

**CITY OF COBURG
OPS BUILDING
ESTIMATE OF PROBABLE COST**

DATE: 1/10/2023



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PROJECT: 20-004J CITY OF COBURG OPS BUILDING
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SHEET: PROB COST

ESTIMATE OF PROBABLE COST

BUILDING DIMENSIONS	LENGTH	WIDTH	EAVE HEIGHT	AREA	ROOF SLOPE
	(ft)	(ft)	(ft)	(SF)	
MAIN	80	40	16	3200	2:12
DRIVE-THRU	80	20	16	1600	2:12
TOTAL	80	60		4800	

THE FOLLOWING HAS BEEN PREPARED BY REFERENCING SQUARE FOOT COST ESTIMATION INFORMATION FROM THE 2020 NATIONAL BUILDING COST MANUAL 44th ed. BY CRAFTSMAN BOOK COMPANY. THE REFERENCE MATERIAL HAS BEEN ATTACHED AS AN APPENDIX TO THIS ESTIMATE OF PROBABLE COST SUMMARY.

ITEM	DESCRIPTION	QTY	UNIT	\$/UNIT	COST ADJUSTMENT
SQUARE FOOT PRICING BASIC COST & ADJUSTMENTS SUMMARY					
BUILDING AREA					
	The square foot costs for the basic building			\$ 24.78	
WALL HEIGHT ADJUSTMENT					
	Add to or subtract from the square foot cost below \$.31 for each foot of wall height at the eave more or less than 14 feet.	2	FT	\$ 0.31	\$ 0.62
BUILDING SHAPE ADJUSTMENT					
	Subtract \$.50 from the square foot cost below for low profile buildings. square foot cost below for low profile buildings.	1	EA	\$ (0.50)	\$ (0.50)
STAGE 1 ADJUSTED BUILDING AREA COST					
		1	EA	\$ 0.12	\$ 24.90
LIVE LOAD COST ADJUSTMENT					
20 PSF SNOW	LIVE LOAD ADJUSTMENT FACTOR = 1.05	0.05	EA	\$ 24.90	\$ 1.25
ELECTIVE COST ADJUSTMENTS					
FLOOR	6" CONCRETE SLAB w/ #4 REBAR	4800	SF	\$ 2.00	\$ 9,600
ROOF	24 GA COLORED GALVANIZED STEEL	4867	SF	\$ 0.99	\$ 4,818
WALL	24 GA COLORED GALVANIZED STEEL	4004	SF	\$ 2.00	\$ 8,008
OPEN END WALL	DEDUCTION FOR OPEN 20' WALL AT DRIVE-THRU	2	EA	\$ 1,338	\$ 2,676
OPEN SIDEWALL	DEDUCTION FOR OPEN 80' WALL AT DRIVE-THRU	80	LF	\$ 7.00	\$ 560
OH DOOR	8'X10' CHAIN OPERATOR (ADD \$500 FOR MOTOR)	1	EA	\$ 2,247	\$ 2,247
OH DOOR	12'X12' CHAIN OPERATOR (ADD \$500 FOR MOTOR)	2	EA	\$ 5,056	\$ 10,111
PERSONNEL DOOR	3/0x7/0 STEEL 1-3/4"	4	EA	\$ 1,600	\$ 6,400
DOOR ADD	PANIC HARDWARE	4	EA	\$ 732	\$ 2,928
DOOR ADD	CLOSER	4	EA	\$ 211	\$ 844
EXT FINISHES	GUTTER	160	LF	\$ 13.36	\$ 2,138
EXT FINISHES	DOWNSPOUT	96	LF	\$ 9.60	\$ 922
INSULATION	ROOF - 6" 0.75 POUND DENSITY WHITE VINYL FACED	4867	SF	\$ 6.12	\$ 29,786
INSULATION	WALL - 6" 0.75 POUND DENSITY WHITE VINYL FACED	4004	SF	\$ 6.12	\$ 24,504
WINDOW	4/0x3/6 ALUMINUM SLIDING WINDOW	2	EA	\$ 416	\$ 832
WINDOW	2/0x4/0 ALUMINUM VERT. SLIDING WINDOW	2	EA	\$ 357	\$ 713
INT OFFICE	INTERNAL OFFICE - GOOD	1335	SF	\$ 57.25	\$ 76,429
WOOD-FRAMING	WOOD-FRAMING PRICE ADJUSTMENT	1	EA	\$ 24,457	\$ 24,457
INT DOOR	3/0x7/0 1-3/4" WOOD DOOR	7	EA	\$ 2,000	\$ 14,000
HVAC	INDUSTRIAL INT. OFFICE - HEATING & COOLING	1335	SF	\$ 20.00	\$ 26,700
PLUMBING	COST PER FIXTURE	2	EA	\$ 1,770	\$ 3,540

ADJUSTED BUILDING AREA COST					BASIC COST SUBTOTAL
MAIN	ADJUSTED square foot costs for the basic building	3200	SF	\$ 26.15	\$83,664
DRIVE-THRU		1600	SF	\$ 26.15	\$41,832
ALTERNATE ADDITIONS	ALL DESIGN ADDITIONS INCLD. MEP	1	EA	\$ 252,213	\$252,213

BASIC BUILDING TOTAL COST \$377,709

NOTE:

- THE ABOVE "BASIC BUILDING COST" DOES NOT INCLUDE ADJUSTMENT FOR GEOGRAPHICAL AREA, BONDS, OR PREVAILING WAGE. THOSE ADJUSTMENTS PLUS CONTINGENCIES ARE LISTED BELOW AS PART OF A LOW-HIGH RANGE OF ESTIMATED BUILDING COST.
- THE CONSTRUCTION MATERIALS MARKET HAS EXPERIENCED HISTORICAL PRICE INCREASES IN THE YEAR 2020. THEREFORE, THE ACTUAL COST OF BUILDING CONSTRUCTION MAY BE AFFECTED BY UNKNOWN FUTURE MARKET CONDITIONS. WE HAVE INCLUDED A HIGHER-THAN-NORMAL CONTINGENCY VALUE IN THE HGIIH-RANGE ESTIMATE VALUE TO ATTEMPT TO ACCOUNT FOR OR REPRESENT POTENTIAL VARIATIONS IN FUTURE MARKETS.

LOW RANGE			HIGH RANGE	
18.00%	\$67,988	CONTINGENCY & MARKET CONDITIONS	38.00%	\$143,529
7.00%	\$26,440	GENERAL CONDITIONS	7.00%	\$26,440
1.25%	\$4,721	PERFORMANCE BOND	1.25%	\$4,721
20.00%	\$75,542	PUBLIC CONTRACT PREVAILING WAGE FACTOR	50.00%	\$188,855
-3.00%	-\$11,331	AREA MODIFICATION FACTOR	-3.00%	-\$11,331
	\$163,359	MARKUP SUBTOTAL		\$352,214

\$541,068

ESTIMATED TOTAL BUILDING COST

\$729,923

REVISION NOTE: 1/10/23 - ADDED 8% FOR 2022 INCREASES DUE TO INFLATION. ADDED HVAC BUDGET. REVISE SF FOR MEZZ.