



AMANI CENTER Columbia County Child Abuse Assessment Program

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April 29, 2024

City of St Helens City Council
265 Strand Street
St. Helens, OR 97051

Dear City Council Members,

Thank you for the invitation to return on May 7th to discuss the possibility of City of St. Helens support in the Amani Center construction project to build a permanent home for the Amani Center to provide critical child abuse prevention, intervention and follow up care for our community's children who have been impacted by abuse and neglect.

Attached you will find an updated project budget and project revenue sources for this capital project, as well as the City of St. Helens building fees that are estimated for this project.

Based on the services provided to the children of St. Helens and the support our organization provides to St. Helens Police Department with investigations into child abuse, neglect, witness to violence, and drug endangerment cases, I am requesting that the City of St. Helens consider waiving/covering all SDC/Permit/Review fees associated with this project up to the estimated quote of \$ 99,658.74. We plan to appeal to the St Helens School District regarding the remaining CET fees.

While we understand that this is a large request, we are also willing to have a conversation to understand which fees are reasonable and within the City's capacity to consider waiving or sponsoring coverage of in this effort to meet the growing need for Amani Center services to the residents of St. Helens and throughout Columbia County.

We respectfully request your consideration and welcome the opportunity to discuss further. We hope to leverage the City of St. Helens' support across all cities in Columbia County, declaring St. Helens as a leader in investing in the future of our children and safety of all of our communities.

Many Thanks,
Beth Pulito
Deputy Director



PROJECT/OWNER: Amani Center			MANAGER: Devon Renard
LOCATION: St Helens, OR			A/E: Lower Columbia Engineering
CLASSIFICATION: Public Safety Services (Offices)			DATE: 3/31/2025
WORK CATEGORY/DESCRIPTION	SUMMARY Dated 1/17/24	SUMMARY Dated 3/31/25	Notes
Amani Center Facility - Permit Submission Set Budget 2/28/2025			
General Conditions	\$ 182,270	\$ 228,477	GC's are based on a 35 week construction duration
Site Logistics	\$ 25,000	\$ 25,000	Dumpsters, toilets, wash stations, cones, delineating signage, temp protection
Surveying	\$ 10,000	\$ 12,350	Control survey, office support, planting islands, curbs, sidewalks, trash enclosure and light pole, storm, sanitary, power, swale, building corner gridline layout.
Clean Up Services	\$ 25,000	\$ 25,000	Ongoing construction cleanup and final clean of interior/exterior at the completion of the project.
Earthwork	\$ 305,000	\$ 378,116	Locates, GPS, Erosion Control, Clearing, Demolition, strip site, cut/fill, import rock, finish grade, building pad, footing/stemwall excavation/perimeter drains, elev pit exc, parking, sewer, storm, water service, PUD exc prep
Paving & Site Concrete	\$ 95,993	\$ 119,357	Parking lot paving with 4" of asphalt in two lifts; 14,348 SF at \$3.19 per SF; (1) mobilization; Sidewalk/Curb/Patio Paving/Light Pole Bases bar and concrete
Landscaping/Fencing	\$ 75,000	\$ 84,492	36LF of 6' cedar fencing with 11' wide double drive gate for garbage enclosure; Landscape per design; Irrigation to be design/build; Top soil at 18" planters (610) yds; Stormwater soil 12" (26) yds; Soil amended to a 2" depth
Concrete	\$ 111,943	\$ 140,937	Footing/Foundation/SOG/Elevator Slab bar and concrete;
Misc. Steel	\$ 20,000	\$ 20,000	Allowance held for minimal structural design details related to bolts, tie downs and concrete threaded rod base plate supports.
Wood Framing/Rough Carpentry	\$ 211,541	\$ 261,230	Wood framing package includes wall layout, anchor layout, wall framing, joist installation, roof trusses installation, wall plywood install, deck plywood install, roof plywood install, backing for handrail, wood stairs framing, fire blocking, tub backing, backing for ADA, framing for RTUs, parapet wall framing, PTAC framing, Temp safety railing, hold-down system install, hardware install, and install of fall restraint.
Siding/Exterior Finish	\$ 118,230	\$ 172,200	Siding panel install complete with building wrap, flashing, trim, siding, window and door prep; window install, T&G horizontal cedar siding, 2x4 and 2x6 cedar trim, Weathersmart commercial building wrap with fortiflash.
Roofing	\$ 46,750	\$ 42,250	Asphalt shingle roof 5,500SF, single layer of synthetic underlayment, IKO Cambridge or GAF Timberline HDZ, gutters and downspouts
Windows/Glazing	\$ 115,000	\$ 73,726	Aluminum framed storefront, joint sealants, vinyl windows supplied.
Drywall & Insulation	\$ 63,448	\$ 142,861	Drywall, level 4 finish throughout walls, R49 insulation at ceiling; R21 at perimeter walls and R19 at level 1 ceiling, baffle eave vents, foam at windows, caulking at plates, R13 interior walls.
Flooring	\$ 60,000	\$ 72,739	PC-1 - 400 grit polished concrete with acid stain; CPT-1 - Mannington Any Timestamp 12x36, Glitch Art 24x24; WT-1 American Olean, RB-1 vinyl Roope 700 series 4", TR-1 Roppe and TR-2 Schluter Schiene Trendline alum 3/8"
Painting/Striping	\$ 45,809	\$ 51,376	Two coats of paint on all interor walls, ceilings and trim.Sherwin Williams, Epoxy on metals to be finished, mask adjacent finishes to prevent overspray. Parking lot striping of 34 stalls, 2 arrows, 2 handicap
Door Frames Hardware	\$ 52,500	\$ 154,133	Hollow metal doors/frames, timely frames, wood doors and door hardware
Casework Finish Carpentry	\$ 56,000	\$ 45,380	102 Coffee Bar, 107 Exam Room; 113 Utility Room, 114 Exam Room; 207 Break Room plastic laminate clad cabinets and countertops uppers and lowers.
Plumbing	\$ 62,000	\$ 141,500	PVC piping drainage, waste, vent, cast iron sanitary, waste and vent, copper main lines for domestic, Wirsbo branch lines, American Standard WC's, Kohler wall hung Lavs, ADA sink, Everfab showers commercial roll in 63", Delta shower valves; Bradford White Water Heater 50 gal, 18kw; WM box, breakroom sink, exam sinks, coffee bar sink, floor drains (2) , eyewash stations, elevator sump pump
HVAC	\$ 194,184	\$ 396,923	Furnish and install (6) ducted split system heat pumps, indoor fan coil units in attic, (1) ductless split heat pump for conference room 204; (6) ceiling EF's; (2) roof hoods; (2) electric wall heaters, sheet metal ductwork throughout, seismic calcs, bracing, TAB, engineering and permit drawings.
Electrical	\$ 225,000	\$ 234,710	600 amp 120/208V service; new lighting, HVAC connections throughout, 70 amp water heater connection; utility transformer entrance conductors provided (installed by CPUD); (2) parking lot light poles and connections to machine roomless elevator.
Fire Sprinkler	\$ 75,000	\$ 67,694	New NFPA 13 fire suppression system from 5' outside of building line in.
Elevator	\$ 130,000	\$ 132,000	Kone - MonoSpace 300 DX Traction Elevator Machine Roomless; Schindler 3100 MRL Traction Elevator
General Liability Insurance (GLI)	\$ 36,314	\$ 47,604	
OH&P (5%)	\$ 115,283	\$ 153,503	
GC Contingency (5%)	\$ 122,863	\$ 161,178	
Flex Space Buildout	\$ 180,000		
Escalation (8%)	\$ 220,810		
Total	\$ 2,980,938	\$ 3,384,733	
Alt #1: Rock Breaking	\$ -	\$ 396,990	
Alt #2: Geotech Reporting		\$ 6,500	

Exclusions (Additional Exclusions List to be provided in the future)

- Builders risk insurance
- Off hours or overtime work is excluded
- Design, drafting, engineering
- Permit fees
- Bonds
- FF&E
- Utilities and PUD scope of work by other third party jurisdiction
- Pricing based on current plant, supplier and manufacturer pricing.
- Price based on current ODOT Asphalt Oil Index of \$468.00
- Tariff Impacts and/or cost increases due to unknown factors at time of bid
- Floor finish at back of house stair off of elevator
- Exterior painting (Siding to be prefinished)
- FDC and/or fire department requirements

[illegible]

749-25-000078-STR - AMANI CENTER

Menu Add Delete Void Invoice ReCalc Help

Fee Calc. Factor: Job Value(Contractor)\$3,384,733.00 Fee Total \$106,317.96

Showing 1-19 of 19

<input checked="" type="checkbox"/>	Fee Item	Qty	Unit	Fees	Status	Balance Due	Invoice #	Assessed	
<input checked="" type="checkbox"/>	Structural plan review fee	23,286.73	Ea	\$15,136.37	CREDITED	\$0.00	21869	03/12/2025	I
<input checked="" type="checkbox"/>	Structural plan review fee	17,611.38	Ea	\$11,447.40	INVOICED	\$11,447.40	21870	04/14/2025	I
<input checked="" type="checkbox"/>	Engineering Services	1	Ea	\$320.00	NEW	\$320.00		04/14/2025	I
<input checked="" type="checkbox"/>	Water SDC	5,165	Amount	\$5,165.00	NEW	\$5,165.00		04/14/2025	I
<input checked="" type="checkbox"/>	CET - St Helens SD 502 - Com Use	6,659.22	Automatic	\$6,592.63	NEW	\$6,592.63		04/14/2025	C
<input checked="" type="checkbox"/>	CET - St Helens SD 502 - Admin Fee - Com Use	6,659.22	Automatic	\$66.59	NEW	\$66.59		04/14/2025	C
<input checked="" type="checkbox"/>	Water Connection	1,500	Amount	\$1,500.00	NEW	\$1,500.00		04/14/2025	I
<input checked="" type="checkbox"/>	Sanitary Sewer SDC	10,263	Amount	\$10,263.00	NEW	\$10,263.00		04/14/2025	I
<input checked="" type="checkbox"/>	Sanitary Sewer Connection	150	Amount	\$150.00	NEW	\$150.00		04/14/2025	I
<input checked="" type="checkbox"/>	Planning Release fee	1	Ea	\$63.00	NEW	\$63.00		04/14/2025	I
<input checked="" type="checkbox"/>	Storm Sewer SDC	18,260.68	Amount	\$18,260.68	NEW	\$18,260.68		04/14/2025	I
<input checked="" type="checkbox"/>	Fire life safety plan review	17,611.38	Ea	\$7,044.55	NEW	\$7,044.55		04/14/2025	I
<input checked="" type="checkbox"/>	Storm Sewer Connection	150	Amount	\$150.00	NEW	\$150.00		04/14/2025	I
<input checked="" type="checkbox"/>	Structural building permit fee	1	Ea	\$17,611.38	NEW	\$17,611.38		03/12/2025	I
<input checked="" type="checkbox"/>	Transportation SDC	22,569	Amount	\$22,569.00	NEW	\$22,569.00		04/14/2025	I
<input checked="" type="checkbox"/>	Parks SDC	1,875	Amount	\$1,875.00	NEW	\$1,875.00		04/14/2025	I
<input checked="" type="checkbox"/>	City Permit Administration Fee	1	Ea	\$42.00	NEW	\$42.00		03/12/2025	I
<input checked="" type="checkbox"/>	Local Technology Fee - St Helens	36,145.33	Automatic	\$1,084.36	NEW	\$1,084.36		04/14/2025	I
<input checked="" type="checkbox"/>	State of Oregon Surcharge - Bldg (12% of applicable fees)	17,611.38	Ea	\$2,113.37	NEW	\$2,113.37		04/14/2025	I

Amani Center - Amani Center Building Project

Capital Budget

Hard Costs	
Land Acquisition	\$ 500,250.00
Site Preparation (excavation, utilities, etc)	\$ 305,000.00
Construction (8004 sq ft building)	\$ 2,504,945.00
Landscaping	\$ 75,000.00
Parking lot, sidewalks	\$ 95,993.00
Subtotal	\$ 3,481,188.00
Soft Costs	
Architect & Engineering	\$ 90,000.00
Permitting & Fees	\$ 186,037.00
Construction loan interest, legal, etc	\$ 132,500.00
Subtotal	\$ 408,537.00
Furniture, Fixtures & Equipment (FF&E)	
Offices (23): desks, chairs, rugs, shelving	\$ 78,000.00
Reception/Lobby/Family Rooms	\$ 21,775.00
Shared Work Spaces (conference, copy, bathrooms, break room)	\$ 20,975.00
Specialty Rooms (medical, interview, observation)	\$ 134,270.00
Subtotal	\$ 255,020.00
Expansion and Capital Campaign Expenses	
Program Expansion	\$ 400,000.00
Capital Campaign Costs (non-staff)	\$ 64,500.00
Capital Campaign Costs staff)	\$ 285,500.00
Subtotal	\$ 750,000.00
Contingency	
Subtotal	\$ 213,350.00

BUDGET NARRATIVE - HARD COSTS

- Land Acquisition - this land has been gifted to us by an existing donor and the Conditional Use Permit has been approved.
- Subcontractor quotes are currently being received and under review for consideration to further discuss value engineering options.

BUDGET NARRATIVE - SOFT COSTS

- Most Architect & Engineering fees have been paid.
- We are working with our City to see what fees could be reduced or waived.

BUDGET NARRATIVE - FF&E

- National Children's Alliance has already invested in FF&E and can invest in 2026 as well.
- Other funders have been identified for capital equipment who have partnered with the Amani Center in past years.

BUDGET NARRATIVE - EXPANSION / CAPITAL CAMPAIGN

- Existing medical billing/reimbursement is expected to cover expansion costs across multiple programs (traditional healthcare workers; mental health program; medical providers).
- Amani Center is investing current funding to cover most staff expenses spread between the Deputy Director & Development Coordinator to undertake campaign related tasks.

Project Total \$ **5,108,095.00**

REQUEST FROM MURDOCK

\$550,000

Amani Center - Amani Center Building Project (Revenue)

Funding Sources	Given/Pledged	Potential
Individuals (number: 8 / 40)	\$ 105,250	\$ 480,000
Land Donation (Individual Donor)	\$ 500,000	
Foundations (Secured)		
Clark Family Foundation	\$ 5,000	
Juliet Ashby Hillman Foundation	\$ 20,000	
Autzen Foundation	\$ 7,000	
Foundations (Pending)		
Murdock Foundation		\$ 550,000
Swigert Foundation		\$ 10,000
Schlesinger Family Foundation		\$ 10,000
Boeing Portland ECF		\$ 25,000
Foundations (Identified)		
Columbia Pacific CCO (FF&E)		\$ 25,000
Marie Lamfrom (Construction)		\$ 75,000
Ford Family Foundation (Construction)		\$ 300,000
Roundhouse		\$ 50,000
JMO (unknown)		
Corporations		
Malarkey Roofing	\$ 25,000	
ARTIS		\$ 50,000
Government		
CACF2 (State of Oregon)	\$ 164,584	
National Children's Alliance (DOJ)	\$ 38,348	
National Children's Alliance (Rnd 2)		\$ 50,000
State of Oregon Capital Building Fund		\$ 800,000
Local Cities from Columbia County (SH/S/CC/R/C/V)		\$ 100,000
Columbia County		\$ 50,000
Medical Reimbursement		\$ 400,000
Amani Center Operating Fund (Post - Loan payment)		\$ 96,000
Amani Center Operating Fund (Pre/During)	\$ 285,500	
Total	\$ 1,150,682	\$ 3,071,000
Construction Loan		\$ 1,000,000
Funding Totals		
Total Project Cost	\$ 5,108,095	
Total Given/Pledged	\$ 1,150,682	
Total to Be Secured	\$ 3,957,413	