$1,659.76

**FSA: KITCHEN**

**\$48,882.76**

	<b>Total/SF</b>	<b>Material/SF</b>	<b>Labor/SF</b>	<b>Eqp/SF</b>	<b>Sub/SF</b>
261.00 SF	\$187.29	\$76.59	\$110.70	\$0.00	\$0.00

**FSA: KITCHEN CLOSET**

**Size: 11.00 SF**

Assembly	Quantity	UOM	Unit Cost	Material	Labor	Equipment	SubBid	Total Cost
C1010010110	2"x4" Wood Stud Partition, 16" O.C.	34.30	SF	\$5.73	\$53.72	\$142.91	\$0.00	\$196.64
C1020010126	2'6" X 6'8" Hollow Core Interior Door And Frame	1.00	EA	\$380.22	\$93.62	\$286.59	\$0.00	\$380.22
C1030060601	10" Wide Stock Prefinished Shelves With Supports	4.75	LF	\$28.24	\$55.39	\$78.77	\$0.00	\$134.16
C3010030304	5/8" Gypsum Board/Installed/Taped & Finished	63.51	SF	\$3.11	\$44.43	\$152.80	\$0.00	\$197.23
C3010900501	Paint To Gypsum Board Walls Using Roller	63.51	SF	\$1.44	\$22.79	\$68.94	\$0.00	\$91.72
C3020040404	Sheet Vinyl Resilient Flooring	11.00	SF	\$13.88	\$90.18	\$62.46	\$0.00	\$152.64
C3030020301	5/8" Gypsum Wallboard Ceiling, 1 Layer, Fire Rated	11.00	SF	\$3.73	\$7.70	\$33.39	\$0.00	\$41.08
C3030900601	Painting To Drywall Or Plaster Using Rollers, 2 Coats	11.00	SF	\$1.44	\$3.95	\$11.94	\$0.00	\$15.89
D502002u2	Interior LED fixtures, downlight, cylinder, 20 watts, incl lamps, mounting hardware and connections.	1.00	EA	\$331.95	\$245.18	\$86.77	\$0.00	\$331.95

**FSA: KITCHEN CLOSET**

**\$1,541.53**

	<b>Total/SF</b>	<b>Material/SF</b>	<b>Labor/SF</b>	<b>Eqp/SF</b>	<b>Sub/SF</b>
11.00 SF	\$140.14	\$56.09	\$84.05	\$0.00	\$0.00

Note: All Costs Include ACF, Markups and Escalation

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Project Location: Oregon Average, Oregon

Area Cost Factor: 1.120

2016 Cost Book

Project Midpoint: Jan 2022

Escalation Rate: 16.266

PACES 1.3.34.0

Program: Lowell Projects  
 Project: Lowell Town Hall  
 Project Num: TBD

## Project Detail Report

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FSA: LOBBY		Size: 1,256.00 SF							
Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	SubBid	Total Cost
C1010010101	Mtl Stud Partition, 3-5/8"	374.73	SF	\$3.08	\$248.73	\$906.25	\$0.00	\$0.00	\$1,154.98
C3010030313	5/8" FR Gypsum Board/Installed/Taped & Finished	865.62	SF	\$3.00	\$590.09	\$2,009.69	\$0.00	\$0.00	\$2,599.78
C3010050602	Medium Weight Vinyl Wallcovering With Fabric Backing	865.62	SF	\$3.08	\$1,397.58	\$1,272.52	\$0.00	\$0.00	\$2,670.10
C3020040403	Vinyl Tile 1/8" Solid Color	1,256.00	SF	\$6.09	\$4,216.61	\$3,438.15	\$0.00	\$0.00	\$7,654.77
C3030020301	5/8" Gypsum Wallboard Ceiling, 1 Layer, Fire Rated	1,256.00	SF	\$3.73	\$878.74	\$3,812.00	\$0.00	\$0.00	\$4,690.74
D5020010101	120 Volt, 20 Amp Duplex Receptacle - Stud Partition	2.00	EA	\$882.95	\$398.61	\$1,367.28	\$0.00	\$0.00	\$1,765.89
D5020010136	Equipment Connections For Up To 5 HP	2.00	EA	\$2,536.64	\$1,205.24	\$3,868.05	\$0.00	\$0.00	\$5,073.28
D5020020207	2' X 4' Lay-In Fluorescent Fixture With Emergency Unit	1.00	EA	\$1,208.32	\$299.78	\$908.53	\$0.00	\$0.00	\$1,208.32
D5020020272	Exit Light With Battery Backup	5.00	EA	\$1,415.59	\$2,409.93	\$4,668.00	\$0.00	\$0.00	\$7,077.93
D502002u2	Interior LED fixtures, downlight, cylinder, 20 watts, incl lamps, mounting hardware and connections.	24.00	EA	\$331.95	\$5,884.26	\$2,082.56	\$0.00	\$0.00	\$7,966.83
<b>FSA: LOBBY</b>									<b>\$41,862.61</b>
				<b>Total/SF</b>	<b>Material/SF</b>	<b>Labor/SF</b>	<b>Eqp/SF</b>	<b>Sub/SF</b>	
				1,256.00 SF	\$33.33	\$13.96	\$19.37	\$0.00	\$0.00

FSA: MEETING HALL		Size: 1,351.00 SF							
Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	SubBid	Total Cost
C1010010101	Mtl Stud Partition, 3-5/8"	350.51	SF	\$3.08	\$232.65	\$847.67	\$0.00	\$0.00	\$1,080.33
C1020010117	3'0" X 7'0" Wood Door, H.M. Frm	8.00	EA	\$1,606.94	\$8,963.23	\$3,892.32	\$0.00	\$0.00	\$12,855.55
C1030030302	Electrically Operated Glass Bead Projection Screen	82.63	SF	\$48.97	\$2,767.51	\$1,278.97	\$0.00	\$0.00	\$4,046.48
C3010030301	5/8" Gypsum Board On 7/8" Furring Channel	647.25	SF	\$6.63	\$1,053.72	\$3,237.30	\$0.00	\$0.00	\$4,291.02
C3010030303	Two Layers Of 5/8" Fire Resistant Gypsum Board	123.30	SF	\$7.05	\$296.40	\$572.53	\$0.00	\$0.00	\$868.92
C3010030304	5/8" Gypsum Board/Installed/Taped & Finished	846.31	SF	\$3.11	\$592.11	\$2,036.14	\$0.00	\$0.00	\$2,628.25
C3010060701	4' X 8' X 1" Fiberglass Sound Absorbing Panels	270.90	SF	\$7.08	\$1,287.84	\$628.94	\$0.00	\$0.00	\$1,916.78
C3010900501	Paint To Gypsum Board Walls Using Roller	1,222.65	SF	\$1.44	\$438.67	\$1,327.14	\$0.00	\$0.00	\$1,765.81
C3010900502	Paint To Concrete Block Using Brushes, Two Coats	406.36	SF	\$2.32	\$233.28	\$707.72	\$0.00	\$0.00	\$940.99
C3020050501	Commercial Grade 28 Oz. Nylon Carpet	150.11	SY	\$79.74	\$9,155.80	\$2,814.03	\$0.00	\$0.00	\$11,969.82
C3030020301	5/8" Gypsum Wallboard Ceiling, 1 Layer, Fire Rated	1,351.00	SF	\$3.73	\$945.21	\$4,100.32	\$0.00	\$0.00	\$5,045.53
D5020010101	120 Volt, 20 Amp Duplex Receptacle - Stud Partition	8.00	EA	\$882.95	\$1,594.45	\$5,469.11	\$0.00	\$0.00	\$7,063.57
D5020010102	120 Volt, 20 Amp Duplex Receptacle - Masonry Partition	2.00	EA	\$858.30	\$390.68	\$1,325.91	\$0.00	\$0.00	\$1,716.59

Note: All Costs Include ACF, Markups and Escalation

Project Location: Oregon Average, Oregon  
 Project Midpoint: Jan 2022

Area Cost Factor: 1.120  
 Escalation Rate: 16.266

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Program: Lowell Projects  
 Project: Lowell Town Hall  
 Project Num: TBD

### Project Detail Report

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D502002u2	Interior LED fixtures, downlight, cylinder, 20 watts, incl lamps, mounting hardware and connections.	28.00	EA	\$331.95	\$6,864.97	\$2,429.66	\$0.00	\$0.00	\$9,294.63
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**FSA: MEETING HALL**

**\$65,484.28**

	<b>Total/SF</b>	<b>Material/SF</b>	<b>Labor/SF</b>	<b>Eqp/SF</b>	<b>Sub/SF</b>
1,351.00 SF	\$48.47	\$25.77	\$22.70	\$0.00	\$0.00

**FSA: OFFICE - CLOSED OFFICE SPACE**

**Size: 913.00 SF**

Assembly	Quantity	UOM	Unit Cost	Material	Labor	Equipment	SubBid	Total Cost	
C1010010101	Mtl Stud Partition, 3-5/8"	875.19	SF	\$3.08	\$580.91	\$2,116.56	\$0.00	\$0.00	\$2,697.47
C1010010102	Mtl Stud Partition, 3-5/8", Sound Rated	97.24	SF	\$5.29	\$155.25	\$359.22	\$0.00	\$0.00	\$514.47
C1010050504	Fixed Type Window With Aluminum Frm - 3/4" Clear Glass	1.61	SF	\$95.65	\$110.93	\$43.07	\$0.00	\$0.00	\$154.00
C1020010117	3'0" X 7'0" Wood Door, H.M. Frm	4.00	EA	\$1,606.94	\$4,481.62	\$1,946.16	\$0.00	\$0.00	\$6,427.77
C1020030303	3'0" X 7'0" Fire Rated Wood Door	1.00	EA	\$2,150.44	\$1,615.53	\$534.91	\$0.00	\$0.00	\$2,150.44
C1020030304	6'0" X 7'0" Pair Fire Rated Wood Doors	1.00	EA	\$3,919.29	\$2,965.56	\$953.73	\$0.00	\$0.00	\$3,919.29
C1030080101	Plastic Laminate Countertop With Backsplash	12.00	LF	\$69.19	\$365.96	\$464.35	\$0.00	\$0.00	\$830.31
C1030090201	Plastic Laminate Cabinets With Countertop And Drawers	9.00	LF	\$964.29	\$7,564.14	\$1,114.44	\$0.00	\$0.00	\$8,678.58
C3010030301	5/8" Gypsum Board On 7/8" Furring Channel	120.55	SF	\$6.63	\$196.26	\$602.95	\$0.00	\$0.00	\$799.20
C3010030303	Two Layers Of 5/8" Fire Resistant Gypsum Board	22.81	SF	\$7.05	\$54.83	\$105.91	\$0.00	\$0.00	\$160.75
C3010030304	5/8" Gypsum Board/Installed/Taped & Finished	1,261.28	SF	\$3.11	\$882.44	\$3,034.53	\$0.00	\$0.00	\$3,916.96
C3010050601	Light Weight Vinyl Wallcovering With Fabric Backing	132.27	SF	\$2.84	\$230.17	\$145.83	\$0.00	\$0.00	\$375.99
C3010900501	Paint To Gypsum Board Walls Using Roller	1,356.61	SF	\$1.44	\$486.73	\$1,472.55	\$0.00	\$0.00	\$1,959.28
C3020040401	Vinyl Tile 1/8" X 12" X 12"	89.32	SF	\$14.29	\$1,009.48	\$267.28	\$0.00	\$0.00	\$1,276.75
C3020050501	Commercial Grade 28 Oz. Nylon Carpet	91.52	SY	\$79.74	\$5,582.16	\$1,715.67	\$0.00	\$0.00	\$7,297.84
C3030020301	5/8" Gypsum Wallboard Ceiling, 1 Layer, Fire Rated	913.00	SF	\$3.73	\$638.77	\$2,770.98	\$0.00	\$0.00	\$3,409.75
D5020010101	120 Volt, 20 Amp Duplex Receptacle - Stud Partition	15.00	EA	\$882.95	\$2,989.60	\$10,254.59	\$0.00	\$0.00	\$13,244.19
D5020010102	120 Volt, 20 Amp Duplex Receptacle - Masonry Partition	3.00	EA	\$858.30	\$586.03	\$1,988.86	\$0.00	\$0.00	\$2,574.89
D5020010121	230 Volt, 30 Amp Receptacle - Stud Partition	1.00	EA	\$1,949.85	\$406.99	\$1,542.86	\$0.00	\$0.00	\$1,949.85
D502002u1	Interior LED fixtures, troffer, recess mounted, 3,200 lumens, 2 ft X 4 ft, replaces two T8 lamp, incl lamps, mounting hardware and connections	19.00	EA	\$393.86	\$4,983.20	\$2,500.22	\$0.00	\$0.00	\$7,483.42

**FSA: OFFICE - CLOSED OFFICE SPACE**

**\$69,821.21**

	<b>Total/SF</b>	<b>Material/SF</b>	<b>Labor/SF</b>	<b>Eqp/SF</b>	<b>Sub/SF</b>
913.00 SF	\$76.47	\$39.31	\$37.17	\$0.00	\$0.00

Note: All Costs Include ACF, Markups and Escalation

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Project Location: Oregon Average, Oregon

Area Cost Factor: 1.120

2016 Cost Book

Project Midpoint: Jan 2022

Escalation Rate: 16.266

PACES 1.3.34.0

Program: Lowell Projects

# Project Detail Report

13 Nov 2019

Project: Lowell Town Hall

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Project Num: TBD

## FSA: PUBLIC RESTROOMS

Size: 82.00 SF

Assembly	Quantity	UOM	Unit Cost	Material	Labor	Equipment	SubBid	Total Cost
C1010010101	Mtl Stud Partition, 3-5/8"	43.94	SF	\$3.08	\$29.17	\$106.26	\$0.00	\$135.43
C1010010109	Mtl Stud Partition, 3-5/8", Batt Insulation	51.39	SF	\$4.50	\$62.69	\$168.48	\$0.00	\$231.17
C1010010113	Non-Load Brg Partition Of 8 X 8 X 16 Concrete	124.46	SF	\$21.05	\$790.19	\$1,829.70	\$0.00	\$2,619.88
C1020030303	3'0" X 7'0" Fire Rated Wood Door	1.00	EA	\$2,150.44	\$1,615.53	\$534.91	\$0.00	\$2,150.44
C1030020201	Toilet Paper Holder	2.00	EA	\$70.63	\$63.86	\$77.39	\$0.00	\$141.26
C1030020203	Paper Towel Dispenser And Waste Receptacle	1.00	EA	\$654.27	\$538.18	\$116.09	\$0.00	\$654.27
C1030020206	Grab Bars	2.00	EA	\$127.11	\$138.13	\$116.09	\$0.00	\$254.22
C1030020207	Bath Room Mirrors	1.00	EA	\$406.07	\$348.02	\$58.04	\$0.00	\$406.07
C1030020209	Sanitary Napkin And Tampon Receptacle	1.00	EA	\$179.60	\$57.41	\$122.20	\$0.00	\$179.60
C1030020210	Soap Dispenser	1.00	EA	\$159.40	\$101.36	\$58.04	\$0.00	\$159.40
C1030040401	Door Sign, 4" X 8"	1.00	EA	\$102.99	\$78.04	\$24.96	\$0.00	\$102.99
C3010030311	1/2" WP Gypsum Board/Installed/Taped & Finished	81.69	SF	\$3.03	\$51.29	\$196.54	\$0.00	\$247.83
C3010040401	4-1/4" X 4-1/4" Ceramic Tile To Walls	139.99	SF	\$17.69	\$901.57	\$1,575.03	\$0.00	\$2,476.60
C3010900501	Paint To Gypsum Board Walls Using Roller	70.00	SF	\$1.44	\$25.12	\$75.98	\$0.00	\$101.10
C3020010101	Thin Set Natural Clay Ceramic Tile Floor And Base	0.52	SF	\$29.82	\$5.90	\$9.61	\$0.00	\$15.51
C3020010102	6" X 6" X 1/2" Mud Set Quarry Tile And Base	74.32	SF	\$40.11	\$1,250.55	\$1,730.48	\$0.00	\$2,981.04
C3030020301	5/8" Gypsum Wallboard Ceiling, 1 Layer, Fire Rated	79.38	SF	\$3.73	\$55.54	\$240.92	\$0.00	\$296.46
C3030900601	Painting To Drywall Or Plaster Using Rollers, 2 Coats	79.38	SF	\$1.44	\$28.48	\$86.16	\$0.00	\$114.64
D2010010104	Wall Mounted Water Closet	2.00	EA	\$4,038.48	\$6,583.75	\$1,493.20	\$0.00	\$8,076.96
D2010030306	Wall Hung Lavatory, White Vitreous China W/ Rough-In	1.00	EA	\$6,907.50	\$2,310.95	\$4,596.54	\$0.00	\$6,907.50
D2010060601	8 GPH Electric Water Cooler - Wall Mounted	1.00	EA	\$2,005.96	\$1,345.45	\$660.50	\$0.00	\$2,005.96
D5020010109	120 Volt, 20 Amp Duplex Ground Fault Receptacle	1.00	EA	\$1,022.75	\$264.07	\$758.68	\$0.00	\$1,022.75
D5020010158	Thermal Motor Switch	1.00	EA	\$826.81	\$201.46	\$625.35	\$0.00	\$826.81
D502002u2	Interior LED fixtures, downlight, cylinder, 20 watts, incl lamps, mounting hardware and connections.	6.00	EA	\$331.95	\$1,471.07	\$520.64	\$0.00	\$1,991.71

### FSA: PUBLIC RESTROOMS

\$34,099.58

<b>Total/SF</b>	<b>Material/SF</b>	<b>Labor/SF</b>	<b>Eqp/SF</b>	<b>Sub/SF</b>
82.00 SF	\$415.85	\$223.39	\$192.46	\$0.00

## FSA: STANDARD CONFERENCE ROOM

Size: 435.00 SF

Assembly	Quantity	UOM	Unit Cost	Material	Labor	Equipment	SubBid	Total Cost
Note: All Costs Include ACF, Markups and Escalation								Page 9 of 16
Project Location: Oregon Average, Oregon	Area Cost Factor:	1.120						2016 Cost Book
Project Midpoint: Jan 2022	Escalation Rate:	16.266						PACES 1.3.34.0

Program: Lowell Projects

### Project Detail Report

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Project: Lowell Town Hall

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Project Num: TBD

C1010010102	Mtl Stud Partition, 3-5/8", Sound Rated	314.73	SF	\$5.29	\$502.50	\$1,162.65	\$0.00	\$0.00	\$1,665.15
C1020010117	3'0" X 7'0" Wood Door, H.M. Frm	4.00	EA	\$1,606.94	\$4,481.62	\$1,946.16	\$0.00	\$0.00	\$6,427.77
C1020010151	Oak Face Door, 4' X 8'	4.00	EA	\$1,797.10	\$4,539.55	\$2,648.85	\$0.00	\$0.00	\$7,188.40
C3010030304	5/8" Gypsum Board/Installed/Taped & Finished	462.21	SF	\$3.11	\$323.38	\$1,112.04	\$0.00	\$0.00	\$1,435.41
C3010900501	Paint To Gypsum Board Walls Using Roller	462.21	SF	\$1.44	\$165.84	\$501.71	\$0.00	\$0.00	\$667.55
C3020050502	Commercial Grade 35 Oz. Nylon	49.00	SY	\$61.26	\$2,062.00	\$939.78	\$0.00	\$0.00	\$3,001.78
C3030020301	5/8" Gypsum Wallboard Ceiling, 1 Layer, Fire Rated	435.00	SF	\$3.73	\$304.34	\$1,320.24	\$0.00	\$0.00	\$1,624.58
D5020010101	120 Volt, 20 Amp Duplex Receptacle - Stud Partition	7.00	EA	\$882.95	\$1,395.15	\$4,785.47	\$0.00	\$0.00	\$6,180.62
D5020010121	230 Volt, 30 Amp Receptacle - Stud Partition	3.00	EA	\$1,949.85	\$1,220.97	\$4,628.57	\$0.00	\$0.00	\$5,849.54
D502002u1	Interior LED fixtures, troffer, recess mounted, 3,200 lumens, 2 ft X 4 ft, replaces two T8 lamp, incl lamps, mounting hardware and connections	4.00	EA	\$393.86	\$1,049.10	\$526.36	\$0.00	\$0.00	\$1,575.46

**FSA: STANDARD CONFERENCE ROOM**

**\$35,616.26**

	<b>Total/SF</b>	<b>Material/SF</b>	<b>Labor/SF</b>	<b>Eqp/SF</b>	<b>Sub/SF</b>
435.00 SF	\$81.88	\$36.88	\$44.99	\$0.00	\$0.00

**FSA: STORAGE - SUPPORT SECTION**

**Size: 155.00 SF**

Assembly	Quantity	UOM	Unit Cost	Material	Labor	Equipment	SubBid	Total Cost
C1010010108	Mtl Stud Partition, 6", Sound Rated	13.79	SF	\$5.56	\$24.99	\$51.65	\$0.00	\$76.64
C1010010118	8 X 8 X 16 Load Bearing Concrete Masonry Unit Wall	15.44	SF	\$38.33	\$168.59	\$422.27	\$0.92	\$591.78
C1010010119	8 X 12 X 16 Load Bearing Concrete Masonry Unit Wall	2.14	SF	\$54.84	\$31.63	\$85.21	\$0.52	\$117.36
C1010010127	Wire Mesh Partitions, 4' Wide X 20' High	4.37	SF	\$12.18	\$38.44	\$14.79	\$0.00	\$53.23
C1010050510	Fixed Type Window With Steel Frm - 1/4" Wired Glass	1.83	SF	\$133.27	\$187.13	\$56.75	\$0.00	\$243.88
C1020010106	3'4" X 7'2" Hollow Metal Door W/Lockset	1.00	EA	\$2,697.56	\$2,039.80	\$653.36	\$4.40	\$2,697.56
C1030040401	Door Sign, 4" X 8"	1.00	EA	\$102.99	\$78.04	\$24.96	\$0.00	\$102.99
C1030070702	Fire Extinguisher Cabinet, 8" X 16" X 38"	1.00	EA	\$728.29	\$401.84	\$326.45	\$0.00	\$728.29
C1030090201	Plastic Laminate Cabinets With Countertop And Drawers	0.72	LF	\$964.29	\$605.13	\$89.16	\$0.00	\$694.29
C3010030304	5/8" Gypsum Board/Installed/Taped & Finished	606.55	SF	\$3.11	\$424.36	\$1,459.30	\$0.00	\$1,883.67
C3010900501	Paint To Gypsum Board Walls Using Roller	606.55	SF	\$1.44	\$217.62	\$658.39	\$0.00	\$876.01
C3010900502	Paint To Concrete Block Using Brushes, Two Coats	36.19	SF	\$2.32	\$20.78	\$63.03	\$0.00	\$83.80
C3020040403	Vinyl Tile 1/8" Solid Color	37.22	SF	\$6.09	\$124.95	\$101.89	\$0.00	\$226.84
C3020909001	Concrete Floor Sealer	111.58	SF	\$0.37	\$22.12	\$18.77	\$0.00	\$40.89
C3030020301	5/8" Gypsum Wallboard Ceiling, 1 Layer, Fire Rated	155.00	SF	\$3.73	\$108.44	\$470.43	\$0.00	\$578.87

Note: All Costs Include ACF, Markups and Escalation

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Project Location: Oregon Average, Oregon

Area Cost Factor: 1.120

2016 Cost Book

Project Midpoint: Jan 2022

Escalation Rate: 16.266

PACES 1.3.34.0

Program: Lowell Projects

### Project Detail Report

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Project: Lowell Town Hall

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Project Num: TBD

D5020010103	Duplex Receptacle Long Run	1.00	EA	\$1,693.88	\$403.05	\$1,290.83	\$0.00	\$0.00	\$1,693.88
D5020010136	Equipment Connections For Up To 5 HP	1.00	EA	\$2,536.64	\$602.62	\$1,934.02	\$0.00	\$0.00	\$2,536.64
D502002u1	Interior LED fixtures, troffer, recess mounted, 3,200 lumens, 2 ft X 4 ft, replaces two T8 lamp, incl lamps, mounting hardware and connections	2.00	EA	\$393.86	\$524.55	\$263.18	\$0.00	\$0.00	\$787.73
D502002u2	Interior LED fixtures, downlight, cylinder, 20 watts, incl lamps, mounting hardware and connections.	3.00	EA	\$331.95	\$735.53	\$260.32	\$0.00	\$0.00	\$995.85

**FSA: STORAGE - SUPPORT SECTION \$15,010.20**

	<b>Total/SF</b>	<b>Material/SF</b>	<b>Labor/SF</b>	<b>Eqp/SF</b>	<b>Sub/SF</b>
155.00 SF	\$96.84	\$43.61	\$53.19	\$0.04	\$0.00

**General Administrative Facility Total Cost: \$1,378,414.78**

**Primary Facilities Total Marked Up Cost: \$1,378,414.78**

Assembly	Quantity	UOM	Unit Cost	Material	Labor	Equipment	SubBid	Total Cost
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**Facility: Site Work Type: Supporting Facilities**

**Model: Cleanup and Landscaping**

Assembly	Quantity	UOM	Unit Cost	Material	Labor	Equipment	SubBid	Total Cost	
G2050010101	Area Preparation, .67 Level & .33 Slope	0.08	ACRE	\$39,231.47	\$2,750.67	\$172.25	\$215.60	\$0.00	\$3,138.52
G2050040401	Seeding, .67 Level & .33 Slope, Hydr Spread	0.08	ACRE	\$4,322.97	\$150.04	\$139.82	\$55.98	\$0.00	\$345.84
G2050040408	Fertilizer, Hydr Spread	0.15	ACRE	\$466.05	\$1.45	\$68.45	\$0.00	\$0.00	\$69.91
G2050040413	Watering With 11356.23 L (3,000 Gal) Tank Truck, Per Pass, 9.35 kgal/ha (1kgal/AC)	0.60	ACRE	\$527.43	\$180.38	\$97.08	\$39.00	\$0.00	\$316.46
G2050040415	Mowing	0.15	ACRE	\$535.21	\$0.00	\$80.28	\$0.00	\$0.00	\$80.28
G2050050501	Trees, Deciduous	20.00	EA	\$867.63	\$6,063.51	\$9,131.47	\$2,157.58	\$0.00	\$17,352.55

**Model: Cleanup and Landscaping \$21,303.56**

**Cleanup and Landscaping Total Cost: \$21,303.56**

Assembly	Quantity	UOM	Unit Cost	Material	Labor	Equipment	SubBid	Total Cost
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**Facility: Site Work Type: Supporting Facilities**

Note: All Costs Include ACF, Markups and Escalation

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Project Location: Oregon Average, Oregon

Area Cost Factor: 1.120

2016 Cost Book

Project Midpoint: Jan 2022

Escalation Rate: 16.266

PACES 1.3.34.0

Program: Lowell Projects  
 Project: Lowell Town Hall  
 Project Num: TBD

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### Model: Cleanup and Landscaping

Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	SubBid	Total Cost
G2050040401	Seeding, .67 Level & .33 Slope, Hydr Spread	0.01	ACRE	\$4,322.97	\$18.75	\$17.48	\$7.00	\$0.00	\$43.23
G2050040408	Fertilizer, Hydr Spread	0.02	ACRE	\$466.05	\$0.19	\$9.13	\$0.00	\$0.00	\$9.32
G205090u1	Bioswale	3,152.00	SF	\$1.95	\$2,827.25	\$3,220.29	\$100.35	\$0.00	\$6,147.88
<b>Model: Cleanup and Landscaping</b>									<b>\$6,200.44</b>

**Cleanup and Landscaping Total Cost: \$6,200.44**

Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	SubBid	Total Cost
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### Facility: Site Work

### Type: Supporting Facilities

### Model: Communications

Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	SubBid	Total Cost
G1030020259	Cat 225, 1.15m3 (1.5 CY), Soil/Sand, Trenching	16.85	CY	\$5.18	\$0.00	\$60.09	\$27.26	\$0.00	\$87.35
G1030040401	950, 2.29m3 (3 CY), Backfill W/Excavated Material	9.63	CY	\$3.48	\$0.00	\$17.98	\$15.55	\$0.00	\$33.53
G1030040405	950, 2.29m3 (3 CY), Delivered & Dumped, Backfill W/Sand	2.77	CY	\$89.09	\$203.74	\$22.61	\$20.44	\$0.00	\$246.79
G1030050511	Compact Soil W/Vibrating Plate	9.63	CY	\$4.94	\$0.00	\$45.59	\$1.95	\$0.00	\$47.54
G1030050515	Compact With Pogosticks	2.77	CY	\$26.74	\$0.00	\$69.36	\$4.72	\$0.00	\$74.08
G1030101002	50.80mm (2") Dia Contractor's Trash Pump, 283.91 L/min (75 GPM)	1.00	DAY	\$150.48	\$121.12	\$29.36	\$0.00	\$0.00	\$150.48
G4010070610	50.80mm (2") PVC Conduit	260.00	LF	\$10.01	\$690.31	\$1,912.20	\$0.00	\$0.00	\$2,602.51
G4010070615	Concrete Encasement For Duct Bank	4.81	CY	\$315.56	\$1,324.53	\$189.72	\$3.59	\$0.00	\$1,517.83
G4030010101	25 Pair No. 22 Awg Wire, Comm Cable	130.00	LF	\$8.47	\$527.06	\$573.65	\$0.00	\$0.00	\$1,100.71
<b>Model: Communications</b>									<b>\$5,860.82</b>

**Communications Total Cost: \$5,860.82**

Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	SubBid	Total Cost
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### Facility: Site Work

### Type: Supporting Facilities

### Model: Demolition

Note: All Costs Include ACF, Markups and Escalation

Project Location: Oregon Average, Oregon  
 Project Midpoint: Jan 2022

Area Cost Factor: 1.120  
 Escalation Rate: 16.266

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Program: Lowell Projects  
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Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	SubBid	Total Cost
G1020020201	Demolish Bituminous Road W/Power Equipment	79.17	CY	\$57.26	\$0.00	\$3,600.69	\$932.68	\$0.00	\$4,533.37
G1020070401	Dump Charge	118.75	CY	\$26.91	\$3,195.45	\$0.00	\$0.00	\$0.00	\$3,195.45
G1030020220	910, 0.96m3 (1.25 CY), Wheel Loader	3.00	HR	\$143.23	\$0.00	\$297.22	\$132.49	\$0.00	\$429.70
G1030020284	6.12m3 (8 CY), Dump Truck	9.00	HR	\$211.24	\$0.00	\$1,187.70	\$713.42	\$0.00	\$1,901.12
<b>Model: Demolition</b>									<b>\$10,059.65</b>

**Demolition Total Cost: \$10,059.65**

Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	SubBid	Total Cost
<b>Facility: Site Work</b> <span style="float: right;"><b>Type: Supporting Facilities</b></span>									
<b>Model: Restriping Roadways/Parking Lots</b>									
G1020070102	Pavement Sweeping, Machine	1,000.00	SY	\$0.06	\$0.00	\$59.94	\$0.00	\$0.00	\$59.94
G2010020201	Concrete Curb, 152.40mm x 152.40mm (6" x 6")	483.00	LF	\$4.73	\$1,355.25	\$924.09	\$3.31	\$0.00	\$2,282.65
G2020040401	Parking Space Striping	20.00	EA	\$14.23	\$159.30	\$109.19	\$16.17	\$0.00	\$284.65
<b>Model: Restriping Roadways/Parking Lots</b>									<b>\$2,627.24</b>

**Restriping Roadways/Parking Lots Total Cost: \$2,627.24**

Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	SubBid	Total Cost
<b>Facility: Site Work</b> <span style="float: right;"><b>Type: Supporting Facilities</b></span>									
<b>Model: Sanitary Sewer</b>									
G1030020259	Cat 225, 1.15m3 (1.5 CY), Soil/Sand, Trenching	35.22	CY	\$5.18	\$0.00	\$125.60	\$56.98	\$0.00	\$182.59
G1030040401	950, 2.29m3 (3 CY), Backfill W/Excavated Material	29.38	CY	\$3.48	\$0.00	\$54.86	\$47.43	\$0.00	\$102.29
G1030040405	950, 2.29m3 (3 CY), Delivered & Dumped, Backfill W/Sand	5.58	CY	\$89.09	\$410.42	\$45.55	\$41.18	\$0.00	\$497.15
G1030050511	Compact Soil W/Vibrating Plate	29.38	CY	\$4.94	\$0.00	\$139.10	\$5.93	\$0.00	\$145.04
G1030050515	Compact With Pogosticks	5.58	CY	\$26.74	\$0.00	\$139.71	\$9.51	\$0.00	\$149.22

Note: All Costs Include ACF, Markups and Escalation

Project Location: Oregon Average, Oregon  
 Project Midpoint: Jan 2022

Area Cost Factor: 1.120  
 Escalation Rate: 16.266

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Program: Lowell Projects

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Project: Lowell Town Hall

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Project Num: TBD

G3020010127	203.20mm (8") PVC Pipe Sanitary	60.00	LF	\$21.56	\$742.69	\$551.20	\$0.00	\$0.00	\$1,293.89
G3020020201	Precast, CIP Base, 1.22m Dia, 1.83m Deep (4' Dia, 6' Deep), Manhole	1.00	EA	\$3,297.77	\$1,818.26	\$1,324.06	\$155.45	\$0.00	\$3,297.77
<b>Model: Sanitary Sewer</b>									<b>\$5,667.94</b>

**Sanitary Sewer Total Cost: \$5,667.94**

Assembly	Quantity	UOM	Unit Cost	Material	Labor	Equipment	SubBid	Total Cost
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**Facility: Site Work** **Type: Supporting Facilities**

**Model: Sidewalks**

Assembly	Quantity	UOM	Unit Cost	Material	Labor	Equipment	SubBid	Total Cost	
G1030010105	Fine Grading, Hand	966.67	SY	\$17.84	\$0.00	\$17,245.27	\$0.00	\$17,245.27	
G1030020205	Curb/Sidewalk Excav & Bkfl, 27% Haul off Spoil, 1.61 km (1 Mile)	161.10	CY	\$26.56	\$0.00	\$3,072.17	\$1,206.37	\$4,278.54	
G1030040417	Delivered & Dumped - Hand, Backfill W/Sand	89.51	CY	\$180.37	\$2,866.27	\$13,114.05	\$164.55	\$16,144.88	
G1030050511	Compact Soil W/Vibrating Plate	89.51	CY	\$4.94	\$0.00	\$423.80	\$18.08	\$441.88	
G2030030301	Standard 101.60mm (4") Sidewalk W/Mesh, Formed	5,801.00	SF	\$11.83	\$19,668.54	\$48,960.98	\$0.00	\$68,629.53	
<b>Model: Sidewalks</b>									<b>\$106,740.09</b>

**Sidewalks Total Cost: \$106,740.09**

Assembly	Quantity	UOM	Unit Cost	Material	Labor	Equipment	SubBid	Total Cost
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**Facility: Site Work** **Type: Supporting Facilities**

**Model: Underground Electrical Distribution**

Assembly	Quantity	UOM	Unit Cost	Material	Labor	Equipment	SubBid	Total Cost
G1030020259	Cat 225, 1.15m3 (1.5 CY), Soil/Sand, Trenching	20.00	CY	\$5.18	\$0.00	\$71.33	\$32.36	\$103.68
G1030040401	950, 2.29m3 (3 CY), Backfill W/Excavated Material	12.00	CY	\$3.48	\$0.00	\$22.41	\$19.37	\$41.78
G1030040405	950, 2.29m3 (3 CY), Delivered & Dumped, Backfill W/Sand	4.00	CY	\$89.09	\$294.21	\$32.65	\$29.52	\$356.38
G1030050511	Compact Soil W/Vibrating Plate	12.00	CY	\$4.94	\$0.00	\$56.82	\$2.42	\$59.24
G1030050515	Compact With Pogosticks	4.00	CY	\$26.74	\$0.00	\$100.15	\$6.82	\$106.97
G4010060511	5 KV, 3/0, Shielded Cable, Copper	390.00	LF	\$15.93	\$3,165.85	\$3,047.61	\$0.00	\$6,213.46

Note: All Costs Include ACF, Markups and Escalation

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Project Location: Oregon Average, Oregon

Area Cost Factor: 1.120

2016 Cost Book

Project Midpoint: Jan 2022

Escalation Rate: 16.266

PACES 1.3.34.0

Program: Lowell Projects  
 Project: Lowell Town Hall  
 Project Num: TBD

### Project Detail Report

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G4010060545	5 KV, 1/0 To 4/0 Conductor, Terminations & Splicing	6.00	EA	\$1,008.08	\$2,690.91	\$3,357.56	\$0.00	\$0.00	\$6,048.46
G4010070611	76.20mm (3") PVC Conduit	260.00	LF	\$16.09	\$1,315.32	\$2,868.31	\$0.00	\$0.00	\$4,183.62
G4010070615	Concrete Encasement For Duct Bank	6.00	CY	\$315.56	\$1,652.22	\$236.66	\$4.47	\$0.00	\$1,893.35

**Model: Underground Electrical Distribution** **\$19,006.95**

**Underground Electrical Distribution Total Cost: \$19,006.95**

Assembly	Quantity	UOM	Unit Cost	Material	Labor	Equipment	SubBid	Total Cost
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<b>Facility: Site Work</b>	<b>Type: Supporting Facilities</b>
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**Model: Water Distribution**

Assembly	Quantity	UOM	Unit Cost	Material	Labor	Equipment	SubBid	Total Cost	
G1030020259	Cat 225, 1.15m3 (1.5 CY), Soil/Sand, Trenching	71.05	CY	\$5.18	\$0.00	\$253.39	\$114.95	\$0.00	\$368.34
G1030040401	950, 2.29m3 (3 CY), Backfill W/Excavated Material	60.56	CY	\$3.48	\$0.00	\$113.09	\$97.76	\$0.00	\$210.85
G1030040405	950, 2.29m3 (3 CY), Delivered & Dumped, Backfill W/Sand	10.58	CY	\$89.09	\$778.17	\$86.37	\$78.08	\$0.00	\$942.62
G1030050511	Compact Soil W/Vibrating Plate	60.56	CY	\$4.94	\$0.00	\$286.73	\$12.23	\$0.00	\$298.96
G1030050515	Compact With Pogosticks	10.58	CY	\$26.74	\$0.00	\$264.91	\$18.03	\$0.00	\$282.93
G3010020211	152.40mm (6"), Class 150, PVC Piping	130.00	LF	\$24.02	\$1,247.68	\$1,875.40	\$0.00	\$0.00	\$3,123.08

**Model: Water Distribution** **\$5,226.78**

**Water Distribution Total Cost: \$5,226.78**

**Supporting Facilities Total Marked Up Cost: \$182,693.46**

**Total Facilities Marked Up Cost: \$1,561,108.24**

Note: All Costs Include ACF, Markups and Escalation

Project Location: Oregon Average, Oregon  
 Project Midpoint: Jan 2022

Area Cost Factor: 1.120  
 Escalation Rate: 16.266

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Program: Lowell Projects  
Project: Lowell Town Hall  
Project Num: TBD

# Project Detail Report

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## In-Project Lump Sums(s)

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<b>Pavement:</b>	0.00
<b>Site Improvements:</b>	0.00
<b>Utilities:</b>	0.00

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**Estimated Contract Cost: \$1,561,108.24**

<b>Contingency:</b>	3.00%	\$46,833.25
<b>SIOH:</b>	5.70%	\$91,652.66
<b>Design</b>	4.00%	\$62,444.33
<b>Other</b>	0.00%	\$0.00

**Total Project Cost: \$1,762,038.48**

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## Out-of-Project Lump Sum(s)

Note: All Costs Include ACF, Markups and Escalation

Project Location: Oregon Average, Oregon  
Project Midpoint: Jan 2022

Area Cost Factor: 1.120  
Escalation Rate: 16.266