

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



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DATE: 1/10/2023

PROJECT: 20-004J CITY OF COBURG
2-BAY PARKING GARAGE
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SHEET: PROB COST

ESTIMATE OF PROBABLE COST - 32FT x 40FT STEEL BUILDING

BUILDING DIMENSIONS	LENGTH	WIDTH	EAVE HEIGHT	AREA	ROOF SLOPE
	(ft)	(ft)	(ft)	(SF)	
MAIN	40	32	14	1280	2:12
TOTAL	40	32		1280	

THE FOLLOWING HAS BEEN PREPARED BY REFERENCING SQUARE FOOT COST ESTIMATION INFORMATION FROM THE 2022 NATIONAL BUILDING COST MANUAL 46th ed. BY CRAFTSMAN BOOK COMPANY.

ITEM	DESCRIPTION	QTY	UNIT	\$/UNIT	COST ADJUSTMENT
SQUARE FOOT PRICING BASIC COST & ADJUSTMENTS SUMMARY					
BUILDING AREA					
	The square foot costs for the basic building			\$ 37.29	
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.	0	FT	\$ 0.31	\$ -
BUILDING SHAPE ADJUSTMENT					
	Subtract \$.50 from the square foot cost below for low profile buildings.	1	EA	\$ (0.50)	\$ (0.50)
STAGE 1 ADJUSTED BUILDING AREA COST					
		1	EA	\$ (0.50)	\$ 36.79
LIVE LOAD COST ADJUSTMENT					
20 PSF SNOW	LIVE LOAD ADJUSTMENT FACTOR = 1.05	0.05	EA	\$ 36.79	\$ 1.84
ELECTIVE COST ADJUSTMENTS					
FLOOR	6" CONCRETE SLAB w/ #4 REBAR	1280	SF	\$ 2.00	\$ 2,560
ROOF	24 GA COLORED GALVANIZED STEEL	1298	SF	\$ 0.99	\$ 1,285
WALL	24 GA COLORED GALVANIZED STEEL	2016	SF	\$ 0.92	\$ 1,855
OH DOOR	8'X10' CHAIN OPERATOR (ADD \$500 FOR MOTOR)	0	EA	\$ 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"	1	EA	\$ 1,600	\$ 1,600
DOOR ADD	PANIC HARDWARE	1	EA	\$ 732	\$ 732
DOOR ADD	CLOSER	1	EA	\$ 211	\$ 211
EXT FINISHES	GUTTER	80	LF	\$ 14.03	\$ 1,122
EXT FINISHES	DOWNSPOUT	84	LF	\$ 10.08	\$ 847
INSULATION	ROOF - 6" 0.75 POUND DENSITY WHITE VINYL FACED	1298	SF	\$ 6.30	\$ 8,177
PLUMBING	COST PER FIXTURE	0	EA	\$ 1,770	\$ -

ADJUSTED BUILDING AREA COST					BASIC COST SUBTOTAL
MAIN	ADJUSTED square foot costs for the basic building	1280	SF	\$ 38.63	\$49,446
ALTERNATE ADDITIONS	ALL DESIGN ADDITIONS INCLD. MEP	1	EA	\$ 28,500	\$28,500

BASIC BUILDING TOTAL COST \$77,946

NOTE:

1. 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.
2. THE CONSTRUCTION MATERIALS MARKET HAS EXPERIENCED HISTORICAL PRICE INCREASES SINCE 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 HIGH-RANGE ESTIMATE VALUE TO ATTEMPT TO ACCOUNT FOR OR REPRESENT POTENTIAL VARIATIONS IN FUTURE MARKETS.

LOW RANGE			HIGH RANGE	
18.00%	\$14,030	CONTINGENCY & MARKET CONDITIONS	38.00%	\$29,620
7.00%	\$5,456	GENERAL CONDITIONS	7.00%	\$5,456
1.25%	\$974	PERFORMANCE BOND	1.25%	\$974
20.00%	\$15,589	PUBLIC CONTRACT PREVAILING WAGE FACTOR	50.00%	\$38,973
-3.00%	-\$2,338	AREA MODIFICATION FACTOR	-3.00%	-\$2,338
	\$33,712	MARKUP SUBTOTAL		\$72,685

\$111,658

ESTIMATED TOTAL BUILDING COST

\$150,631

REVISION NOTE: 1/10/23 - ADDED 8% FOR 2022 INCREASES DUE TO INFLATION