

1. Property Surveys for Rolling Rock Park, Cannon Street, and Paul Fisher Park

Boundary and topographical surveys are required to develop construction drawings and specifications for the Rolling Rock Park Improvements, Cannon Street Festival Area, and Paul Fisher Park Improvements. Staff has reached out to our City Engineer for options to complete the surveys. City Engineer will be in attendance to answer questions.

Attachments: None; cost estimates will be provided at the meeting.



Engineering Services, Inc.
213 Water Ave. NW, Ste. 100
Albany, OR 97321
p 541.223.5130

January 7, 2020

ENGINEERING SCOPE OF SERVICES

To: Jared Cobb, City Administrator – City of Lowell

From: Matt Wadlington, Principal – Civil West Engineering Services, Inc.

RE: **City of Lowell: Rolling Rock Park, Paul Fisher Park and Roadway Survey**
Civil West Project Number: TBD

The purpose of this scope of services is to describe the proposed approach, costs, and schedule that Civil West will follow to support the City of Lowell as they undertake numerous potential City park, City Hall, and roadway improvements.

Background Summary

The City of Lowell is looking into the development of its downtown area. One of the first phases of this endeavor is to generate an accurate survey and drawing of the existing conditions so that the proposed improvements can be planned.

Goal for the Project

Upon completion, an autocad drawing of the identified area will be provided to the City, along with a pdf version of the results of the survey.

Part A: Scope of Work

The following scope of work describes the tasks, activities, and work that will take place to complete the engineering work associated with this project. The description of each task below is a summary of the estimated process, steps, and procedures that will be required for completion of the work. While there may be many subtasks included within these major task areas, only the major tasks are discussed below.

Paul Fisher Park and Roadway – Proposed Scope of Services

Task 1 – Project Management and Administrative Services – This task includes administrative and project management efforts related to the management of this project. This shall include processing of internal paperwork and correspondence between Civil West and the City, coordination on financial matters, directing resources internally, and meeting with staff on routine issues.

Task 2 – Data Acquisition – Under this task, we will coordinate with the utility locate services to schedule utility locates in the survey area. We will look to collect existing utility information, historic survey information and benchmarks, and other background data pertinent to the survey area.

Task 3 – Survey – We will survey the project area as presented in the attached map to provide a topographical survey to delineate utilities, vegetation, curbs, sidewalks, roads, fences, boundary lines and other information. All boundary information will be presented per record.

Task 4 – Preparation of Project Drawings – Under this task, our team will prepare a detailed and scaled exhibit of the survey information. Drawing will be made available in AutoCad drawing format (dwg) and pdf. Hard copies can be made available if requested.

Task 5 – Reimbursables – This task will cover direct reimbursable expenses anticipated for the project. These include travel and per diem costs, reproduction and office expenses, and other reimbursable costs

- :
- a. Travel costs – We have included an allowance for travel costs for meetings, site visits, and other travel related to this project.
 - b. Equipment costs – This item includes any fees associated with specialized equipment usage.
 - c. Publication, reproduction, and office costs – Under this item, we have included a reimbursable allowance to provide the City with copies of any draft and final report(s), plans, contract documents and specifications, including digital deliverables upon request

Part B: Project Fee Proposal

A summary of the proposed fee schedule is provided below:

Task	Summary of Proposed Engineering Budget:	Budget
1	Project Management & Administrative Services	\$660.00
2	Data Acquisition	\$1,348.00
3	Survey	\$7,080.00
4	Preparation of Project Drawings	\$2,356.00
5	Reimbursables	\$2,400.00
Total Proposed Budget		\$13,844.00

The above budget is considered as a fixed fee for the scope of work described and will be billed on a percent complete basis to a maximum.

Part C: Project Schedule

The following schedule, while flexible, is provided as a preliminary schedule for the City to consider.

Proposed Schedule:

1. Authorization to begin work: early February 2020
2. Data Collection and Locate coordination: early February 2020
3. Field work completed: late-February 2020
4. Survey Drawing available to City: late February 2020

The schedule shown above is preliminary in nature and may vary depending on a number of issues. This schedule can be modified to meet scheduling constraints of the City and their other projects.

We are grateful for this opportunity to provide these services to the City of Lowell. We are prepared to begin work on this project as soon as we are authorized to do so. Please let me know if you have any questions or if you wish to see any alterations to our proposed approach. If this proposed approach is acceptable, please sign below and return a copy to our office for our records.

Sincerely,
Civil West Engineering Services, Inc.



Matt Wadlington, PE
Willamette Valley Regional Manager

Authorized Representative Signature Accepting Scope of Services

Date

Project Boundary Exhibit



2. Main Street Rehabilitation Project

The City received a \$100,000 grant to rehab Main Street from Pioneer Street to Moss Street. The City Council previously approved a Task Order for construction drawings and specifications to grind and overlay the street. As part of the Water Meter Project, our USDA Representative recommended the addition of at least one other project to be competitive for the 45% loan forgiveness. Typically, if funding permits, it is prudent to consider replacing any aging water or sewer lines at the same time. Main Street currently has a 6" steel pipe that has experienced several leaks over the past five (5) years. Sewer service is in the alley and can be replaced later without any disruption to the street or surrounding properties. City Engineer will be in attendance to answer questions.

Attachments: Email from City Engineer, Matt Wadlington

From: [Matt Wadlington](#)
To: [Jared Cobb](#)
Subject: Waterline replacement along Main St.
Date: Tuesday, December 10, 2019 9:51:17 AM
Attachments: [image003.png](#)

Jared,

Per our discussion yesterday, I have looked at the cost to replace the 6" AC waterline in Main Street with a 6" PVC or HDPE while the pavement improvements are going on. Assuming that the same contractor does the work, it would add approximately \$70,000 to the overall cost. This would include replacing the water services to the meters and includes the additional engineering and a modest contingency.

I think you would be well served to try to bid these projects (including Lakeview) by March to ensure the best pricing. In order for us to get that ready to go by then, we should be starting pretty quickly on Lakeview and adding water to Main.

-Matt

--

Matt Wadlington, PE, Principal
Willamette Valley Regional Manager
d 541.982.4373 | c 520.444.4220



Civil West Engineering Services, Inc.
213 Water Ave. NW, Suite 100, Albany, OR 97322
p 541.223.5130
www.civilwest.com

3. Lakeview Avenue Rehabilitation Project

The City received a \$100,000 grant to rehab Lakeview Avenue from Pioneer Street to Moss Street. One concern by the City Council was the width of the street, and whether it would make sense to widen and/or turn the street into a one-way street. Staff requested the City Engineer to review these options and discuss them with the City Council. Additionally, as with the previous project, there are aging water and sewer lines that may be included as part of an application to the USDA. The water line is a 6" asbestos concrete pipe and the sewer line is an 8" concrete line. City Engineer will be in attendance to answer questions.

Attachments: None; cost estimates will be provided at the meeting.

4. Water and Sewer Project Grant and Loan Application

Staff requested a copy of the grant and loan application from the USDA to review and discuss with the City Council. If interested, the City Council should consider a motion to prepare a grant and loan application for the projects identified by the City Council. The next step would be to prepare the application and schedule a public hearing informing residents of the City's intent to apply for USDA funding, at which the Council could formally vote to authorize the City Administrator to submit an application. Up to 45% of the project costs may be covered through a grant, however, the City will not know how much grant funding is available until after the application is reviewed. It is important to note that the City is not committed to the loan until after a decision is rendered by USDA and the City adopts a bond resolution.

Attachments: Email Regarding Application Process; cost estimates and potential City match will be provided at meeting.



From: [Halligan, Holly - RD, Tangent, OR](#)
To: [Jared Cobb](#)
Cc: [Matt Wadlington](#)
Subject: RE: Water/Sewer Grant & Loan Application
Date: Friday, January 3, 2020 10:00:28 AM
Attachments: [image004.png](#)
[image006.png](#)
[image010.png](#)
[image012.png](#)
[image014.png](#)
[Water and Environmental Customer User Guide updated 10-2018.pdf](#)
[OR Guide 8 City of Lowell.doc](#)
[OR Guide 15 City of Lowell.doc](#)
[Public Meeting Notice Guidance USDA Funding.docx](#)
[PER Guidance Bulletin 1780-2.pdf](#)
[UWP Bulletin 1780-35.pdf](#)

Jared,

You can submit the application through our on-line application system, RD Apply. Below are the steps to get started. Regarding the model resolution—I don't have one, but you will need bond counsel services as the security on the loan will be a revenue bond. All the bond counsels in Oregon are very familiar with the USDA and our process.

-

1. Register for a Level 2 E-authentication

Level 2 E-auth is required to submit application information into the RD Apply website.

To get access visit this website:

<https://identitymanager.eems.usda.gov/registration/index.aspx>. The primary signatory (I'm assuming Jared) should create an account, along with other staff and consultants (finance director, engineer, etc.) that will input information in the application.

2. Complete Application in RD Apply

Once you have your Level 2 eAuth you can go to RD Apply (<https://rdapply.usda.gov/>) and submit an Authorized Representative Request, which I'll approve on my end. Once approved, you can begin entering the application information. RD Apply will walk you through the application process screen by screen. The RD Apply User Guide is also attached for reference. There are some application items not requested through the RD Apply screens. These items can be uploaded into RD Apply as "Other Documents" (or you can email these to me):

- a. **Evidence of Legal Authority and Organizational Documents:** City Charter, Articles of Incorporation, By Laws, etc.
- b. **OR Guide 8 (Attached):** This form certifies that commercial credit is unavailable. Please also upload lender contact, rates, terms, and/or denial letters. We like at least three, but we'll take whatever you can get.
- c. **OR Guide 15 (attached)**

3. Publish a Public Meeting Notice

A public meeting notice must be published in a local paper informing the public of your intent to apply for USDA funding. It should be published one time, at least 10 days before the meeting is held (can be a regular board/council meeting). Please submit the

affidavit of publication and meeting minutes to your loan specialist when available. Attached is example language you can use.

4. **Prepare a Preliminary Engineering Report (PER)**

You engineer will prepare a Preliminary Engineer Report of the project. Guidance for this report is located in the attached “**PER Guidance_Bulletin_1780-2**”. American Iron and Steel requirements must also be followed, which are discussed in the attached “**UWP_Bulletin_1780-35**”. When complete, you may upload to RD Apply or provide a copy directly to your loan specialist. Let me know if you need assistance or you can contact my engineer/environmental coordinator, Mike Beyer, State Engineer at 503-414-3368 or Michael.beyer@or.usda.gov.

Note- AIS does not apply to meters, however, if you're including water lines in the project Matt will need to consider AIS requirements for those parts of the project.

5. **Complete Appropriate Environmental Review (if needed)**

Depending on the nature of the project and the level of land disturbance, the project may require the completion of an environmental report or environmental assessment. I recommend holding a brief call with Mike Beyer, to discuss the needed level of environmental review. Meter only projects are categorical exclusions and don't require anything other than a signature on a single form, but the water lines will require some additional review including SHPO.

If you like, we can set up a call to discuss the process and discuss the environmental with Mike.

Thanks,

Holly Halligan

Community Programs Specialist
Rural Development ~ Oregon
U.S. Department of Agriculture
31978 North Lake Creek Drive | Tangent, OR 97389
Phone (541) 801-2682 | Fax (855)824-6181
www.rd.usda.gov/or

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From: Jared Cobb <jcobb@ci.lowell.or.us>
Sent: Monday, December 30, 2019 4:29 PM
To: Halligan, Holly - RD, Tangent, OR <holly.halligan@usda.gov>
Cc: Matt Wadlington <mwadlington@civilwest.net>
Subject: Water/Sewer Grant & Loan Application

Hi Holly,

We are reviewing our options for submitting an application. As previously discussed, we would like to move forward with the project to install new AMI water meters. We're also considering replacing water and sewer lines along two roads that are scheduled to be rehabbed this summer, and potentially a new water line to service City Hall and downtown development. Do you have a copy of the loan and grant application that you could email? Do you have a model resolution that would need to be adopted to submit an application? Thanks for your help!

Best regards,

Jared Cobb
City Administrator
City of Lowell
107 East Third Street
Lowell, OR 97452
B: 541-937-2157
C: 541-556-8160

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5. Committee Appointments

Staff solicited committee applications in the December and January editions of The Bridge and asked current members if they were interested in reappointment. The following is an overview of each Committee, list of open positions and applicants.

Attachments: 2020 City Council Appointments – Boards, Commissions, and Committees

AGENDA ITEM SUMMARY

TO: Mayor Bennett and Council
FROM: Jared Cobb, City Administrator
DATE: December 30, 2019
SUBJECT: Committee Appointments

- DISCUSSION
- ACTION
- RESOLUTION
- ORDINANCE
- PROCLAMATION
- REPORT

SUMMARY:

Each year the City Council has open positions to fill on the City's standing committees. The City advertised a call for volunteers for a minimum of (30) days. Attached is an overview of each committee, along with the list of open positions and applicants.

FISCAL IMPACT:

None.

COURSES OF ACTION:

A motion should be made to approve the appointments for each position to the individual board, commission, or committee.

Sample Motion:

"I make a motion to appoint Don Bennett for Position 1 and Jim Burford for Position 2 to the Budget Committee."

RECOMMENDATION:

A motion should be made to approve the appointments for each position to the individual board, commission, or committee as described in the sample motion above.

ATTACHMENTS:

1. 2020 City Council Appointments – Boards, Commissions, and Committees

AGENDA ITEM SUMMARY

TO: Mayor Bennett and Council
FROM: Jared Cobb, City Administrator
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SUMMARY:

Each year the City Council has open positions to fill on the City's standing committees. The City advertised a call for volunteers for a minimum of (30) days. Attached is an overview of each committee, along with the list of open positions and applicants.

FISCAL IMPACT:

None.

COURSES OF ACTION:

A motion should be made to approve the appointments for each position to the individual board, commission, or committee.

Sample Motion:

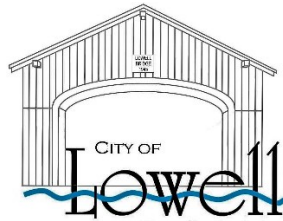
"I make a motion to appoint Don Bennett for Position 1 and Jim Burford for Position 2 to the Budget Committee."

RECOMMENDATION:

A motion should be made to approve the appointments for each position to the individual board, commission, or committee as described in the sample motion above.

ATTACHMENTS:

1. 2020 City Council Appointments – Boards, Commissions, and Committees



2020 City Council Appointments Boards, Commissions, and Committees

Each year the City Council has open positions to fill on the City's standing committees. The following document provides an overview of the membership, terms, powers and duties, and reporting requirements for each committee. A list of open positions, terms, and prospective applicants is also provided to assist the City Council with the selection of new members.

NOTE: Applicants with an asterisk (*) currently serve on the board.

Budget Committee

Membership: The Budget Committee shall consist of the members of the governing body and a number, equal to the number of members of the governing body, of electors of the municipal corporation appointed by the governing body.

Term of Office: Members of the Budget Committee shall serve a term of three years. The terms shall be staggered so that, as near as practicable, one-third of the terms of the appointive members end each year.

Powers and Duties: The Budget Committee shall have the powers and duties which are assigned by state law or city charter. This includes, but is not limited to, review and approval of the annual budget and property tax rates.

Reporting: No report is required.

Position	Name	Term Expires
1	Don Bennett	December 31, 2022
2	Patricia-Jo Angelini	December 31, 2020
3	Samantha Dragt	December 31, 2020
4	Tim Stratis	December 31, 2022
5	Gail Harris	December 31, 2020
6	Bill George	December 31, 2020
7	Lon Dragt	December 31, 2021
8	John Myers	December 31, 2021
9		December 31, 2022
10		December 31, 2022
Applicants: Maureen Weathers*		

Planning Commission

Membership: The Planning Commission shall consist of five members and meet the following criteria:

- (1) Four members shall reside within the City of Lowell.
- (2) One member may reside within the City of Lowell Urban Growth Boundary (UGB).
- (3) No two or more members shall be engaged in the same kind of occupation, business, trade or profession.

Term of Office: Members of the Planning Commission shall serve a term of two years. Expiration of the terms shall be staggered such that the terms of three members expire of December 31st of odd numbered years and the terms of two members expire on December 31st of even numbered years.

Powers and Duties: The Commission shall review and make recommendations regarding planning, zoning, and development within the city, and shall have the powers and duties which are assigned by state law or city charter.

Reporting: An annual report describing the activities of the previous calendar year shall be submitted by January 31 of each year.

Position	Name	Term Expires
1		December 31, 2021
2		December 31, 2021
3		December 31, 2021
4	Mary Wallace	December 31, 2020
5	Suzanne Kintzley	December 31, 2020
Applicants: Lon Dragt* John Myers*		

Economic Development Committee

Membership: The Economic Development Committee shall consist of five members and meet the following criteria, unless waived by an action of the City Council:

- (1) Three members shall be residents of the City of Lowell.
- (2) One member may represent a business located within the City of Lowell.
- (3) One member may represent the Lowell-Fall Creek School District.
- (4) One member may represent the Lowell Rural Fire Protection District.

Term of Office: Members of the Economic Development Committee shall serve a term of two years. Expiration of the terms shall be staggered such that the terms of three members expire of December 31st of odd numbered years and the terms of two members expire on December 31st of even numbered years.

Powers and Duties: The Economic Development Committee shall make recommendations regarding the creation, retention, and expansion of businesses and other ventures that enrich the community by creating goods and services that provide employment opportunities while maintaining and enhancing the overall quality of life.

Reporting: An annual report describing the activities of the previous calendar year shall be submitted by January 31 of each year.

Position	Name	Term Expires
1		December 31, 2021
2		December 31, 2021
3		December 31, 2021
4		December 31, 2020
5	Bill George	December 31, 2020
Applicants: Michael Galvin (nonresident)* Lisa Bee-Wilson		

Parks and Recreation Committee

Membership: The Parks and Recreation Committee shall consist of five members and meet the following criteria, unless waived by an action of the City Council:

- (1) Four members shall be residents of the City of Lowell.
- (2) One member may be eighteen (18) years of age or younger.
- (3) One member may be a non-resident.

Term of Office: Members of the Parks and Recreation Committee shall serve a term of two years. Expiration of the terms shall be staggered such that the terms of three members expire of December 31st of odd numbered years and the terms of two members expire on December 31st of even numbered years.

Powers and Duties: The Parks and Recreation Committee shall make recommendations regarding the parks and recreation operations including, but not limited to, parks planning, acquisition, development, and maintenance; recreation programming; and tree planting and maintenance.

Reporting: An annual report describing the activities of the previous calendar year shall be submitted by January 31 of each year.

Position	Name	Term Expires
1		December 31, 2021
2	Tony Moreci	December 31, 2020
3	George Wild	December 31, 2020
4		December 31, 2021
5		December 31, 2021
Applicants: Hall O'Regan* Joe Brazill*		

Library Committee

Membership: The Library Committee shall consist of five members and meet the following criteria, unless waived by an action of the City Council:

- (1) Three members shall be residents of the City of Lowell.
- (2) Two members may be non-residents.

Term of Office: Members of the Library Committee shall serve a term of two years. Expiration of the terms shall be staggered such that the terms of three members expire of December 31st of odd numbered years and the terms of two members expire on December 31st of even numbered years.

Powers and Duties: The Library Committee shall operate and maintain the library, establish policy for use of the library and advise the City Council on policy related to library budget, funding and use.

Reporting: An annual report describing the activities of the previous calendar year shall be submitted by January 31 of each year.

Position	Name	Term Expires
1		December 31, 2021
2		December 31, 2021
3		December 31, 2021
4	Barbaranne Ingram	December 31, 2020
5		December 31, 2020
Applicants: Heather Woodhurst (nonresident)* Cathy Trimble Monica Thompson		

Blackberry Jam Festival Committee

Membership: The BBJ Festival Committee shall consist of five members residing within the City of Lowell or communities of Dexter, Trent, Fall Creek, and Unity.

Term of Office: Members of the Blackberry Jam Festival Committee shall serve a term of two years. Expiration of the terms shall be staggered such that the terms of three members expire on December 31st of odd numbered years and the terms of two members expire on December 31st of even numbered years.

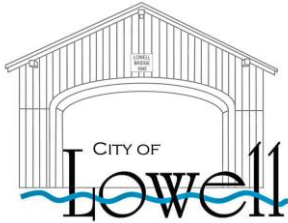
Additional Officers: The committee may appoint additional officers, as necessary, to accomplish its objectives, and such other non-voting members to organize and operate the Blackberry Jam Festival.

Powers and Duties: The BBJ Festival Committee shall organize and operate a community event to accomplish the following goals:

- (1) Provide exposure to Lowell's many recreational opportunities and community spirit.
- (2) Provide a marketplace for local crafters and food vendors.
- (3) Provide a venue for local non-profit fundraising activities.
- (4) Increase tourism in the City of Lowell, surrounding communities, and Lane County.

Reporting: An annual report describing the activities of the previous event shall be submitted by August 31 of each year.

Position	Name	Term Expires
1		December 31, 2021
2		December 31, 2021
3	Lon Dragt	December 31, 2020
4		December 31, 2021
5	George Wild	December 31, 2020
Applicants: Rustie Ackland (nonresident) John Myers Monica Thompson		



VOLUNTEER APPLICATION

BOARDS, COMMISSIONS, AND COMMITTEES

Contact Information	
Name:	Monica Thompson
Street Address:	92 Wetleau Dr.
Mailing Address:	
City/State/Zip Code:	Lowell, OR 97452
Home Phone:	541-430-8511
Work Phone:	
E-Mail Address:	mlithompson@hotmail.com

Background	
Years of Residence in Lowell:	7 yrs
Place of Employment:	Retired
Occupation:	Retired Technology Specialist and Elementary School Tchr
Educational Background:	BS: Early Childhood and Elementary School Teacher Associates Degree: Computer Information Systems
Prior Civic Activities:	Taught First Aid/CPR and Babysitting classes for the Red Cross Worked at the Roseburg Food Pantry and served meals to the homeless.

Boards, Commissions, or Committees of Interest

Please check all of the following Boards, Commissions, or Committees that interest you:

- City Council**
- Budget Committee**
- Planning Commission**
- Parks and Recreation Committee**
- Economic Development Committee**
- Library Committee**
- Blackberry Jam Festival Committee**
- Other short-term task groups**

Special Skills or Qualifications

Summarize any special training, skills or experience you may have pertinent to the Board, Commission, or Committee to which you are applying.

**Worked in a school library as a teacher and the district's technology specialist.
Put in the first "My Free Little Library" in Lowell. :]
I am a vendor at multiple craft fairs in the state.**

Motivation

Discuss your motivation for serving on this Board, Commission, or Committee.


**I have been retired long enough now (2 1/2 yrs) that I'm willing to give up some of my time to help with some projects around town. :D
I also think it would be a great way to get to know more people in our little town.**

Special Notice

Please be advised that members of the City Council and Planning Commission are required to file an annual **Statement of Economic Interest** with the State of Oregon.

Agreement and Signature

By submitting this application, I affirm that the facts set forth in it are true and complete. I understand that if I am accepted as a volunteer, any false statements, omissions, or other misrepresentations made by me on this application may result in my immediate dismissal.

Name (printed)	Monica Thompson
Signature	
Date	1/7/20

Our Policy

It is the policy of the City of Lowell to provide equal opportunities without regard to race, color, religion, national origin, gender, sexual preference, age, or disability. The City of Lowell accepts applications from potential volunteers throughout the year and will hold applications until vacancies exist on specific boards, commissions, or committees. Thank you for completing this application form and for your interest in volunteering with us.

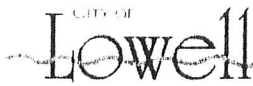
Applications may be submitted by mail, in person, or email to:

City of Lowell
P.O. Box 490
107 East Third Street
Lowell, OR 97452
volunteer@ci.lowell.or.us

RECEIVED

DEC 12 2007

JO



VOLUNTEER APPLICATION
BOARDS, COMMISSIONS, AND COMMITTEES

Contact Information	
Name:	Maureen Weathers
Street Address:	29 S. Alder
Mailing Address:	P.O. Box 302
City/State/Zip Code:	Lowell, OR 97452
Home Phone:	541-937-3738
Work Phone:	541-954-5765
E-Mail Address:	mmweathers@gwestoffice.net

Background	
Years of Residence in Lowell:	16
Place of Employment:	Lowell School District
Occupation:	Business office accountant
Educational Background:	Bachelor of Science, Management University of Oregon, 1978
Prior Civic Activities:	Blackberry Jam Treasurer - 15 years Lowell School Board / Bgt committee - 10 years Lowell Fire District Bgt Committee - 8(?) years

Boards, Commissions, or Committees of Interest

Please check all of the following Boards, Commissions, or Committees that interest you:

- City Council**
- Budget Committee**
- Planning Commission**
- Parks and Recreation Committee**
- Economic Development Committee**
- Library Committee**
- Blackberry Jam Festival Committee**
- Other short-term task groups**

Special Skills or Qualifications

Summarize any special training, skills or experience you may have pertinent to the Board, Commission, or Committee to which you are applying.

35+ years in professional and volunteer financial management roles; ability to work as a team and recruit others to join the effort

Motivation

Discuss your motivation for serving on this Board, Commission, or Committee.

Lowell has a lot going for it and I'd like to continue to work with other volunteers and staff to keep the positive progress going.

Special Notice

Please be advised that members of the City Council and Planning Commission are required to file an annual **Statement of Economic Interest** with the State of Oregon.

Agreement and Signature

By submitting this application, I affirm that the facts set forth in it are true and complete. I understand that if I am accepted as a volunteer, any false statements, omissions, or other misrepresentations made by me on this application may result in my immediate dismissal.

Name (printed)	Maureen M. Weathers
Signature	Maureen M. Weathers
Date	12-12-17

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Applications may be submitted by mail, in person, or email to:

City of Lowell
P.O. Box 490
107 East Third Street
Lowell, OR 97452
volunteer@ci.lowell.or.us



VOLUNTEER APPLICATION

BOARDS, COMMISSIONS, AND COMMITTEES

Contact Information	
Name:	Lon Dragt
Street Address:	306 N. Damon St.
Mailing Address:	PO Box 430
City/State/Zip Code:	Lowell, Oregon 97452
Home Phone:	541-868-6215
Work Phone:	541-937-3393
E-Mail Address:	dragt2300@gmail.com

Background	
Years of Residence in Lowell:	2.5 yrs
Place of Employment:	Lowell Rural Fire Protection District
Occupation:	Fire Chief
Educational Background:	Medical Assistant Fire Officer Training Chief Training
Prior Civic Activities:	Budget Committee Downtown Master Plan Planning Commission

Boards, Commissions, or Committees of Interest

Please check all of the following Boards, Commissions, or Committees that interest you:

- City Council
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- Planning Commission
- Parks and Recreation Committee
- Economic Development Committee
- Library Committee
- Blackberry Jam Festival Committee
- Other short-term task groups

Special Skills or Qualifications

Summarize any special training, skills or experience you may have pertinent to the Board, Commission, or Committee to which you are applying.

As A Fire Chief I have been through years of leadership Training.

Motivation

Discuss your motivation for serving on this Board, Commission, or Committee.

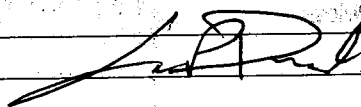
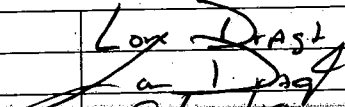
Being a member of the Community and The Fire Chief it is important to me to be an asset in the Community.

Special Notice

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Agreement and Signature

By submitting this application, I affirm that the facts set forth in it are true and complete. I understand that if I am accepted as a volunteer, any false statements, omissions, or other misrepresentations made by me on this application may result in my immediate dismissal.

Name (printed)	Lox Drast	
Signature		
Date	9/12/19	12/30/19

Our Policy

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Applications may be submitted by mail, in person, or email to:

City of Lowell
P.O. Box 490
107 East Third Street
Lowell, OR 97452
volunteer@ci.lowell.or.us

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JAN 17 REC'D



VOLUNTEER APPLICATION

BOARDS, COMMISSIONS, AND COMMITTEES

Contact Information	
Name:	John A. Myers
Street Address:	554 E. 1st Street
Mailing Address:	554 E. 1st Street
City/State/Zip Code:	Lowell, Oregon 97452
Home Phone:	509-879-2108
Work Phone:	541-741-7307 ext 155
E-Mail Address:	myersdeer@aol.com

Background	
Years of Residence in Lowell:	2 years
Place of Employment:	Mountain Rose Herbs Eugene, Oregon
Occupation:	Processing Plant Manager/Project Manager
Educational Background:	Graduated 1981 Honorable Army Discharge Accounting Certificate from Trend College Leadership Trainings from Purina Mills
Prior Civic Activities:	Boy Scout Troop Leader Nazarene Church Board Member Volunteer with Christmas Tree Lighting

Boards, Commissions, or Committees of Interest

Please check all of the following Boards, Commissions, or Committees that interest you:

- City Council**
- Budget Committee**
- Planning Commission**
- Parks and Recreation Committee**
- Economic Development Committee**
- Library Committee**
- Blackberry Jam Festival Committee**
- Other short-term task groups**

Special Skills or Qualifications

Summarize any special training, skills or experience you may have pertinent to the Board, Commission, or Committee to which you are applying.

I have been a Plant Manager/Project Manager for 30 years and have had cooperate training in many different areas of responsibilities. I have perticipated on various boards and committees including but not limited to Budget Planning, Capital Improvement Projects, Project Management, Continuous Improvement Planning, EH&S Coordinator and Human Resource Training. I hold the responsibility of Fiscal Reporting, FDA Reporting, all employee trainings and documentation along with Permits, Certifications and Licenses.

Motivation

Discuss your motivation for serving on this Board, Commission, or Committee.

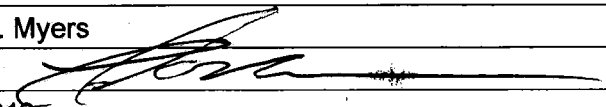
My wife and I moved to this little town in December of 2016 looking for a peaceful and safe place to live. We want to be able to explore the many activities Oregon has to offer and still be close to a major city. This is something Lowell has to offer, and I believe there is so much more to this beautiful town. I would like to be a part of the development of Lowell and the growth that can occur. I am excited about the downtown plans and the expansion of businesses and the opportunities that can happen when a group of individuals put differences aside and do something amazing for the greater good of the community.

Special Notice

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Agreement and Signature

By submitting this application, I affirm that the facts set forth in it are true and complete. I understand that if I am accepted as a volunteer, any false statements, omissions, or other misrepresentations made by me on this application may result in my immediate dismissal.

Name (printed)	John A. Myers
Signature	
Date	1/17/2019

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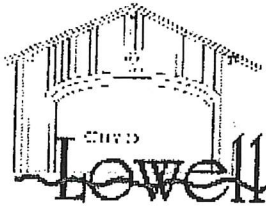
Applications may be submitted by mail, in person, or email to:

City of Lowell
P.O. Box 490
107 East Third Street
Lowell, OR 97452
volunteer@ci.lowell.or.us

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PO Box 490 Lowell, OR 97452
Phone: 541-937-2157 Fax: 541-937-2936
Email: city@lowell-or.gov

VOLUNTEER BOARD & COMMISSION APPLICATION

Contact Information

Name:	Joseph Brazill
Street Address:	55 N Moss
Mailing Address:	PO Box 199
City/State/Zip Code:	Lowell OR 97452
Home Phone:	206-920-3256
Work Phone:	541-345-7532
E-Mail Address:	joe.brazill@gmail.com

Background

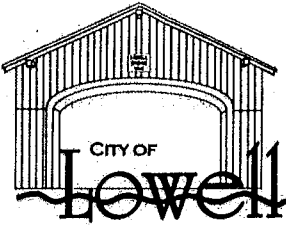
Years of Residence in Lowell:	4
Place of Employment:	Physical Therapy Services
Occupation:	Physical Therapist
Educational Background:	Doctor of Physical Therapy Bachelors of business
Prior Civic Activities:	Relay for life volunteer 1999-2000

Boards/Commissions of Interest

Please check all of the following Boards/Commissions that interest you:

- City Council
- Budget Committee
- Planning Commission
- Parks Advisory Committee

Other short-term task groups or focus groups that would meet for a specific purpose and then disband when the business is completed



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VOLUNTEER APPLICATION

BOARDS, COMMISSIONS, AND COMMITTEES

Contact Information	
Name:	HALL O'REGAN
Street Address:	62 E. 3RD
Mailing Address:	P.O. Box 462
City/State/Zip Code:	LOWELL, OR 97452
Home Phone:	541-937-3006
Work Phone:	
E-Mail Address:	LUCKEEME2003@YAHOO.COM

Background	
Years of Residence in Lowell:	21
Place of Employment:	RETIRED
Occupation:	
Educational Background:	12 YEARS
Prior Civic Activities:	VOLUNTEERED AT PAUL FISHER PARK WEEDING, WATERING, EDGEING, HELPED REBUILD PICNIC SHELTER, CHAIRPERSON FOR CURRENT PARK COMMITTEE, ASSISTED IN THE FUTURE DESIGN OF PAUL FISHER PARK

Boards, Commissions, or Committees of Interest

Please check all of the following Boards, Commissions, or Committees that interest you:

- City Council
- Budget Committee
- Planning Commission
- Parks and Recreation Committee
- Economic Development Committee
- Library Committee
- Blackberry Jam Festival Committee
- Other short-term task groups

11/17/17
2015 11 17 100

Special Skills or Qualifications

Summarize any special training, skills or experience you may have pertinent to the Board, Commission, or Committee to which you are applying.

I HAVE IN THE PAST DONE LANDSCAPE MAINTENANCE AND PAINTING. REPAIR OF IRRIGATION SYSTEMS.

Motivation

Discuss your motivation for serving on this Board, Commission, or Committee.

I BELIEVE THAT ENHANCING THE VISUAL APPEARANCE OF THE PARKS, THE CITIZENS OF LOWELL WILL BEGIN TO TAKE PRIDE IN THEIR TOWN AND THEIR PROPERTIES. THIS MAY HELP IN ATTRACTING NEW RESIDENCE FOR OUR TOWN.

Special Notice

Please be advised that members of the City Council and Planning Commission are required to file an annual **Statement of Economic Interest** with the State of Oregon.

Agreement and Signature

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Name (printed)	HALL R. O'REGAN
Signature	HALL R. O'Regan
Date	12-8-17

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Applications may be submitted by mail, in person, or email to:

City of Lowell
P.O. Box 490
107 East Third Street
Lowell, OR 97452
volunteer@ci.lowell.or.us

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VOLUNTEER APPLICATION

BOARDS, COMMISSIONS, AND COMMITTEES

Contact Information	
Name:	MICHAEL J. GALVIN
Street Address:	39557 PLALE Rd FALL CREEK 97438
Mailing Address:	PO BOX 95
City/State/Zip Code:	LOWELL OR 97452
Home Phone:	541-937-2393
Work Phone:	818-209-5520 CELL
E-Mail Address:	MGALVIN@PACBELL.NET

Background	
Years of Residence in Lowell:	18
Place of Employment:	RETIRED
Occupation:	
Educational Background:	BA OCCIDENTAL COLLEGE BUS ADMIN/ECONOMICS
Prior Civic Activities:	SCHOOL BOARD ECON DEV COMM FIRE BOARD GRANGE BLACKBERRY JAM COMMUNITY ADVISORY COMM COMPLAINT

Boards, Commissions, or Committees of Interest

Please check all of the following Boards, Commissions, or Committees that interest you:

- City Council
- Budget Committee
- Planning Commission
- Parks and Recreation Committee
- Economic Development Committee
- Library Committee
- Blackberry Jam Festival Committee
- Other short-term task groups

Special Skills or Qualifications

Summarize any special training, skills or experience you may have pertinent to the Board, Commission, or Committee to which you are applying.

Motivation

Discuss your motivation for serving on this Board, Commission, or Committee.

Special Notice

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Agreement and Signature

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Name (printed)	
Signature	
Date	

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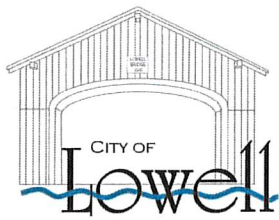
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P.O. Box 490
107 East Third Street
Lowell, OR 97452
volunteer@ci.lowell.or.us

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VOLUNTEER APPLICATION
BOARDS, COMMISSIONS, AND COMMITTEES

Contact Information	
Name:	Heather Woodhurst
Street Address:	419 Carol Street
Mailing Address:	Same
City/State/Zip Code:	Lowell, OR 97452
Home Phone:	541-937-2643
Work Phone:	-
E-Mail Address:	ladykaraturn@yahoo.com

Background	
Years of Residence in Lowell:	16
Place of Employment:	Homemaker
Occupation:	-
Educational Background:	Biology Degree
Prior Civic Activities:	Grange TAB Robots Site Council Boy Scouts (Den Leader / committee chair) Girl Scouts Volunteer at school

Boards, Commissions, or Committees of Interest

Please check all of the following Boards, Commissions, or Committees that interest you:

- City Council**
- Budget Committee**
- Planning Commission**
- Parks and Recreation Committee**
- Economic Development Committee**
- Library Committee**
- Blackberry Jam Festival Committee**
- Other short-term task groups**

Special Skills or Qualifications

Summarize any special training, skills or experience you may have pertinent to the Board, Commission, or Committee to which you are applying.

I am willing to work hard and put my time in as needed. I've been on the Boy Scout committee and the school's Site Council. I like to read a large range of books and love libraries.

Motivation

Discuss your motivation for serving on this Board, Commission, or Committee.

I think that having a library is important to the community, especially one where such resources can't be found elsewhere in such a small town.

Special Notice

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Agreement and Signature

By submitting this application, I affirm that the facts set forth in it are true and complete. I understand that if I am accepted as a volunteer, any false statements, omissions, or other misrepresentations made by me on this application may result in my immediate dismissal.

Name (printed)	Heather Woodhurst
Signature	Heather Woodhurst
Date	11/26/17

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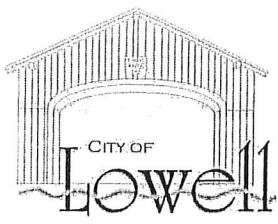
Applications may be submitted by mail, in person, or email to:

City of Lowell
P.O. Box 490
107 East Third Street
Lowell, OR 97452
volunteer@ci.lowell.or.us

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JD



VOLUNTEER APPLICATION

BOARDS, COMMISSIONS, AND COMMITTEES

Contact Information	
Name:	<i>Cathy Trimble</i>
Street Address:	<i>115 S. ALDER</i>
Mailing Address:	<i>" "</i>
City/State/Zip Code:	<i>Lowell OR 97452</i>
Home Phone:	<i>541-232-4770</i>
Work Phone:	<i>—</i>
E-Mail Address:	<i>katerinatrimble@gmail.com</i>

Background	
Years of Residence in Lowell:	<i>1.5 YRS</i>
Place of Employment:	<i>35+YRS 4J Public Schools @ 200 N. MONROE CENTRAL OFFICE</i>
Occupation:	<i>45 LIBRARY SERVICES - COMPUTING SERVICES -</i>
Educational Background:	<i>Santa Monica City College - Anthropology Lume Community College - ASL, Basic ELECTRONICS</i>
Prior Civic Activities:	

Boards, Commissions, or Committees of Interest

Please check all of the following Boards, Commissions, or Committees that interest you:

- City Council
- Budget Committee
- Planning Commission
- Parks and Recreation Committee
- Economic Development Committee
- Library Committee
- Blackberry Jam Festival Committee
- Other short-term task groups

Special Skills or Qualifications

Summarize any special training, skills or experience you may have pertinent to the Board, Commission, or Committee to which you are applying.

I worked on a team of librarians and catalogued & processed 45 school library books. I used LibraryWorld, VIA and Destiny library software to add copies to the collection and prepared spine labels & barcodes. I ran 45's Teacher Library/IMC while still in funding. Scheduling loans, shipping items, guiding teachers to appropriate options.

Motivation

Discuss your motivation for serving on this Board, Commission, or Committee.

I want to help with the new library. I am retired and have time for organizational meetings and even library maintenance.

Special Notice

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Agreement and Signature

By submitting this application, I affirm that the facts set forth in it are true and complete. I understand that if I am accepted as a volunteer, any false statements, omissions, or other misrepresentations made by me on this application may result in my immediate dismissal.

Name (printed)	Cathy Trimble
Signature	Cathy Trimble
Date	November 14, 2019

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Applications may be submitted by mail, in person, or email to:

City of Lowell
P.O. Box 490
107 East Third Street
Lowell, OR 97452
volunteer@ci.lowell.or.us

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JD



VOLUNTEER APPLICATION
BOARDS, COMMISSIONS, AND COMMITTEES

Contact Information	
Name:	Rustie Ackland
Street Address:	48265 E. Commercial St
Mailing Address:	PO Box 233
City/State/Zip Code:	Oakridge Or 97463
Home Phone:	541-731-4146
Work Phone:	541-334-5830
E-Mail Address:	rackland@bannerbank.com

Background	
Years of Residence in Lowell:	
Place of Employment:	Banner Bank - Pleasant Hill + Oakridge
Occupation:	Branch Manager
Educational Background:	High School
Prior Civic Activities:	Kiwanis, Chamber of Commerce, Oakridge Concerts on the Park, Oakridge Keg + cask, Uptown business Revitalization Assoc.

Boards, Commissions, or Committees of Interest

Please check all of the following Boards, Commissions, or Committees that interest you:

- City Council
- Budget Committee
- Planning Commission
- Parks and Recreation Committee
- Economic Development Committee
- Library Committee
- Blackberry Jam Festival Committee
- Other short-term task groups

Special Skills or Qualifications

Summarize any special training, skills or experience you may have pertinent to the Board, Commission, or Committee to which you are applying.

I have helped organize several community events in Oakridge over the past 20 years. I am very organized & have great people skills.

Motivation

Discuss your motivation for serving on this Board, Commission, or Committee.

I am new to managing the Pleasant Hill branch of Banner Bank and feel that being involved will give me opportunity to meet ~~to~~ locals and help the community at the same time.

Special Notice

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Agreement and Signature

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Name (printed)	Rustie Ackland
Signature	<i>Rustie Ackland</i>
Date	1-2-20

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Lowell, OR 97452
volunteer@ci.lowell.or.us

6. Budget Transfers and Appropriation Changes

FY 2020 Budget requires a transfer of appropriations to the Community Development program of the General Fund. The City has issued more building and zoning permits than anticipated and funding for the Downtown MP was not carried over to FY 2020; Resolution 730 authorizes a transfer of appropriations from the Contingency appropriation to the Community Development appropriation.

Attachments: Resolution 730 – Budget Transfers and Appropriation Changes

AGENDA ITEM SUMMARY

TO: Mayor Bennett and Council
FROM: Jared Cobb, City Administrator
DATE: December 29, 2019
SUBJECT: Resolution 730 – Budget Transfers and Appropriation Changes

- DISCUSSION**
- ACTION**
- RESOLUTION**
- ORDINANCE**
- PROCLAMATION**
- REPORT**

SUMMARY:

FY 2020 Budget requires a transfer of appropriations to the Community Development program of the General Fund. The City has issued more building and zoning permits than anticipated and funding for the Downtown MP was not carried over to FY 2020; Resolution 730 authorizes a transfer of appropriations from the Contingency appropriation to the Community Development appropriation.

FISCAL IMPACT:

The transfers and appropriation changes are between expenditures categories within the same fund or between funds; the net impact on total appropriations is zero.

COURSES OF ACTION:

1. Motion to approve Resolution 730 as presented
2. Motion to approve Resolution 730 as amended.

RECOMMENDATION:

Motion to approve Resolution 730 as presented.

ATTACHMENTS:

1. Resolution 730 - Budget Transfers and Appropriation Changes for FY 2020

CITY OF LOWELL, OREGON

RESOLUTION 730

**A RESOLUTION PROVIDING FOR BUDGET TRANSFERS AND MAKING APPROPRIATION
CHANGES FOR FY 2019-2020**

WHEREAS, the City of Lowell’s 2019-2020 Budget is in need of adjusting various, funds, departments, organizational units and category of expense accounts for additional appropriation authority; and

WHEREAS, under the provisions of Oregon Budget Law, fund units and accounts are required to reflect sufficient authorized appropriations; and

WHEREAS, appropriation authority may be made by transfers of appropriation within organizational units, transfers within categories of expense and/or transfers of contingency appropriations within a specific fund when authorized by official resolution of the governing body as provided by ORS 294.463; and

WHEREAS, additional appropriation authority for expenditures may be made by transfer of contingency appropriations or other appropriations within a specific fund when authorized by official resolution of the governing body as provided by Oregon Local Budget Law, now therefore,

BE IT RESOLVED, that such transfers of categories of expense, organizational units, and contingency appropriations to fund expenditures within each fund account as set forth in Attachment A and providing expenditure authority is hereby increased and appropriated. The net effect of such appropriation transfers is zero.

Adopted by the City Council of the City of Lowell, this 7th day of January 2020.

Yea: _____

Nay: _____

Approved: _____
Don Bennett, Mayor

Attest: _____
Jared Cobb, City Administrator

Attachment A
Providing for Budget Transfers and Appropriation Changes for FY 2019-2020

	Original & Amended Budget	Changes	Adjusted Budget
General Fund (110)			
Administration	182,987	0	182,987
Parks and Recreation	851,891	0	851,891
Police	35,561	0	35,561
Community Development	68,327	30,000	98,327
Library	339,929	0	339,929
Code Enforcement	14,738	0	14,738
Tourism	11,350	0	11,350
Municipal Court	14,170	0	14,170
Nondepartmental			
Debt Service	32,269	0	32,269
Interfund Transfers	6,000	0	6,000
Contingency	55,502	(30,000)	25,502
Total	1,612,725	0	1,612,725

Purpose: To cover unanticipated building and planning permits and grant funds not carried over from the prior fiscal year. The net effect of the transfers is zero.

CITY OF LOWELL
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING DECEMBER 31, 2019

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>MATERIALS & SERVICES</u>					
110-430-6118 POLICE SERVICES	.00	11,718.00	30,561.00	18,843.00	38.3
110-430-6334 NON-CAPITALIZED ASSETS	.00	.00	5,000.00	5,000.00	.0
TOTAL MATERIALS & SERVICES	.00	11,718.00	35,561.00	23,843.00	33.0
TOTAL POLICE	.00	11,718.00	35,561.00	23,843.00	33.0
 <u>COMMUNITY DEVELOPMENT</u>					
<u>PERSONAL SERVICES</u>					
110-440-5110 CITY ADMINISTRATOR	346.66	2,253.29	4,325.00	2,071.71	52.1
110-440-5112 FINANCE CLERK	.00	.00	.00	.00	.0
110-440-5114 CITY CLERK	220.24	1,426.32	2,577.00	1,150.68	55.4
110-440-5220 OVERTIME	2.86	14.29	97.00	82.71	14.7
110-440-5315 SOCIAL SECURITY/MEDICARE	43.60	282.65	628.00	345.35	45.0
110-440-5320 WORKER'S COMP	.17	36.26	14.00	(22.26)	259.0
110-440-5350 UNEMPLOYMENT	.00	.00	508.00	508.00	.0
110-440-5410 HEALTH INSURANCE	100.53	849.75	1,314.00	464.25	64.7
110-440-5450 PUBLIC EMPLOYEES RETIREMENT	98.22	636.76	1,207.00	570.24	52.8
TOTAL PERSONAL SERVICES	812.28	5,499.32	10,670.00	5,170.68	51.5
 <u>MATERIALS & SERVICES</u>					
110-440-6116 ENGINEERING SERVICES	940.76	6,008.26	500.00	(5,508.26)	1201.7
110-440-6128 OTHER CONTRACT SERVICES	.00	18,092.22	10,000.00	(8,092.22)	180.9
110-440-6220 PUBLICATIONS, PRINTING & DUES	.00	.00	100.00	100.00	.0
110-440-6226 POSTAGE	.00	.00	250.00	250.00	.0
110-440-6240 TRAVEL & TRAINING	.00	.00	500.00	500.00	.0
110-440-6290 MISCELLANEOUS	.00	.00	250.00	250.00	.0
110-440-6522 LAND USE & DEVELOPMENT COSTS	6,486.28	11,382.26	10,125.00	(1,257.26)	112.4
110-440-6524 BUILDING PERMIT COSTS	6,286.54	23,923.98	31,282.00	7,358.02	76.5
110-440-6525 ELECTRICAL PERMIT COSTS	384.00	3,856.71	4,650.00	793.29	82.9
TOTAL MATERIALS & SERVICES	14,097.58	63,263.43	57,657.00	(5,606.43)	109.7
TOTAL COMMUNITY DEVELOPMENT	14,909.86	68,762.75	68,327.00	(435.75)	100.6
 <u>LIBRARY</u>					

7. City Council Meeting Schedule

The following is a proposed City Council meeting calendar for 2020. Please review for discussion and feel free to recommend revisions. Special meetings may be called, as necessary, throughout the year.

Attachments: Proposed 2020 City Council Meeting Schedule

AGENDA ITEM SUMMARY

TO: Mayor Bennett and Council
FROM: Jared Cobb, City Administrator
DATE: January 3, 2020
SUBJECT: 2020 City Council Meeting Calendar

- DISCUSSION**
- ACTION**
- RESOLUTION**
- ORDINANCE**
- PROCLAMATION**
- REPORT**

SUMMARY:

A copy of the proposed 2020 City Council Meeting Calendar is attached for review. The second meeting in December is proposed to be cancelled to allow staff and councilors time for holiday arrangements. Meetings are proposed to be held at the Maggie Osgood Library. The approved Calendar will be posted on the City website.

FISCAL IMPACT:

None.

COURSES OF ACTION:

1. Motion to approve the 2020 City Council Meeting Calendar, as presented.
2. Motion to approve the 2020 City Council Meeting Calendar, as amended.

RECOMMENDATION:

Motion to approve the 2020 City Council Meeting Calendar, as presented.

ATTACHMENTS:

1. 2020 City Council Meeting Calendar

January 7, 2020

Tuesday

7:00 PM - 9:00 PM

City Council Work Session and Special Meeting -- 70 North Pioneer Street, Lowell, OR 97452

January 14, 2020

Tuesday

4:00 PM - 5:00 PM

City Council Executive Session -- 70 North Pioneer Street, Lowell, OR 97452

January 21, 2020

Tuesday

7:00 PM - 9:00 PM

City Council Meeting -- 70 North Pioneer Street, Lowell, OR 97452

February 4, 2020

Tuesday

7:00 PM - 9:00 PM

City Council Work Session and Special Meeting -- 70 North Pioneer Street, Lowell, OR 97452

February 18, 2020

Tuesday

7:00 PM - 9:00 PM

City Council Meeting -- 70 North Pioneer Street, Lowell, OR 97452

March 3, 2020

Tuesday

7:00 PM - 9:00 PM

City Council Work Session -- 70 North Pioneer Street, Lowell, OR 97452

March 17, 2020

Tuesday

7:00 PM - 9:00 PM

City Council Meeting -- 70 North Pioneer Street, Lowell, OR 97452

April 7, 2020

Tuesday

7:00 PM - 9:00 PM

City Council Work Session -- 70 North Pioneer Street, Lowell, OR 97452

April 21, 2020

Tuesday

7:00 PM - 9:00 PM

City Council Meeting -- 70 North Pioneer Street, Lowell, OR 97452

May 5, 2020

Tuesday

7:00 PM - 9:00 PM

City Council Work Session -- 70 North Pioneer Street, Lowell, OR 97452

May 19, 2020

Tuesday

7:00 PM - 9:00 PM

City Council Meeting -- 70 North Pioneer Street, Lowell, OR 97452

June 2, 2020

Tuesday

7:00 PM - 9:00 PM

City Council Work Session -- 70 North Pioneer Street, Lowell, OR 97452

June 16, 2020

Tuesday

7:00 PM - 9:00 PM

City Council Meeting -- 70 North Pioneer Street, Lowell, OR 97452

July 7, 2020

Tuesday

7:00 PM - 9:00 PM

City Council Work Session -- 70 North Pioneer Street, Lowell, OR 97452

July 21, 2020

Tuesday

7:00 PM - 9:00 PM

City Council Meeting -- 70 North Pioneer Street, Lowell, OR 97452

August 4, 2020

Tuesday

7:00 PM - 9:00 PM

City Council Work Session -- 70 North Pioneer Street, Lowell, OR 97452

August 18, 2020

Tuesday

7:00 PM - 9:00 PM

City Council Meeting -- 70 North Pioneer Street, Lowell, OR 97452

September 1, 2020

Tuesday

7:00 PM - 9:00 PM

City Council Work Session -- 70 North Pioneer Street, Lowell, OR 97452

September 15, 2020

Tuesday

7:00 PM - 9:00 PM

City Council Meeting -- 70 North Pioneer Street, Lowell, OR 97452

October 6, 2020

Tuesday

7:00 PM - 9:00 PM

City Council Work Session -- 70 North Pioneer Street, Lowell, OR 97452

October 20, 2020

Tuesday

7:00 PM - 9:00 PM

City Council Meeting -- 70 North Pioneer Street, Lowell, OR 97452

November 3, 2020

Tuesday

7:00 PM - 9:00 PM

City Council Work Session -- 70 North Pioneer Street, Lowell, OR 97452

November 17, 2020

Tuesday

7:00 PM - 9:00 PM

City Council Meeting -- 70 North Pioneer Street, Lowell, OR 97452

December 1, 2020

Tuesday

7:00 PM - 9:00 PM

City Council Work Session and Regular Meeting -- 70 North Pioneer Street, Lowell, OR 97452

8. ODOT Small Cities Allotment Grant Agreement

The City received a 2019 Small Cities Allotment Grant for Lakeview Avenue. A copy of the grant agreement is attached. To proceed, Council will need to authorize the Mayor and Council President to sign the agreement.

Attachments: ODOT Small Cities Allotment Agreement

AGENDA ITEM SUMMARY

TO: Mayor Bennett and Council
FROM: Jared Cobb, City Administrator
DATE: January 3, 2020
SUBJECT: ODOT Small City Allotment Grant

- DISCUSSION**
- ACTION**
- RESOLUTION**
- ORDINANCE**
- PROCLAMATION**
- REPORT**

SUMMARY:

Last fall the City was awarded a \$100,000 grant to resurface Lakeview Avenue from Pioneer Street to Moss Street. The grant agreement has been received. A copy of the agreement is attached for review and consideration by the City Council.

FISCAL IMPACT:

The estimated match of \$42,101 is included in the FY 2019/20 Street Fund budget.

COURSES OF ACTION:

1. Motion to approve the 2020 Small City Allotment Agreement and authorize the Mayor and Council President to sign the agreement.
2. No action.

RECOMMENDATION:

Motion to approve the 2020 Small City Allotment Agreement and authorize the Mayor and Council President to sign the agreement.

ATTACHMENTS:

1. 2020 Small City Allotment Agreement

GRANT AGREEMENT
OREGON DEPARTMENT OF TRANSPORTATION
2020 SMALL CITY ALLOTMENT (SCA) PROGRAM
Lakeview Avenue Rehabilitation Project
City of Lowell

This Grant Agreement (“Agreement”) is made and entered into by and between the **State of Oregon**, acting by and through its Department of Transportation (“ODOT”), and City of Lowell, acting by and through its Governing Body, (“Recipient”), both referred to individually or collectively as “Party” or “Parties.”

- 1. Effective Date.** This Agreement shall become effective on the date this Agreement is fully executed and approved as required by applicable law (the “Effective Date”). The availability of Grant Funds (as defined in Section 3) shall end two (2) years after the Effective Date (the “Availability Termination Date”).
- 2. Agreement Documents.** This Agreement consists of this document and the following documents:
 - a. Exhibit A: Project Description**
 - b. Exhibit B: Recipient Requirements**
 - c. Exhibit C: Subagreement Insurance Requirements**
 - d. Exhibit D: Documentation provided by Recipient prior to execution of the Agreement (i.e. application, Part 1 of the Project Prospectus, or similar)**

Exhibits A, B and C are attached to this Agreement. Exhibit D is incorporated by reference. In the event of a conflict between two or more of the documents comprising this Agreement, the language in the document with the highest precedence shall control. The precedence of each of the documents comprising this Agreement is as follows, listed from highest precedence to lowest precedence: this Agreement without Exhibits; Exhibit A; Exhibit B; Exhibit C; Exhibit D.

- 3. Project Cost; Grant Funds.** The total estimated Project cost is \$141,101. In accordance with the terms and conditions of this Agreement, ODOT shall provide Recipient grant funds in a total amount not to exceed \$100,000 (the “Grant Funds”). Recipient will be responsible for all Project costs not covered by the Grant Funds.
- 4. Project.**
 - a. Use of Grant Funds.** The Grant Funds shall be used solely for the Project described in Exhibit A (the “Project”) and shall not be used for any other purpose. No Grant Funds will be disbursed for any changes to the Project unless ODOT approves such changes by amendment pursuant to Section 4(c).

b. Eligible Costs. Recipient may seek reimbursement for its actual costs to develop the Project, consistent with the terms of this Agreement (“Eligible Costs”).

i. Eligible Costs are actual costs of Recipient to the extent those costs are:

- (A) reasonable, necessary and directly used for the Project;
- (B) permitted by generally accepted accounting principles established by the Governmental Accounting Standards Board, as reasonably interpreted by the State, to be capitalized to an asset that is part of the Project; and
- (C) eligible or permitted uses of the Grant Funds under the Oregon Constitution, the statutes and laws of the state of Oregon, and this Agreement.

ii. Eligible Costs do NOT include:

- (A) operating and working capital or operating expenditures charged to the Project by Recipient;
- (B) loans or grants to be made to third parties;
- (C) any expenditures incurred before the Effective Date or after the Availability Termination Date; or
- (D) costs associated with the Project that substantially deviate from Exhibit A, Project Description, unless such changes are approved by ODOT by amendment of this Agreement;
- (E) right of way costs; or
- (F) costs to adjust, reconstruct or relocate utilities.

c. Project Change Procedures.

- i.** If Recipient anticipates a change in scope or Availability Termination Date, Recipient shall submit a written request to their ODOT Contact. The request for change must be submitted before the change occurs.
- ii.** Recipient shall not proceed with any changes to scope or Availability Termination Date before the execution of an amendment to this Agreement executed in response to ODOT’s approval of a Recipient’s request for change. A request for change may be rejected at the sole discretion of ODOT.

5. Reimbursement Process.

- a.** ODOT shall reimburse Recipient for Eligible Costs up to the Grant Fund amount provided in Section 3. ODOT shall reimburse Eligible Costs within forty-five (45) days of ODOT’s receipt and approval of a request for reimbursement from Recipient. Recipient must pay its contractors,

consultants and vendors before submitting a request for reimbursement to ODOT for reimbursement.

- b.** On or after the Effective Date, and upon written request by Recipient, ODOT may advance to Recipient 50% of the Grant Funds to the Recipient.
- c.** Each reimbursement request shall be submitted on letterhead to the ODOT Contact and include the Agreement number, the start and end date of the billing period, and itemize all expenses for which reimbursement is claimed. Upon request by ODOT, Recipient shall provide to ODOT proof of payment and backup documentation supporting Recipient's reimbursement requests.
- d.** Recipient shall, no later than ninety (90) days after the completion of the Project or Availability Termination Date, whichever occurs earlier, submit a final reimbursement request for the remaining eligible costs of Project which, when added to any amount previously advanced by State, shall not exceed the actual total cost of the Project or the Grant Funds, whichever is less. Failure to submit the final request for reimbursement within ninety (90) days could result in non-payment.
- e.** For any Project element described in Exhibit A, or required by law that is not constructed under this Agreement, ODOT may withhold payment until the work is completed or may reduce the final reimbursement request amount, at ODOT's discretion, in an amount commensurate with the work not performed.
- f.** Upon ODOT's receipt of the final reimbursement request, ODOT will conduct a final on-site review of the Project. ODOT will withhold payment of the final reimbursement request until the ODOT Contact, or designee, has completed the final review and accepted the Project as complete.
- g.** ODOT's obligation to disburse Grant Funds to Recipient is subject to the satisfaction, with respect to each disbursement, of each of the following conditions precedent:
 - i.** ODOT has received funding, appropriations, limitations, allotments, or other expenditure authority sufficient to allow ODOT, in the exercise of its reasonable administrative discretion, to make the disbursement.
 - ii.** Recipient is in compliance with the terms of this Agreement.
 - iii.** Recipient's representations and warranties set forth in Section 6 are true and correct on the date of disbursement with the same effect as though made on the date of disbursement.
- h.** Recovery of Grant Funds. Any Grant Funds disbursed to Recipient under this Agreement that are expended in violation of one or more of the provisions of this Agreement ("Misexpended Funds") must be returned to ODOT. Recipient shall return all Misexpended Funds to ODOT promptly after ODOT's written demand and no later than fifteen (15) days after ODOT's written demand.

6. Representations and Warranties of Recipient. Recipient represents and warrants to ODOT as follows:

- a. Organization and Authority.** Recipient is duly organized and validly existing under the laws of the State of Oregon and is eligible to receive the Grant Funds. Recipient has full power, authority and legal right to make this Agreement and to incur and perform its obligations hereunder, and the making and performance by Recipient of this Agreement (1) have been duly authorized by all necessary action of Recipient and (2) do not and will not violate any provision of any applicable law, rule, regulation, or order of any court, regulatory commission, board, or other administrative agency or any provision of Recipient's Articles of Incorporation or Bylaws, if applicable, (3) do not and will not result in the breach of, or constitute a default or require any consent under any other agreement or instrument to which Recipient is a party or by which Recipient or any of its properties may be bound or affected. No authorization, consent, license, approval of, filing or registration with or notification to any governmental body or regulatory or supervisory authority is required for the execution, delivery or performance by Recipient of this Agreement.
- b. Binding Obligation.** This Agreement has been duly executed and delivered by Recipient and constitutes a legal, valid and binding obligation of Recipient, enforceable in accordance with its terms subject to the laws of bankruptcy, insolvency, or other similar laws affecting the enforcement of creditors' rights generally.
- c. No Solicitation.** Recipient's officers, employees, and agents shall neither solicit nor accept gratuities, favors, or any item of monetary value from contractors, potential contractors, or parties to subagreements. No member or delegate to the Congress of the United States or State of Oregon employee shall be admitted to any share or part of this Agreement or any benefit arising therefrom.
- d. No Debarment.** Neither Recipient nor its principals is presently debarred, suspended, or voluntarily excluded from any federally-assisted transaction, or proposed for debarment, declared ineligible or voluntarily excluded from participating in this Agreement by any state or federal agency. Recipient agrees to notify ODOT immediately if it is debarred, suspended or otherwise excluded from any federally assisted transaction for any reason or if circumstances change that may affect this status, including without limitation upon any relevant indictments or convictions of crimes.
- e. Compliance with Oregon Taxes, Fees and Assessments.** Recipient is, to the best of the undersigned(s) knowledge, and for the useful life of the Project will remain, current on all applicable state and local taxes, fees and assessments.

7. Records Maintenance and Access; Audit.

- a. Records, Access to Records and Facilities.** Recipient shall make and retain proper and complete books of record and account and maintain all fiscal records related to this Agreement and the Project in accordance with all applicable generally accepted accounting principles, generally accepted governmental auditing standards and state minimum standards for audits of municipal corporations. Recipient shall ensure that each of its subrecipients and subcontractors

complies with these requirements. ODOT, the Secretary of State of the State of Oregon (the “Secretary”) and their duly authorized representatives shall have access to the books, documents, papers and records of Recipient that are directly related to this Agreement, the Grant Funds, or the Project for the purpose of making audits and examinations. In addition, ODOT, the Secretary and their duly authorized representatives may make and retain excerpts, copies, and transcriptions of the foregoing books, documents, papers, and records. Recipient shall permit authorized representatives of ODOT and the Secretary to perform site reviews of the Project, and to inspect all vehicles, real property, facilities and equipment purchased by Recipient as part of the Project, and any transportation services rendered by Recipient.

- b. Retention of Records.** Recipient shall retain and keep accessible all books, documents, papers, and records that are directly related to this Agreement, the Grant Funds or the Project for a period of six (6) years after final payment. If there are unresolved audit questions at the end of the period described in this section, Recipient shall retain the records until the questions are resolved.
- c. Expenditure Records.** Recipient shall document the expenditure of all Grant Funds disbursed by ODOT under this Agreement. Recipient shall create and maintain all expenditure records in accordance with generally accepted accounting principles and in sufficient detail to permit ODOT to verify how the Grant Funds were expended.

This Section 7 shall survive any expiration or termination of this Agreement.

8. Recipient Subagreements and Procurements

- a. Subagreements.** Recipient may enter into agreements with sub-recipients, contractors or subcontractors (collectively, “subagreements”) for performance of the Project.
 - i.** All subagreements must be in writing, executed by Recipient and must incorporate and pass through all of the applicable requirements of this Agreement to the other party or parties to the subagreement(s). Use of a subagreement does not relieve Recipient of its responsibilities under this Agreement.
 - ii.** Recipient shall require all of its contractors performing work under this Agreement to name ODOT as a third party beneficiary of Recipient’s subagreement with the Contractor and to name ODOT as an additional or “dual” obligee on contractors’ payment and performance bonds.
 - iii.** Recipient shall provide ODOT with a copy of any signed subagreement, as well as any other purchasing or contracting documentation, upon ODOT’s request at any time. Recipient must report to ODOT any material breach of a term or condition of a subagreement within ten (10) days of Recipient discovering the breach.
- b. Subagreement indemnity; insurance.**

Recipient’s subagreement(s) shall require the other party to such subagreements(s) that is not a unit of local government as defined in ORS 190.003, if any, to indemnify, defend, save and hold harmless State of Oregon, the Oregon Transportation Commission and its members, the Department of Transportation, their officers, agents and employees from and against any and

all claims, actions, liabilities, damages, losses, or expenses, including attorneys' fees, arising from a tort, as now or hereafter defined in ORS 30.260, caused, or alleged to be caused, in whole or in part, by the negligent or willful acts or omissions of the other party to Recipient's subagreement or any of such party's officers, agents, employees or subcontractors ("Claims"). It is the specific intention of the Parties that ODOT shall, in all instances, except for Claims arising solely from the negligent or willful acts or omissions of ODOT, be indemnified by the other party to Recipient's subagreement(s) from and against any and all Claims.

- i.** Any such indemnification shall also provide that neither Recipient's subrecipient(s), contractor(s) nor subcontractor(s), nor any attorney engaged by Recipient's subrecipient(s), contractor(s) nor subcontractor(s) shall defend any claim in the name of ODOT or any agency of the State of Oregon, nor purport to act as legal representative of the State of Oregon or any of its agencies, without the prior written consent of the Oregon Attorney General. The State may, at any time at its election, assume its own defense and settlement in the event that it determines that Recipient's subrecipient is prohibited from defending the State, or that Recipient's subrecipient is not adequately defending the State's interests, or that an important governmental principle is at issue or that it is in the best interests of the State to do so. The State reserves all rights to pursue claims it may have against Recipient's subrecipient if the State of Oregon elects to assume its own defense.
- ii.** If the Project or Project work is on or along a state highway, Recipient shall require its contractor(s) to meet the minimum insurance requirements provided in Exhibit C. Recipient may specify insurance requirements of its contractor(s) above the minimum insurance requirements specified in Exhibit C. Recipient shall verify its contractor(s) meet the insurance requirements in Exhibit C.
- iii.** Recipient shall determine insurance requirements, insurance types and amounts, as deemed appropriate based on the risk of the work outlined within the subagreement. Recipient shall specify insurance requirements and require its contractor(s) to meet the insurance requirements. Recipient shall obtain proof of the required insurance coverages, as applicable, from any contractor providing services related to the subagreement.
- iv.** Recipient shall require its contractor(s) to require and verify that all subcontractors carry insurance coverage that the contractor(s) deems appropriate based on the risks of the subcontracted work.
- c. Procurements.** Recipient shall make purchases of any equipment, materials, or services for the Project under procedures that comply with Oregon law, including all applicable provisions of the Oregon Public Contracting Code and rules, ensuring that:

 - i.** all applicable clauses required by federal statute, executive orders and their implementing regulations are included in each competitive procurement; and
 - ii.** all procurement transactions are conducted in a manner providing full and open competition.
- d. Conflicts of Interest.** Recipient's public officials shall comply with Oregon's government ethics laws, ORS 244.010 *et seq.*, as those laws may be subsequently amended.

9. Termination

- a. **Mutual Termination.** This Agreement may be terminated by mutual written consent of the Parties.
- b. **Termination by ODOT.** ODOT may terminate this Agreement effective upon delivery of written notice of termination to Recipient, or at such later date as may be established by ODOT in such written notice, under any of the following circumstances:
 - i. If Recipient fails to perform the Project within the time specified in this Agreement, or any extension of such performance period;
 - ii. If Recipient takes any action pertaining to this Agreement without the approval of ODOT and which under the provisions of this Agreement would have required ODOT's approval;
 - iii. If Recipient fails to perform any of its other obligations under this Agreement, and that failure continues for a period of 10 calendar days after the date ODOT delivers Recipient written notice specifying such failure. ODOT may agree in writing to an extension of time if it determines Recipient instituted and has diligently pursued corrective action;
 - iv. If ODOT fails to receive funding, appropriations, limitations or other expenditure authority sufficient to allow ODOT, in the exercise of its reasonable administrative discretion, to continue to make payments for performance of this Agreement;
 - v. If Federal or state laws, rules, regulations or guidelines are modified or interpreted in such a way that the Project is no longer allowable or no longer eligible for funding under this Agreement; or
 - vi. If the Project would not produce results commensurate with the further expenditure of funds.
- c. **Termination by Either Party.** Either Party may terminate this Grant Agreement upon at least ten (10) days' notice to the other Party and failure of the other Party to cure within the period provided in the notice, if the other Party fails to comply with any of the terms of this Grant Agreement.
- d. **Rights upon Termination; Remedies.** Any termination of this Grant Agreement shall not prejudice any rights or obligations accrued before termination. The remedies set forth in this Grant Agreement are cumulative and are in addition to any other rights or remedies available at law or in equity.

10. GENERAL PROVISIONS

- a. **Indemnity.** RECIPIENT SHALL INDEMNIFY AND DEFEND ODOT AND ITS OFFICERS, EMPLOYEES AND AGENTS FROM AND AGAINST ALL CLAIMS, SUITS, ACTIONS, LOSSES, DAMAGES, LIABILITIES, COSTS AND EXPENSES OF ANY NATURE WHATSOEVER ARISING OUT OF, OR RELATING TO THE INTENTIONAL MISCONDUCT, OR RECKLESS OR NEGLIGENT ACTS OR

OMISSIONS OF RECIPIENT OR ITS OFFICERS, EMPLOYEES, SUBCONTRACTORS, OR AGENTS UNDER THIS AGREEMENT.

ODOT shall reasonably cooperate in good faith, at Recipient's reasonable expense, in the defense of a covered claim. Recipient shall select counsel reasonably acceptable to the Oregon Attorney General to defend such claim and all costs of such counsel shall be borne by Recipient. Counsel must accept appointment as a Special Assistant Attorney General under ORS Chapter 180 before such counsel may act in the name of, or represent the interests of, ODOT, its officers, employees or agents. ODOT may elect to assume its own defense with an attorney of its own choice and its own expense at any time ODOT determines important governmental interests are at stake. ODOT agrees to promptly provide Recipient with notice of any claim that may result in an indemnification obligation hereunder. Subject to the limitations noted above, Recipient may defend such claim with counsel of its own choosing provided that no settlement or compromise of any such claim shall occur without the consent of ODOT, which consent shall not be unreasonably withheld, conditioned or delayed.

b. Contribution.

- i.** If any third party makes any claim or brings any action, suit or proceeding alleging a tort as now or hereafter defined in ORS 30.260 ("Third Party Claim") against ODOT or Recipient with respect to which the other Party may have liability, the notified Party must promptly notify the other Party in writing of the Third Party Claim and deliver to the other Party a copy of the claim, process, and all legal pleadings with respect to the Third Party Claim. Each Party is entitled to participate in the defense of a Third Party Claim, and to defend a Third Party Claim with counsel of its own choosing. Receipt by a Party of the notice and copies required in this paragraph and meaningful opportunity for the Party to participate in the investigation, defense and settlement of the Third Party Claim with counsel of its own choosing are conditions precedent to that Party's liability with respect to the Third Party Claim.
- ii.** With respect to a Third Party Claim for which ODOT is jointly liable with Recipient (or would be if joined in the Third Party Claim), ODOT shall contribute to the amount of expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred and paid or payable by Recipient in such proportion as is appropriate to reflect the relative fault of ODOT on the one hand and of the Recipient on the other hand in connection with the events which resulted in such expenses, judgments, fines or settlement amounts, as well as any other relevant equitable considerations. The relative fault of ODOT on the one hand and of Recipient on the other hand shall be determined by reference to, among other things, the Parties' relative intent, knowledge, access to information and opportunity to correct or prevent the circumstances resulting in such expenses, judgments, fines or settlement amounts. ODOT's contribution amount in any instance is capped to the same extent it would have been capped under Oregon law, including the Oregon Tort Claims Act, ORS 30.260 to 30.300, if ODOT had sole liability in the proceeding.
- iii.** With respect to a Third Party Claim for which Recipient is jointly liable with ODOT (or would be if joined in the Third Party Claim), Recipient shall contribute to the amount of

- expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred and paid or payable by ODOT in such proportion as is appropriate to reflect the relative fault of Recipient on the one hand and of ODOT on the other hand in connection with the events which resulted in such expenses, judgments, fines or settlement amounts, as well as any other relevant equitable considerations. The relative fault of Recipient on the one hand and of ODOT on the other hand shall be determined by reference to, among other things, the Parties' relative intent, knowledge, access to information and opportunity to correct or prevent the circumstances resulting in such expenses, judgments, fines or settlement amounts. Recipient's contribution amount in any instance is capped to the same extent it would have been capped under Oregon law, including the Oregon Tort Claims Act, ORS 30.260 to 30.300, if it had sole liability in the proceeding.
- c. **Dispute Resolution.** The Parties shall attempt in good faith to resolve any dispute arising out of this Agreement. In addition, the Parties may agree to utilize a jointly selected mediator or arbitrator (for non-binding arbitration) to resolve the dispute short of litigation.
 - d. **Amendments.** This Agreement may be amended or extended only by a written instrument signed by both Parties and approved as required by applicable law.
 - e. **Duplicate Payment.** Recipient is not entitled to compensation or any other form of duplicate, overlapping or multiple payments for the same work performed under this Agreement from any agency of the State of Oregon or the United States of America or any other party, organization or individual.
 - f. **No Third Party Beneficiaries.** ODOT and Recipient are the only Parties to this Agreement and are the only Parties entitled to enforce its terms. Nothing in this Agreement gives, is intended to give, or shall be construed to give or provide any benefit or right, whether directly or indirectly, to a third person unless such a third person is individually identified by name herein and expressly described as an intended beneficiary of the terms of this Agreement.
 - g. **Notices.** Except as otherwise expressly provided in this Agreement, any communications between the Parties hereto or notices to be given hereunder shall be given in writing by personal delivery, email or mailing the same, postage prepaid, to Recipient Contact or ODOT Contact at the address or number set forth on the signature page of this Agreement, or to such other addresses or numbers as either Party may hereafter indicate pursuant to this Section 10(g). Any communication or notice personally delivered shall be deemed to be given when actually delivered. Any communication or notice delivered by facsimile shall be deemed to be given when receipt of the transmission is generated by the transmitting machine, and to be effective against ODOT, such facsimile transmission must be confirmed by telephone notice to ODOT Contact. Any communication by email shall be deemed to be given when the recipient of the email acknowledges receipt of the email. Any communication or notice mailed shall be deemed to be given when received.
 - h. **Governing Law, Consent to Jurisdiction.** This Agreement shall be governed by and construed in accordance with the laws of the State of Oregon without regard to principles of conflicts of law. Any claim, action, suit or proceeding (collectively, "Claim") between ODOT (or any other agency or department of the State of Oregon) and Recipient that arises from or relates to this

Agreement shall be brought and conducted solely and exclusively within the Circuit Court of Marion County in the State of Oregon. In no event shall this section be construed as a waiver by the State of Oregon of any form of defense or immunity, whether sovereign immunity, governmental immunity, immunity based on the eleventh amendment to the Constitution of the United States or otherwise, from any Claim or from the jurisdiction of any court. Each party hereby consents to the exclusive jurisdiction of such court, waives any objection to venue, and waives any claim that such forum is an inconvenient forum.

- i. Compliance with Law.** Recipient shall comply with all federal, state and local laws, regulations, executive orders and ordinances applicable to the Agreement or to the implementation of the Project, including without limitation as described in Exhibit B. Without limiting the generality of the foregoing, Recipient expressly agrees to comply with (i) Title VI of Civil Rights Act of 1964; (ii) Title V and Section 504 of the Rehabilitation Act of 1973; (iii) the Americans with Disabilities Act of 1990 and ORS 659A.142; (iv) all regulations and administrative rules established pursuant to the foregoing laws; and (v) all other applicable requirements of federal and state civil rights and rehabilitation statutes, rules and regulations.
- j. Insurance; Workers' Compensation.** All employers, including Recipient, that employ subject workers who provide services in the State of Oregon shall comply with ORS 656.017 and provide the required Workers' Compensation coverage, unless such employers are exempt under ORS 656.126. Employer's liability insurance with coverage limits of not less than \$500,000 must be included. Recipient shall ensure that each of its subrecipient(s), contractor(s), and subcontractor(s) complies with these requirements.
- k. Independent Contractor.** Recipient shall perform the Project as an independent contractor and not as an agent or employee of ODOT. Recipient has no right or authority to incur or create any obligation for or legally bind ODOT in any way. ODOT cannot and will not control the means or manner by which Recipient performs the Project, except as specifically set forth in this Agreement. Recipient is responsible for determining the appropriate means and manner of performing the Project. Recipient acknowledges and agrees that Recipient is not an "officer", "employee", or "agent" of ODOT, as those terms are used in ORS 30.265, and shall not make representations to third parties to the contrary.
- l. Severability.** If any term or provision of this Agreement is declared by a court of competent jurisdiction to be illegal or in conflict with any law, the validity of the remaining terms and provisions shall not be affected, and the rights and obligations of the Parties shall be construed and enforced as if this Agreement did not contain the particular term or provision held to be invalid.
- m. Counterparts.** This Agreement may be executed in two or more counterparts, each of which is an original and all of which together are deemed one agreement binding on all Parties, notwithstanding that all Parties are not signatories to the same counterpart.
- n. Integration and Waiver.** This Agreement, including all Exhibits, constitutes the entire agreement between the parties on the subject matter hereof. There are no understandings, agreements, or representations, oral or written, not specified herein regarding this Agreement. The delay or failure of either party to enforce any provision of this Agreement shall not constitute

ODOT/City of Lowell
Agreement No. 33914

a waiver by that party of that or any other provision. Recipient, by the signature below of its authorized representative, acknowledges that it has read this Agreement, understands it, and agrees to be bound by its terms and conditions.

SIGNATURE PAGE TO FOLLOW

ODOT/City of Lowell
Agreement No. 33914

THE PARTIES, by execution of this Agreement, acknowledge that their signing representatives have read this Agreement, understand it, and agree to be bound by its terms and conditions.

The Project was approved on October 18, 2019 by the Program Implementation and Analysis Manager.

City of Lowell, by and through its elected officials

By _____
(Legally designated representative)

Name _____
(printed)

Date _____

By _____

Name _____
(printed)

Date _____

**LEGAL REVIEW APPROVAL
(If required in Recipient's process)**

By _____
Recipient's Legal Counsel

Date _____

Recipient Contact:
Jared Cobb, City Administrator
107 E. Third Street
Lowell, OR 97452
541-937-2157
jcobb@ci.lowell.or.us

STATE OF OREGON, by and through its Department of Transportation

By _____
Program Implementation and Analysis Unit Manager

Name _____
(printed)

Date _____

APPROVAL RECOMMENDED

By _____
Small City Allotment Program Manager

Date _____

By _____
State Traffic-Roadway Engineer

Date _____

ODOT Contact:
Shelly White Robinson
3700 SW Philomath Blvd
Corvallis, OR 97333
541-757-4199
Shelly.white-robinson@odot.state.or.us

EXHIBIT A

Project Description

Agreement No. 33914

Lakeview Avenue Rehabilitation Project

PROJECT DESCRIPTION

Project will grind and overlay Lakeview Avenue from Pioneer Street approximately 180 feet west; full removal and replacement of pavement will begin at approximately 180 feet west of Pioneer Street to Moss Street.

Recipient acknowledges that such Project improvements funded under this Agreement may trigger other Recipient responsibilities under the Americans with Disabilities Act. Recipient agrees that it is solely responsible for ensuring Americans with Disabilities Act compliance pursuant to Exhibit B, Recipient Requirements, Section V.

Lakeview Avenue is part of the city street system under the jurisdiction and control of Recipient.

EXHIBIT B

Recipient Requirements

- I.** Recipient shall comply with all applicable provisions of ORS 279C.800 to 279C.870 pertaining to prevailing wage rates and including, without limitation, that workers on the Project shall be paid not less than rates in accordance with ORS 279C.838 and 279C.840 pertaining to wage rates and ORS 279C.836 pertaining to having a public works bond filed with the Construction Contractors' Board.
- II.** Recipient shall notify ODOT's Contact in writing when any contact information changes during the Agreement.
- III.** Recipient shall, at its own expense, maintain and operate the Project upon completion and throughout the useful life of the Project at a minimum level that is consistent with normal depreciation or service demand or both. The Parties agree that the useful life of the Project is defined as seven (7) years from its completion date (the "Project Useful Life"). For any portion of the Project that is not within ODOT's or Recipient's jurisdiction (the "County Portion"), Recipient shall enter into a maintenance agreement with the county having jurisdiction over the County Portion (the "Maintenance Agreement"). The Maintenance Agreement must designate the entity that will maintain the County Portion for the Project Useful Life. No Grant Funds will be disbursed until ODOT receives an executed copy of the Maintenance Agreement. This paragraph shall survive any expiration of this Agreement.
- IV.** Recipient shall maintain insurance policies with responsible insurers or self-insurance programs, insuring against liability and risk of direct physical loss, damage or destruction of the Project, at least to the extent that similar insurance is customarily carried by governmental units constructing, operating and maintaining similar facilities. If the Project or any portion is destroyed, insurance proceeds will be paid to ODOT, unless Recipient has informed ODOT in writing that the insurance proceeds will be used to rebuild the Project.
- V. Americans with Disabilities Act Compliance**
 - a. State Highway:** For portions of the Project located on or along the State Highway System or a State-owned facility ("state highway"):
 - i.** Prior to the commencement of work, Recipient shall obtain, or require its contractor to obtain, permission from the appropriate ODOT District Office to work on or along the state highway. This Agreement does not provide permission to work on or along the state highway.
 - ii.** Recipient shall utilize ODOT standards to assess and ensure Project compliance with Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act of

1990 as amended (together, “ADA”), including ensuring that all sidewalks, curb ramps, pedestrian-activated signals meet current ODOT Highway Design Manual standards;

- iii. Recipient shall follow ODOT’s processes for design, construction, or alteration of sidewalks, curb ramps, and pedestrian-activated signals, including using the ODOT Highway Design Manual, ODOT Design Exception process, ODOT Standard Drawings, ODOT Construction Specifications, providing a temporary pedestrian accessible route plan and current ODOT Curb Ramp Inspection form;
- iv. At Project completion, Recipient shall send a completed ODOT Curb Ramp Inspection Form 734-5020 to the address on the form and to State’s Project Manager for each curb ramp constructed or altered as part of the Project. The completed form is the documentation required to show that each curb ramp meets ODOT standards and is ADA compliant. ODOT’s fillable Curb Ramp Inspection Form and instructions are available at the following address:

<https://www.oregon.gov/ODOT/Engineering/Pages/Accessibility.aspx>

- v. Recipient shall promptly notify ODOT of Project completion and allow ODOT to inspect Project sidewalks, curb ramps, and pedestrian-activated signals located on or along a state highway before acceptance of Project by Recipient and before release of any Recipient contractor.
 - vi. Recipient shall ensure that temporary pedestrian routes are provided through or around any Project work zone. Any such temporary pedestrian route shall include directional and informational signs, comply with ODOT standards, and include accessibility features equal to or better than the features present in the existing pedestrian facility. Recipient shall also ensure that advance notice of any temporary pedestrian route is provided in accessible format to the public, people with disabilities, disability organizations, and ODOT at least 10 days before the start of construction.
- b. Local Roads:** For portions of the Project located on Recipient roads or facilities that are not on or along a state highway:
- i. Recipient shall ensure that the Project, including all sidewalks, curb ramps, and pedestrian-activated signals, is designed, constructed and maintained in compliance with the ADA.
 - ii. Recipient may follow its own processes or may use ODOT’s processes for design, construction, or alteration of Project sidewalks, curb ramps, and pedestrian-activated signals, including using the ODOT Highway Design Manual, ODOT Design Exception process, ODOT Standard Drawings, ODOT Construction Specifications, providing a temporary pedestrian accessible route plan and current Curb Ramp Inspection form, available at:

<https://www.oregon.gov/ODOT/Engineering/Pages/Accessibility.aspx>;

Additional ODOT resources are available at the above-identified link. ODOT has made its forms, processes, and resources available for Recipient’s use and convenience.

- d.** Recipient shall ensure that its electrical inspectors possess a current State Certified Traffic Signal Inspector certificate before the inspectors inspect electrical installations on state highways. The ODOT's District Office shall verify compliance with this requirement before construction. The permit fee should also cover the State electrician's supplemental inspection.

VII. GENERAL STANDARDS

The Project shall be completed within industry standards and best practices to ensure that the functionality and serviceability of the Program's investment meets the intent of the application and the Program.

EXHIBIT C

Subagreement Insurance Requirements

GENERAL.

If project is on or along a state highway, Recipient shall require in its first tier subagreements with entities that are not units of local government as defined in ORS 190.003, if any, to: i) obtain insurance specified under TYPES AND AMOUNTS and meeting the requirements under ADDITIONAL INSURED, “TAIL” COVERAGE, NOTICE OF CANCELLATION OR CHANGE, and CERTIFICATES OF INSURANCE before performance under the subagreement commences, and ii) maintain the insurance in full force throughout the duration of the subagreement. The insurance must be provided by insurance companies or entities that are authorized to transact the business of insurance and issue coverage in the State of Oregon and that are acceptable to ODOT. Recipient shall not authorize work to begin under subagreements until the insurance is in full force. Thereafter, Recipient shall monitor continued compliance with the insurance requirements on an annual or more frequent basis. Recipient shall incorporate appropriate provisions in the subagreement permitting it to enforce compliance with the insurance requirements and shall take all reasonable steps to enforce such compliance. In no event shall Recipient permit work under a subagreement when Recipient is aware that the contractor is not in compliance with the insurance requirements. As used in this section, “first tier” means a subagreement in which the Recipient is a Party.

The insurance specified below is a minimum requirement that the contractor within the subagreement shall meet. Recipient may determine insurance types and amounts in excess to the minimum requirement as deemed appropriate based on the risks of the work outlined within the subagreement.

Recipient shall require the contractor(s) to require that all of its subcontractors carry insurance coverage that the contractor deems appropriate based on the risks of the subcontracted work. Contractor shall obtain proof of the required insurance coverages, as applicable, from any subcontractor providing Services related to the Contract.

TYPES AND AMOUNTS.

i. WORKERS COMPENSATION.

All employers, including Contractor, that employ subject workers, as defined in ORS 656.027, shall comply with ORS 656.017 and shall provide **Workers' Compensation Insurance** coverage for those workers, unless they meet the requirement for an exemption under ORS 656.126(2). The coverage shall include Employer’s Liability Insurance with limits not less than \$500,000 each accident. **Contractor shall require compliance with these requirements in each of its subcontractor contracts.**

ii. COMMERCIAL GENERAL LIABILITY.

Commercial General Liability Insurance shall be issued on an occurrence basis covering bodily injury and property damage and shall include personal and advertising injury liability, products and completed operations, and contractual liability coverage. Amounts below are a minimum requirement as determined by ODOT:

Coverage shall be written on an occurrence basis in an amount of not less than \$1,000,000 per occurrence. Annual aggregate limit shall not be less than \$2,000,000.

iii. AUTOMOBILE Liability Insurance: Automobile Liability.

Automobile Liability Insurance covering Contractor's business-related automobile use covering all owned, non-owned, or hired vehicles for bodily injury and property. This coverage may be written in combination with the Commercial General Liability Insurance (with separate limits for Commercial General Liability and Automobile Liability). Amount below is a minimum requirement as determined by ODOT:

Coverage shall be written with a combined single limit of not less than \$1,000,000.

iv. ADDITIONAL INSURED.

The Commercial General Liability Insurance and Automobile Liability Insurance must include the **"State of Oregon, the Oregon Transportation Commission and the Department of Transportation, and their respective officers, members, agents and employees"** as an **endorsed** Additional Insured but only with respect to the contractor's activities to be performed under the Subcontract. Coverage shall be primary and non-contributory with any other insurance and self-insurance.

v. "TAIL" COVERAGE.

If any of the required insurance policies is on a "claims made" basis, such as professional liability insurance or pollution liability insurance, the contractor shall maintain either "tail" coverage or continuous "claims made" liability coverage, provided the effective date of the continuous "claims made" coverage is on or before the effective date of the Subcontract, for a minimum of twenty-four (24) months following the later of : (i) the contractor's completion and Recipient's acceptance of all Services required under the Subcontract or, (ii) the expiration of all warranty periods provided under the Subcontract. Notwithstanding the foregoing twenty-four (24) month requirement, if the contractor elects to maintain "tail" coverage and if the maximum time period "tail" coverage reasonably available in the marketplace is less than the twenty-four (24) month period described above, then the contractor may request and ODOT may grant approval of the maximum "tail" coverage period reasonably available in the marketplace. If ODOT approval is granted, the contractor shall maintain "tail" coverage for the maximum time period that "tail" coverage is reasonably available in the marketplace.

vi. NOTICE OF CANCELLATION OR CHANGE.

The contractor or its insurer must provide thirty (30) days' written notice to Recipient before cancellation of, material change to, potential exhaustion of aggregate limits of, or non-renewal of the required insurance coverage(s).

vii. CERTIFICATE(S) OF INSURANCE.

Recipient shall obtain from the contractor a certificate(s) of insurance for all required insurance before the contractor performs under the Subcontract. The certificate(s) or an attached endorsement must specify: i) all entities and individuals who are endorsed on the policy as Additional Insured and ii) for insurance on a “claims made” basis, the extended reporting period applicable to “tail” or continuous “claims made” coverage.

The Recipient shall immediately notify ODOT of any change in insurance coverage.

9. Truck Surplus

The City has a 2001 Ford F-150 truck that staff desires to surplus through a closed bid process. This vehicle was replaced in service by the 2019 Ram purchased in October 2018.

Attachments: None



CITY OF
Lowell

F150

10. Community Facilities Study

Staff has been working with The Urban Collaborative to develop conceptual cost estimates for the future Library and City Hall. A new estimate has been prepared and will be reviewed. The goal is to review the estimates at the Work Session and consider approval of the Community Facilities Study at the regular meeting on January 21. Background information is already being prepared to submit a grant application for the Library renovation.

Attachments: Cost estimates will be provided at the meeting.

Jared Cobb

From: Zoe Anton <zoe@urbancollaborative.com>
Sent: Tuesday, January 7, 2020 4:41 PM
To: Jared Cobb
Cc: Mark Gillem
Subject: Re: Lowell Community Facilities Study report
Attachments: Lowell Library DEC 2019.pdf

Jared,

Of course! Attached is the full Project Cost Summary Report, which we used for our cost estimates. In short, we added cost for:

- Leveling the floor
- Adding a Terazzo floor finish (wears well and is ADA compliant)
- Vaulting the ceiling
- New siding
- Some landscaping and concrete flatwork
- Better estimate of FF&E

The cost estimate should be seen as a broad estimate using the program we created as part of the study. I did put in some text for this in the report, which you may want to reiterate during the meeting.

Zoe

Zoe Anton, PMP, LEED AP ND
Program Director + Planner
The Urban Collaborative, LLC

503.676.4007 (phone)
510.892.2953 (fax)
www.urbancollaborative.com

If documents are attached to this email and you cannot see them, please read the email in .html format.

From: Jared Cobb <jcobb@ci.lowell.or.us>
Date: Tuesday, January 7, 2020 at 4:24 PM
To: Zoe Anton <zoe@urbancollaborative.com>
Cc: Mark Gillem <mark@urbancollaborative.com>
Subject: RE: Lowell Community Facilities Study report

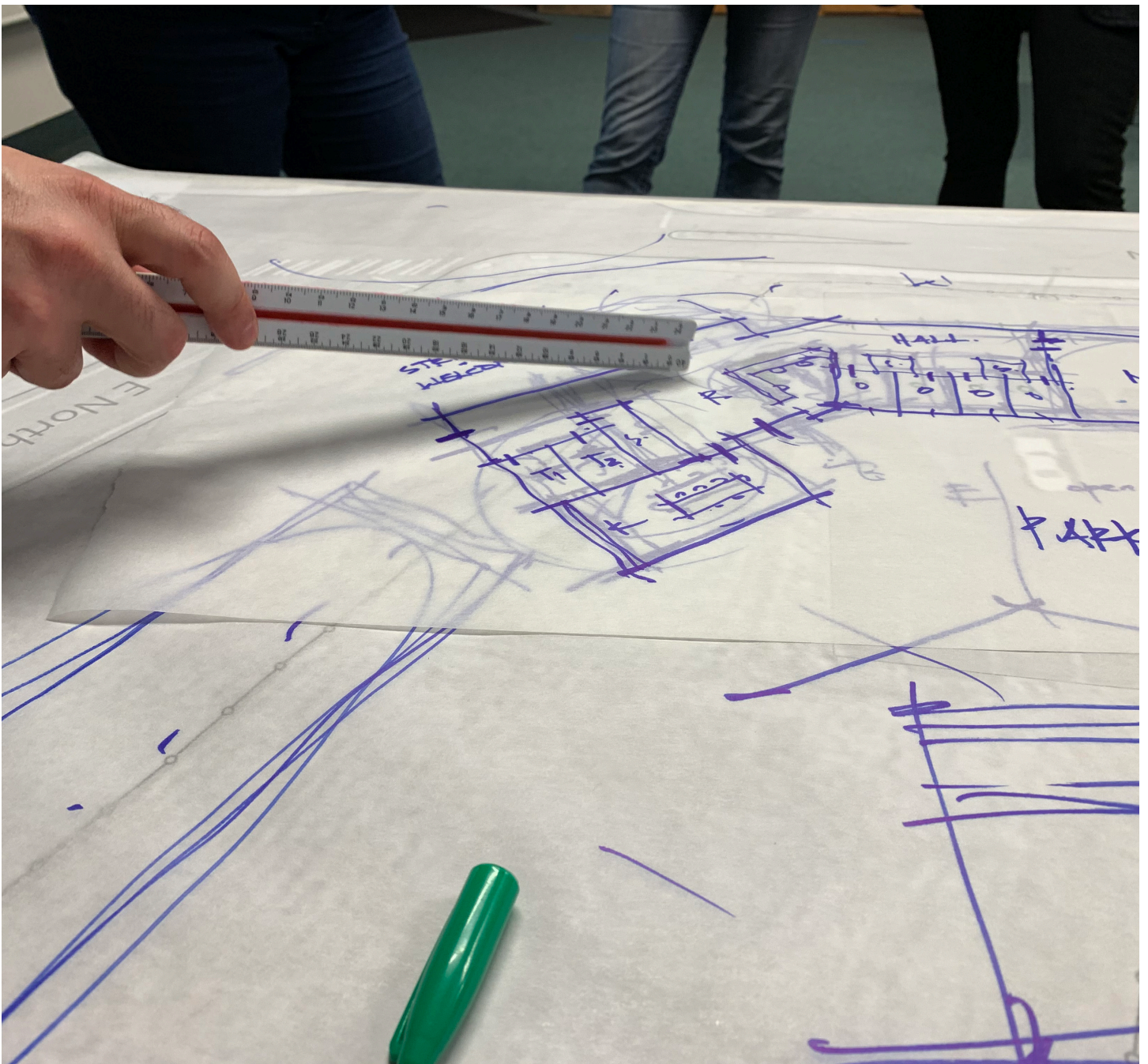
Thank you, Zoe! Could you provide something on what was added to the Library cost estimate? An email with a list of items works fine. Just want to make sure that I communicate the scope clearly with the Council and granting agencies.

Best regards,

Jared Cobb
City Administrator
City of Lowell

LOWELL

Community Facilities Study



JANUARY 2020

TABLE OF CONTENTS

The City of Lowell Community Facilities Study was produced by The Urban Collaborative, LLC in collaboration with the City of Lowell and the Downtown Master Plan Steering Committee.

Drawings, floor plans, and cost estimates in the Community Facilities Study are for illustrative purposes only and not to be used for construction purposes. A professional architect or engineer should be consulted for any renovation or new construction.

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1

BACKGROUND AND CONTEXT

The existing Lowell City Hall and Library building currently has a failing roof, which has caused significant structural and cosmetic damage. In addition, there are several plumbing, electrical, mechanical, and ADA deficiencies, leading the City to use a more comprehensive approach in the renovation or development of new facilities.

On Saturday April 20, 2019, the planning team led a public design workshop to discuss potential alternatives for a Library and City Hall. City Council members, business owners, and local residents attended the workshop, which began with a review of the Lowell Downtown Master Plan and Regulating Plan, including outcomes of past community engagement, to understand the context of the Library and City Hall Facilities Study development.

Stakeholders at the design workshop



Principle Development

Community members participated in a visual preference survey where they discussed the design principles they liked and disliked from a series of photos of civic buildings. From this activity, 36 design principles emerged which informed the design of the renovated and new facilities:

- | | |
|---|-----------------------------------|
| 1. Covered Entry | 19. Open Areas |
| 2. Pitched Roof | 20. Clear Sightline |
| 3. Appropriate Windows | 21. N/E Windows |
| 4. Blended Materials | 22. Comfortable Carpet |
| 5. Façade with Dimensions and Depth | 23. Tall Bookshelves at Edges |
| 6. Vehicular Drop-Off (people/ballots) | 24. Inviting Fireplace |
| 7. Flagpole | 25. Open Reading Area |
| 8. Prominent Front Entrance | 26. Tall Ceilings |
| 9. Welcoming Colors (learn from Lowell High School) | 27. Window Seats |
| 10. Ample Entryway | 28. Open and Airy Interiors |
| 11. Siding (not brick) | 29. Usable Ledges |
| 12. Outdoor Seating | 30. Accessible Book Drop |
| 13. Timeless Lighting Fixtures | 31. Exposed Wood Interior |
| 14. Detailed Windows | 32. Visible Historic Photos |
| 15. Simple Landscaping | 33. Bright Lighting |
| 16. Kids Play Area | 34. Varied Ceiling Heights |
| 17. Visitor Work Area | 35. Open Reference Desk |
| 18. Natural Light | 36. Shelves at or Below Eye Level |

Site Analysis and Program Development

During the workshop, community members and the planning team conducted a site visit to the former Kingdom Hall to assess the existing conditions and opportunities for future development of the City Hall and Library. The team then created a development program of needs and desires for the new facilities based on interviews and other feedback from the design workshop.

The programs included:

Library

- Entry
- Reference Desk
- Three Workstations
- Children's /Story Area
- Book Shelves
- Restrooms
- Parking
- Seating Areas
- Computer Area/Room
- Break Room

City Hall

- Reception Area
- Four Offices/Workstations
- Break Room/Kitchen Area
- Storage
- Bathrooms
- Meeting Room
- Ballot Box
- Parking
- Flagpole

Concept Plan Development

The concept plan for the new City Hall and Library is based on the development program, the principles derived from the visual preference survey, site visit feedback, and several meetings with the Steering Committee and City Council. Options were created for a short-term plan for the renovation of the existing building to be a shared space for the Library and City Hall, and a long-term plan, dependent on funding, with a stand-alone Library and a new City Hall.

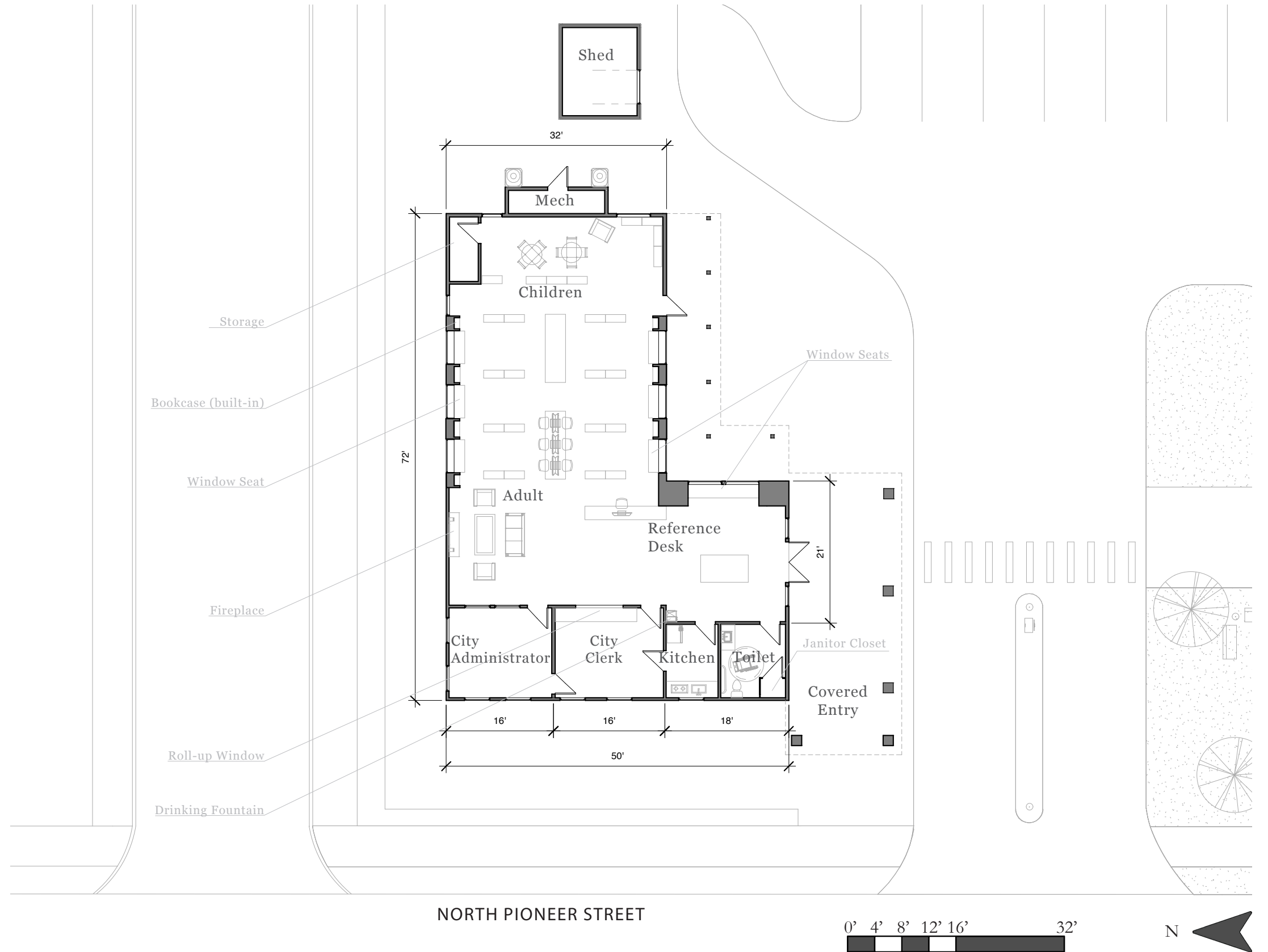
The new City Hall was designed to incorporate a community meeting room, service kitchen, and increased room for City staff and operations. The design shows City Hall as the center of Lowell's new downtown, being built to address the street, with enhanced accessibility, parking in the rear, and options for flexible space.

2

CONCEPTUAL FLOOR PLANS

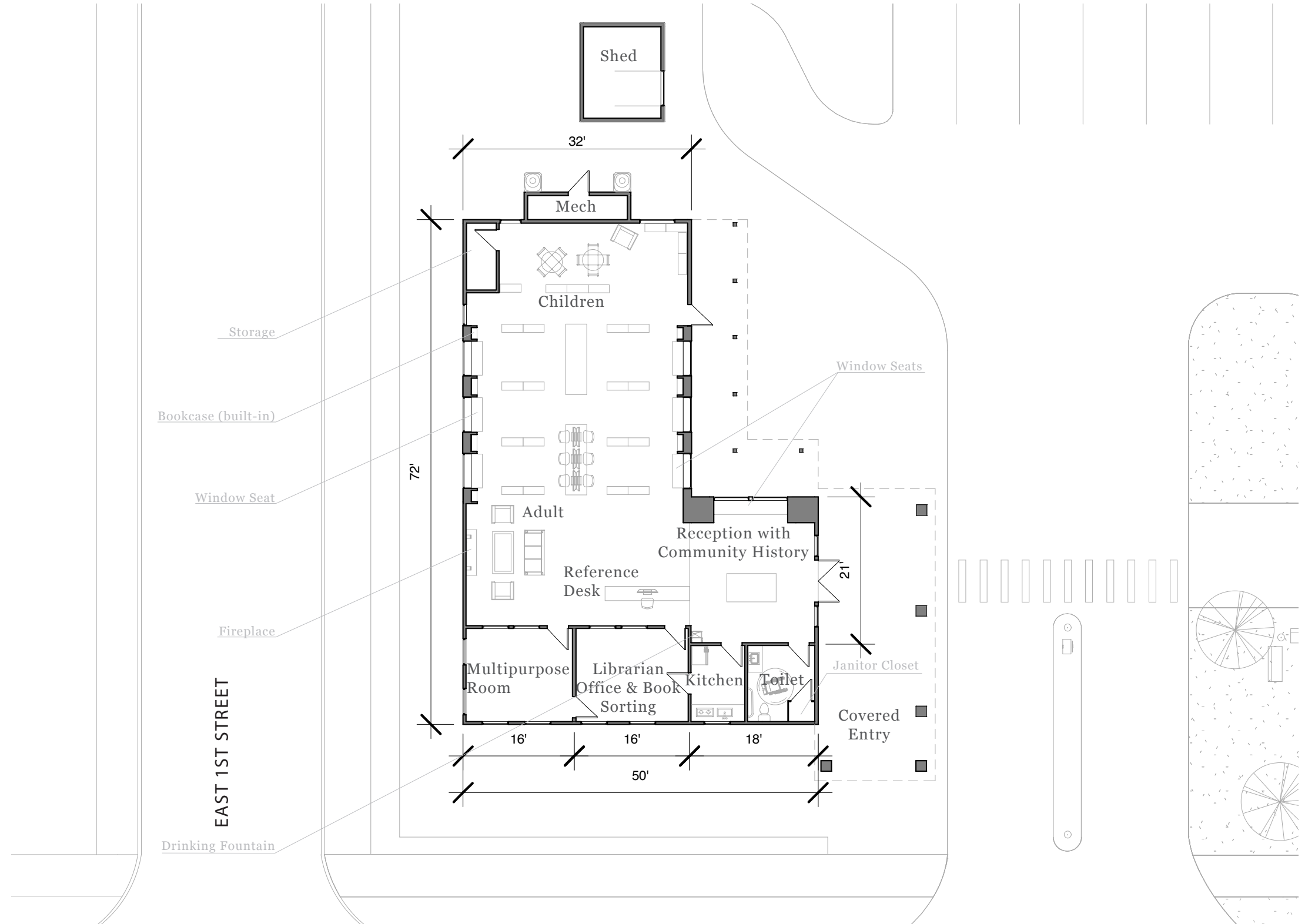
LIBRARY & CITY HALL

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

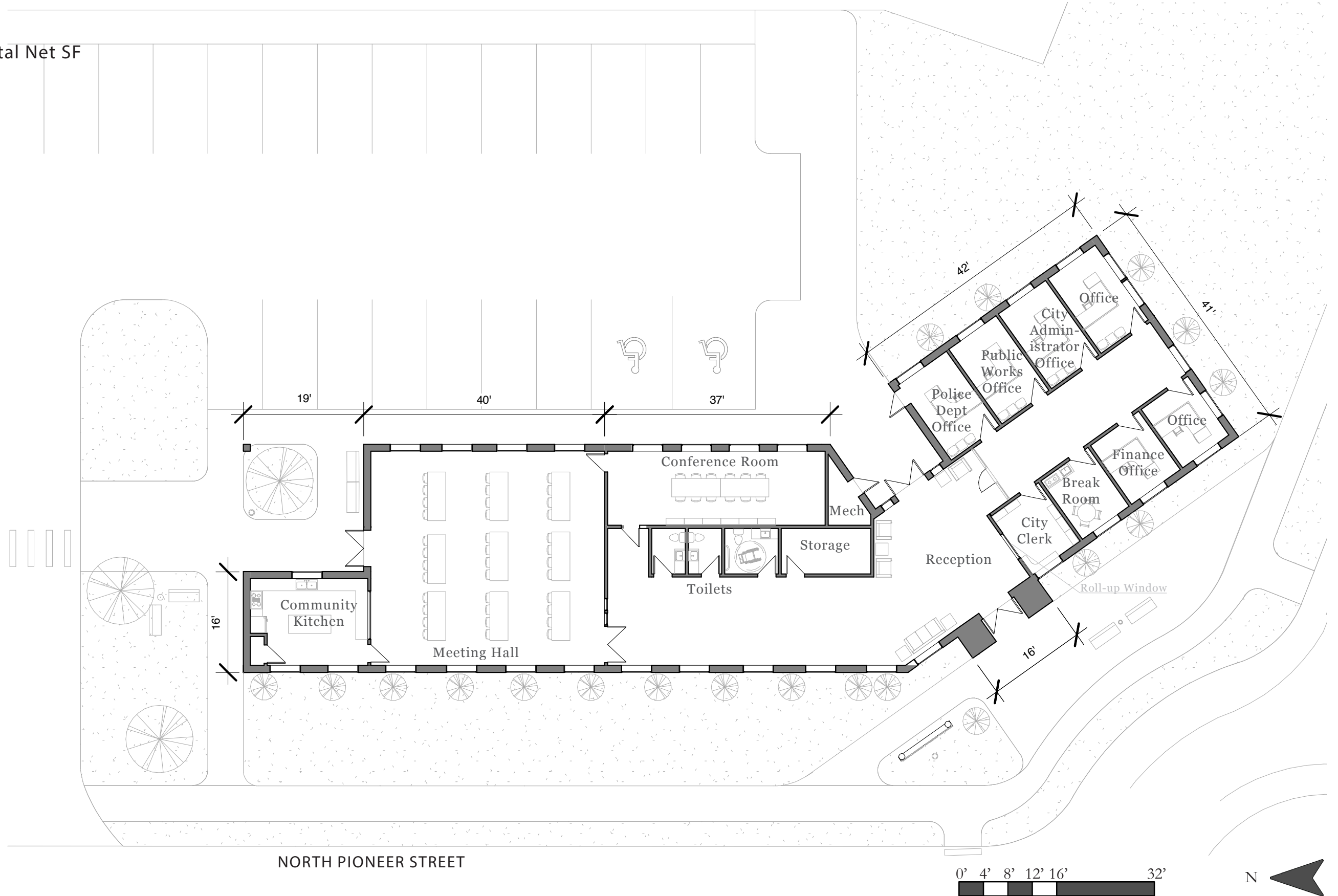
Room	Net SF
Reception Area	335
Main Library Area	1717
Toilet	91
Kitchen	82
Office/Book Sorting	210
Multipurpose Room	200
Storage	40
Mechanical	48



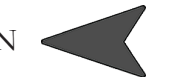
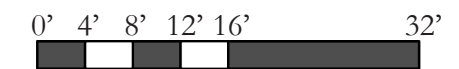
CITY HALL

5,005 Total Net SF

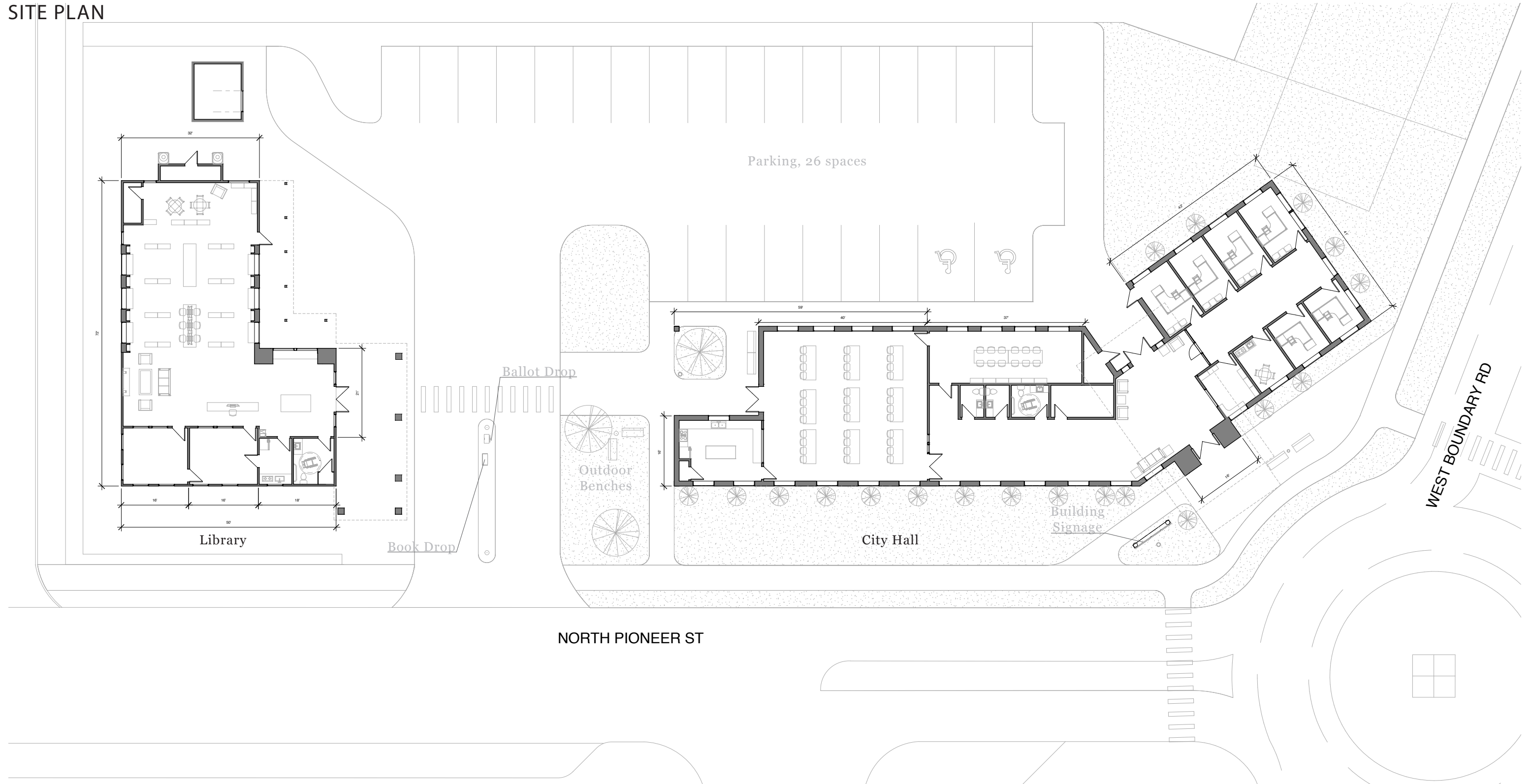
Room	Net SF
Police Dept Office	146
Public Works Office	143
City Administrator Office	143
Office	143
Office	110
Finance Office	115
Break Room	111
City Clerk Office	113
Toilet	41
Toilet	41
ADA Restroom	66
Storage	111
Mechanical	44
Conference Room	435
Meeting Hall	1351
Kitchen	261
Hallway	369
Kitchen Closet	11
Reception Area	1256



NORTH PIONEER STREET



SITE PLAN



3

CONCEPTUAL ELEVATIONS

LIBRARY FRONT ELEVATION

Conceptual rendering, looking east



CITY HALL FRONT ELEVATION

Conceptual rendering, looking east



CITY HALL FRONT ELEVATION

Conceptual rendering, looking northeast



LIBRARY & CITY HALL FRONT ELEVATION

Conceptual rendering, looking east



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



**Lowell Community Facilities Study
2020**

Estimated by Urban Collaborative LLC
Designed by Zoe Anton
Prepared by Mike Knowles
Preparation Date 12/6/2019
Effective Date of Pricing 12/6/2019
Estimated Construction Time 30 Days

Designed by
Zoe Anton
Estimated by
Urban Collaborative LLC
Prepared by
Mike Knowles

Design Document
Document Date 12/6/2019
District
Contact Mike Knowles
Budget Year 2020
UOM System Original

Direct Costs

LaborCost
EQCost
MatlCost
SubBidCost
ShipCost
UserCost1
UserCost2

Timeline/Currency

Preparation Date 12/6/2019
Escalation Date 4/6/2020
Eff. Pricing Date 12/6/2019
Estimated Duration 30 Day(s)

Currency US dollars
Exchange Rate 1.000000

Costbook CB16EN: 2016 MII English Cost Book

Labor NLS2016: National Labor Library - Seattle 2016

Note: <http://www.wdol.gov> is the website for current Davis Bacon & Service Labor Rates. Fringes paid to the laborers are taxable. In a non-union job the whole fringes are taxable. In a union job, the vacation pay fringes are taxable.

Labor Rates

LaborCost1
LaborCost2
LaborCost3
LaborCost4

Equipment EP16R08: MII Equipment 2016 Region 08

08 NORTHWEST

Sales Tax 5.25
Working Hours per Year 1,540
Labor Adjustment Factor 1.08
Cost of Money 1.88
Cost of Money Discount 25.00
Tire Recap Cost Factor 1.50
Tire Recap Wear Factor 1.80
Tire Repair Factor 0.15
Equipment Cost Factor 1.00
Standby Depreciation Factor 0.50

Fuel

Electricity 0.083
Gas 2.410
Diesel Off-Road 2.250
Diesel On-Road 2.850

Shipping Rates

Over 0 CWT 2.08
Over 240 CWT 2.18
Over 300 CWT 2.91
Over 400 CWT 6.59
Over 500 CWT 7.16
Over 700 CWT 5.35
Over 800 CWT 4.68

Project Cost Summary Report		Description	Quantity	UOM	ContractCost	Contingency	SIOH	ProjectCost
					252,847	15,247	15,084	284,442
					<i>252,847.22</i>			<i>284,442.20</i>
1	Primary Facility		1.00	EA	252,847	15,247	15,084	284,442
					<i>134,793.47</i>			<i>151,636.83</i>
B	Shell		1.00	EA	134,793	8,128	8,041	151,637
					<i>28,531.54</i>			<i>32,096.75</i>
B20	Exterior Vertical Enclosures		1.00	EA	28,532	1,720	1,702	32,097
					<i>26,501.13</i>			<i>29,812.63</i>
B2020	Exterior Windows		1.00	EA	26,501	1,598	1,581	29,813
					<i>26,501.13</i>			<i>29,812.63</i>
B202010	Exterior Operating Windows		1.00	EA	26,501	1,598	1,581	29,813
					<i>54.55</i>	<i>6.03%</i>	<i>5.97%</i>	<i>61.37</i>
	RSM 061110400250	Wall framing, window buck, king studs, jack studs, rough sill, cripples, header and accessories, 2" x 4" wall, 3' wide, 8' high	11.00	EA	600	36	36	675
					<i>63.34</i>	<i>6.03%</i>	<i>5.97%</i>	<i>71.25</i>
	RSM 024119167410	Selective demolition, cutout, wood frame, walls, sheathing, to 1" thick, openings to 5 S.F., excludes re-framing, siding, loading and disposal	20.00	EA	1,267	76	76	1,425
					<i>824.64</i>	<i>6.03%</i>	<i>5.97%</i>	<i>927.69</i>
	RSM 085210403886	Windows, wood, casement, vinyl clad, budget, double insulated glass, multiple leaf units, double unit, 3'-0" x 6'-0" high, incl. frame, screens and grilles	10.00	EA	8,246	497	492	9,277
					<i>1,692.80</i>	<i>6.03%</i>	<i>5.97%</i>	<i>1,904.32</i>
	RSM 085210405067	Windows, wood, casement, vinyl clad, custom, double insulated glass, multiple leaf units, triple unit, custom, 5'-0" x 5'-0" high, incl. frame, screens and grilles	9.00	EA	15,235	919	909	17,139
					<i>62.41</i>	<i>6.03%</i>	<i>5.97%</i>	<i>70.20</i>
	RSM 061110400270	Wall framing, window buck, king studs, jack studs, rough sill, cripples, header and accessories, 2" x 4" wall, 5' wide, 8' high	9.00	EA	562	34	34	632
					<i>591.13</i>	<i>6.03%</i>	<i>5.97%</i>	<i>665.00</i>
	RSM 085216350500	Windows, wood, double hung, vinyl clad, premium, double insulated glass, 3'-0" x 4'-0" high, incl. frame, screens and grilles	1.00	EA	591	36	35	665
					<i>2,030.41</i>			<i>2,284.12</i>
B2050	Exterior Doors and Grilles		1.00	EA	2,030	122	121	2,284
					<i>13.85</i>	<i>6.03%</i>	<i>5.97%</i>	<i>15.59</i>
	RSM 060505103260	Selective demolition, wood framing, door buck, 3' wide, 2 x 4 wall, 8' high, includes studs, jacks, header and accessories	1.00	EA	14	1	1	16
					<i>67.34</i>	<i>6.03%</i>	<i>5.97%</i>	<i>75.76</i>
	RSM 061110400140	Wall framing, door buck, king studs, jack studs, header and accessories, 2" x 4" wall, 8' wide, 8' high	1.00	EA	67	4	4	76
					<i>1,949.21</i>			<i>2,192.78</i>
B205010	Exterior Entrance Doors		1.00	EA	1,949	118	116	2,193
					<i>1,949.21</i>	<i>6.03%</i>	<i>5.97%</i>	<i>2,192.78</i>
	RSM 081116100030	Doors & frames, aluminum, entrance, narrow stile, clear finish, 3'-6" x 7'-0" opening, incl. standard hardware, excl. glass	1.00	EA	1,949	118	116	2,193
					<i>57,253.41</i>			<i>64,407.61</i>
B20	EXTERIOR ENCLOSURE		1.00	EA	57,253	3,452	3,416	64,408
					<i>28,721.87</i>			<i>32,310.87</i>
B2010	EXTERIOR WALLS		1.00	EA	28,722	1,732	1,713	32,311
					<i>28,721.87</i>			<i>32,310.87</i>

Description	Quantity	UOM	ContractCost	Contingency	SIOH	ProjectCost
B201001 EXTERIOR CLOSURE	1.00	EA	28,722	1,732	1,713	32,311
RSM 074646100025 Fiber cement siding, lap siding, woodgrain texture, 5/16" thick x 6" wide, 4-3/4" exposure	2,250.00	SF	11,011	664	657	12,386
RSM 074646100090 Fiber cement siding, wood starter strip	750.00	LF	2,896	175	173	3,258
RSM 042113132020 Brick veneer masonry, red brick, running bond, truckload lots, 6.75/SF, 4" x 2-2/3" x 8", includes 3% brick and 25% mortar waste, excludes scaffolding, grout and reinforcing	750.00	SF	14,815	893	884	16,666
B2020 EXTERIOR WINDOWS	1.00	EA	26,501	1,598	1,581	29,813
B202001 WINDOWS	1.00	EA	26,501	1,598	1,581	29,813
RSM 085210403886 Windows, wood, casement, vinyl clad, budget, double insulated glass, multiple leaf units, double unit, 3'-0" x 6'-0" high, incl. frame, screens and grilles	10.00	EA	8,246	497	492	9,277
RSM 085210405067 Windows, wood, casement, vinyl clad, custom, double insulated glass, multiple leaf units, triple unit, custom, 5'-0" x 5'-0" high, incl. frame, screens and grilles	9.00	EA	15,235	919	909	17,139
RSM 085216350500 Windows, wood, double hung, vinyl clad, premium, double insulated glass, 3'-0" x 4'-0" high, incl. frame, screens and grilles	1.00	EA	591	36	35	665
RSM 061110400250 Wall framing, window buck, king studs, jack studs, rough sill, cripples, header and accessories, 2" x 4" wall, 3' wide, 8' high	11.00	EA	600	36	36	675
RSM 024119167410 Selective demolition, cutout, wood frame, walls, sheathing, to 1" thick, openings to 5 S.F., excludes re-framing, siding, loading and disposal	20.00	EA	1,267	76	76	1,425
RSM 061110400270 Wall framing, window buck, king studs, jack studs, rough sill, cripples, header and accessories, 2" x 4" wall, 5' wide, 8' high	9.00	EA	562	34	34	632
B2030 EXTERIOR DOORS	1.00	EA	2,030	122	121	2,284
RSM 060505103260 Selective demolition, wood framing, door buck, 3' wide, 2 x 4 wall, 8' high, includes studs, jacks, header and accessories	1.00	EA	14	1	1	16
RSM 061110400140 Wall framing, door buck, king studs, jack studs, header and accessories, 2" x 4" wall, 8' wide, 8' high	1.00	EA	67	4	4	76
RSM 081116100030 Doors & frames, aluminum, entrance, narrow stile, clear finish, 3'-6" x 7'-0" opening, incl. standard hardware, excl. glass	1.00	EA	1,949	118	116	2,193
B3010 Roofing	1.00	EA	49,009	2,955	2,924	55,132
B301010 Steep Slope Roofing	1.00	EA	49,009	2,955	2,924	55,132
RSM 054223600120 Boxed roof ridge beam, for CF metal rafters, w/ galvanized joist & track, double, 18 ga x 10" D	1,200.00	LF	23,027	1,389	1,374	25,904
			3.78	6.03%	5.97%	4.26

Description	Quantity	UOM	ContractCost	Contingency	SIOH	ProjectCost
RSM 054223601220 Roof rafter, w/ galvanized CF metal joist, 16 ga x 10" D, incl joists (2" flange) & fasteners, excl web stiffeners, ridge, bridging & bracing, materials only	2,500.00	LF	9,461	571	564	10,643
RSM 074113201070 Steel roofing panels, standing seam, painted finish, on substrate, 2" standing seam, 26 gauge	2,723.00	SF	16,521	996	986	18,585
C Interiors	1.00	EA	65,125	3,927	3,885	73,262
C10 Interior Construction	1.00	EA	230	14	14	258
C1010 Interior Partitions	1.00	EA	230	14	14	258
C101010 Interior Fixed Partitions	1.00	EA	230	14	14	258
RSM 061110405146 Wall framing, studs, 2" x 4", 8' high wall, pneumatic nailed	150.00	LF	230	14	14	258
C20 Interior Finishes	1.00	EA	64,895	3,913	3,871	73,004
C2010 Wall Finishes	1.00	EA	10,789	651	644	12,137
C201030 Wall Coverings	1.00	EA	786	47	47	884
RSM 092910300700 Gypsum wallboard, on walls, water resistant, 1/2" thick, finish excluded	640.00	SF	786	47	47	884
C201070 Wall Painting and Coating	1.00	EA	10,003	603	597	11,253
RSM 092113101000 Partition wall, gypsum lath, 2 coat vermiculite plaster, 2 sides, 2" x4" wood studs, 16" O.C.	640.00	SF	10,003	603	597	11,253
C2030 Flooring	1.00	EA	49,944	3,012	2,980	56,185
C203010 Flooring Treatment	1.00	EA	3,044	184	182	3,424
RSM 033513300250 Concrete finishing, specified Random Access Floors ACI Classes 1, 2, 3 & 4, for Composite Overall Floor Flatness & Levelness to FF35/FL25, bull float, machine float & steel trowel (walk-behind), incl placing, striking off & consolidating	2,723.00	SF	3,044	184	182	3,424
C203060 Terrazzo Flooring	1.00	EA	46,901	2,828	2,798	52,761
RSM 096613101500 Portland cement terrazzo, cast in place, floor, bonded to concrete, gray cement, 1-3/4" thick	2,052.00	SF	46,901	2,828	2,798	52,761
C2050 Ceiling Finishes	1.00	EA	4,162	251	248	4,682

Description	Quantity	UOM	ContractCost	Contingency	SIOH	ProjectCost
C205010 Plaster and Gypsum Board Finish	1.00	EA	4,162	251	248	4,682
RSM 092910300110 Gypsum wallboard, 1/4" thick, standard, on walls & ceilings, no finish included	2,052.00	SF	3,019	182	180	3,396
RSM 099103400715 Surface preparation, interior, ceiling, sand, gypsum board and plaster, medium	2,052.00	SF	395	24	24	444
HNC 099123700090 Paints & Coatings, walls & ceilings, application only, drywall & smooth plaster, 1 coat, brushwork	2,052.00	SF	748	45	45	842
			3,199.05			3,598.79
D Services	1.00	EA	3,199	193	191	3,599
			3,199.05			3,598.79
D20 Plumbing	1.00	EA	3,199	193	191	3,599
			3,199.05			3,598.79
D2010 Domestic Water Distribution	1.00	EA	3,199	193	191	3,599
			3,199.05			3,598.79
D201060 Plumbing Fixtures	1.00	EA	3,199	193	191	3,599
RSM 224213133362 Water closet, bowl only, floor mounted, tankless, with floor outlet, ADA, 1.28 gpf, includes flush valve and seat	1.00	EA	1,070	65	64	1,204
RSM 102813130900 Toilet accessories, grab bars, straight, stainless steel, 24" long	2.00	EA	140	8	8	158
RSM 224116163100 Sink, kitchen, counter top style, stainless steel, self rimming, single bowl, 25" x 22", includes faucet and drain	1.00	EA	1,215	73	72	1,367
RSM 224116134120 Lavatory, wall hung, porcelain enamel on cast iron, white, single bowl, 19" x 17", includes trim	1.00	EA	773	47	46	870
			38,957.49			43,825.49
E Equipment and Furnishings	1.00	EA	38,957	2,349	2,324	43,825
			9,553.26			10,747.00
E10 Equipment	1.00	EA	9,553	576	570	10,747
RSM 114210101840 Coffee brewers, commercial kitchen equipment, 5 burner	1.00	EA	2,064	124	123	2,322
RSM 088313102500 Mirrors, stock sizes, one way transparent, bathroom, unframed, tempered, 1/4" thick	1.00	SF	32	2	2	36
HNC 102813136220 Toilet Accessories, toilet paper holder, recessed	1.00	EA	83	5	5	94
HNC 102813134260 Toilet Accessories, sanitary napkin receptacle, surface mounted	1.00	EA	115	7	7	130
RSM 124613101040 Ash/trash receivers, ash urn, cylindrical metal, 8" dia, 25" H	2.00	EA	539	32	32	606
			6,720.31			7,560.06
E1060 Residential Equipment	1.00	EA	6,720	405	401	7,560

Description	Quantity	UOM	ContractCost	Contingency	SIOH	ProjectCost
E106010 Residential Appliances	1.00	EA	6,720	405	401	7,560
			<i>6,720.31</i>			<i>7,560.06</i>
RSM 113013150900 Countertop cook tops, residential appliances, standard, 4 burner, minimum	1.00	EA	591	36	35	665
			<i>591.44</i>	<i>6.03%</i>	<i>5.97%</i>	<i>665.35</i>
RSM 113013151300 Microwave ovens, residential appliances, 1.5 C.F., maximum	1.00	EA	1,067	64	64	1,201
			<i>1,067.20</i>	<i>6.03%</i>	<i>5.97%</i>	<i>1,200.55</i>
RSM 113013166000 Refrigerator, residential appliances, with ice maker, 18 C.F., maximum	1.00	EA	2,448	148	146	2,754
			<i>2,447.83</i>	<i>6.03%</i>	<i>5.97%</i>	<i>2,753.71</i>
RSM 113013172950 Dishwasher, residential appliances, built-in, 4 or more cycles, minimum	1.00	EA	1,003	60	60	1,128
			<i>1,002.84</i>	<i>6.03%</i>	<i>5.97%</i>	<i>1,128.15</i>
RSM 113013194200 Range hood, residential appliances, vented, 2 speed, 30" wide, maximum	1.00	EA	1,611	97	96	1,812
			<i>1,611.00</i>	<i>6.03%</i>	<i>5.97%</i>	<i>1,812.30</i>
E20 Furnishings	1.00	EA	29,404	1,773	1,754	33,078
			<i>29,404.23</i>			<i>33,078.49</i>
E2010 Fixed Furnishings	1.00	EA	29,404	1,773	1,754	33,078
			<i>29,404.23</i>			<i>33,078.49</i>
E201090 Other Fixed Furnishings	1.00	EA	29,404	1,773	1,754	33,078
			<i>29,404.23</i>			<i>33,078.49</i>
RSM 123223101580 Custom cabinets, kitchen base cabinets, hardwood, prefinished, range or sink base, 2 doors below, 24" deep, 35" high, 48" wide, excl. countertops	1.00	EA	660	40	39	742
			<i>659.64</i>	<i>6.03%</i>	<i>5.97%</i>	<i>742.06</i>
RSM 123619103000 Countertops, maple, solid, laminated, 1-1/2" thick, includes square backsplash	15.00	LF	2,144	129	128	2,412
			<i>142.91</i>	<i>6.03%</i>	<i>5.97%</i>	<i>160.77</i>
RSM 110505100510 Library equipment, bookshelves, wood, to 90" high, selective demolition	1,200.00	LF	26,601	1,604	1,587	29,925
			<i>22.17</i>	<i>6.03%</i>	<i>5.97%</i>	<i>24.94</i>
G Sitework	1.00	EA	10,773	650	643	12,119
			<i>10,772.64</i>			<i>12,118.76</i>
G20 Site Improvements	1.00	EA	10,773	650	643	12,119
			<i>10,772.64</i>			<i>12,118.76</i>
G2030 Pedestrian Plazas and Walkways	1.00	EA	7,304	440	436	8,216
			<i>7,303.51</i>			<i>8,216.14</i>
G203010 Pedestrian Pavement	1.00	EA	7,304	440	436	8,216
			<i>7,303.51</i>			<i>8,216.14</i>
RSM 320610100310 Sidewalks, driveways, and patios, sidewalk, concrete, cast-in-place with 6 x 6 - W1.4 x W1.4 mesh, broomed finish, 3000 psi, 4" thick, excludes base	1,000.00	SF	5,464	329	326	6,147
			<i>5.46</i>	<i>6.03%</i>	<i>5.97%</i>	<i>6.15</i>
RSM 321123230375 Base course drainage layers, aggregate base course, bank run gravel, spread & compacted, 4" deep	444.00	SY	1,840	111	110	2,070
			<i>4.14</i>	<i>6.03%</i>	<i>5.97%</i>	<i>4.66</i>
G2080 Landscaping	1.00	EA	3,469	209	207	3,903
			<i>3,469.13</i>			<i>3,902.62</i>
			<i>125.09</i>			<i>140.72</i>

	Description	Quantity	UOM	ContractCost	Contingency	SIOH	ProjectCost
G208020 Turf and Grasses		1.00	EA	125	8	7	141
	RSM 329219130800 Seeding, mechanical seeding grass seed, 4.5 lbs per M.S.F., hand push spreader			<i>31.27</i>	<i>6.03%</i>	<i>5.97%</i>	<i>35.18</i>
		4.00	MSF	125	8	7	141
G208030 Plants		1.00	EA	3,344	202	199	3,762
	HNC 329310100440 General planting, local varieties, shrubs, 15" - 18" spread			<i>62.41</i>	<i>6.03%</i>	<i>5.97%</i>	<i>70.21</i>
		30.00	EA	1,872	113	112	2,106
	RSM 329333100560 Shrubs and trees, evergreen, in prepared beds, holly, yaupon, B & B, 6' - 7' H, in prepared beds			<i>490.61</i>	<i>6.03%</i>	<i>5.97%</i>	<i>551.91</i>
		3.00	EA	1,472	89	88	1,656

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

Project Detail Report

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Assembly	Quantity	UOM	Unit Cost	Material	Labor	Equipment	SubBid	Total Cost
Facility: General Administrative Facility			Type: Primary Facilities					
FSA: ADA RESTROOM			Size: 66.00 SF					
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

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FSA: ADA RESTROOM

\$28,276.75

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

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

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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

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Program: Lowell Projects

Project Detail Report

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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

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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
FSA: HALLWAY		\$32,021.53							
		Total/SF		Material/SF		Labor/SF	Eqp/SF	Sub/SF	
		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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Program: Lowell Projects

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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

	Total/SF	Material/SF	Labor/SF	Eqp/SF	Sub/SF
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

	Total/SF	Material/SF	Labor/SF	Eqp/SF	Sub/SF
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
FSA: LOBBY									\$41,862.61
		1,256.00 SF		Total/SF \$33.33	Material/SF \$13.96	Labor/SF \$19.37	Eqp/SF \$0.00	Sub/SF \$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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2016 Cost Book
PACES 1.3.34.0

Program: Lowell Projects
 Project: Lowell Town Hall
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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

	Total/SF	Material/SF	Labor/SF	Eqp/SF	Sub/SF
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

	Total/SF	Material/SF	Labor/SF	Eqp/SF	Sub/SF
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: Lowell Town Hall
 Project Num: TBD

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FSA: PUBLIC RESTROOMS **Size: 82.00 SF**

Assembly	Quantity	UOM	Unit Cost	Material	Labor	Equipment	SubBid	Total Cost
C1010010101	43.94	SF	\$3.08	\$29.17	\$106.26	\$0.00	\$0.00	\$135.43
C1010010109	51.39	SF	\$4.50	\$62.69	\$168.48	\$0.00	\$0.00	\$231.17
C1010010113	124.46	SF	\$21.05	\$790.19	\$1,829.70	\$0.00	\$0.00	\$2,619.88
C1020030303	1.00	EA	\$2,150.44	\$1,615.53	\$534.91	\$0.00	\$0.00	\$2,150.44
C1030020201	2.00	EA	\$70.63	\$63.86	\$77.39	\$0.00	\$0.00	\$141.26
C1030020203	1.00	EA	\$654.27	\$538.18	\$116.09	\$0.00	\$0.00	\$654.27
C1030020206	2.00	EA	\$127.11	\$138.13	\$116.09	\$0.00	\$0.00	\$254.22
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	81.69	SF	\$3.03	\$51.29	\$196.54	\$0.00	\$0.00	\$247.83
C3010040401	139.99	SF	\$17.69	\$901.57	\$1,575.03	\$0.00	\$0.00	\$2,476.60
C3010900501	70.00	SF	\$1.44	\$25.12	\$75.98	\$0.00	\$0.00	\$101.10
C3020010101	0.52	SF	\$29.82	\$5.90	\$9.61	\$0.00	\$0.00	\$15.51
C3020010102	74.32	SF	\$40.11	\$1,250.55	\$1,730.48	\$0.00	\$0.00	\$2,981.04
C3030020301	79.38	SF	\$3.73	\$55.54	\$240.92	\$0.00	\$0.00	\$296.46
C3030900601	79.38	SF	\$1.44	\$28.48	\$86.16	\$0.00	\$0.00	\$114.64
D2010010104	2.00	EA	\$4,038.48	\$6,583.75	\$1,493.20	\$0.00	\$0.00	\$8,076.96
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
D502002u2	6.00	EA	\$331.95	\$1,471.07	\$520.64	\$0.00	\$0.00	\$1,991.71
FSA: PUBLIC RESTROOMS								\$34,099.58
			Total/SF	Material/SF	Labor/SF	Eqp/SF	Sub/SF	
			82.00 SF	\$415.85	\$223.39	\$192.46	\$0.00	\$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: Lowell Town Hall
 Project Num: TBD

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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**

Total/SF	Material/SF	Labor/SF	Eqp/SF	Sub/SF
435.00 SF	\$81.88	\$36.88	\$44.99	\$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

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

Area Cost Factor: 1.120
 Escalation Rate: 16.266

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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**

	Total/SF	Material/SF	Labor/SF	Eqp/SF	Sub/SF
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

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

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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
Model: Cleanup and Landscaping									\$6,200.44

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
Model: Communications									\$5,860.82

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
 Project: Lowell Town Hall
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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
Model: Demolition									\$10,059.65

Demolition Total Cost: \$10,059.65

Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	SubBid	Total Cost
Facility: Site Work Type: Supporting Facilities									
Model: Restriping Roadways/Parking Lots									
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
Model: Restriping Roadways/Parking Lots									\$2,627.24

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

Assembly		Quantity	UOM	Unit Cost	Material	Labor	Equipment	SubBid	Total Cost
Facility: Site Work Type: Supporting Facilities									
Model: Sanitary Sewer									
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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Project: Lowell Town Hall

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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
Model: Sanitary Sewer									\$5,667.94

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							
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Model: Sidewalks								
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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	\$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	\$0.00	\$4,278.54
G1030040417	Delivered & Dumped - Hand, Backfill W/Sand	89.51	CY	\$180.37	\$2,866.27	\$13,114.05	\$164.55	\$0.00	\$16,144.88
G1030050511	Compact Soil W/Vibrating Plate	89.51	CY	\$4.94	\$0.00	\$423.80	\$18.08	\$0.00	\$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	\$0.00	\$68,629.53
Model: Sidewalks									\$106,740.09

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							
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Model: Underground Electrical Distribution								
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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	\$0.00	\$103.68
G1030040401	950, 2.29m3 (3 CY), Backfill W/Excavated Material	12.00	CY	\$3.48	\$0.00	\$22.41	\$19.37	\$0.00	\$41.78
G1030040405	950, 2.29m3 (3 CY), Delivered & Dumped, Backfill W/Sand	4.00	CY	\$89.09	\$294.21	\$32.65	\$29.52	\$0.00	\$356.38
G1030050511	Compact Soil W/Vibrating Plate	12.00	CY	\$4.94	\$0.00	\$56.82	\$2.42	\$0.00	\$59.24
G1030050515	Compact With Pogosticks	4.00	CY	\$26.74	\$0.00	\$100.15	\$6.82	\$0.00	\$106.97
G4010060511	5 KV, 3/0, Shielded Cable, Copper	390.00	LF	\$15.93	\$3,165.85	\$3,047.61	\$0.00	\$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

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Program: Lowell Projects
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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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Facility: Site Work	Type: Supporting Facilities
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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
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In-Project Lump Sums(s)

Pavement:	0.00
Site Improvements:	0.00
Utilities:	0.00

Estimated Contract Cost:		\$1,561,108.24
Contingency:	3.00%	\$46,833.25
SIOH:	5.70%	\$91,652.66
Design	4.00%	\$62,444.33
Other	0.00%	\$0.00
Total Project Cost:		\$1,762,038.48

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

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