

# **EAST COUNTY COURTS**

## **Executive Summary for the Multnomah County Board of Commissioners October 2010**

### **Background:**

**On October 1<sup>st</sup> 2009**, the Multnomah County Board of County Commissioners (BCC) approved **Board Resolution 2009-121** for the Revised Project Plan for the East County Courts and District Attorney Facility on the County Owned Property at S.E. 185<sup>th</sup> and Stark in Rockwood. This Resolution:

- Approved the Revised Project Plan
- Directed Facilities and Property Management Division (FPM) to implement and complete the Schematic Design Phase of the Project Plan for an amount not to exceed \$800,000.
- Upon completion of the Schematic Design return to the BCC to approve completion of the Final Design
- Establish a Project Oversight Committee in accordance with the Project Plan

**On April 22nd 2010**, the BCC approved **Board Resolution 2010-048** for the continuation of the design process to completion of construction documents, provide a project status report prior to the end of 2010 and seek approval to engage project financing and execute a contract for construction. This Resolution specified:

- The Schematic Design Phase of the Project Plan is approved if the CM/GC Schematic Design cost estimates does not exceed 3.5% of the current project cost estimates.
- The Facilities and Property Management Division is directed to complete the final design of the project through Construction Documents as outlined in the Project Plan with an amount not to exceed \$1.8 million funded by the East County Court Dedicated Capital Funds resulting from the sale of South Edgefield property.

- Upon completion of the final design the project will be brought back to the Board of County Commissioners for approval of Construction Documents by December 30, 2010.
- The Chief Financial Officer was directed to develop a proposal for financing up to \$15 million with the remaining portion to be financed by ECC Dedicated Capital Funds resulting from the sale of South Edgefield.
- The Project Oversight Committee will continue to provide guidance and recommendations in accordance with provisions of the Project Plan.

## Multnomah County Project Objectives:

- **Identity:** The facility will reflect prominence and importance of providing due process to Multnomah County citizens east of 122<sup>nd</sup> while reflecting fiscal responsibility to the taxpayers.
- **Operation:** Use durable, sensible materials and systems, focused on low long-term operational cost, and a functional, efficient facility that is easy to maintain.
- **Longevity:** The facility is intended to last at least 80 years, and designed to accommodate future growth of three additional courtrooms.
- **Sustainability:** The project team is working toward the goal to achieve a LEED Gold rating, the Architecture 2030 challenge, and will incorporate the 1.5% Solar program.
- **Minority Involvement:** The County is seeking high levels of participation from M/W/ESB businesses and organizations.

## Significant Accomplishments Since April 22nd 2010:

### Meeting the specifics of Resolution 2010-048 as follows:

- The Contractor's estimate of the Schematic Design package was completed in May, and was within the budget constraints required.
- Construction Documents are scheduled for completion at the end of October, and project costs are projected to be **less than \$1.2MM** in comparison to the \$1.8MM allotted.
- The Chief Financial Officer is proposing a financing package utilizing ECC Dedicated Capital Funds from the sale of South Edgefield and Recovery Zone bonds.
- Project Oversight Committee **met monthly** to discuss status and recommend strategy.

### Additional Accomplishments:

- **HSW selected for Phase 1 Pre-Construction services:**  
In late April, a CM/GC Selection Committee selected Howard S. Wright Constructors (HSW) for Pre-Construction services and to potentially provide CM/GC services for construction.
- **HSW completed a comparative Schematic Design cost estimate:**  
Immediately after their selection, HSW undertook a cost estimate of the Schematic Design Package to compare with one prepared by the consulting cost estimator, Hill International. The HSW estimate for this package was 3.37% lower than Hill International's estimate. The Hill International Cost of Work estimate for the 3 – story option was \$12,278,031 and the HSW Cost of Work estimate for the 3 – story option was \$12,705,956. The higher HSW estimate was used for budgeting purposes. Copies of these Schematic Design estimates are provided as **Exhibit "A"**.
- **Development of an M/W/ESB Subcontracting Plan:**  
Working closely with Multnomah County Purchasing, HSW developed a comprehensive M/W/ESB Plan that was accepted by the County. The MW/ESB Plan has set a participation goal of 20% as well as other features. This plan has been



implemented with extensive outreach that have broadened the bidding coverage. During the recent bidding of the 80% CD package, over 200 bids were received, or an average of approximately 7 bids per work package. A copy of this M/W/ESB Plan is provided as **Exhibit “B”**.

- **Completion of Design Development phase and cost estimates:**

The Design Development package was completed on schedule by LRS Architects in late July. In mid-August, HSW and Hill International completed independent cost estimates. The Hill International Cost of Work estimate was \$12,903,170 and the HSW Cost of Work estimate was \$12,936,349, or 0.25% higher. Copies of these Design Development estimates are provided as **Exhibit “C”**.

- **Incorporated County Data Center into Project:**

In May, the Project Team and the County's Information Technology (IT) initiated discussions to incorporate IT's Data Center Design / Build and Co-Location Lease project into the East County Courts Project. Though several months behind the design schedule for the ECC, the Project Team and IT developed a plan by enlarging the basement area. A preliminary cost estimate was developed in July, and on August 26 the Project Team received approval from the BCC (**by Resolution 2010-117**) to include the County - owned data center into the ECC Project Plan. A design configuration consolidating Courts servers and telecom equipment into the Data Center was developed to better utilize available space and maximize mechanical and electrical efficiency.

The Project Team has worked closely with IT and their Data Center consultant while they develop final recommendations for equipment and performance requirements for the ECC Data Center and for the co-location facility being developed. The IT Data Center is funded through separate sources from the ECC. The Overall Project Estimate is presented with two separate hard and soft cost sections, one for the ECC and one for the Data Center. A portion of the Courts equipment is included in the Data Center, so a cost allocation methodology has been identified to ensure proper cost sharing. These allocations are illustrated in the Data Center portion of HSW's 80% CD cost estimate, and is provided as **Exhibit “D”**

- **Abatement and deconstruction of existing buildings on site:**

The KFC and Rockwood Lanes buildings were surveyed by PBS Environmental to document the presence of asbestos and PCB's in light ballasts. The abatement work was competitively bid and the County contracted with PMG, an M/W/ESB firm, to abate these materials. The deconstruction of the buildings was competitively bid based on documents prepared by LRS Architects. The County contracted with

Konell Construction and Demolition to deconstruct the building. The work scope required maximizing the recycling of building materials for credit of LEED points for the ECC project. Approximately 95% of all materials from these buildings are expected to be recycled. For example, all concrete from the buildings was crushed on site for re-use as backfill for the ECC project. The deconstruction project will be complete by the end of October. Several site photographs of various stages of deconstruction are provided as **Exhibit “E”**.

- **Incorporation of a geothermal Ground Source Heat Pump system:**

The open – loop Ground Source Heat Pump (GSHP) system was conceptualized early in the project, and if viable, is the most effective method to meet the Architecture 2030 Challenge. The GSHP system uses an extraction well to draw water from an aquifer approx. 300 feet deep to be used for cooling or heating with the use of heat extraction. An injection well is used to return the water back to the aquifer.

- Follow – up tests of the aquifer have confirmed adequate flows and temperatures, and the system has been incorporated. The GSHP system is highly efficient, producing at least 4 units of energy for every 1 used for operation, and significantly reduces the building’s ongoing operational costs.

- **Obtained Type III Land Use approval from the City of Gresham:**

The East County Courts building land use application was approved on September 27th 2010 by unanimous vote of the City of Gresham Planning Commission. This approval of the Type D Design Review, Type III Community Service Use and Minor Variance allows the construction of the three-story East County Courts. The minor variance increases the required floor area ratio, allowing a more efficient site configuration. Prior to the original submittal, the design team held a pre-application conference with City Staff, a neighborhood meeting with the Rockwood Neighborhood Association, and presented the project to the Gresham Design Commission for their input. The presentation to the design commission was a courtesy and not required as part of the land use process.

The land use is approved with minor conditions to be met prior to issuing building permits, public improvement construction commencement and final occupancy. Among these conditions is a Type I land use application to consolidate multiple lots, dedicate rights-of-way for public street improvements and to extinguish existing easements for adjacent property owners. Other minor modifications of the design include adjustments to the parking layout and fencing to address clear vision area requirements, re-submittal of the final photometric plan to illustrate compliance with

illumination requirements and verification of acceptance by the Gresham Fire Department.

▪ **Facilitation of the “Clean Diesel” Pilot Program:**

Working with the County, the Project Team is partnering with a “Clean Diesel” Pilot Program administrated by the County, the City of Portland, and funded by the EPA and DEQ. This program provides funding to retrofit certain heavy equipment with diesel engines with upgrades to catalytic converters in order to meet the latest EPA emissions standards. The parts and labor costs are free to the contractors for qualified equipment, and the upgrades provide continued benefit to the environment even after the project is complete.

▪ **Coordination with Regional Arts & Culture Council (RACC) for public art:**

The project team has worked closely with RACC to identify opportunities for public art. The Architect has identified ideal locations for public art. An Artist Selection Committee has been formed consisting of Project Team members and several citizens and businesspersons from Gresham. This committee developed a short list of artists based on other examples of public art completed in similar settings. Upon approval to move forward with the construction of the ECC, the Artist Selection Committee will convene to select 2 – 3 artists. The budget for the artwork, including management and maintenance, is approximately \$370,000.

▪ **Development of a multi-site “Dispatchable Power” agreement with PGE:**

This agreement involves a PGE program that allows them to operate private/public emergency generators up to 400 hours annually to backfeed the power grid to meet peak power demand. In consideration of this use, PGE provides the following benefits to the County:

- Upgrade switchgear and install controls and communications hardware to increase reliability and improving controls of the E-Gen system.
- Includes paralleling switchgear configurations allowing synchronization with the power grid, and eliminating power surges at switch-over to emergency mode and back to grid mode.
- Assumes all maintenance and operations costs for the E-Gen system, including fuel, fuel management, tune-ups, oil and filter changes and overhauls.
- Additional sound attenuation, if needed, quieting the E-Gen system.
- Provides additional fuel storage, if needed.
- Provides monthly system testing under full load, which is a better test condition for E-Gen engines, and helps ensure successful operation when needed for emergencies.

While evaluating the program for possible application to the ECC project, it was discovered that discussions regarding utilizing several other County generators had been going on for several years, with no agreements finalized. PGE recognizes the value of including the other county facilities into a multi-site agreement and has made a preliminary proposal to incorporate E-Gen systems at Wapato, Juvenile Justice Center, Yeon Building and the ECC. The estimated general maintenance and fuel savings to the County is \$60,000 per year.

- **LEED Gold and Architecture 2030 Challenge objectives:**

These aspirational goals remain in sight for the ECC Project. A detailed report on the current status of LEED rating, information about key systems and features, and the Architecture 2030 Challenge are provided as **Exhibit “F”**.

- **Initial agreement with DEQ for a Removal Action Plan of pre-existing groundwater contamination:**

In conjunction with soils and groundwater investigations associated with drywell decommissioning and geothermal potential, some minor contamination was detected.

The Removal Action Plan, to be developed in conjunction with DEQ will outline procedures for utilization of a remedial pumping well, in proximity to the former drycleaner’s building to collect and treat contaminants while augmenting the GSHP system. It is anticipated that within a 3 to 5 year period, the contaminants will be reduced from the local aquifer to acceptable levels, and that treatment will no longer be needed. Ongoing regular monitoring will continue to assure acceptable levels are maintained. The estimated annual cost for treatment and monitoring is \$45,000 / year.

- **Completion of 80% Construction Documents phase and cost estimates:**

In late September, LRS Architects completed the 80% Construction Document package. HSW engaged the bidding community and completed a cost estimate based on actual bids. At the same time, the cost estimating consultant, Hill International prepared an independent cost estimate based on the same documents. After reconciliation, the Hill International Cost of Work estimate was \$13,637,249 and the HSW Cost of Work estimate was \$14,083,463. These estimates are higher than previous estimates because they now include the addition of the Data Center. The HSW estimate is 3.16% higher, and has been utilized to update the Overall Project Estimate because it was generated from bidding activities. Copies of these 80% Construction Document estimates are provided as **Exhibit “G”**.

- **Established the County as a Recovery Zone and developed a financing package to use \$15MM in Recovery Zone bonds:**

The American Recovery and Reinvestment Act (ARRA) provided state and local governments with a few new financing tools in the form of tax credit bonds. Two of those tools that specifically apply to Multnomah County are Build America Bonds (BAB's) and Recovery Zone Economic Development Bonds (RZEDB's). As opposed to traditional, tax - exempt debt offerings the interest on these bonds is taxable to the investor. But, BAB's and RZEDB's offer an interest subsidy to the issuer – for BAB's there is a 35% subsidy, for RZEDB's the subsidy is 45%. This subsidy is paid directly to the issuer. There is no limit to the amount of BAB's that can be issued. The ARRA legislation established a national volume cap for RZEDBs. Multnomah County was originally authorized to use up to \$3.6 million of the statewide volume cap.

The feasibility of using the County's RZEDB allocation was analyzed in conjunction with BAB's and compared to the cost of a tax - exempt borrowing. The blended subsidy provided some savings (a few hundred thousand dollars) over the life of the bonds. In April it was recommended to use \$3.6 million in RZEDB authority combined with BAB's to finance \$15 million of the cost of the East County Courthouse project. Over the course of the summer, the County maintained contact with the Oregon Business Development Department and have recently been informed the County has been awarded an additional allocation of RZEDBs which will provide \$15 million to finance the ECC.

In order to issue RZEDB's the County had to designate a "Recovery Zone" which could be broadly defined based on things like unemployment rates, foreclosures, poverty, or economic distress. By resolution 2010-119, adopted on August 26th, the Board designated the entire County as a recovery zone. Issuing the full amount of debt for the ECC as RZEDB's it is estimated the County will save approximately \$1.2 million over the life of the bonds.

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- **Initial agreement with DEQ for a Removal Action Plan of pre-existing groundwater contamination:**

In conjunction with soils and groundwater investigations associated with drywell decommissioning and geothermal potential, some minor groundwater impact from Tetrachloroethene (PCE), a chemical used in the dry cleaning process, was discovered near a former dry cleaner’s building that had been deconstructed.

The Removal Action Plan will outline procedures for utilization of a remedial pumping well, in proximity to the former drycleaner’s building to collect and treat contaminants while augmenting the GSHP system. It is anticipated that within a few years the contaminants will be gradually reduced from the local aquifer to acceptable levels, so that treatment will no longer be needed and regular monitoring continues to assure acceptable levels are maintained.

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# **EAST COUNTY COURTS**

## **Project Team Recommendations**

### **October 2010**

- Authorize the negotiation and execution of a CM/GC Construction Agreement between the County and Howard S. Wright Constructors to build the project.
- Continue to pursue execution of a multi-site agreement with PGE for the Dispatchable Power Program to maximize long-term cost savings to the County.
- Continue to work with DEQ to implement a Removal Action Plan to mitigate and monitor contaminants left on the site by prior owners.
- Continue to report monthly on the overall status of the project to the Project Oversight Committee.
- Continue coordination with RACC for public art incorporation in the Project.
- Complete the project incorporating the County Objectives.



**EAST COUNTY COURTS**  
**Project Renderings & Plans**  
**October 2010**

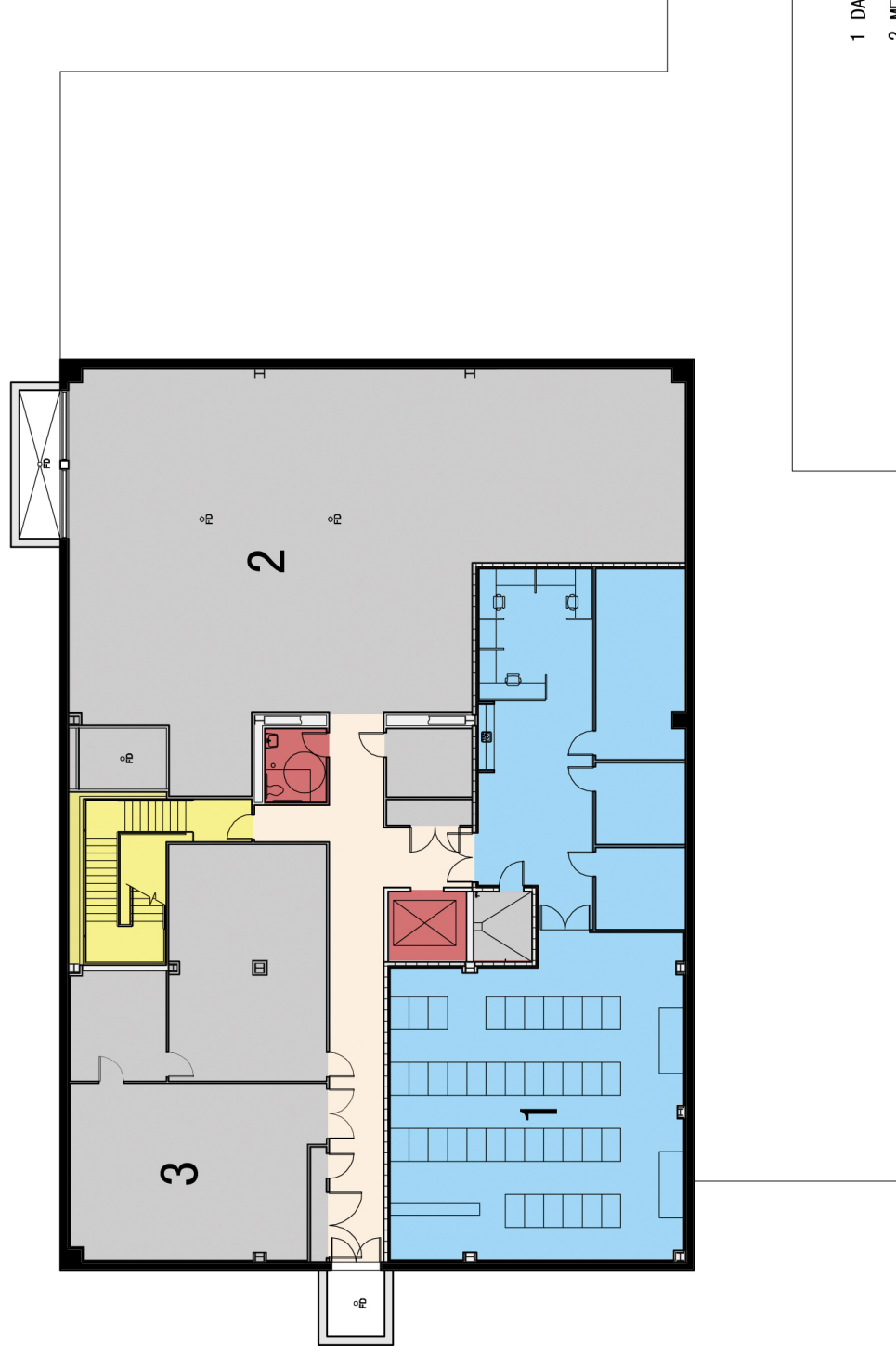
# Site Plan

## East County Courts



# Basement Plan

## East County Courts



# First Floor Plan

## East County Courts



1. Public Lobby
2. Traffic Courtroom
3. Court Administration
4. Core
5. Storage
6. Court Security
7. Bicycle Storage / Locker
8. Court Child Care

# Second Floor Plan

## East County Courts

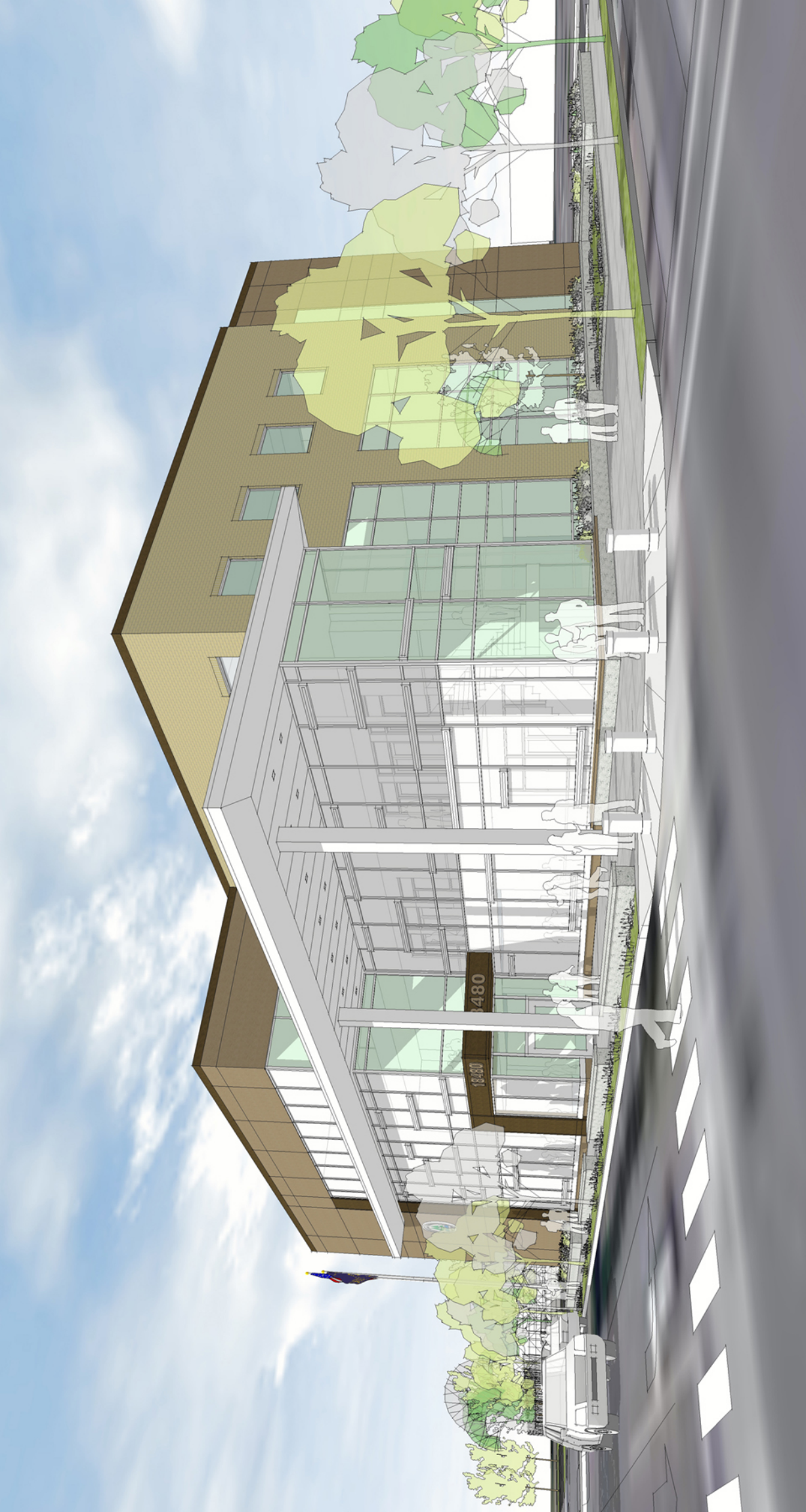


# Third Floor Plan

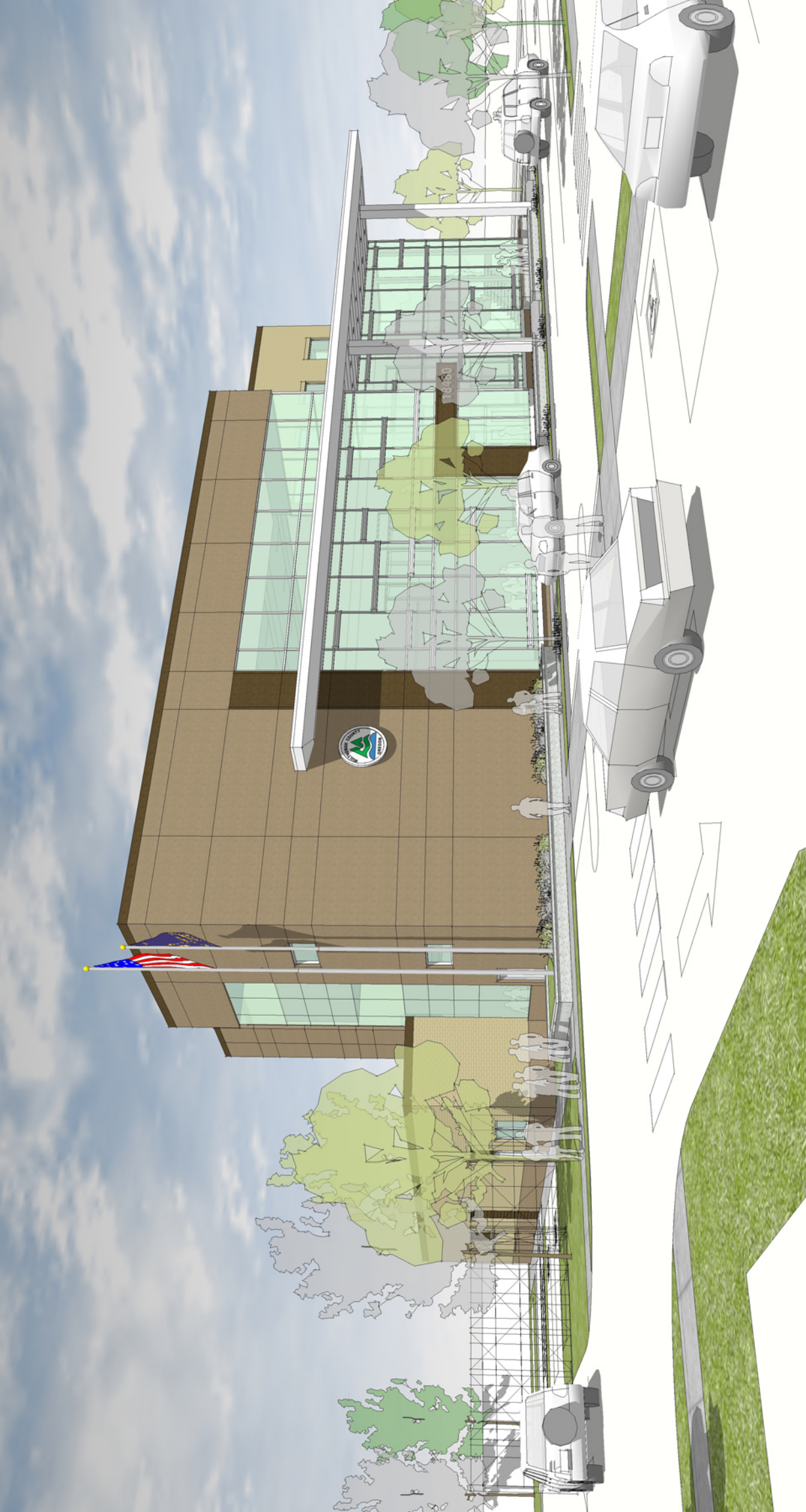
## East County Courts















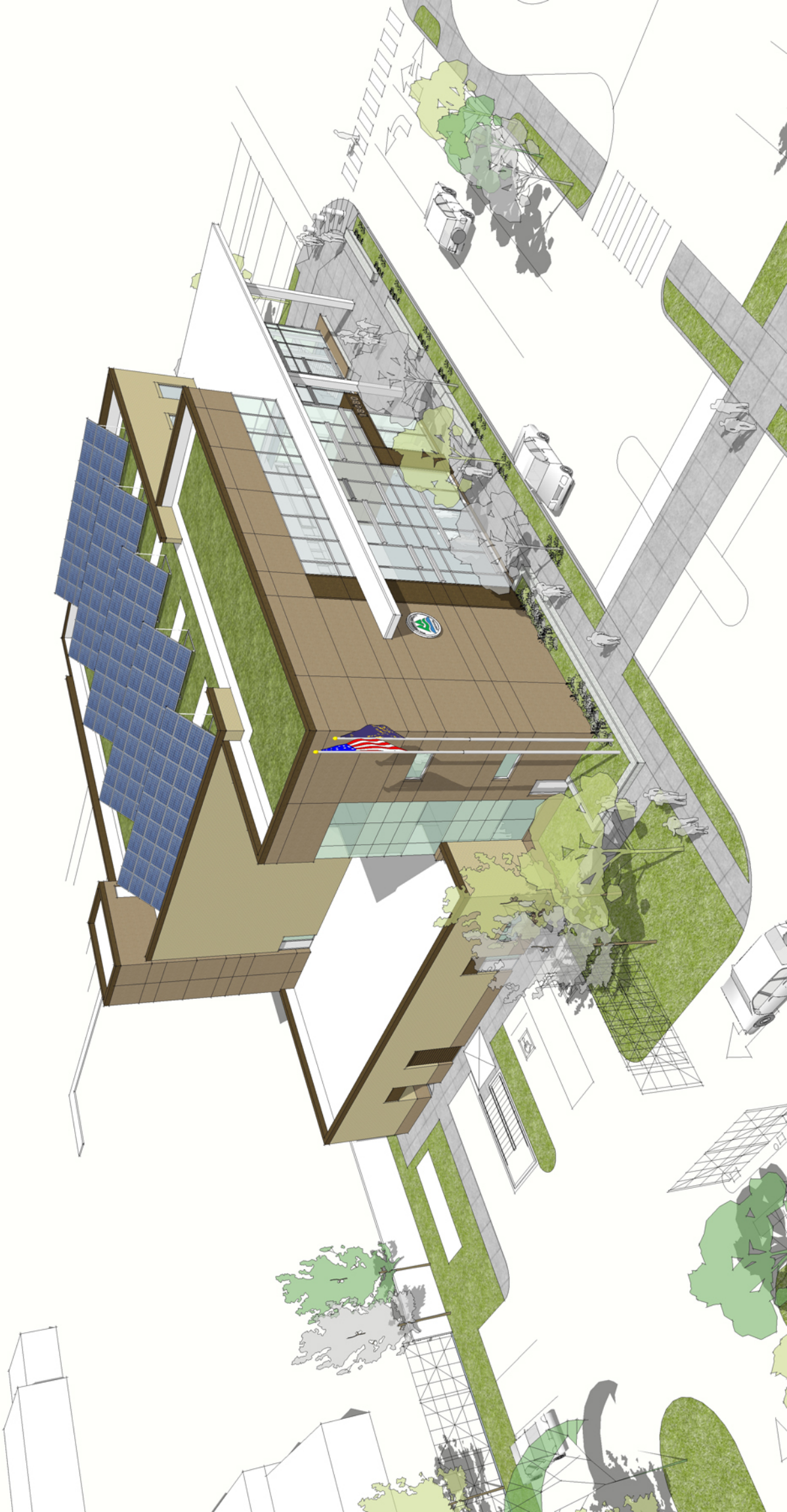












**EAST COUNTY COURTS  
Overall Project Estimates  
October 2010**

	A	B	C	D	E	F	G	H
1	HARD COSTS	BASIS		80% CD EST FOR ECC ONLY OCT '10	ECC REMARKS		OCT '10 DATA CENTER ESTIMATE	DATA CENTER REMARKS
2	Division 1-33 Building Costs	41,476 SF		\$10,845,696			\$1,532,295	2,472 SF
3	Site Development Costs			\$1,704,960			\$0	
4	Soils Clean-Up Allowance			\$150,000			\$0	
5								
6	Courts / Data Center Cost Allocation	246 SF		\$123,909			(\$123,909) (- 256 SF)	
7	Subtotal Direct Cost			\$12,824,565			\$1,408,386	
8								
9	Contractor Overhead & Profit	1.95%		\$250,079			\$27,464	
10	Contractor Insurance	0.75%		\$96,184			\$10,563	
11	Contractor Bond	0.66%		\$84,001			\$9,225	
12	Building & Site Development Subtotal			\$13,254,829			\$1,455,637	
13								
14	Estimating Contingency	4.00%		\$530,193			\$116,451	8% Estimating Contingency for Data Center
15	Construction Contingency	8.00%		\$1,102,802			\$116,451	
16	HSW SCOPE HARD COSTS TOTAL	41,732 SF		\$14,887,824			\$1,688,539	2,216 SF
17								
18	Owner-Performed Abatement & Deconstruction							
19	Existing Building Hazmat Abatement			\$31,750				
20	Deconstruction Contract			\$78,000				
21	Abatement / Deconstruction Change Orders			\$20,000				
22	OWNER-PERFORMED SCOPE HARD COST TOTAL			\$129,750				
23								
24	TOTAL ALL HARD COSTS			\$15,017,574				
25								
26	Percentage Basis Component	0.1134						
27								
28	SOFT COSTS							
29	Professional Fees							
30	A / E Fees (Base Services and Consultants)			\$1,502,700			\$147,300	AMEND #3B + #5
31	A/E Extra Services Allowance			\$0			\$10,000	ALLOWANCE
32	Pre-construction Contractor			\$29,365			\$6,000	
33	Project Management SOJ			\$825,000			\$125,000	SOJ ESTIMATE
34	Project Management F&PM			\$100,000			\$7,500	ALLOWANCE
35	Independent Construction Inspector			\$0	Included in LRS base fee		\$1,000	ALLOWANCE
36	Special Inspections & Testing			\$40,000			\$4,537	COST % FACTOR
37	Sub-Total Professional Fees			\$2,497,065			\$301,337	
38								
39	Entitlements & Permitting							
40	FIRE & LIFE SAFETY CODE / SPECIALTY CODE FEES							
41	Oregon Structural Specialty Code (Building Permit)			\$54,539	Based on \$13.6MM Valuation		\$5,739	Based on \$1.4MM Valuation
42	Trade Permits (Elec/Mech/Plumb/Fire, etc.)			\$0	Based on \$13.6MM Valuation		\$0	Based on \$1.4MM Valuation
43	Jurisdiction Plan Review			\$35,450	Based on \$13.6MM Valuation		\$3,730	Based on \$1.4MM Valuation
44	Fire Life Safety Review Fees			\$21,816	Based on \$13.6MM Valuation		\$2,296	Based on \$1.4MM Valuation
45	State Surcharge			\$6,545	Based on \$13.6MM Valuation		\$689	Based on \$1.4MM Valuation
46	Building Demolition Permits			\$89			\$0	
47	Certificate of Occupancy			\$50			\$0	
48	Technology Fees			\$1,184	Based on \$13.6MM Valuation		\$125	Based on \$1.4MM Valuation
49	Multnomah County Excise Tax (.012% of Valuation)			\$16,560			\$2,040	Based on \$1.4MM Valuation
50	School District Tax (\$.50 / S.F.)			\$20,866	Based on 41,732 SF ECC		\$1,108	Based on 2216 SF Data Center
51	Rockwood PUD hook-up cosgts			\$8,500	Allowance		\$0	
52	Public Improvements Permit			\$10,000	Allowance		\$0	
53	Line Extension Permit - City of Gresham			\$450			\$0	
54	Miscellaneous Fee Allowance			\$2,500			\$500	
55	Sub-Total Entitlements & Permitting Fees			\$178,549			\$16,227	
56								
57	Development Fees							
58	Pre-Application Conference			\$1,525	paid		\$0	
59	Site Design Review			\$31,510	paid		\$0	
60	Lot Line Adjustment / Consolidation			\$1,780			\$0	
61	Traffic Report Submittal			\$2,015			\$0	
62	Variance (Minor Type 2)			\$1,103	paid		\$0	
63	Community Service Type 3			\$6,303	paid		\$0	
64	Erosion Control Fees			\$1,093			\$0	
65	Sub-Total Development Fees			\$45,329			\$0	
66								
67	Systems Development Charges							
68	Parks			\$0			\$0	
69	Stormwater (113,000 sf impervious area)			\$0			\$0	
70	Wastewater			\$79,365			\$0	
71	Water			\$65,176			\$0	
72	Transportation			\$0			\$0	
73	Water Meter / Hydrant Installation & Testing Fees			\$3,000			\$0	
74	Sub-Total Systems Development Charges			\$147,541			\$0	
75								
76	Fixtures Furnishings & Equip							
77	Furnishings			\$132,500			\$0	
78	Security Screening Equipment			\$44,600			\$0	
79	Security Cameras / DVR / Video Matrix - no cable or infra.			\$108,731			\$0	
80	Voice / Data / WAN Infrastructure			\$237,300			\$0	
81	Security Intrusion System / Access Controls			\$48,800			\$0	
82	Paging System			\$15,000			\$0	
83	CCTV System			\$70,000			\$0	
84	AV System			\$35,000			\$0	
85	Alarm Shop Labor & Materials			\$30,000			\$0	
86	Cable Tray @ Floors 1 - 3			\$10,500			\$0	
87	FF&E Contingency @ 20%			\$138,386			\$0	
88	Sub-Total Fixtures Furnishings & Equipment			\$870,817			\$0	
89								
90	Other Owner Costs						\$0	
91	Final Hazmat Survey / Abatement Mgmt (PBS)			\$19,500			\$0	
92	Security During Construction			\$25,000			\$0	
93	Builder's Risk Insurance			\$24,000			\$0	
94	Land Surveys			\$0			\$0	
95	Utility Vault Installation			\$25,000	Allowance		\$0	
96	Complete Testing & Monitoring Wells			\$66,500			\$0	
97	DEQ Environmental Consulting			\$25,000			\$0	
98	BOLI Fees			\$5,000			\$0	
99	Leed Certification (Administration only)			\$7,500			\$0	
100	Interior & Exterior Signage			\$40,000	Allowance		\$0	
101	Percent for Art (2%)	2%		\$287,153			\$33,771	2% OF HARD COSTS - COUNTY MANDATED
102	1-1/2% Solar			\$0	Included in Division 1-33 Building Costs		\$25,328	1.5% OF HARD COSTS - COUNTY MANDATED
103	Legal (Basic assistance - no significant actions)			\$35,000			\$0	
104	M/W/ESB Compliance (AGB, Inc.)			\$75,000			\$0	
105	Sub-Total Other Owner Costs			\$634,653			\$59,099	
106								
107	SOFT COST SUB-TOTAL			\$4,373,954			\$376,663	
108								
109	SOFT COST CONTINGENCY	4.00%		\$174,958			\$15,067	
110								
111	SOFT COSTS TOTAL	23.25%		\$4,548,912			\$391,729	
112								
113	HARD COSTS TOTAL	76.75%		\$15,017,574			\$1,688,539	
114								
115	PROJECT COSTS TOTAL			\$19,566,486			\$2,080,268	
116								

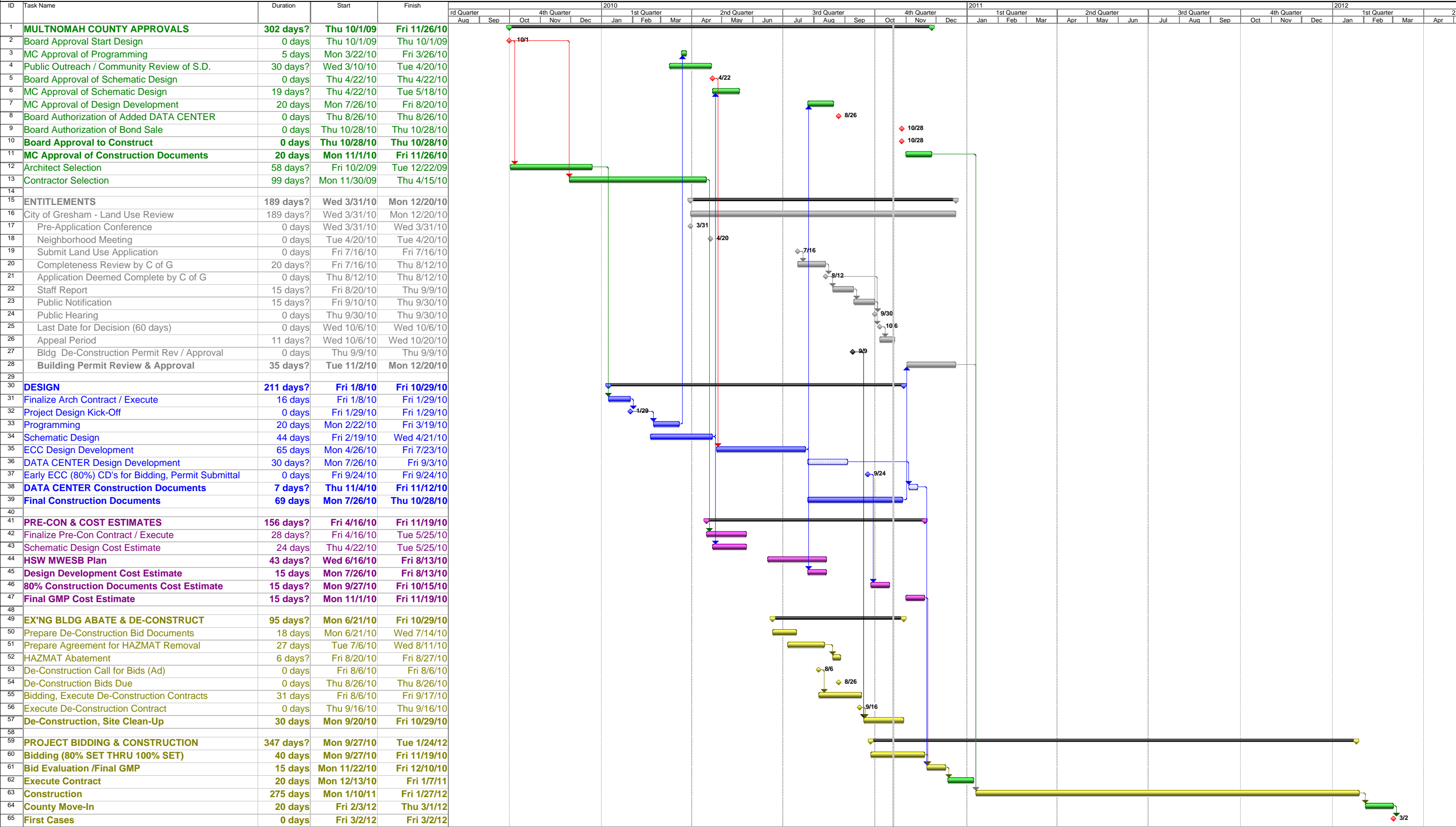
OVERALL PROJECT ESTIMATE  
COMPARATIVE SUMMARY

CONCEPTUAL BUDGET - OCTOBER 1, 2009			SCHEMATIC DESIGN BUDGET - APRIL 22, 2010			80% CONSTRUCTION DOCS - OCTOBER 20, 2010		
Hard Costs:		Cost	Hard Costs:		Cost	Hard Costs:		Cost
Building Cost	37,500 SF	\$ 10,362,800	Building Cost	37,880 SF	\$ 11,297,378	Building Cost (ECC Only)	41,476 SF	\$ 10,845,696
Site Development Cost		\$ 2,000,000	Site Development Cost		\$ 1,002,405	Site Development Cost		\$ 1,704,960
Existing Bldg Abatement & Recycling			Existing Bldg Abatement & Recycling		\$ 406,173	Soils Clean-Up Allowance		\$ 150,000
Fees			Sub-Total		\$ 12,705,956	Courts / Data Center Cost Allocation	256 SF	\$ 123,909
Profit & Overhead			Fees			Sub-Total		\$ 12,824,565
Contractor Insurance			Profit & Overhead	2.50%	\$ 317,649	Fees		
Contractor Bond			Contractor Insurance	0.75%	\$ 95,295	Profit & Overhead	1.95%	\$ 250,079
			Contractor Bond	0.75%	\$ 95,294	Contractor Insurance	0.75%	\$ 96,184
						Contractor Bond	0.66%	\$ 84,001
Building & Site Development Sub-Total		\$ 12,362,800	Building & Site Development Sub-Total		\$ 13,214,194	Building & Site Development Sub-Total	41,732 SF	\$ 13,254,829
All Contingencies			Estimating Contingency	12%	\$ 1,585,703	Estimating Contingency	4%	\$ 530,193
			Construction Contingency	8%	\$ 1,183,992	Construction Contingency	8%	\$ 1,102,802
						Existing Bldg Abatement & Recycling		\$ 129,750
Total Hard Costs		\$ 16,507,425	Total Hard Costs		\$ 15,983,889	Total Hard Costs		\$ 15,017,574
Soft Costs:			Soft Costs:			Soft Costs:		
FF&E		\$ 900,000	FF&E		\$ 661,440	FF&E		\$ 870,817
All other Soft Costs		\$ 3,315,700	All other Soft Costs		\$ 2,952,353	All other Soft Costs		\$ 3,678,095
			Total Project Costs		\$ 19,597,682	Total Project Costs		\$ 19,566,486
Total Project Costs		\$ 20,723,125	Variance from Oct. 2009 Budget:		\$ (1,125,443)	Variance from Oct. 2009 Budget:		\$ (1,156,639)

**EAST COUNTY COURTS  
Overall Project Schedule  
October 2010**



EAST COUNTY COURTS PROJECT  
OVERALL PROJECT SCHEDULE  
VERSION DATED OCTOBER 20, 2010



**EAST COUNTY COURTS**  
**Financial Data**  
**October 2010**

## Summary of Financing and Operating Costs Associated w/ East County Courthouse

*Comparison of April, 2010 Estimates to Current Estimates*

### April, 2010 Estimate

County RZEDB Allocation = \$3.6 Million  
 Balance of Financing Through Build America Bonds  
 Operating Costs For 3 Courtrooms  
 Does Not Include Data Center

	2011	2012	2013	Year 5	Year 10	Year 20
Debt Service	\$ 270,715	\$ 541,431	\$ 541,431	\$ 541,431	\$ 541,431	\$ 1,814,362
Operating Costs	-	333,229	457,635	500,070	579,718	756,401
(Less) Current Facility Costs	-	(75,375)	(103,515)	(113,114)	(131,130)	(171,095)
Total Annual Costs	\$ 270,715	\$ 799,285	\$ 895,551	\$ 928,388	\$ 990,020	\$ 2,399,669

### October, 2010 Estimate

County RZEDB Allocation = \$15 Million  
 Operating Costs for 3 Courtrooms and County Data Center  
 Additional Groundwater Monitoring/Mitigation Cost

	2011	2012	2013	Year 5	Year 10	Year 20
Debt Service	\$ 224,477	\$ 483,903	\$ 483,903	\$ 483,903	\$ 483,903	\$ 1,783,348
Operating Costs	-	375,561	457,635	500,070	579,718	756,401
Groundwater Monitoring/Mitigation	-	45,000	45,000	45,000	-	-
(Less) Current Facility Costs	-	(121,361)	(292,978)	(308,260)	(371,135)	(493,642)
Total Annual Costs	\$ 224,477	\$ 783,102	\$ 693,560	\$ 720,713	\$ 692,486	\$ 2,046,107

## Comparison of Financing Options

Assume Borrowing @ \$15 Million Amortized Over 20 Years

Fiscal Year	Tax Exempt Level Debt	Taxable w/ BABS & RZB	Taxable All RZB
2011	\$ 1,178,257	\$ 270,715	\$ 224,477
2012	1,178,257	541,431	483,903
2013	1,178,257	541,431	483,903
2014	1,178,257	541,431	483,903
2015	1,178,257	541,431	483,903
2016	1,178,257	541,431	483,903
2017	1,178,257	541,431	483,903
2018	1,178,257	541,431	483,903
2019	1,178,257	541,431	483,903
2020	1,178,257	541,431	483,903
2021	1,178,257	1,816,431	1,783,903
2022	1,178,257	1,812,508	1,779,118
2023	1,178,257	1,816,351	1,778,720
2024	1,178,257	1,812,552	1,782,035
2025	1,178,257	1,811,229	1,783,145
2026	1,178,257	1,812,135	1,782,060
2027	1,178,257	1,815,020	1,783,732
2028	1,178,257	1,814,619	1,782,948
2029	1,178,257	1,811,230	1,779,208
2030	1,178,257	1,814,362	1,783,348
Total	\$ 23,565,140	\$ 23,280,031	\$ 22,397,821

**EAST COUNTY COURTS**  
**Letters of Support & Commitment**  
**October 2010**



CIRCUIT COURT OF THE STATE OF OREGON

FOURTH JUDICIAL DISTRICT  
MULTNOMAH COUNTY COURTHOUSE  
1021 S.W. FOURTH AVENUE  
PORTLAND, OR 97204-1123

JEAN KERR MAURER  
JUDGE

PHONE (503) 988-3846  
FAX (503) 276-0962

October 12, 2010

Hon. Jeff Cogan, County Chair  
Hon. Deborah Kafoury, Commissioner District 1  
Hon. Barbara Willer, Commissioner District 2  
Hon. Judy Shiprack, Commissioner District 3  
Hon. Diane McKeel, Commissioner District 4  
501 SE Hawthorne, 6<sup>th</sup> Floor  
Portland, OR 97214

re: **Constructing an Appropriate East County Courthouse for Expanded Circuit Court Services– Circuit Court Commitment**

Dear County Board of Commissioners:

The current Gresham facility occupied by the circuit court and the district attorney's staff, in use since 1980, is now a leaky, dry rot and mold invested structure that reflects both the hard economic times we all face in this community and the many difficulties which must be addressed in making a commitment to building a permanent East County Courthouse. The current facility is so small and limited that there is no ability to offer to the people residing or doing business in the east county the particular circuit court services that will improve the community; there is not even room to offer the minimum services required by statute other than by providing evening hours for some court appearances.

Now we need your support to approve construction of the designed facility to replace this current aged structure. The new courthouse facility, when opened, will be an anchor in the Rockwood Neighborhood and the entire Gresham community for business development in legal and dispute resolution services. The East County Courthouse, if approved for construction, on opening will attract service providers to locate in the same area. In addition, there will be a constant stream of court parties, witnesses, and jurors in this facility every day; many of them will not reside in the east county area but will be brought into this community on court business. The Rockwood Neighborhood, through urban renewal, seeks to become a safe and attractive destination. The location and functions in the new facility and the scale of its operation will help the Rockwood area achieve its new identity in the county. It will provide a steady stream of visitors to stimulate and to observe its success. This will not happen overnight, but it will play an important part in the renewal of this area. All of this can only begin with your vote to construct this facility.

October 12, 2010

Page 2

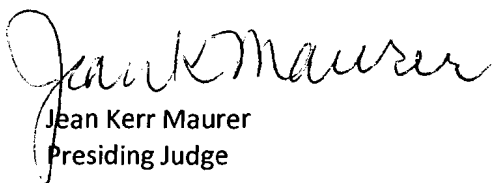
In 2004, then Presiding Judge Dale R. Koch, after working with government partners and community groups interested in expanded court services to the east county, presented the following list of court functions for a three courtroom facility:

1. Misdemeanors (all matters through trial and sentencing)
2. Violations
3. Small Claims (with pretrial mediation)
4. Landlord and Tenant Actions (FED proceedings) (with pretrial mediation)
5. Ex Parte hearings, including Preliminary Family Abuse Prevention Act (FAPA) and Elderly Persons and Persons with Disabilities Abuse Prevention Act (EPPDADA), and Stalking Orders
6. Domestic relations self-help center for Self-Represented Litigants who are using Oregon Judicial Department self-help domestic relations forms
7. East county document filing for all civil and domestic relations actions (accepting documents for filing in cases that have been filed at the downtown courthouse)

The circuit court remains committed fully to the East County Courthouse. The court will ensure that the East County Courthouse is successful in meeting the full program of court services outlined above. In providing to the east county community a fully accessible courthouse with daily services for hearings and trials, court information, court payments and filings, and assistance to parties in domestic relations proceedings through the self-help center, the County Board provides a significant public safety and business catalyst to a large economic area.

Strong courts build strong communities, and the circuit court is prepared to establish a presence and services in the east county area that will add to the strength of this community if you build the East County Courthouse.

Very truly yours,



Jean Kerr Maurer  
Presiding Judge

JKM:lms

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## MULTNOMAH COUNTY SHERIFF'S OFFICE

501 SE HAWTHORNE BLVD., SUITE 350 • PORTLAND, OR 97214

*Exemplary service for a safe, livable community*

Daniel Staton  
SHERIFF

503 988-4300 PHONE

503 988-4500 TTY

[www.mcso.us](http://www.mcso.us)

### MEMORANDUM

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TO: Chair Jeff Cogen  
Commissioner Deborah Kafoury  
Commissioner Diane McKeel  
Commissioner Judy Shiprack  
Commissioner Barbara Willer  
Peggidy Coffman Yates, Multnomah County Facility Policy Liaison

FROM: Sheriff Dan Staton

DATE: October 11, 2010

RE: Support for East County Court

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As indicated in my previous memorandum dated April 16, 2010, I want to confirm for you my support for the funding and development of the East Multnomah County Court project.

I share in the opinions of many citizens and public safety stakeholders that there is a tremendous need to build this facility due to the poor and inadequate condition of the existing courthouse. The existing courthouse is antiquated, does not adequately provide judicial processes or accessibility needs of our community. Additionally, there are concerns that this facility does not provide a healthy and safe atmosphere to conduct important business.

East Multnomah County is increasing in population and the proposed location of the new building in Rockwood will benefit both commerce and livability to this area.

MCSO is committed to working with the courts to determine the best staffing plan to afford this new facility with necessary safety. This will be accomplished by utilizing both existing resources and aligning future operations where possible. The impacts that the new facility will have on current county-wide court cases should allow us to align operations differently in order to optimize resources within our existing appropriation.

Citizens and Multnomah County members deserve to work in a facility that reflects the pride and quality of exemplary public safety services we provide every day. It is in our best interest to support the construction of the East County Courthouse.





**MICHAEL D. SCHRUNK**, District Attorney for Multnomah County

1021 SW Fourth Avenue • Room 600 • Portland, OR 97204-1193

Phone: 503 988-3162 • Fax: 503 988-3643 • [www.co.multnomah.or.us/da/](http://www.co.multnomah.or.us/da/)

October 6, 2010

Re: East County Court

To Whom It May Concern:

As the County moves closer to breaking ground on the long awaited East County Court facility I want to offer my appreciation to Doug Oblatz and Steve Cruzen of Shields Oblatz Johnsen, Inc., LRS Architects and the project oversight committee for involving the District Attorney's office in the planning and design phases of this project.

Due to budget cuts, our staffing patterns have changed, however, we will be able to transfer sufficient *existing* staff and deputy district attorneys to facilitate two full-time courtrooms at the East County Court facility. I anticipate staffing the new courtrooms by utilizing our Gresham deputy district attorney and neighborhood deputy district attorneys. We will also move our Gresham Child Support Division to the new courthouse.

If a third courtroom becomes operational, we will have to re-evaluate whether additional positions are required. Co-locating our Gresham Child Support Division and Gresham neighborhood deputy district attorneys in the same office, is more efficient, and will provide a place where the public can achieve a sense of personal and social justice.

It is my firm belief that the new East County Courthouse will serve as a cornerstone for future economic development and will meet public safety needs not only in the Rockwood area but for all east county. The County is providing a public facility that we can be proud of and that will help serve the needs of the citizens of East County.

Very truly yours,

MICHAEL D. SCHRUNK

District Attorney

Multnomah County, Oregon

**EXHIBIT A**  
**Schematic Design**  
**Cost of Work Estimates**

Name: **MULTNOMAH CO, EAST COURTS FACILITY**  
 Second Name: **BASE SCOPE, 2-STORIES, 3-COURTROOMS**  
 Description: **ESTIMATE SUMMARY**  
 Design Phase: **Schematic Design**  
 Date of Estimate: **April 13, 2010**

Hill International, Inc.  
 111 SW Columbia Street, Suite 830  
 Portland, Oregon 97201  
 Tel: 503-225-1120  
 Fax: 503-224-3226  
 www.hillintl.com



**Hill International**

**DIRECT CONSTRUCTION COST**

**37,880 (sf) Gross Building**  
**2,160 (sf) Gross Mech Penthouse**

<i>CSI Division</i>	<i>Description</i>	<i>Unit Cost</i>	<i>Cost</i>
Division 01	General Conditions		\$855,270
Division 02	Existing Conditions	\$0.00	\$0
Division 03	Concrete	\$19.18	\$726,571
Division 04	Masonry	\$20.02	\$758,329
Division 05	Metals	\$28.00	\$1,060,524
Division 06	Wood, Plastics, Composites	\$1.08	\$40,766
Division 07	Thermal & Moisture Protection	\$12.22	\$462,956
Division 08	Openings	\$19.01	\$719,930
Division 09	Finishes	\$47.97	\$1,816,950
Division 10	Specialties	\$2.63	\$99,808
Division 11	Equipment	\$2.11	\$79,932
Division 12	Furnishings	\$2.54	\$96,395
Division 13	Special Construction	\$0.00	\$0
Division 14	Conveying Equipment	\$7.32	\$277,200
Division 21	Fire Suppression	\$4.10	\$155,308
Division 22	Plumbing	\$5.46	\$206,825
Division 23	HVAC	\$43.08	\$1,632,020
Division 26	Electrical	\$29.44	\$1,115,185
Division 27	Communications	\$8.47	\$320,962
Division 28	Electronic Safety & Security	\$4.23	\$160,232
Division 31	Earthwork	\$1.03	\$38,946
Division 32	Exterior Improvements	\$0.00	\$0
Division 33	Utilities	\$1.04	\$39,300

**TOTAL DIRECT CONSTRUCTION COST** **\$10,663,409**  
 \$282 /sf

**TOTAL DIRECT CONSTRUCTION COST - July 2011** **\$10,897,378**

**Escalation Calculation**

1.25% Construction Cost Index  
 11 Months to start of construction  
 14 Months of construction duration  
 18 Calculated months to mid-point of construction  
**1.89% Calculated Escalation**

**Note: This Direct Construction Cost Estimate does not include the following:**

- Estimating Contingency
- General Contractor Overhead and Profit
- General Contractor Insurance and Bond

Name: **MULTNOMAH CO. EAST COURTS FACILITY**  
 Second Name: **BASE SCOPE, 2-STORIES, 3-COURTROOMS**  
 Description: **ESTIMATE DETAIL**  
 Design Phase: **Schematic Design**  
 Date of Estimate: **April 13, 2010**

		Quantity	Unit	Unit Cost	Cost
<b>DIVISION 02</b>	<b>EXISTING CONDITIONS</b>				<b>\$0</b>
<b>DIVISION 03</b>	<b>CONCRETE</b>				<b>\$726,571</b>
03 30 00	CAST-IN-PLACE CONCRETE				
03 30 00	FOOTINGS & PADS	368.0	cy	\$450.00	\$165,600
03 30 00	SLAB ON GRADE	245.0	cy	\$325.00	\$79,625
03 30 00	ELEVATED DECK	850.0	cy	\$560.00	\$476,000
03 35 19	SEALED CONC. FINISH	3,564.0	sf	\$1.50	\$5,346
<b>DIVISION 04</b>	<b>MASONRY</b>				<b>\$758,329</b>
	EXTERIOR WALL ASSEMBLY: Unit Masonry				
04 20 01	Veneer, Moisture Barrier, 5/8" Ext. Gyp., 6" 18-ga Metal Stud @ 16"OC, Plates & Blocking, Insulation, 5/8" Finished GWB	16,245.0	sf	\$45.75	\$743,209
04 21 13	BRICK COLUMN, 18"x18"	120.0	vlf	\$126.00	\$15,120
<b>DIVISION 05</b>	<b>METALS</b>				<b>\$1,060,524</b>
05 12 00	STRUCTURAL STEEL	207.8	tn	\$3,750.00	\$779,063
05 31 13	STEEL FLOOR DECKING, 20-ga, 3"	18,258.0	sf	\$2.42	\$44,184
05 31 23	STEEL ROOF DECKING, 18-ga, 3"	10,208.0	sf	\$2.92	\$29,807
05 31 23	STEEL ROOF DECKING, 20-ga, 3"	12,000.0	sf	\$2.39	\$28,680
05 51 00	METAL STAIRS				
05 51 00	Stairway with Rails, 5', Premium	50.0	rsr	\$1,100.00	\$55,000
05 51 00	Landing, Premium	150.0	sf	\$125.00	\$18,750
05 51 00	Stairway with Rails, 4', Better	52.0	rsr	\$900.00	\$46,800
05 51 00	Landing, Better	256.0	sf	\$115.00	\$29,440
05 51 00	Stairway with Rails, Cement Filled Pan, 4'	26.0	rsr	\$800.00	\$20,800
05 51 00	Landing, Cement Filled Pan	80.0	sf	\$100.00	\$8,000
<b>DIVISION 06</b>	<b>WOOD, PLASTICS AND COMPOSITES</b>				<b>\$40,766</b>
06 22 13	MOLDINGS - BASE, 9/16"x3-1/2", FINISHED	1,512.0	lf	\$6.13	\$9,269
06 22 13	MOLDINGS - CASING, 11/16"x6", FINISHED	237.0	lf	\$9.60	\$2,275
06 22 13	MOLDINGS - CEILING, 9/16"x2-1/4", FINISHED	187.0	lf	\$4.80	\$898
06 25 17	MOLDINGS - CHAIR RAIL	747.0	lf	\$10.00	\$7,470
06 25 13	PANELING, WOOD GRAIN, 1/4", MAXIMUM	6,080.0	sf	\$3.43	\$20,854
<b>DIVISION 07</b>	<b>THERMAL AND MOISTURE PROTECTION</b>				<b>\$462,956</b>
07 11 35	ROOF ACCESS WALKWAY	1,164.0	sf	\$4.67	\$5,436
07 21 00	INSULATION				
07 21 13	2" Polystyrene, R10, SOG & Slab Edge	19,341.0	sf	\$1.70	\$32,880
07 21 13	2" Polystyrene, Deck & Roof	40,466.0	sf	\$1.44	\$58,271
07 26 10	SOG VAPOR BARRIER	18,972.0	sf	\$0.17	\$3,225
07 33 63	GREEN ROOF SYSTEM	12,000.0	sf	\$15.00	\$180,000
	METAL WALL PANELING ASSEMBLY AT				
	PENTHOUSE, 0.032" Finished Alum Siding,				
07 42 13	Moisture Barrier, 5/8" Ext. Gyp., 4" 18-ga Metal Stud @ 16"OC, Plates & Blocking, Insulation, 5/8" Fire-taped GWB	1,859.0	sf	\$14.24	\$26,472
07 51 13	BUILT-UP ROOF SYS, w/Board & Insulation	7,350.0	sf	\$12.50	\$91,875
07 62 00	SHEET METAL FLASHING AND TRIM	500.0	sf	\$1.00	\$500

Name: **MULTNOMAH CO. EAST COURTS FACILITY**  
 Second Name: **BASE SCOPE, 2-STORIES, 3-COURTROOMS**  
 Description: **ESTIMATE DETAIL**  
 Design Phase: **Schematic Design**  
 Date of Estimate: **April 13, 2010**

		Quantity	Unit	Unit Cost	Cost
07 62 00	PARAPET CAP	925.0	sf	\$15.00	\$13,875
07 62 00	PARAPET CAP, Penthouse	330.0	sf	\$12.00	\$3,960
07 71 23	FASCIA at Canopies and Entry	360.0	lf	\$15.00	\$5,400
07 71 23	SCUPPERS	30.0	ea	\$300.00	\$9,000
07 71 23	SCUPPERS, Penthouse	8.0	ea	\$300.00	\$2,400
07 71 23	DOWNSPOUTS	900.0	lf	\$6.35	\$5,715
07 71 23	DOWNSPOUTS, Penthouse	192.0	lf	\$6.35	\$1,219
07 90 05	JOINT SEALERS	37,880.0	sf	\$0.60	\$22,728
<b>DIVISION 08</b>	<b>OPENINGS</b>				<b>\$719,930</b>
08 11 13	ALUM. DOUB ENTRY DOOR, FRM & HDW	2.0	ea	\$2,745.00	\$5,490
08 11 13	ALUM. SINGLE ENTRY DOOR & FRAME	1.0	ea	\$1,600.00	\$1,600
08 14 16	3' x 7' STEEL DOOR & FRM w/ HDW	6.0	ea	\$1,500.00	\$9,000
08 14 16	3' x 7' STEEL DOOR & FRM w/ HDW	4.0	ea	\$1,500.00	\$6,000
08 14 16	3' x 7' WOOD DOOR w/KDF & HDW	85.0	ea	\$1,200.00	\$102,000
08 14 16	3' x 7' WOOD DOOR w/KDF & HDW, Prem.	3.0	ea	\$1,500.00	\$4,500
08 14 16	6' x 8' DOUBLE DOOR w/KDF/HDW	3.0	ea	\$1,950.00	\$5,850
08 30 00	CHAIN LINK PARTITION, 15' - Data Area	220.0	sf	\$9.00	\$1,980
08 30 00	CHAIN LINK PARTITION, Entry Gate	1.0	ea	\$450.00	\$450
08 33 23	OVERHEAD DOORS 6'x 8', Manual	1.0	ea	\$1,800.00	\$1,800
08 33 26	DOOR GLAZING	264.0	sf	\$35.00	\$9,240
08 33 26	INTERIOR GLAZING/FRAME PREMIUM	250.0	sf	\$30.00	\$7,500
08 34 63	2'-6"x7' 16-ga HM Door/HM w/o Glazing	2.0	ea	\$2,650.00	\$5,300
08 44 13	GLAZED ALUMINUM CURTAIN WALL	5,850.0	sf	\$81.00	\$473,850
08 44 13	PRECAST WINDOW WALL DETAILING	650.0	sf	\$45.00	\$29,250
08 51 13	ALUMINUM FRAME w/Insulating Glazing	1,310.0	sf	\$32.00	\$41,920
08 51 13	LIGHT-SHELF/ SUNSHADE	80.0	lf	\$110.00	\$8,800
08 71 13	ADA DOOR OPERATORS	2.0	ea	\$1,000.00	\$2,000
08 71 13	PANIC/FIRE DEVICES	4.0	ea	\$850.00	\$3,400
<b>DIVISION 09</b>	<b>FINISHES</b>				<b>\$1,816,950</b>
09 21 16	GYPSUM BOARD ASSEMBLIES				
09 21 16	Int. 4" Metal, 5/8 Gyp Both	5,535.0	sf	\$6.43	\$35,590
09 21 16	Int. 6" Metal, 5/8 Gyp Both	34,960.0	sf	\$6.76	\$236,330
09 21 16	Int. 12" Thick, Metal, 5/8 Gyp Both	7,275.0	sf	\$9.06	\$65,912
09 21 16	Shaft Wall, Double 5/8 Gyp, Fire Rated	5,100.0	sf	\$7.56	\$38,556
09 21 16	Suspended GWB Ceiling	2,381.0	sf	\$4.10	\$9,762
09 30 00	CERAMIC TILING				
09 30 00	Floors	2,257.0	sf	\$15.00	\$33,855
09 30 00	Walls, 7' High	3,766.0	sf	\$11.00	\$41,426
09 30 00	Base	544.0	lf	\$14.00	\$7,616
09 51 00	ACOUSTICAL CEILINGS	15,291.0	sf	\$4.02	\$61,470
09 51 00	ACOUSTICAL CEILINGS, Premium	6,556.0	sf	\$7.60	\$49,826
09 51 00	ACOUSTICAL CEILING - SEISMIC BRACING	607.0	ea	\$11.70	\$7,102
09 51 00	SUSPENDED WOOD SCREEN CEILING	5,736.0	sf	\$7.00	\$40,152
09 65 00	RESILIENT FLOORING	1,846.0	sf	\$7.31	\$13,494
09 66 13	TERRAZO FLOORING, 1-3/4" Thick	8,276.0	sf	\$19.03	\$157,492
09 66 13	TERRAZO BASE, Cove, 6" High	1,019.0	lf	\$22.78	\$23,213
09 68 00	FLOOR COVERING				
09 68 00	Carpet Tile 24"x 24", Nylon, 35-oz	16,927.0	sy	\$45.76	\$774,580

Name: **MULTNOMAH CO. EAST COURTS FACILITY**  
 Second Name: **BASE SCOPE, 2-STORIES, 3-COURTROOMS**  
 Description: **ESTIMATE DETAIL**  
 Design Phase: **Schematic Design**  
 Date of Estimate: **April 13, 2010**

		Quantity	Unit	Unit Cost	Cost
09 68 00	Walk-off Matting	288.0	sf	\$27.00	\$7,776
09 68 00	VINYL BASE	6,042.0	lf	\$2.47	\$14,924
09 69 13	ACCESS FLOORING				
09 69 13	Steel Panel, 6"-12", Fascia Trim	797.0	sf	\$24.50	\$19,527
09 84 00	RFP WALL COVERING	32.0	sf	\$4.56	\$146
09 84 13	FABRIC WRAPPED PANEL, (Acoustic)	7,600.0	sf	\$15.33	\$116,508
09 90 00	PAINTING				
09 90 00	Walls	56,746.0	sf	\$0.67	\$38,020
09 90 00	Ceilings	2,257.0	sf	\$0.75	\$1,693
09 90 00	Exterior Paint	1,000.0	sf	\$1.60	\$1,600
09 90 00	Exposed Steel Structure	6,500.0	sf	\$0.84	\$5,460
09 91 23	Int. Door, Paint or Finish	104.0	ea	\$70.00	\$7,280
<b>DIVISION 10</b>	<b>SPECIALTIES</b>				<b>\$99,808</b>
10 14 20	INTERIOR SIGNAGE	37,880.0	sf	\$0.35	\$13,258
10 21 13	RESTROOM PARTITIONS	1.0	ls	\$18,000.00	\$18,000
10 26 01	WALL AND CORNER PROTECTION	37,880.0	sf	\$0.23	\$8,712
10 27 50	RAMP - ACCESS, WOOD, 6" RISE, RAILING	72.0	sf	\$51.65	\$3,719
10 27 50	RAMP, 12"-18" RISE, LANDING, STAIRS, RAILING	496.0	sf	\$51.65	\$25,618
10 28 13	TOILET AND BATH ACCESSORIES	1.0	ls	\$17,500.00	\$17,500
10 51 00	LOCKERS, GUN	1.0	ea	\$4,000.00	\$4,000
10 75 16	FLAG POLE, Alum, Tapered, 25'	2.0	ea	\$4,500.00	\$9,000
<b>DIVISION 11</b>	<b>EQUIPMENT</b>				<b>\$79,932</b>
11 04 12	BENCH, HARDWOOD, MAX	293.0	lf	\$204.00	\$59,772
11 19 00	TRANSACTION WINDOW	128.0	sf	\$120.00	\$15,360
11 19 00	TRANSACTION WINDOW MICROPHONE	8.0	ea	\$300.00	\$2,400
11 19 00	TRANSACTION TRAY	8.0	ea	\$300.00	\$2,400
<b>DIVISION 12</b>	<b>FURNISHINGS</b>				<b>\$96,395</b>
12 35 50	CABINETS & CASEWORK				
12 35 50	Mailbox	40.0	sf	\$65.00	\$2,600
12 35 50	Upper Cabinets - Plam	44.0	lf	\$150.00	\$6,600
12 35 50	Base Cabinets w/Countertops - Plam	54.0	lf	\$250.00	\$13,500
12 35 50	Judge's Dias Counter	73.0	lf	\$520.00	\$37,960
12 35 50	Transaction Counter	70.0	lf	\$200.00	\$14,000
12 35 50	Counter	51.0	lf	\$125.00	\$6,375
12 56 39	LECTERNS	7.5	lf	\$2,000.00	\$15,000
12 61 00	FIXED SEATING at Showers	6.0	lf	\$60.00	\$360
<b>DIVISION 13</b>	<b>SPECIAL CONSTRUCTION</b>				<b>\$0</b>
<b>DIVISION 14</b>	<b>CONVEYING EQUIPMENT</b>				<b>\$277,200</b>
14 24 13	PASSENGER ELEVATOR 2-STOP, 2,500#, Electric Traction System	1.0	ea	\$131,700.00	\$131,700
14 24 13	PASSENGER ELEVATOR 3-STOP, 2,500#, Electric Traction System	1.0	ea	\$145,500.00	\$145,500
<b>DIVISION 21</b>	<b>FIRE SUPPRESSION</b>				<b>\$155,308</b>

Name: **MULTNOMAH CO. EAST COURTS FACILITY**  
 Second Name: **BASE SCOPE, 2-STORIES, 3-COURTROOMS**  
 Description: **ESTIMATE DETAIL**  
 Design Phase: **Schematic Design**  
 Date of Estimate: **April 13, 2010**

		Quantity	Unit	Unit Cost	Cost
21 10 00	FIRE PROTECTION SYSTEM - PENTHOUSE	2,160.0	sf	\$4.25	\$9,180
21 10 00	FIRE SPRINKLER SYSTEM	37,880.0	sf	\$4.10	\$155,308
<b>DIVISION 22</b>	<b>PLUMBING</b>				<b>\$206,825</b>
22 11 00	FACILITY WATER DISTRIBUTION/FIXTURES	37,880.0	sf	\$5.46	\$206,825
<b>DIVISION 23</b>	<b>HEATING, VENT AND AIR CONDITIONING</b>				<b>\$1,632,020</b>
23 05 00	HVAC	37,880.0	sf	\$28.67	\$1,086,020
23 05 00	OPEN WELL SYSTEM	1.0	ls	\$546,000.00	\$546,000
<b>DIVISION 26</b>	<b>ELECTRICAL</b>				<b>\$1,115,185</b>
26 24 00	ELECTRICAL SERVICE/DISTRIBUTION				<b>\$583,958</b>
26 24 00	PGE Line Extension Agreement Allowance	1.0	ls	\$15,000.00	\$15,000
26 24 00	ELECTRICAL POWER	37,880.0	sf	\$15.02	\$568,958
26 31 00	PHOTOVOLTAICS				<b>\$129,920</b>
26 31 00	PHOTOVOLTAIC ARRAY	2,240.0	sf	\$58.00	\$129,920
26 32 00	GENERATOR ASSEMBLIES				<b>\$163,800</b>
26 32 00	GENERATOR/TRANSFER SWITCH	1.0	ls	\$163,800.00	\$163,800
26 51 00	INTERIOR LIGHTING				<b>\$237,508</b>
26 51 00	INTERIOR LIGHTING	37,880.0	sf	\$6.27	\$237,508
<b>DIVISION 27</b>	<b>COMMUNICATIONS</b>				<b>\$320,962</b>
27 21 00	DATA COMMUNICATIONS				<b>\$198,112</b>
27 21 13	TELECOMMUNICATIONS RACEWAY & GROUNDING SYSTEMS	37,880.0	sf	\$2.73	\$103,412
27 21 13	TELECOMMUNICATIONS CABLING	37,880.0	sf	\$2.50	\$94,700
27 40 00	AUDIO-VIDEO COMMUNICATIONS				<b>\$122,850</b>
27 41 00	A/V SYSTEM	1.0	ls	\$122,850.00	\$122,850
<b>DIVISION 28</b>	<b>ELECTRONIC SAFETY AND SECURITY</b>				<b>\$160,232</b>
28 13 00	SECURITY SYSTEM/ACCESS CONTROL	37,880.0	sf	\$2.73	\$103,412
28 31 00	FIRE ALARM	37,880.0	sf	\$1.50	\$56,820
<b>DIVISION 31</b>	<b>EARTHWORK</b>				<b>\$38,946</b>
31 22 13	ROUGH GRADING	18,940.0	sf	\$0.28	\$5,303
31 23 16	EXCAVATION - Bldg SOG & FTGs	804.0	bcy	\$2.50	\$2,010
31 23 16	LOAD EXC SPOILS/HAUL/DISPOSE	1,013.0	lcy	\$9.50	\$9,624
31 23 23	BACKFILL/COMPACT, Native	37.0	cy	\$120.00	\$4,440
31 23 23	BASE ROCK MATERIAL/HAUL/PLACE/COMP	495.0	lcy	\$23.25	\$11,509
31 32 19	GEOTEXTILE SOIL STABILIZATION - Bldg	18,940.0	sf	\$0.32	\$6,061
<b>DIVISION 32</b>	<b>EXTERIOR IMPROVEMENTS</b>				<b>\$0</b>
<b>DIVISION 33</b>	<b>UTILITIES</b>				<b>\$39,300</b>
33 40 00	STORM DRAINAGE UTILITIES				

Name: **MULTNOMAH CO. EAST COURTS FACILITY**  
Second Name: **BASE SCOPE, 2-STORIES, 3-COURTROOMS**  
Description: **ESTIMATE DETAIL**  
Design Phase: **Schematic Design**  
Date of Estimate: **April 13, 2010**

		<i>Quantity</i>	<i>Unit</i>	<i>Unit Cost</i>	<i>Cost</i>
33 40 00	Water Reclamation System (Cistem)	1.0	Is	\$34,125.00	\$34,125
33 46 13	Foundation Drainage Piping	900.0	If	\$5.75	\$5,175



Name: **MULTNOMAH CO. EAST COURTS FACILITY**  
 Second Name: **SITE DEVELOPMENT**  
 Description: **ESTIMATE SUMMARY**  
 Design Phase: **Schematic Design**  
 Date of Estimate: **April 13, 2010**

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**Hill International**

**DIRECT CONSTRUCTION COST**

**92,150 (sf) Developed Site Area**

<i>CSI Division</i>	<i>Description</i>	<i>Unit Cost (\$/sf)</i>	<i>Cost</i>
Division 01	General Conditions		\$78,673
Division 02	Existing Conditions	\$0.00	\$0
Division 03	Concrete	\$0.04	\$3,575
Division 04	Masonry	\$0.00	\$0
Division 05	Metals	\$0.00	\$0
Division 06	Wood, Plastics, Composites	\$0.00	\$0
Division 07	Thermal & Moisture Protection	\$0.00	\$0
Division 08	Openings	\$0.00	\$0
Division 09	Finishes	\$0.00	\$0
Division 10	Specialties	\$0.30	\$27,600
Division 11	Equipment	\$0.00	\$0
Division 12	Furnishings	\$0.50	\$46,075
Division 13	Special Construction	\$0.00	\$0
Division 14	Conveying Equipment	\$0.00	\$0
Division 21	Fire Suppression	\$0.00	\$0
Division 22	Plumbing	\$0.00	\$0
Division 23	HVAC	\$0.00	\$0
Division 26	Electrical	\$0.64	\$58,719
Division 27	Communications	\$0.00	\$0
Division 28	Electronic Safety & Security	\$0.09	\$8,394
Division 31	Earthwork	\$1.94	\$178,349
Division 32	Exterior Improvements	\$3.78	\$348,273
Division 33	Utilities	\$2.48	\$228,825
Division 34	Transportation	\$0.03	\$2,400

**TOTAL DIRECT CONSTRUCTION COST**

**\$980,883**

\$10.64 /sf

**TOTAL DIRECT CONSTRUCTION COST - July 2011**

**\$1,002,405**

Note: This Direct Construction Cost Estimate does not include the following:

- Design or Construction Contingency
- General Contractor Overhead and Profit
- General Contractor Insurance and Bond

Name: **MULTNOMAH CO. EAST COURTS FACILITY**  
 Second Name: **SITE DEVELOPMENT**  
 Description: **ESTIMATE DETAIL**  
 Design Phase: **Schematic Design**  
 Date of Estimate: **April 13, 2010**

		Quantity	Unit	Unit Cost	Cost
<b>DIVISION 02</b>	<b>EXISTING CONDITIONS</b>				<b>\$0</b>
<b>DIVISION 03</b>	<b>CONCRETE</b>				<b>\$3,575</b>
03 30 00	FOUNDATION PAD, Monument	2.0	cy	\$325.00	\$650
03 30 00	FOUNDATION PAD, Generator	1.0	cy	\$325.00	\$325
03 30 00	PLANTER WALLS	8.0	cy	\$325.00	\$2,600
<b>DIVISION 04</b>	<b>MASONRY</b>				<b>\$0</b>
<b>DIVISION 05</b>	<b>METALS</b>				<b>\$0</b>
<b>DIVISION 06</b>	<b>WOOD, PLASTICS AND COMPOSITES</b>				<b>\$0</b>
<b>DIVISION 07</b>	<b>THERMAL AND MOISTURE PROTECTION</b>				<b>\$0</b>
<b>DIVISION 08</b>	<b>OPENINGS</b>				<b>\$0</b>
<b>DIVISION 09</b>	<b>FINISHES</b>				<b>\$0</b>
<b>DIVISION 10</b>	<b>SPECIALTIES</b>				<b>\$27,600</b>
10 43 00	EXTERIOR SIGNAGE	36.0	ea	\$350.00	\$12,600
10 43 00	EXTERIOR SIGNAGE - Monument	1.0	ls	\$15,000.00	\$15,000
<b>DIVISION 11</b>	<b>EQUIPMENT</b>				<b>\$0</b>
<b>DIVISION 12</b>	<b>FURNISHINGS</b>				<b>\$46,075</b>
12 93 00	SITE FURNISHINGS	92,150.0	sf	\$0.50	\$46,075
<b>DIVISION 13</b>	<b>SPECIAL CONSTRUCTION</b>				<b>\$0</b>
<b>DIVISION 14</b>	<b>CONVEYING EQUIPMENT</b>				<b>\$0</b>
<b>DIVISION 21</b>	<b>FIRE SUPPRESSION</b>				<b>\$0</b>
<b>DIVISION 22</b>	<b>PLUMBING</b>				<b>\$0</b>
<b>DIVISION 23</b>	<b>HVAC - AIR DISTRIBUTION</b>				<b>\$0</b>
<b>DIVISION 26</b>	<b>ELECTRICAL</b>				<b>\$58,719</b>
<b>26 00 00</b>	<b>BASIC MATERIALS AND METHODS</b>				<b>\$7,750</b>
26 00 13	COMMON WORK RESULTS FOR BASIC MATERIALS AND METHODS	1.0	ls	\$6,000.00	\$6,000
26 05 13	ID FOR ELECTRICAL SYSTEMS	1.0	ls	\$1,750.00	\$1,750
<b>26 24 00</b>	<b>ELECTRICAL SERVICE/DISTRIBUTION</b>				<b>\$5,324</b>
26 27 16	ELECTRIC PANEL CABINET, 18"h x 12"w x 4"d, PED MNT	1.0	ea	\$1,214.00	\$1,214
26 28 16	CIRCUIT BREAKERS 20A	4.0	ea	\$90.50	\$362
26 28 16	120/280V, 1 PHS, 3W PANEL, PHOTO CELL & TIME CLOCK	1.0	ea	\$3,748.00	\$3,748



Name: **MULTNOMAH CO. EAST COURTS FACILITY**  
 Second Name: **SITE DEVELOPMENT**  
 Description: **ESTIMATE DETAIL**  
 Design Phase: **Schematic Design**  
 Date of Estimate: **April 13, 2010**

		Quantity	Unit	Unit Cost	Cost
<b>26 56 00</b>	<b>EXTERIOR LIGHTING</b>				<b>\$45,645</b>
26 56 13	HID SINGLE LUMINAIRE, 30' STEEL POLE, FOUNDATION, TERMS	15.0	ea	\$2,943.00	\$44,145
26 56 13	MONUMENT ILLUMINATION	1.0	ls	\$1,500.00	\$1,500
<b>DIVISION 27</b>	<b>COMMUNICATIONS</b>				<b>\$0</b>
<b>DIVISION 28</b>	<b>ELECTRONIC SAFETY AND SECURITY</b>				<b>\$8,394</b>
28 23 00	CCTV CONDUIT/OUTLET	7.0	ea	\$330.00	\$2,310
28 23 13	CCTV, CAMERA STATION w/o Monitor	6.0	ea	\$1,014.00	\$6,084
<b>DIVISION 31</b>	<b>EARTHWORK</b>				<b>\$178,349</b>
31 05 05	CONSTRUCTION ENTRANCE	40.0	lcy	\$60.00	\$2,400
31 11 00	CLEARING AND GRUBBING	3.1	acre	\$1,000.00	\$3,100
31 22 13	ROUGH GRADING	118,755.0	sf	\$0.14	\$16,626
31 22 16	FINE GRADING	89,911.0	sf	\$0.24	\$21,579
31 23 23	COMPACTION, BASE COURSE	58,508.0	sf	\$0.05	\$2,925
31 23 16	EXCAVATION (Backfill for Bowling)	966.0	bcy	\$4.50	\$4,347
31 05 16	BASE COURSE ROCK, 3/4"-, 4" DEPTH	589.0	ecy	\$55.98	\$32,972
31 05 16	BASE COURSE ROCK, 3/4"-, 6" DEPTH	192.0	ecy	\$55.98	\$10,748
31 32 19	GEOTEXTILE FABRIC	48,165.0	sf	\$0.32	\$15,413
31 23 23	BACKFILL, IMPORT SOIL/PLACE/COMPACT	1,367.0	cy	\$31.41	\$42,937
31 23 23	BACKFILL, PLACE/COMPACT	966.0	cy	\$21.41	\$20,682
31 25 13	PROTECTIVE MEASURES				
31 25 13	Erosion Control Fencing	800.0	lf	\$4.00	\$3,200
31 25 13	Catch Basin Protection	1.0	ls	\$580.00	\$580
31 37 13	RIP RAP	14.0	lcy	\$60.00	\$840
<b>DIVISION 32</b>	<b>EXTERIOR IMPROVEMENTS</b>				<b>\$348,273</b>
32 05 05	SAW CUT ASPHALT	24.0	lf	\$2.58	\$62
32 05 05	REMOVE CONCRETE CURB	280.0	lf	\$4.38	\$1,226
32 05 05	REMOVE A/C	4,080.0	sf	\$3.65	\$14,892
32 05 05	SAW CUT CONCRETE, 4" SIDEWALK	10.0	lf	\$4.92	\$49
32 05 05	REMOVE CONCRETE, 4" SIDEWALK	800.0	sf	\$3.25	\$2,600
32 12 16	ASPHALT PAVING, BINDER COURSE, HAULING, 3" LIFT	10,343.0	sf	\$1.43	\$14,790
32 12 16	ASPHALT PAVING, WEAR COURSE, HAULING, 3" LIFT	10,343.0	sf	\$1.58	\$16,342
32 12 16	ASPHALT PAVING, 2-1/2" LIFT	48,165.0	sf	\$1.40	\$67,431
32 13 13	CONCRETE SIDEWALK	13,240.0	sf	\$5.00	\$66,200
32 13 13	SIDEWALK TACTILE WARNING SYSTEM	210.0	sf	\$38.00	\$7,980
32 13 13	CONCRETE ADA RAMPS	210.0	sf	\$8.00	\$1,680
32 16 13	CONCRETE CURB	2,317.0	lf	\$15.50	\$35,914
32 17 13	PRECAST CONC. PARKING BUMPERS	912.0	lf	\$15.50	\$14,136
32 17 13	BOLLARD	4.0	ea	\$800.00	\$3,200
32 17 23	PAVEMENT MARKING - Symbols	2.0	ea	\$600.00	\$1,200
32 17 23	PAVEMENT MARKING - Striping	135.0	sf	\$17.00	\$2,295
32 17 23	PAVEMENT MARKING - Handicap Symbol	5.0	ea	\$49.00	\$245
32 17 23	PAVEMENT MARKING	2,020.0	sf	\$1.37	\$2,767
32 17 23	CONCRETE CURB PAINTING	200.0	sf	\$3.35	\$670



Name: **MULTNOMAH CO. EAST COURTS FACILITY**  
 Second Name: **SITE DEVELOPMENT**  
 Description: **ESTIMATE DETAIL**  
 Design Phase: **Schematic Design**  
 Date of Estimate: **April 13, 2010**

		Quantity	Unit	Unit Cost	Cost
32 17 23	PAVEMENT MARKING, Stall	114.0	ea	\$20.00	\$2,280
32 31 13	LOADING DOCK BUMPERS	2.0	ea	\$259.00	\$518
32 31 13	HYDRAULIC GATE w/ Oper & Reader	160.0	sf	\$50.00	\$8,000
32 31 13	SECURITY GATE ARM HIGH SPEED w/Reader	1.0	ea	\$12,500.00	\$12,500
32 31 13	ORNAMENTAL SECURITY FENCE, 8'	677.0	lf	\$85.00	\$57,545
32 93 33	MEDIUM TREES	55.0	ea	\$250.00	\$13,750
<b>DIVISION 33</b>	<b>UTILITIES</b>				<b>\$228,825</b>
33 11 00	WATER UTILITIES				
33 11 16	Copper, Waterline, Type L, w/Fittings, 2"	100.0	lf	\$46.00	\$4,600
33 11 16	Copper, Waterline, Type L, 2", 90 Deg Fitting	4.0	ea	\$120.00	\$480
33 11 16	6" DIP Waterline	400.0	lf	\$58.50	\$23,400
33 11 16	3" - Gate Valve and Box	1.0	ea	\$550.00	\$550
33 11 16	Combination Backflow Prevention Vault	1.0	ea	\$3,200.00	\$3,200
33 11 16	Water Meter - 1-1/2"	1.0	ea	\$1,500.00	\$1,500
33 11 16	Fire Department Connection	1.0	ea	\$4,000.00	\$4,000
33 11 16	Double Detector Check Assembly	1.0	ea	\$5,000.00	\$5,000
33 11 16	Thrust block	1.0	ea	\$300.00	\$300
33 11 16	Connect to Existing, Tap/Saddle	1.0	ea	\$1,000.00	\$1,000
33 12 16	Gate Valve, Valve Box, 2"	1.0	ea	\$650.00	\$650
33 12 16	Hydrant, 4-1/2" Valve, 2'-Depth	1.0	ea	\$1,900.00	\$1,900
33 33 13	SANITARY UTILITY SEWERAGE UTILITIES				
33 33 13	Connect to Existing	1.0	ea	\$550.00	\$550
33 33 13	10" - PVC	350.0	lf	\$40.00	\$14,000
33 33 13	48" Dia. Manhole	2.0	ea	\$2,700.00	\$5,400
33 33 13	Clean-outs	2.0	ea	\$600.00	\$1,200
33 40 00	STORM DRAINAGE UTILITIES				
33 40 00	FLOW-THROUGH PLANTER	1,550.0	sf	\$16.50	\$25,575
33 40 00	INFILTRATION PLANTER	2,085.0	sf	\$16.50	\$34,403
33 40 00	54" Detention Pipe - Complete		ls	\$31,000.00	\$0
33 40 00	12" - CMP		lf	\$32.00	\$0
33 40 00	6" - PVC		lf	\$28.17	\$0
33 40 00	8" - PVC	80.0	lf	\$30.00	\$2,400
33 40 00	15" - PVC	332.0	lf	\$47.50	\$15,770
33 40 00	48" ID Manhole @ 6'	1.0	ea	\$3,300.00	\$3,300
33 40 00	60" ID Drywell @ 18'	1.0	ea	\$10,200.00	\$10,200
33 40 00	Clean-outs	2.0	ea	\$600.00	\$1,200
33 40 00	Connect to Existing - Manhole	1.0	ea	\$550.00	\$550
33 70 00	ELECTRICAL UTILITIES				
33 70 13	Utility Vault, U/G, 5'x5'x4'-high w/Cover	1.0	ea	\$4,060.00	\$4,060
33 71 19	2-2" PVC w/Wire - Bldg Interconnect	40.0	lf	\$12.20	\$488
33 71 19	Direct Burial, 2-2" PVC w/Wire - Lighting	1,910.0	lf	\$17.22	\$32,890
33 71 19	Direct Burial, 2-2" PVC w/Wire - Irrigation	360.0	lf	\$17.22	\$6,199
33 71 19	Direct Burial, 2-2" PVC w/Wire - Misc	700.0	lf	\$17.22	\$12,054
33 71 19	Hand Holes, 2'x2'x3', Precast, Conc Cover	9.0	ea	\$1,334.00	\$12,006
<b>DIVISION 34</b>	<b>TRANSPORTATION</b>				<b>\$2,400</b>
34 41 13	TRAFFIC SIGNAL MODIFICATIONS	1.0	ls	\$2,400.00	\$2,400



Name: **MULTNOMAH CO. EAST COURTS FACILITY**  
 Second Name: **EXISTING BUILDING ABATEMENT**  
 Description: **ESTIMATE SUMMARY**  
 Design Phase: **Schematic Design**  
 Date of Estimate: **April 13, 2010**



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**DIRECT CONSTRUCTION COST**

**38,280 (sf) Existing Building Abatement**

<i>CSI Division</i>	<i>Description</i>	<i>Unit Cost (\$/sf)</i>	<i>Cost</i>
Division 01	General Conditions	\$0.83	\$31,878
Division 02	Existing Conditions	\$9.55	\$365,574
Division 03	Concrete	\$0.00	\$0
Division 04	Masonry	\$0.00	\$0
Division 05	Metals	\$0.00	\$0
Division 06	Wood, Plastics, Composites	\$0.00	\$0
Division 07	Thermal & Moisture Protection	\$0.00	\$0
Division 08	Openings	\$0.00	\$0
Division 09	Finishes	\$0.00	\$0
Division 10	Specialties	\$0.00	\$0
Division 11	Equipment	\$0.00	\$0
Division 12	Furnishings	\$0.00	\$0
Division 13	Special Construction	\$0.00	\$0
Division 14	Conveying Equipment	\$0.00	\$0
Division 21	Fire Suppression	\$0.00	\$0
Division 22	Plumbing	\$0.00	\$0
Division 23	HVAC	\$0.00	\$0
Division 26	Electrical	\$0.00	\$0
Division 27	Communications	\$0.00	\$0
Division 28	Electronic Safety & Security	\$0.00	\$0
Division 31	Earthwork	\$0.00	\$0
Division 32	Exterior Improvements	\$0.00	\$0
Division 33	Utilities	\$0.00	\$0
Division 34	Transportation	\$0.00	\$0

**TOTAL DIRECT CONSTRUCTION COST**

**\$397,452**

\$10.38 /sf

**TOTAL DIRECT CONSTRUCTION COST - July 2011**

**\$406,173**

Note: This Direct Construction Cost Estimate does not include the following:

- Design or Construction Contingency
- General Contractor Overhead and Profit
- General Contractor Insurance and Bond

Name: **MULTNOMAH CO. EAST COURTS FACILITY**  
 Second Name: **EXISTING BUILDING ABATEMENT**  
 Description: **ESTIMATE DETAIL**  
 Design Phase: **Schematic Design**  
 Date of Estimate: **April 13, 2010**

		<i>Quantity</i>	<i>Unit</i>	<i>Unit Cost</i>	<i>Cost</i>
<b>DIVISION 02</b>	<b>EXISTING CONDITIONS</b>				<b>\$365,574</b>
02 40 00	DEMO EXISTING STRUCTURES/DISPOSE	38,280.0	sf	\$9.55	\$365,574
<b>DIVISION 03</b>	<b>CONCRETE</b>				<b>\$0</b>
<b>DIVISION 04</b>	<b>MASONRY</b>				<b>\$0</b>
<b>DIVISION 05</b>	<b>METALS</b>				<b>\$0</b>
<b>DIVISION 06</b>	<b>WOOD, PLASTICS AND COMPOSITES</b>				<b>\$0</b>
<b>DIVISION 07</b>	<b>THERMAL AND MOISTURE PROTECTION</b>				<b>\$0</b>
<b>DIVISION 08</b>	<b>OPENINGS</b>				<b>\$0</b>
<b>DIVISION 09</b>	<b>FINISHES</b>				<b>\$0</b>
<b>DIVISION 10</b>	<b>SPECIALTIES</b>				<b>\$0</b>
<b>DIVISION 11</b>	<b>EQUIPMENT</b>				<b>\$0</b>
<b>DIVISION 12</b>	<b>FURNISHINGS</b>				<b>\$0</b>
<b>DIVISION 13</b>	<b>SPECIAL CONSTRUCTION</b>				<b>\$0</b>
<b>DIVISION 14</b>	<b>CONVEYING EQUIPMENT</b>				<b>\$0</b>
<b>DIVISION 21</b>	<b>FIRE SUPPRESSION</b>				<b>\$0</b>
<b>DIVISION 22</b>	<b>PLUMBING</b>				<b>\$0</b>
<b>DIVISION 23</b>	<b>HVAC - AIR DISTRIBUTION</b>				<b>\$0</b>
<b>DIVISION 26</b>	<b>ELECTRICAL</b>				<b>\$0</b>
<b>DIVISION 27</b>	<b>COMMUNICATIONS</b>				<b>\$0</b>
<b>DIVISION 28</b>	<b>ELECTRONIC SAFETY AND SECURITY</b>				<b>\$0</b>
<b>DIVISION 31</b>	<b>EARTHWORK</b>				<b>\$0</b>
<b>DIVISION 32</b>	<b>EXTERIOR IMPROVEMENTS</b>				<b>\$0</b>
<b>DIVISION 33</b>	<b>UTILITIES</b>				<b>\$0</b>







## Three Story Option - Recap

Project:	East County Courts	Estimate No.:	1.05
Location:	Portland, OR	Date:	19-May-10
Owner:	Multnomah County	Estimator:	BJ/DRP
Architect:	LRS	GSF:	41,247

System		Cost/GSF	Total
<b>DEMOLITION</b>			
Division 01	General Conditions	\$ 0.73	\$ 30,000
Division 02	Existing Conditions	\$ 6.06	\$ 250,000
<b>Total Direct Construction Cost</b>		<b>\$ 6.79</b>	<b>\$ 280,000</b>
Estimating Contingency	10.00%	\$ 0.68	\$ 28,000
Insurance	0.75%	\$ 0.06	\$ 2,310
GC Performance & Payment Bond	0.655%	\$ 0.05	\$ 2,086
Contractor OH&P	1.95%	\$ 0.15	\$ 6,092
<b>Total</b>		<b>\$ 7.72</b>	<b>\$ 318,488</b>

### SITEWORK

Division 01	General Conditions	\$ 1.52	\$ 62,725
Division 02	Existing Conditions	\$ 1.84	\$ 75,876
Division 26	Electrical	\$ 1.89	\$ 78,000
Division 31	Earthwork	\$ 5.48	\$ 225,897
Division 32	Exterior Improvements	\$ 12.64	\$ 521,476
Division 33	Utilities	\$ 6.37	\$ 262,825
Division 34	Transportation	\$ 0.12	\$ 5,000
<b>Total Direct Construction Cost</b>		<b>\$ 29.86</b>	<b>\$ 1,231,799</b>
Estimating Contingency	10.00%	\$ 2.99	\$ 123,180
Insurance	0.75%	\$ 0.25	\$ 10,162
GC Performance & Payment Bond	0.655%	\$ 0.22	\$ 9,177
Contractor DH&P	1.95%	\$ 0.65	\$ 26,799
<b>Total</b>		<b>\$ 33.97</b>	<b>\$ 1,401,117</b>

### BUILDING

Division 01	General Conditions	\$ 13.22	\$ 545,219
Division 03	Concrete	\$ 16.27	\$ 670,907
Division 04	Masonry	\$ 14.09	\$ 581,071
Division 05	Metals	\$ 28.42	\$ 1,172,184
Division 06	Wood, Plastic, & Composites	\$ 9.35	\$ 385,558
Division 07	Thermal & Moisture Protection	\$ 14.41	\$ 594,280
Division 08	Openings	\$ 21.90	\$ 903,147
Division 09	Finishes	\$ 40.02	\$ 1,650,864
Division 10	Specialties	\$ 1.85	\$ 76,182
Division 11	Equipment	\$ 3.03	\$ 125,000
Division 12	Furnishings	\$ 2.16	\$ 89,004
Division 14	Conveying Equipment	\$ 7.52	\$ 310,000
Division 21	Fire Suppression	\$ 3.25	\$ 134,053
Division 22	Plumbing	\$ 8.29	\$ 341,976
Division 23	HVAC	\$ 40.02	\$ 1,650,911
Division 26	Electrical	\$ 22.21	\$ 916,255
Division 27	Communications	\$ 6.78	\$ 279,515
Division 28	Electronic Safety & Security	\$ 4.13	\$ 170,540
Division 31	Earthwork	\$ 4.11	\$ 169,566
<b>Total Direct Construction Cost</b>		<b>\$ 261.02</b>	<b>\$ 10,766,232</b>
Estimating Contingency	10.00%	\$ 26.10	\$ 1,076,623
Insurance	0.75%	\$ 2.15	\$ 88,821
GC Performance & Payment Bond	0.655%	\$ 1.94	\$ 80,212
Contractor OH&P	1.95%	\$ 5.68	\$ 234,232
<b>Total</b>		<b>\$ 296.90</b>	<b>\$ 12,246,120</b>



## Three Story Option - Sitework

Project: **East County Courts**  
Location: **Portland, OR**  
Owner: **Multnomah County**  
Architect: **LRS**

Estimate No.: **1.05**  
Date: **19-May-10**  
Estimator: **Jensen**

Description	Quantity	Unit Price	Price	Comments
<b>DIVISION 02 - EXISTING CONDITIONS</b>				
Demolition				
Demo Bowling Alley	29,137 sf	\$2.00	\$58,274	SOG & Ftgs Only - balance by others
Demo KFC Restaurant	3,801 sf	\$2.00	\$7,602	
Demo Misc. Site Structures/Appurtenances	1 ls	\$10,000.00	\$10,000	
<b>Division 02 Subtotal</b>			<b>\$75,876</b>	
<b>DIVISION 26 - ELECTRICAL</b>				
Site Lighting	12 fixt	\$6,500.00	\$78,000	
<b>Division 26 Subtotal</b>			<b>\$78,000</b>	
<b>DIVISION 31 - EARTHWORK</b>				
Third Party Survey & Layout	1 ls	\$15,000.00	\$15,000	
Earthwork				
Erosion Control	1 ls	\$7,500.00	\$7,500	
Demo Paving/Sidewalks/Curbs	106,587 sf	\$0.25	\$26,647	
Site Grading	139,525 sf	\$1.00	\$139,525	
Flatwork Prep	9,755 sf	\$2.00	\$19,510	
Curb Prep	3,543 lf	\$5.00	\$17,715	
			<b>\$210,897</b>	
<b>Division 31 Subtotal</b>			<b>\$225,897</b>	
<b>DIVISION 32 - EXTERIOR IMPROVEMENTS</b>				
Paving				
Asphalt Paving & Base Course	6,119 sy	\$18.00	\$110,146	3" ACP & 8" Base Rock
Asphalt Paving & Base Course - SE 185th	901 sy	\$40.00	\$36,022	4" ACP, 12" Base Rock, 12" CTB
Pavement Markings, Signage, etc.	1 ls	\$3,500.00	\$3,500	
			<b>\$149,668</b>	
Site Concrete				
Standard Curbs	3,058 lf	\$12.50	\$38,225	
Curb & Gutter - SE 185th	485 lf	\$18.00	\$8,730	
Standard Sidewalks	8,893 sf	\$4.00	\$35,572	
Crosswalks	622 sf	\$8.00	\$4,976	
Crosswalk Transition under ACP	240 sf	\$8.00	\$1,920	
Planter Walls/Footings	272 lf	\$125.00	\$34,000	
			<b>\$123,423</b>	
Landscaping & Irrigation				
Imported Topsoil	833 cy	\$30.00	\$24,990	12" average depth
Irrigation & Plantings	22,478 sf	\$2.50	\$56,195	
Trees	55 ea	\$500.00	\$27,500	per old drawings
Tree Grates	4 ea	\$1,500.00	\$6,000	Street trees at SE Stark
Site Furnishings	1 allow	\$10,000.00	\$10,000	Bike Racks, Benches, Trash/Ash, etc.
Community Garden	1 ls	\$0.00	\$0	HSW will help develop
			<b>\$124,685</b>	
Fencing				
Security Fence at Secure Parking	737 lf	\$100.00	\$73,700	Ornamental ??
Security Gates & Operators	2 ea	\$20,000.00	\$40,000	
Perimeter Fencing - Visual Screen	0 lf	\$25.00	\$0	None indicated
			<b>\$113,700</b>	
Monument Signage	1 ls	\$10,000.00	\$10,000	
<b>Division 32 Subtotal</b>			<b>\$521,476</b>	



## Three Story Option - Sitework

Project: **East County Courts**  
Location: **Portland, OR**  
Owner: **Multnomah County**  
Architect: **LRS**

Estimate No.: **1.05**  
Date: **19-May-10**  
Estimator: **Jensen**

Description	Quantity	Unit Price	Price	Comments
<b>DIVISION 33 - UTILITIES</b>				
Storm Sewer				Assumes no UG Detention req'd
Storm Lines	1,500 lf	\$60.00	\$90,000	
Drywell for Roof Drainage	1 ea	\$25,000.00	\$25,000	Assumes 20 ft depth
Boswales / Stormwater Features	4 ea	\$0.00	\$0	Included in landscaping area
Manholes	3 ea	\$3,500.00	\$10,500	
Catch Basins	18 ea	\$1,400.00	\$25,200	
Area Drains	4 ea	\$1,250.00	\$5,000	
			<u>\$155,700</u>	
Sanitary Sewer				
Public Sanitary	315 lf	\$75.00	\$23,625	
Sanitary Lateral	150 lf	\$55.00	\$8,250	
Sanitary Manhole	1 ea	\$3,500.00	\$3,500	
Connect to Existing Manhole (in Street)	1 ea	\$3,500.00	\$3,500	
			<u>\$38,875</u>	
Water				
Public Water	310 lf	\$75.00	\$23,250	
Fire Water Lateral	150 lf	\$55.00	\$8,250	
Domestic Water Lateral	150 lf	\$35.00	\$5,250	
Fire Hydrants	1 ea	\$4,000.00	\$4,000	
FDC	1 ls	\$2,500.00	\$2,500	
Connect to Existing Line (In Street)	1 ea	\$5,000.00	\$5,000	
Gate Valves/Vaults/etc.	1 ls	\$10,000.00	\$10,000	
			<u>\$58,250</u>	
Dry Utilities - Telecomm Pathway	1 ls	\$10,000.00	\$10,000	
<b>Division 33 Subtotal</b>			<u><b>\$262,825</b></u>	
<b>DIVISION 34 - TRANSPORTATION</b>				
Traffic Signal Modifications	1 allow	\$5,000.00	\$5,000	
<b>Division 34 Subtotal</b>			<u><b>\$5,000</b></u>	



## Three Story Option - Building

Project: **East County Courts**  
Location: Portland, OR  
Owner: Multnomah County  
Architect: LRS

Estimate No.: 1.05  
Date: 19-May-10  
Estimator: Jensen

Description	Quantity	Unit Price	Price	Comments
<b>DIVISION 03 - CONCRETE</b>				
Concrete Work				
Spread Footings	76 cy	\$375.00	\$28,500	Assumes depth at 25% of width
Wall Footings	21 cy	\$450.00	\$9,450	18" x 10" per drawings
Braced Frame Footings	213 cy	\$275.00	\$58,575	Assumes 8 ft width & 2.5 ft depth
Set Column Anchor Bolts	42 sets	\$150.00	\$6,300	
Grout Column Base Plates	42 ea	\$150.00	\$6,300	
Foundations Layout & Control	15,218 sf	\$0.50	\$7,333	
Slab-On-Grade, 4" thick	15,218 sf	\$6.25	\$91,656	
Elevator Pits	2 ea	\$7,475.00	\$14,950	
Basement Walls, 12" thick	4,030 sf	\$27.60	\$111,228	
Substructure Layout & Control	15,218 sf	\$0.50	\$7,333	
Slab-On-Metal Deck				
1st Level	5,344 sf	\$4.00	\$21,376	
2nd Level	14,210 sf	\$4.00	\$54,628	
3rd Level	13,397 sf	\$4.00	\$51,376	
Roof Level	11,054 sf	\$4.00	\$42,004	
Miscellaneous Concrete	42,906 sf	\$0.25	\$10,312	
Superstructure Layout & Control	42,906 sf	\$0.50	\$20,624	
24" Concrete Curb at Window Wall	318 sf	\$46.00	\$14,628	
Tread & Landing Fills	19 flts	\$750.00	\$14,250	
Forklift Rental (Concrete Sub)	4 mos	\$3,450.00	\$13,800	
			<u>\$584,623</u>	
Reinforcing Steel				
Spread & Wall Footings	6,790 lbs	\$0.60	\$4,074	70 lbs/cy
Braced Frame Footings	36,210 lbs	\$0.60	\$21,726	170 lbs/cy
Slab-On-Grade	19,023 lbs	\$0.60	\$10,999	1.25 lbs/sf
Elevator Pits	3,000 lbs	\$0.60	\$1,800	
Basement Walls	24,180 lbs	\$0.60	\$14,508	6.00 lbs/sf
Slab-On-Metal Deck - Mesh	506 sqs	\$50.00	\$24,350	
Slab-On-Metal Deck - Rebar	11,001 lbs	\$0.60	\$6,352	0.25 lbs/sf
Miscellaneous Concrete	4,291 lbs	\$0.60	\$2,475	0.10 lbs/sf
			<u>\$86,284</u>	
Division 03 Subtotal			<u><b>\$670,907</b></u>	
<b>DIVISION 04 - MASONRY</b>				
Brick & Stone				
Stone Veneer - Allowance	3,959 sf	\$65.00	\$257,335	
Brick Veneer	14,077 sf	\$24.00	\$323,736	
Division 04 Subtotal			<u><b>\$581,071</b></u>	
<b>DIVISION 05 - METALS</b>				
Structural Steel Fabrication				
1st Level	64,128 lbs	\$0.90	\$57,715	5,344 sf x 12 lbs/sf
2nd Level	185,352 lbs	\$0.90	\$160,844	15,446 sf x 12 lbs/sf
3rd Level	160,764 lbs	\$0.90	\$138,715	13,397 sf x 12 lbs/sf
Roof Level	132,648 lbs	\$0.90	\$113,411	11,054 sf x 12 lbs/sf
Bent Plate Closures	47,063 lbs	\$0.90	\$41,346	1/2" Bent Plate x 12" x 6"
Stairs				
Public Stairs	2 ea	\$15,000.00	\$30,000	
Egress Stairs	14 flts	\$5,500.00	\$77,000	
			<u>\$619,031</u>	
3" Metal Deck Materials				
1st Level	5,344 sf	\$2.50	\$13,360	
2nd Level	14,210 sf	\$2.50	\$34,143	
3rd Level	13,397 sf	\$2.50	\$32,110	
Roof Level	11,054 sf	\$2.50	\$26,253	
			<u>\$105,866</u>	



## Three Story Option - Building

Project: **East County Courts**  
Location: **Portland, OR**  
Owner: **Multnomah County**  
Architect: **LRS**

Estimate No.: **1.05**  
Date: **19-May-10**  
Estimator: **Jensen**

Description	Quantity	Unit Price	Price	Comments
<b>Steel Erection</b>				
Shear Studs at SOMD	6,601 ea	\$5.00	\$31,760	0.15 studs/sf
Steel Erection	42,906 sf	\$5.50	\$226,859	
Temporary Perimeter Safety Rails	1,848 lf	\$6.00	\$10,872	
Safety & Opening Protection	42,906 sf	\$0.20	\$8,249	
			<u>\$277,740</u>	
<b>Miscellaneous Iron</b>				
Miscellaneous Metals	42,906 sf	\$1.00	\$41,247	
Brick Ledger Angles	38,450 lbs	\$2.00	\$75,100	25 lbs/lf
			<u>\$116,347</u>	
<b>Ornamental Metals</b>				
Glass Railings at Public Stairs	80 lf	\$350.00	\$28,000	
Glass Railings at Atrium	72 lf	\$350.00	\$25,200	
			<u>\$53,200</u>	
<b>Division 05 Subtotal</b>			<u><b>\$1,172,184</b></u>	
<b>DIVISION 06 - WOOD, PLASTICS, &amp; COMPOSITES</b>				
<b>Rough Carpentry</b>				
Rough Carpentry at Roof	16,422 sf	\$2.00	\$31,738	
Ramps & Seating Platforms	1,340 sf	\$0.00	\$0	Moved to Division 9
			<u>\$31,738</u>	
<b>Millwork</b>				
Large Courtroom Paneling	660 sf	\$50.00	\$33,000	Behind Bench + 16 lf return each side
Typical Courtroom Paneling	1,440 sf	\$50.00	\$72,000	All Walls Behind Bench
Low Walls at Courts	2,144 sf	\$50.00	\$107,200	Both Faces x 48" average
Low Wall Caps	308 lf	\$15.00	\$4,620	
			<u>\$216,820</u>	
<b>Casework</b>				
Vanities	120 lf	\$350.00	\$42,000	
Courtrooms	3 ea	\$25,000.00	\$75,000	
Casework Not Yet Shown	37,562 sf	\$0.53	\$20,000	
			<u>\$137,000</u>	
<b>Division 06 Subtotal</b>			<u><b>\$385,558</b></u>	
<b>DIVISION 07 - THERMAL &amp; MOISTURE PROTECTION</b>				
<b>Waterproofing</b>				
Basement Walls	4,030 sf	\$4.50	\$18,135	
Voclay at Elevator Pit	520 sf	\$6.50	\$3,380	
Bituminous at SOG Thickened Edges	1,614 sf	\$3.00	\$4,734	
			<u>\$26,249</u>	
<b>Batt Insulation</b>	18,036 sf	\$0.75	\$13,086	
<b>Vapor Barrier</b>				
Building Wrap	18,036 sf	\$4.00	\$69,792	
Ice & Water Shield at Openings	1,028 lf	\$6.50	\$6,682	
			<u>\$76,474</u>	
<b>Water Repellant</b>	18,036 sf	\$1.25	\$21,810	
<b>Fireproofing</b>				
Steel at Rated Shafts	42,906 gsf	\$0.65	\$26,811	



## Three Story Option - Building

Project: **East County Courts**  
Location: **Portland, OR**  
Owner: **Multnomah County**  
Architect: **LRS**

Estimate No.: **1.05**  
Date: **19-May-10**  
Estimator: **Jensen**

Description	Quantity	Unit Price	Price	Comments
<b>Metal Panels</b>				
Column Covers	336 sf	\$25.00	\$8,400	
Entrance Canopy Soffit & Lid	456 sf	\$25.00	\$11,400	
Roof Overhang Soffit	1,238 sf	\$25.00	\$30,950	
Fascia at Soffits	226 lf	\$25.00	\$5,650	
			<u>\$56,400</u>	
<b>Roofing Systems</b>				
2nd Level	2,920 sf	\$10.00	\$29,200	
3rd Level	2,448 sf	\$10.00	\$24,480	
Main Roof	11,054 sf	\$10.00	\$105,010	
Premium for Green Roof	6,200 sf	\$20.00	\$124,000	
			<u>\$282,690</u>	
<b>Flashing &amp; Sheet Metal</b>				
Masonry Flashing	18,036 sf	\$1.00	\$17,483	
Parapet Cap Flashing	802 lf	\$30.00	\$23,700	
Miscellaneous Flashings	16,422 sf	\$0.50	\$7,935	
			<u>\$49,118</u>	
Roof Access Hatch	1 ea	\$5,000.00	\$5,000	
Caulking	2,220 lf	\$5.00	\$11,100	Ledger Angles & Control Joints
Weather Protection	26,130 gsf	\$1.00	\$25,542	
<b>Division 07 Subtotal</b>			<u><u>\$594,280</u></u>	
<b>DIVISION 08 - OPENINGS</b>				
<b>Doors, Frames, &amp; Hardware</b>				
Exterior Single	2 opng	\$1,500.00	\$3,000	Penthouse & South End
Exterior Double	1 opng	\$2,200.00	\$2,200	Bike Storage
Interior Single	103 opng	\$1,200.00	\$123,600	
Interior Double	10 opng	\$1,800.00	\$18,000	
Security Hardware Allowance	1 ls	\$50,000.00	\$50,000	
			<u>\$196,800</u>	
Aluminum Sunshades	339 sf	\$180.00	\$61,020	
Overhead Door at Loading	1 opng	\$3,500.00	\$3,500	
<b>Aluminum, Glass, &amp; Glazing</b>				
Window Wall	4,134 sf	\$75.00	\$310,050	
Aluminum Windows & Storefronts	3,959 sf	\$55.00	\$217,745	
Vestibule	240 sf	\$40.00	\$9,600	
Storefront Doors - Singles	2 opng	\$3,000.00	\$6,000	
Storefront Doors - Pair	2 opng	\$5,500.00	\$11,000	
Window Cleaning	8,333 sf	\$0.35	\$2,917	
Interior Glass & Glazing	37,562 sf	\$2.25	\$84,515	
			<u>\$641,827</u>	
<b>Division 08 Subtotal</b>			<u><u>\$903,147</u></u>	





## Three Story Option - Building

Project: **East County Courts**  
Location: Portland, OR  
Owner: Multnomah County  
Architect: LRS

Estimate No.: 1.05  
Date: 19-May-10  
Estimator: Jensen

Description	Quantity	Unit Price	Price	Comments
<b>DIVISION 09 - FINISHES</b>				
Drywall/Acoustical				
Structural Studs and Sheathing at Walls	18,036 sf	\$12.00	\$209,376	
Structural Studs and Sheathing at Soffits	2,256 sf	\$15.00	\$33,840	
Stair Shafts	2,991 sf	\$7.50	\$22,433	
Elevator & Mechanical Shafts	6,012 sf	\$7.50	\$45,090	
Braced Frame Walls	8,265 sf	\$10.00	\$82,650	
Plumbing Walls	2,835 sf	\$10.00	\$28,350	
Standard Partitions	37,335 sf	\$6.50	\$242,678	
Low Walls w/ TS Posts	1,540 sf	\$15.00	\$23,100	
Exterior Wall Gypboard/Furring	18,036 sf	\$3.50	\$63,126	
Ceilings/Soffits	37,562 sf	\$10.00	\$359,030	
			<u>\$1,109,673</u>	
Tiling				
Bathroom Floors	4,164 sf	\$14.00	\$58,296	
Bathroom Base	808 lf	\$14.00	\$11,312	
Bathroom Walls	2,545 sf	\$14.00	\$35,633	35% of Bathroom Walls
			<u>\$105,241</u>	
Terrazzo or Stone Flooring	6,320 sf	\$22.00	\$139,040	Lobbies
Carpet & Resilient	27,078 sf	\$4.25	\$108,031	
Painting	42,906 sf	\$2.00	\$82,494	
Fabric Wrapped Panels				
Large Courtroom Panelling	1,140 sf	\$20.00	\$22,800	All walls except around bench
Typical Courtroom Panelling	2,040 sf	\$20.00	\$40,800	All walls except behind bench
			<u>\$63,600</u>	
Ramps & Seating Platforms	1,340 sf	\$15.00	\$20,100	
Protect Finishes	42,906 sf	\$0.20	\$8,249	
Final Clean-Up	42,906 sf	\$0.35	\$14,436	
<b>Division 09 Subtotal</b>			<u><b>\$1,650,864</b></u>	
<b>DIVISION 10 - BUILDING SPECIALTIES</b>				
Gun Locker	1 ls	\$4,000.00	\$4,000	
Building Specialties	42,906 sf	\$1.75	\$72,182	
<b>Division 10 Subtotal</b>			<u><b>\$76,182</b></u>	
<b>DIVISION 11 - EQUIPMENT</b>				
Security Equipment/Station at Lobby	1 allow	\$100,000.00	\$100,000	
Transaction Windows	1 ls	\$25,000.00	\$25,000	
<b>Division 11 Subtotal</b>			<u><b>\$125,000</b></u>	
<b>DIVISION 12 - FURNISHINGS</b>				
Courtroom Benches	261 lf	\$250.00	\$65,250	
Window Treatments	3,959 sf	\$6.00	\$23,754	Assumes Mecho Shades - Manual Op
<b>Division 12 Subtotal</b>			<u><b>\$89,004</b></u>	



## Three Story Option - Building

Project: **East County Courts**  
Location: **Portland, OR**  
Owner: **Multnomah County**  
Architect: **LRS**

Estimate No.: **1.05**  
Date: **19-May-10**  
Estimator: **Jensen**

Description	Quantity	Unit Price	Price	Comments
<b>DIVISION 14 - CONVEYING EQUIPMENT</b>				
Elevators				
Holeless Hydraulic - 3 stop	1 ea	\$120,000.00	\$120,000	
Holeless Hydraulic - 4 stop	1 ea	\$160,000.00	\$160,000	
Elevator Cab Finish Allowance	2 ea	\$15,000.00	\$30,000	
<b>Division 14 Subtotal</b>			<b>\$310,000</b>	
<b>DIVISION 21 - FIRE SUPPRESSION</b>				
Fire Protection	42,906 sf	\$3.25	\$134,053	
<b>Division 21 Subtotal</b>			<b>\$134,053</b>	
<b>DIVISION 22 - PLUMBING</b>				
Plumbing	42,906 sf	\$8.00	\$329,976	
Temp Sanitation	12 mos	\$1,000.00	\$12,000	
<b>Division 22 Subtotal</b>			<b>\$341,976</b>	
<b>DIVISION 23 - HVAC</b>				
HVAC & Hydronics	37,562 sf	\$32.00	\$1,148,896	
Open Well	1 ls	\$300,000.00	\$300,000	
Temp Heat	3 mos	\$7,500.00	\$22,500	
Controls	37,562 sf	\$5.00	\$179,515	
<b>Division 23 Subtotal</b>			<b>\$1,650,911</b>	
<b>DIVISION 26 - ELECTRICAL</b>				
Service & Distribution	37,562 sf	\$4.50	\$161,564	
Emergency Generator	1 ls	\$75,000.00	\$75,000	
Convenience Power	37,562 sf	\$4.00	\$143,612	
Lighting	37,562 sf	\$6.50	\$233,370	
Mechanical Power & Connections	37,562 sf	\$3.00	\$107,709	
Solar - 1.5% of Construction Cost	1 allow	\$175,000.00	\$175,000	
Temp Power & Lighting	1 ls	\$20,000.00	\$20,000	
<b>Division 26 Subtotal</b>			<b>\$916,255</b>	
<b>DIVISION 27 - COMMUNICATIONS</b>				
Voice/Data Pathway	37,562 sf	\$1.00	\$35,903	
Voice/Data Cabling & Terminations	37,562 sf	\$4.00	\$143,612	
A/V	1 ls	\$100,000.00	\$100,000	Allowance
<b>Division 27 Subtotal</b>			<b>\$279,515</b>	
<b>DIVISION 28 - ELECTRONIC SAFETY &amp; SECURITY</b>				
Security Pathway	37,562 sf	\$0.50	\$17,952	
Balance of Security	37,562 sf	\$2.00	\$71,806	
Fire Alarm	37,562 sf	\$2.25	\$80,782	
<b>Division 28 Subtotal</b>			<b>\$170,540</b>	



### Three Story Option - Building

Project: **East County Courts**  
Location: **Portland, OR**  
Owner: **Multnomah County**  
Architect: **LRS**

Estimate No.: **1.05**  
Date: **19-May-10**  
Estimator: **Jensen**

Description	Quantity	Unit Price	Price	Comments
<b>DIVISION 31 - EARTHWORK</b>				
Earthwork				
Basement Excavation/Disposal	3,500 cy	\$15.00	\$52,500	Assumes 12' Depth
Basement Perimeter Backfill	1,124 cy	\$35.00	\$39,340	
Structural Excavation	930 cy	\$25.00	\$23,250	
Structural Backfill	620 cy	\$20.00	\$12,400	
Gravel Blanket, 8" thick	375 cy	\$45.00	\$16,245	
Vapor Barrier	15,218 sf	\$0.75	\$10,999	
Basement Foundation Drains	298 lf	\$18.00	\$5,364	
Perimeter Foundation Drains	538 lf	\$18.00	\$9,468	
			<u>\$169,566</u>	
Division 31 Subtotal			<u><b>\$169,566</b></u>	

# **EXHIBIT B**

## **M/W/ESB Plan**

## **EAST COUNTY COURTS SUBCONTRACTING PLAN**

### **A. OBJECTIVE**

Howard S. Wright Constructors (HSW) and Multnomah County jointly seek to encourage participation in the construction of the East County Courts project by minority, women, emerging and disadvantaged, small businesses (MWEDSB) in order to address historical underutilization.

It is the intent of this document to fulfill HSW's obligations under Article 2 Paragraph 2.2.19, 2.2.20 and 2.2.21 of the Agreement. The Workforce Training and Hiring Plan outlined in Article 2.2.22 of the Agreement shall be a separate document.

It is the intent of this document to fulfill the requirements of Article 10 of the Agreement to the greatest extent possible. In case of conflict between this Plan and Article 10 of the Agreement this plan shall govern.

### **B. ASPIRATIONAL TARGET PLAN**

Howard S. Wright Constructors shall aspire to gain the utilization of **20%** of the contract value (~**25%** of available subcontracting opportunities) of firms certified by the State of Oregon or the Federal Government (Small Business) as minority, women, emerging or disadvantaged small business (MWEDSB) enterprises. Firms may be subcontractors or suppliers of any tier.

### **C. IDENTIFYING OPPORTUNITIES**

In order to maximize the participation of MWEDSB firm's opportunities will be packaged into the following categories:

**Category #1** – Those scopes of work with a pre-bid estimated value of less than \$25,000. Work in Category #1 shall be subject to a Direct Solicitation as defined in Paragraph E below.

**Category #2** – Those scopes of work with an pre-bid estimated value of less than \$150,000 where market analysis shows the availability of five (5) or more certified firms in the area of the project. Work in Category #2 shall be subject to a Limited Solicitation as defined in Paragraph E below.

**Category #3** – Those scopes of work with a pre-bid estimated value of less than \$150,000 where market analysis shows there is not the availability of five (5) or more certified firms in the area of the project. Work in Category #3 shall be subject to an Open Solicitation as defined in Paragraph E below.

**Category #4** – Those scopes of work with a pre-bid estimated value of greater than \$150,000. Work in Category #4 shall be subject to an Open Solicitation as defined in Paragraph E below.

## D. CONTRACT PACKAGING

For those packages which may be too large for smaller firms, HSW will work to “unbundle” certain portions of work into smaller Economically Feasible Units. By breaking large packages into smaller units HSW will provide additional opportunities for MWEDSB firms.

By packaging work into Economically Feasible Units, it is believed that the maximum number of firms will be afforded the opportunity to participate in the Project. While the size of the package promotes involvement, Howard S. Wright Constructors will remain focused on providing the most cost-effective solution which may involve larger packages to recognize the economies of scale.

HSW will foster second tier opportunities by encouraging first tier subcontractors to utilize MWEDSB firms. All Subcontractors will be expected to solicit and provide opportunities for MWEDSB firms. See Basis of Award below

HSW's solicitation for Direct and Limited Solicitations will be labeled bid package No.1. HSW's Open Solicitation will be labeled Bid Package No.2.

## E. PROCUREMENT

Procurement will be completed in a stepped approach based on the categories of work found in Paragraph C above.

Category	Value	Procurement
1	\$0 - \$25,000	Direct Procurement
2	\$25,000 - \$150,000	Limited Solicitation
3	\$25,000 - \$150,000	Open Solicitation
4	Over \$150,000	Open Solicitation

### Direct Procurement

This procurement method may be used for construction services (subcontracts, supplies, services) with an estimated value of \$25,000 and less. These small procurements afford the opportunity to contract directly with a single source designated MWEDSB firm. The advantage of this procurement method is that defined scopes of work can be directed to the MWEDSB market for expedited procurement and involvement on the project.

In order to ensure that direct procurements are competitive a “reasonable cost” estimated value will be determined by Howard S. Wright Constructors. If a designated firm provides a bid within a range of the reasonable cost, the work will be immediately awarded to that firm. If the bid is outside the reasonable range, Howard S. Wright Constructors has the option to contact another firm or expand the procurement to multiple firms.

Direct procurements will be based on lump sum or unit price agreements. It is possible however that time and materials contracts with a threshold of \$25,000 can be used for Direct Procurements. Values final agreements may exceed \$25,000 with the addition of change orders.



## **Limited Solicitation**

This Procurement Method will be used for construction services with an estimated value between \$25,000 and \$150,000, when adequate MWEDSB firms are available. On these Limited Solicitation packages, the work may not be formally advertised and will be initially solicited directly to qualified MWEDSB firms.

After proposals are received, contract award will be based on the firm's price, responsiveness, and qualifications. Price will be the major evaluation factor in award consideration. In the majority of instances, Limited Solicitations will be based on lump sum or unit price agreements. Consistent with the overall intent of this Plan, Howard S. Wright Constructors will require all bidders to perform outreach and utilize Sub-Tier MWEDSB firms under Limited Solicitation procurements.

## **Open Solicitation**

This Procurement Method will be used for construction services on larger scopes of work. This Package will be used for those solicitations valued in excess of \$150,000 and at lower levels when MWEDSB firms are not available.

A bidder's commitment to diversity in subcontracting (including supplies and services) will be a selection factor in contract award. Bidders will be required to submit the scopes of work and value that will be performed by MWEDSB firms. In addition, bidders will be required to complete the Subcontractor and Self-performed Work List (Form 1), MWEDSB Contract Log (Form 3), and List of all MWEDSB Bids Rejected (Form 4) as part of its bid documents. These Forms will be used to determine the firm's level of effort and commitment to the use of MWEDSB firms. Howard S. Wright Constructors will include the specific requirements that each bidder will be expected to perform as part of its commitment to using MWEDSB firms.

## **F. OUTREACH**

### **Pre-Construction Outreach Forum**

Howard S. Wright Constructors will attend meetings of minority organizations in August to informally notify members of the upcoming bid.

In September HSW will attend meetings of minority organizations for a second time to formally give details of the project. Opportunities will be presented including scopes of work, quantities, estimated value, and solicitation dates. It will be the intent of the forum to cover both First-Tier and Sub-Tier subcontract, supplier, and service opportunities. Participants will be informed of bidding requirements, assistance to be provided and afforded the opportunity to network with County and Howard S. Wright Constructors' project personnel.

### **Outreach – Limited Solicitation**

A Bid Fax will be sent to MWEDSB firms identified as being qualified to perform the work. The fax will request a response stating whether or not the firm is interested in bidding on the work identified. All responses will be retained as documentation to monitor the firm's interest in the project and to demonstrate the level of commitment in providing opportunities to MWESB firms.

If less than five (5) MWESB firms in the area of the project respond as having interest in the scope of work solicited, Howard S. Wright Constructors will contact other MWESB firms through an additional Bid Fax. If less than five (5) MWESB firms are identified as likely bidders, an Open Solicitation will be utilized.

## **Outreach – Open Solicitations**

Howard S. Wright Constructors will advertise this work as part of its outreach program. For certain procurements that are deemed to require special expertise, Howard S. Wright Constructors may directly contact those firms in lieu of a formal advertisement to determine their interest in the work.

Work will be advertised at least 7 calendar days in advance of the bid due date. Advertisement will include details associated with the scope of work, bidding information, availability or project documents, and points of contact with Howard S. Wright Constructors.

A variety of existing sources will be used to advertise the work including:

- Daily Journal of Commerce (Submit 09.21 10:00 am, Publish 09.22 through 10.08)
- Contracts & Careers (Submit 09.21 5:00 pm, Publish 09.22, 09.29, 10.06)
- Oregon Association of Minority Entrepreneurs
- El Hispanic News, (Submit 09.21 5:00 pm, Publish 09.22, 09.29, 10.06)
- Skanner News, (Submit 09.20 12:00 noon, Publish 09.29)
- Portland Observer, (Submit 09.17 5:00 pm, Publish 09.22, 09.29, 10.06)
- Asian Reporter, (Submit 09.17 5:00 pm, Publish 09.23, 09.30, 10.07)
- Multnomah County Web page
- Howard S. Wright Constructors Web page

Howard S. Wright Constructors will also use the services of community organizations, contractor groups, state and federal business assistance office and other organizations identified by the Office of Minority, Women and Emerging Small Business that provide assistance in the recruitment and placement of minority and women business enterprises.

Howard S. Wright Constructors will follow up initial solicitations by contacting the MWEDSB firms to determine with certainty whether the firms were interested in such subcontracting, material supply or other opportunities.

Howard S. Wright Constructors will provide interested firms with adequate information about the plans, specifications and requirements for the selected subcontracting material supply, or other work.

When applicable Howard S. Wright Constructors will advise and make efforts to assist MWEDSB firms in obtaining bonding, lines of credit or insurance required by the contracting agency or contractor.

All outreach efforts will be documented including a list of all MWEDSB firms that have been notified along with the name, addresses and telephone numbers of the firms that are contacted.

## **Outreach Meetings**

OAME - First Notice Aug 13, 2010  
Second Notice Sept 10, 2010

NAMC - First Notice Aug 10, 2010  
Second Notice Sept 14, 2010

Public - Open House at Site Sept 30, 2010

Bid Fax - First Notice Aug 20, 2010  
Second Notice Sept 27, 2010

Publication Date – Sept 22 through Oct 8.  
East County Courts Subcontracting Plan

## G. BASIS OF AWARD

Award of subcontracted work shall be to the lowest responsible responsive bidder based on a combination of qualifications, price, and MWEDSB participation. All subcontractors shall be required to fill out and gain Howard S. Wright Constructors Subcontractor Prequalification Form. Approval prior to submitting subcontractor's bid is preferred but not mandatory. For those approved subcontractors, award shall be based on the following formula.

$$\text{Plus } \frac{(\text{Low Value/Bidders Value}) * 90 \text{ Points (maximum 90 pts)}}{\text{Bidders Score}} + \frac{(\text{Bidder MWEDSB \% / 20\%}) * 10 \text{ Points (maximum 10 pts)}}{\text{(maximum 100 pts)}}$$

Should the value of any scope of work exceed HSW's previous estimate, HSW shall have the option to award the work to the lowest responsive responsible bidder, re-bid the work in an Open Solicitation, or negotiate the value with any or all bidders.

## H. TECHNICAL ASSISTANCE

### Technical Assistance Prior to Bid Solicitation

During procurement, Howard S. Wright Constructors will provide the necessary technical assistance to firms without compromising the integrity of the competitive process. On a case-by-case basis, information provided in response to a specific request will be evaluated as to if the information should be provided to all proposers. However, in general the following technical assistance will be provided prior to bid submissions:

- Estimated value of the package and schedule requirements
- Listing of potential MWEDSB Sub-Tier opportunities including a sample list of certified firms per the identified divisions of work, and where to find a complete list.
- Assistance in insurance, bonding, contractual issues, procurement requirements and referral to other services.

### Technical Assistance Following Bid Solicitation

As required, Howard S. Wright Constructors will offer post-award assistance to MWEDSB firms regarding financial issues and implementation of project programs including safety, quality control and diversity.

The primary focus of financial assistance will be prompt payment, Howard S. Wright Constructors and all Subcontractors – including first and Sub-Tiers – performing work on the Project will be subject to the requirement of General Conditions and retainage. In addition, First-Tier Subcontractors will receive payment within seven (7) calendar days from the date payment is sent by the Owner and will be required to pay Sub-Tier Subcontractors within seven (7) days of receiving payment from Howard S. Wright Constructors.

Howard S. Wright Constructors may offer an advance on regular monthly progress payments consistent with the Owner's accelerated payment provisions. If necessary, Howard S. Wright Constructors may offer advance payment to MWEDSB firms prior to receipt of the County payment; however, only upon a detailed review of the invoice submitted. Joint checks may be executed between MWEDSB firms and their subcontractors/suppliers to ensure prompt payment.

As part of typical construction monitoring, Howard S. Wright Constructors will involve each MWEDSB firm in project schedule meetings, safety meetings, and other coordination functions at the site. As required, this may also extend to specific jobsite training programs including, safety, quality, and equipment operations.

If any issues arise with the performance of an MWEDSB firm on the project, Howard S. Wright Constructors will first attempt resolution directly with the firm. If the matter continues, Howard S. Wright Constructors will contact the County to provide assistance and advice on the issue.

#### **Contacts:**

##### **Multnomah County**

Sophia Cavalli  
503-988-5111 ext. 26106  
Sophia.cavalli@co.multnomah.or.us

##### **OAME**

Modena  
503-249-7744  
Modena@OAME.org

##### **State of Oregon Office of MWESB**

Lydia Muniz  
503.378.3506  
lydia.muniz@state.or.us

##### **Hispanic Metro Chamber**

Gale Catillo - President  
Jane Nevarez – Admin Assist  
503-222-0280  
jnevarez@hmccoregon.com

##### **NAMC**

Vicente Harrison – Director of Operations  
503.710.4944  
[vicenteharrison@gmail.com](mailto:vicenteharrison@gmail.com)

##### **ONABEN**

Eric Jordan – Deputy Director  
503.968.1500 x 4

## **I. SUBMISSION OF REQUIRED DOCUMENTATION**

### **1. Subcontractor and Self-Perform Work List – Form 1 (See Attachment No.1)**

HSW shall complete and submit Form 1 with its GMP Amendment Supporting Documentation. HSW shall update the form monthly and submit with it pay application.

In addition each Subcontractor shall complete and submit Form 1 with its monthly pay application.

### **2. MWEDSB Contact / Bids received Log – Form 2 (See Attachment No.2)**

HSW shall track contacts and award of work as outlined in Form No. 2. Form No. 2 shall be submitted no later than the completion of awarding work to Subcontractors/Suppliers.

### **3. Subcontractor Tracking Form - Form 3 (See Attachment No. 3)**

HSW shall track payment to MWEDSB Subcontractors on a monthly basis as outlined in Form 3.

## **J. ATTACHMENTS**

Attachment No. 1 – Subcontractor and Self-performed Work List (Form 1)  
Attachment No. 2 – Bids Received tracking Log (Form 2)  
Attachment No. 3 – Subcontractor Tracking Form (Form 3)  
Attachment No. 4 – Categorized Scope of Work  
Attachment No. 5 – Sample list of MWEDSB Contractors

## SUBCONTRACTOR and SELF-PERFORMED WORK LIST (FORM 1)

NOTE: IF THE BIDDER IS NOT USING ANY SUBCONTRACTORS ON THIS PROJECT,  
WRITE THE WORDS "SELF PERFORMING ALL WORK" ON THE FORM.

Bidder Name: \_\_\_\_\_ Total Bid Amount: \_\_\_\_\_

Bid Number: \_\_\_\_\_ Project Name: \_\_\_\_\_

<u>DIVISIONS OF WORK – BIDDER WILL SELF-PERFORM</u>	<u>DIVISIONS OF WORK – TO BE SUBCONTRACTED</u>

**LIST BELOW THOSE MWEDSB SUBCONTRACTORS THAT YOU INTEND TO USE ON THE PROJECT..** For each subcontractor, include the address, telephone #, CCB #, Fax #, the type of work to be done and the dollar amount of the subcontract/agreement.

<u>DIVISIONS OF WORK BIDDER WILL SUBCONTRACT</u>						
<b>MWEDSB SUBCONTRACTORS</b> (Please Print)  Please use <b><i>correct legal name</i></b> of subcontractor	<b>DIVISION OF WORK</b> (Painting, electrical, landscaping, etc.)	<b>DOLLAR AMOUNT OF SUBCONTRACT</b>	Certified Subcontractor MBE/WBE/ESB  Check box <input checked="checked" type="checkbox"/>			
			MBE	WBE	ESB	DBE
Name Address City/St/Zip Phone# CCB# Fax#						
Name Address City/St/Zip Phone# CCB# Fax#						
Name Address City/St/Zip Phone# CCB# Fax #						
Name Address City/St/Zip Phone# CCB# Fax #						

## M/W/ESB CONTACT / BIDS RECEIVED LOG

Bidder Name: \_\_\_\_\_

Bid Number: \_\_\_\_\_

**(FORM 2)**

**Bidders shall record their contacts with MBE/WBE/ESB Subcontractors through use of this log. All columns must be completed. Additional forms may be copied if needed.**

[illegible]

**EXHIBIT C**  
**Design Development**  
**Cost of Work Estimates**



Name: **MULTNOMAH CO. EAST COURTS FACILITY**  
Second Name: **BASE SCOPE, 3-STORIES, 3-COURTROOMS**  
Description: **ESTIMATE SUMMARY**  
Design Phase: **Design Development**  
Date of Estimate: **August 13, 2010**



**Hill International**

Hill International, Inc.  
111 SW Columbia Street, Suite 830  
Portland, Oregon 97201  
Tel: 503-225-1120  
Fax: 503-224-3226  
[www.hillintl.com](http://www.hillintl.com)

**DIRECT CONSTRUCTION COST - January 2011**

**SITE DEVELOPMENT** **\$1,483,082**

**BUILDING** **\$11,013,915**

**TOTAL DIRECT CONSTRUCTION COST** **\$12,496,997**  
(Based on 42,135 GSF) **\$297 /sf**

Name: **MULTNOMAH CO. EAST COURTS FACILITY**  
 Second Name: **SITE DEVELOPMENT**  
 Description: **ESTIMATE SUMMARY**  
 Design Phase: **Design Development**  
 Date of Estimate: **August 13, 2010**

Hill International, Inc.  
 111 SW Columbia Street, Suite 830  
 Portland, Oregon 97201  
 Tel: 503-225-1120  
 Fax: 503-224-3226  
 www.hillintl.com

  
**Hill International**

**DIRECT CONSTRUCTION COST**

**92,150 (sf) Developed Site Area**

<i>CSI Division</i>	<i>Description</i>	<i>Unit Cost (\$/sf)</i>	<i>Cost</i>
Division 01	General Conditions	\$0.92	\$84,943
Division 02	Existing Conditions	\$0.22	\$20,000
Division 03	Concrete	\$0.00	\$0
Division 04	Masonry	\$0.46	\$42,528
Division 05	Metals	\$0.00	\$0
Division 06	Wood, Plastics, Composites	\$0.00	\$0
Division 07	Thermal & Moisture Protection	\$0.00	\$0
Division 08	Openings	\$0.00	\$0
Division 09	Finishes	\$0.00	\$0
Division 10	Specialties	\$0.00	\$0
Division 11	Equipment	\$0.00	\$0
Division 12	Furnishings	\$0.00	\$0
Division 13	Special Construction	\$0.00	\$0
Division 14	Conveying Equipment	\$0.00	\$0
Division 21	Fire Suppression	\$0.00	\$0
Division 22	Plumbing	\$0.00	\$0
Division 23	HVAC	\$0.00	\$0
Division 26	Electrical	\$2.10	\$193,249
Division 27	Communications	\$0.00	\$0
Division 28	Electronic Safety & Security	\$0.09	\$8,500
Division 31	Earthwork	\$1.76	\$162,523
Division 32	Exterior Improvements	\$8.51	\$784,566
Division 33	Utilities	\$1.99	\$183,736
Division 34	Transportation	\$0.03	\$3,038

**TOTAL DIRECT CONSTRUCTION COST - January 2011**

**\$1,483,082**

\$16.09 /sf

**Escalation Calculation**

1.25% Construction Cost Index  
 5 Months to start of construction  
 14 Months of construction duration  
 12 Calculated months to mid-point of construction  
**1.26% Calculated Escalation**

**Note: This Direct Construction Cost Estimate does not include the following:**

- Design or Construction Contingency
- General Contractor Overhead and Profit
- General Contractor Insurance and Bond

Name: **MULTNOMAH CO. EAST COURTS FACILITY**  
 Second Name: **SITE DEVELOPMENT**  
 Description: **ESTIMATE DETAIL**  
 Design Phase: **Design Development**  
 Date of Estimate: **August 13, 2010**

		Quantity	Unit	Unit Cost	Unit Cost	Cost
<b>DIVISION 01</b>	<b>GENERAL CONDITIONS</b>	1.0	ls	\$84,942.98	\$83,888.35	<b>\$84,943</b>
<b>DIVISION 02</b>	<b>EXISTING CONDITIONS</b>					<b>\$20,000</b>
02 40 00	DEMO EXISTING MISC./DISPOSE	1.0	ls	\$20,000.00	\$9.55	\$20,000
<b>DIVISION 03</b>	<b>CONCRETE</b>					<b>\$0</b>
<b>DIVISION 04</b>	<b>MASONRY</b>					<b>\$42,528</b>
04 21 13	BRICK VENEER/CMU MASONRY WALL	1,400.0	sf	\$30.38	\$30.00	\$42,528
<b>DIVISION 05</b>	<b>METALS</b>					<b>\$0</b>
<b>DIVISION 06</b>	<b>WOOD, PLASTICS AND COMPOSITES</b>					<b>\$0</b>
<b>DIVISION 07</b>	<b>THERMAL AND MOISTURE PROTECTION</b>					<b>\$0</b>
<b>DIVISION 08</b>	<b>OPENINGS</b>					<b>\$0</b>
<b>DIVISION 09</b>	<b>FINISHES</b>					<b>\$0</b>
<b>DIVISION 10</b>	<b>SPECIALTIES</b>					<b>\$0</b>
<b>DIVISION 11</b>	<b>EQUIPMENT</b>					<b>\$0</b>
<b>DIVISION 12</b>	<b>FURNISHINGS</b>					<b>\$0</b>
<b>DIVISION 13</b>	<b>SPECIAL CONSTRUCTION</b>					<b>\$0</b>
<b>DIVISION 14</b>	<b>CONVEYING EQUIPMENT</b>					<b>\$0</b>
<b>DIVISION 21</b>	<b>FIRE SUPPRESSION</b>					<b>\$0</b>
<b>DIVISION 22</b>	<b>PLUMBING</b>					<b>\$0</b>
<b>DIVISION 23</b>	<b>HVAC - AIR DISTRIBUTION</b>					<b>\$0</b>
<b>DIVISION 26</b>	<b>ELECTRICAL</b>					<b>\$193,249</b>
26 00 00	BASIC MATERIALS AND METHODS					<b>\$7,847</b>
26 00 13	COMMON WORK RESULTS FOR BASIC MATERIALS AND METHODS	1.0	ls	\$6,075.43	\$6,000.00	\$6,075
26 05 13	ID FOR ELECTRICAL SYSTEMS	1.0	ls	\$1,772.00	\$1,750.00	\$1,772
26 24 00	ELECTRICAL SERVICE/DISTRIBUTION					<b>\$5,391</b>
26 27 16	ELECTRIC PANEL CABINET, 18"h x 12"w x 4"d, PED MNT	1.0	ea	\$1,229.26	\$1,214.00	\$1,229
26 28 16	CIRCUIT BREAKERS 20A	4.0	ea	\$91.64	\$90.50	\$367
26 28 16	120/280V, 1 PHS, 3W PANEL, PHOTO CELL & TIME CLOCK	1.0	ea	\$3,795.12	\$3,748.00	\$3,795
26 56 00	EXTERIOR LIGHTING					<b>\$138,599</b>
26 56 13	LUMINAIRE, 15' POLE, FOUNDATION, TERMS	46.0	ea	\$2,980.00	\$2,943.00	\$137,080
26 56 13	MONUMENT ILLUMINATION	1.0	ls	\$1,518.86	\$1,500.00	\$1,519
33 71 19	Conduit w/Wire - Lighting	2,375.0	lf	\$17.44	\$17.22	\$41,412
<b>DIVISION 27</b>	<b>COMMUNICATIONS</b>					<b>\$0</b>
<b>DIVISION 28</b>	<b>ELECTRONIC SAFETY AND SECURITY</b>					<b>\$8,500</b>



Name: **MULTNOMAH CO. EAST COURTS FACILITY**  
 Second Name: **SITE DEVELOPMENT**  
 Description: **ESTIMATE DETAIL**  
 Design Phase: **Design Development**  
 Date of Estimate: **August 13, 2010**

		Quantity	Unit	Unit Cost	Unit Cost	Cost
28 23 00	CCTV CONDUIT/OUTLET	7.0	ea	\$334.15	\$330.00	\$2,339
28 23 13	CCTV, CAMERA STATION w/o Monitor	6.0	ea	\$1,026.75	\$1,014.00	\$6,160
<b>DIVISION 31</b>	<b>EARTHWORK</b>					<b>\$162,523</b>
31 05 05	CONSTRUCTION ENTRANCE	40.0	lcy	\$60.75	\$60.00	\$2,430
31 11 00	CLEARING AND GRUBBING	3.1	acre	\$1,012.57	\$1,000.00	\$3,139
31 22 13	ROUGH GRADING	118,755.0	sf	\$0.34	\$0.34	\$40,884
31 22 16	FINE GRADING	89,911.0	sf	\$0.24	\$0.24	\$21,850
31 23 16	EXCAVATION (Backfill for Bowling)	966.0	bcy	\$4.56	\$4.50	\$4,402
31 32 19	GEOTEXTILE FABRIC	60,000.0	sf	\$0.32	\$0.32	\$19,441
31 23 23	BACKFILL, IMPORT SOIL/PLACE/COMPACT	1,367.0	cy	\$31.80	\$31.41	\$43,477
31 23 23	BACKFILL, PLACE/COMPACT	966.0	cy	\$21.68	\$21.41	\$20,942
31 25 13	PROTECTIVE MEASURES					
31 25 13	Erosion Control Fencing	1,174.0	lf	\$4.56	\$4.50	\$5,349
31 25 13	Catch Basin Protection	1.0	ls	\$607.54	\$600.00	\$608
<b>DIVISION 32</b>	<b>EXTERIOR IMPROVEMENTS</b>					<b>\$784,566</b>
32 05 05	SAW CUT ASPHALT, Minimum	24.0	lf	\$2.61	\$2.58	\$250
32 05 05	REMOVE CONCRETE CURB	280.0	lf	\$4.44	\$4.38	\$1,242
32 05 05	REMOVE A/C, EXPORT	4,080.0	sf	\$5.57	\$5.50	\$22,722
32 05 05	SAW CUT CONCRETE, 4" SIDEWALK	10.0	lf	\$4.98	\$4.92	\$50
32 05 05	REMOVE CONCRETE, 4" SIDEWALK	800.0	sf	\$3.29	\$3.25	\$2,633
32 06 10	SAND SET UNIT PAVERS	3,089.0	sf	\$22.28	\$22.00	\$68,812
32 12 16	BASE COURSE ROCK, 3/4", 4" DEPTH	589.0	ecy	\$56.68	\$55.98	\$33,387
32 12 16	BASE COURSE ROCK, 3/4", 6" DEPTH	192.0	ecy	\$56.68	\$55.98	\$10,883
32 12 16	ASPHALT PAVING, BINDER COURSE, 3"	10,343.0	sf	\$1.45	\$1.43	\$14,976
32 12 16	ASPHALT PAVING, WEAR COURSE, 3"	10,343.0	sf	\$1.60	\$1.58	\$16,547
32 12 16	ASPHALT PAVING, 2-1/2" LIFT	48,165.0	sf	\$1.42	\$1.40	\$68,279
32 13 13	INFILTRATION PLANTER FTG/WALL/STONE	2,308.0	lf	\$47.34	\$46.75	\$109,255
32 13 13	CONCRETE SIDEWALK	5,805.0	sf	\$5.06	\$5.00	\$29,390
32 13 13	CONCRETE CROSSWALK	400.0	sf	\$8.10	\$8.00	\$3,240
32 13 13	SIDEWALK TACTILE WARNING SYSTEM	210.0	sf	\$38.48	\$38.00	\$8,080
32 13 13	CONCRETE ADA RAMPS	210.0	sf	\$8.10	\$8.00	\$1,701
32 16 13	CONCRETE CURB & GUTTER	586.0	lf	\$18.00	\$17.78	\$10,550
32 16 13	CONCRETE CURB/WALL @ Infiltration Planter	2,310.0	lf	\$20.25	\$20.00	\$46,781
32 16 13	CONCRETE CURB	1,140.0	lf	\$12.66	\$12.50	\$14,429
32 16 13	CONCRETE SEAT WALL	72.0	lf	\$25.31	\$25.00	\$1,823
32 16 13	CONCRETE SEATING PLINTH & IPE SEATING	42.0	lf	\$60.75	\$60.00	\$2,552
32 17 13	PRECAST CONC. PARKING BUMPERS	48.0	lf	\$16.20	\$16.00	\$778
32 17 13	BOLLARD	4.0	ea	\$810.06	\$800.00	\$3,240
32 17 23	PAVEMENT MARKING - Symbols, Painted	10.0	ea	\$50.63	\$50.00	\$506
32 17 23	PAVEMENT MARKING - Striping	100.0	sf	\$17.21	\$17.00	\$1,721
32 17 23	PAVEMENT MARKING - Handicap Symbol	6.0	ea	\$49.62	\$49.00	\$298
32 17 23	PAVEMENT MARKING	2,020.0	sf	\$1.39	\$1.37	\$2,802
32 17 23	CONCRETE CURB PAINTING	200.0	sf	\$3.39	\$3.35	\$678
32 17 23	PAVEMENT MARKING, Stall	112.0	ea	\$13.67	\$13.50	\$1,531
32 31 13	HYDRAULIC GATE w/ Oper & Reader	160.0	sf	\$50.63	\$50.00	\$8,101
32 31 13	SECURITY GATE ARM HIGH SPEED w/Reader	1.0	ea	\$12,657.15	\$12,500.00	\$12,657
32 31 13	ORNAMENTAL STEEL FENCE, 8'	200.0	lf	\$210.00	\$75.28	\$42,000
32 31 13	CHAINLINK, INDUSTRIAL, 8'	380.0	lf	\$75.00	\$60.00	\$28,500
32 31 13	SECURITY FENCE, SWING GATE	128.0	sf	\$33.41	\$33.00	\$4,277
32 93 33	SHRUBS, GRASSES AND GROUNDCOVERS, SOIL AMENDMENTS W/IRRIGATION	18,050.0	sf	\$4.56	\$4.50	\$82,246
32 93 33	INFILTRATION PLANTER STONE/SOIL/PLANT	8,380.0	sf	\$6.08	\$6.00	\$50,912
32 93 33	TREES, AVE. 2" CAL.	87.0	ea	\$500.00	\$250.00	\$43,500
32 94 00	SITE FURNISHINGS	92,150.0	sf	\$0.15	\$0.15	\$13,996



Name: **MULTNOMAH CO. EAST COURTS FACILITY**  
 Second Name: **SITE DEVELOPMENT**  
 Description: **ESTIMATE DETAIL**  
 Design Phase: **Design Development**  
 Date of Estimate: **August 13, 2010**

		Quantity	Unit	Unit Cost	Unit Cost	Cost
32 94 00	EXTERIOR SIGNAGE	36.0	ea	\$253.14	\$250.00	\$9,113
32 94 00	EXTERIOR SIGNAGE - Monument	1.0	ls	\$10,125.72	\$10,000.00	\$10,126
<b>DIVISION 33</b>	<b>UTILITIES</b>					<b>\$183,736</b>
33 11 00	WATER UTILITIES					
33 11 16	Copper, Waterline, Type L, w/Fittings, 2"	30.0	lf	\$46.58	\$46.00	\$1,397
33 11 16	Copper, Waterline, Type L, 2", Fitting	4.0	ea	\$121.51	\$120.00	\$486
33 11 16	6" DIP Waterline	530.0	lf	\$59.24	\$58.50	\$31,395
33 11 16	6" - Gate Valve and Box	2.0	ea	\$860.69	\$850.00	\$1,721
33 11 16	Combination Backflow Prevention Vault	1.0	ea	\$3,240.23	\$3,200.00	\$3,240
33 11 16	Water Meter Vault w/Exc., Bed & Bckfl	1.0	ea	\$10,237.10	\$10,110.00	\$10,237
33 11 16	Fire Department Connection	1.0	ea	\$2,500.04	\$2,469.00	\$2,500
33 11 16	Thrust block	4.0	ea	\$303.77	\$300.00	\$1,215
33 11 16	Connect to Existing, Tap/Saddle in Street	1.0	ea	\$5,000.08	\$4,938.00	\$5,000
33 11 16	Connect to Existing, Wood Shop	1.0	ea	\$1,012.57	\$1,000.00	\$1,013
33 12 16	Gate Valve, Valve Box, 2"	1.0	ea	\$658.17	\$650.00	\$658
33 12 16	Hydrant	1.0	ea	\$2,500.04	\$2,469.00	\$2,500
33 12 16	Utility Vaults, Small	4.0	ea	\$1,265.71	\$1,250.00	\$5,063
33 33 13	SANITARY UTILITY SEWERAGE UTILITIES					
33 33 13	Connect to Existing in Street	1.0	ea	\$3,500.46	\$3,457.00	\$3,500
33 33 13	Connect to Existing	2.0	ea	\$556.91	\$550.00	\$1,114
33 33 13	8" - PVC	475.0	lf	\$55.69	\$55.00	\$26,453
33 40 00	STORM DRAINAGE UTILITIES					
33 40 00	8" - PVC	264.0	lf	\$30.38	\$30.00	\$8,020
33 40 00	48" ID Manhole @ 16', Exc/Bckfl/Tie-in	1.0	ea	\$12,657.15	\$12,500.00	\$12,657
33 40 00	Utility Vault, 5000 Gal, Exc/Bckfl/Sub Piping	1.0	ea	\$28,144.43	\$27,795.00	\$28,144
33 40 00	Clean-outs	2.0	ea	\$607.54	\$600.00	\$1,215
33 40 00	Roof Drain Connection	1.0	ea	\$556.91	\$550.00	\$557
33 40 00	Planter Storm Connection	4.0	ea	\$101.26	\$100.00	\$405
33 70 00	ELECTRICAL UTILITIES					
33 70 13	Utility Vault, U/G, 5'x5'x4'-high w/Cover	1.0	ea	\$4,111.04	\$4,060.00	\$4,111
33 71 19	Conduit w/Wire - Bldg Interconnect	40.0	lf	\$12.35	\$12.20	\$494
33 71 19	Conduit w/Wire - Lighting		lf	\$17.44	\$17.22	\$0
33 71 19	Conduit w/Wire - Irrigation	360.0	lf	\$17.44	\$17.22	\$6,277
33 71 19	Conduit w/Wire - Misc	700.0	lf	\$17.44	\$17.22	\$12,206
33 71 19	Hand Holes, 2'x2'x3', Precast, Conc Cover	9.0	ea	\$1,350.77	\$1,334.00	\$12,157
<b>DIVISION 34</b>	<b>TRANSPORTATION</b>					<b>\$3,038</b>
34 41 13	TRAFFIC SIGNAL MODIFICATIONS	1.0	ls	\$3,037.72	\$3,000.00	\$3,038



Name: **MULTNOMAH CO. EAST COURTS FACILITY**  
 Second Name: **BUILDING**  
 Description: **ESTIMATE SUMMARY**  
 Design Phase: **Design Development**  
 Date of Estimate: **August 13, 2010**

Hill International, Inc.  
 111 SW Columbia Street, Suite 830  
 Portland, Oregon 97201  
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**Hill International**

**DIRECT CONSTRUCTION COST**

**42,135 (sf) Gross Square Feet**

<i>CSI Division</i>	<i>Description</i>	<i>Unit Cost</i>	<i>Cost</i>
Division 01	General Conditions	\$19.59	\$825,334
Division 02	Existing Conditions	\$0.00	\$0
Division 03	Concrete	\$15.20	\$640,438
Division 04	Masonry	\$19.44	\$819,115
Division 05	Metals	\$28.20	\$1,188,011
Division 06	Wood, Plastics, Composites	\$8.85	\$372,957
Division 07	Thermal & Moisture Protection	\$17.32	\$729,865
Division 08	Openings	\$20.49	\$863,397
Division 09	Finishes	\$30.15	\$1,270,178
Division 10	Specialties	\$2.12	\$89,353
Division 11	Equipment	\$0.00	\$0
Division 12	Furnishings	\$0.70	\$29,402
Division 13	Special Construction	\$0.00	\$0
Division 14	Conveying Equipment	\$5.89	\$248,236
Division 21	Fire Suppression	\$3.04	\$127,994
Division 22	Plumbing	\$8.13	\$342,447
Division 23	HVAC	\$42.01	\$1,770,000
Division 26	Electrical	\$25.30	\$1,065,839
Division 27	Communications	\$4.11	\$173,219
Division 28	Electronic Safety & Security	\$5.06	\$213,324
Division 31	Earthwork	\$5.81	\$244,809
Division 32	Exterior Improvements	\$0.00	\$0
Division 33	Utilities	\$0.00	\$0

**TOTAL DIRECT CONSTRUCTION COST - January 2011**

**\$11,013,915**

**\$261 /sf**

**Escalation Calculation**

1.25% Construction Cost Index  
 5 Months to start of construction  
 14 Months of construction duration  
 12 Calculated months to mid-point of construction  
**1.26% Calculated Escalation**

Note: This Direct Construction Cost Estimate does not include the following:

- Estimating Contingency
- General Contractor Overhead and Profit
- General Contractor Insurance and Bond

Name: **MULTNOMAH CO. EAST COURTS FACILITY**  
 Second Name: **BUILDING**  
 Description: **ESTIMATE DETAIL**  
 Design Phase: **Design Development**  
 Date of Estimate: **August 13, 2010**

		Quantity	Unit	Unit Cost	Unit Cost	Cost
<b>DIVISION 01</b>	<b>GENERAL CONDITIONS</b>	1.0	ls	\$825,333.69	\$815,087	\$825,334
<b>DIVISION 02</b>	<b>EXISTING CONDITIONS</b>					\$0
<b>DIVISION 03</b>	<b>CONCRETE</b>					\$640,438
03 30 00	REINFORCEMENT					
03 21 10	SPREAD & WALL FOOTINGS	10,087.0	lb	\$0.60	\$0.59	\$6,026
03 21 10	BF FOOTINGS	44,710.0	lb	\$0.60	\$0.59	\$26,711
03 21 10	SOG	13,157.1	lb	\$0.60	\$0.59	\$7,860
03 21 10	WALLS	20,500.0	lb	\$0.60	\$0.59	\$12,247
03 21 10	ELEVATOR PIT	3,000.0	lb	\$0.60	\$0.59	\$1,792
03 22 05	MISC - REBAR	4,213.5	lb	\$0.60	\$0.59	\$2,517
03 22 05	SLAB ON METAL DECK - REBAR	5,468.1	lb	\$0.60	\$0.59	\$3,267
03 22 05	SLAB ON METAL DECK - WWF, W2.9XW2.9	41,080.6	sf	\$0.74	\$0.73	\$30,366
03 30 00	CAST-IN-PLACE CONCRETE					
03 30 00	SPREAD FOOTINGS	98.0	cy	\$375.00	\$375.00	\$36,750
03 30 00	WALL FOOTINGS	33.0	cy	\$450.00	\$450.00	\$14,850
03 30 00	BF FOOTINGS	263.0	cy	\$280.00	\$450.00	\$73,640
03 30 00	SLAB ON GRADE, 4"	106.0	cy	\$350.00	\$325.00	\$37,100
03 30 00	SLAB ON GRADE, 6"	112.0	cy	\$350.00	\$325.00	\$39,200
03 30 00	WALLS	238.0	cy	\$575.00	\$360.00	\$136,850
03 30 00	ELEVATOR PIT	2.0	ea	\$7,475.00	\$7,475.00	\$14,950
03 30 00	CONCRETE CURB AT WINDOW WALL	318.0	sf	\$46.00	\$560.00	\$14,628
03 30 00	ELEVATED DECK	543.0	cy	\$300.00	\$560.00	\$162,900
03 30 00	MISC CONCRETE	42,135.0	sf	\$0.25	\$560.00	\$10,534
03 30 00	STAIR TREAD AND LANDING FILLS	11.0	flt	\$750.00	\$560.00	\$8,250
<b>DIVISION 04</b>	<b>MASONRY</b>					\$819,115
04 20 01	HONEYCOMB STONE VENEER	5,213.0	sf	\$75.94	\$75.00	\$395,890
04 20 01	MASONRY VENEER	10,495.0	sf	\$31.39	\$31.00	\$329,435
04 22 10	CMU - 1ST FLOOR	3,705.0	sf	\$25.31	\$25.00	\$93,789
<b>DIVISION 05</b>	<b>METALS</b>					\$1,188,011
05 12 00	STRUCTURAL STEEL FAB & ERECTION	229.0	tn	\$3,797.14	\$3,750.00	\$869,432
05 12 00	STRUCTURAL STEEL PV SUPPORT	4.0	tn	\$3,797.14	\$3,750.00	\$15,189
05 51 00	METAL STAIRS					
05 51 00	Public	4.0	flt	\$14,500.00	\$1,100.00	\$58,000
05 51 00	Staff	7.0	flt	\$5,500.00	\$125.00	\$38,500
05 51 00	Railings Stairs	80.0	ft	\$455.66	\$450.00	\$36,453
05 51 00	Railing Atrium	60.0	ft	\$455.66	\$450.00	\$27,339
05 31 13	STEEL FLOOR DECKING, 18-ga, 2"	37,346.0	sf	\$2.43	\$2.40	\$90,757
05 31 23	STEEL ROOF DECKING, 18-ga, 1-1/2"	3,000.0	sf	\$2.57	\$2.54	\$7,716
05 50 05	MISC. METAL	42,135.0	sf	\$1.01	\$1.00	\$42,665
05 52 13	METAL GRATE	56.0	sf	\$35.00	\$35.00	\$1,960
<b>DIVISION 06</b>	<b>WOOD, PLASTICS AND COMPOSITES</b>					\$372,957
06 10 54	WOOD BLOCKING AND CURBING	42,135.0	sf	\$0.50	\$600.00	\$21,068
06 10 54	RAMPS AND SEATING PLATFORMS	1,217.0	sf	\$15.00	\$600.00	\$18,255
06 22 13	MOLDINGS - INTERIOR WOOD WINDOW/DOOR CASING TRIM	1,059.0	lf	\$12.15	\$12.00	\$12,868
06 22 13	MOLDINGS - BASE, 9/16"x3-1/2", FINISHED	971.0	lf	\$6.58	\$6.50	\$6,391
06 22 13	MOLDINGS - CASING, 11/16"x6", FINISHED	257.0	lf	\$11.64	\$11.50	\$2,993
06 25 17	MOLDINGS - CHAIR RAIL	207.0	lf	\$12.15	\$12.00	\$2,515
06 25 13	PANELING, WAINSCOT & WALL	3,603.0	sf	\$35.44	\$35.00	\$127,690
06 25 13	PANELING, PL-WAINSCOT & WALL	1,498.0	sf	\$25.31	\$25.00	\$37,921
06 25 17	MOLDINGS - PENCIL RAIL	439.0	lf	\$12.15	\$12.00	\$5,334



Name: **MULTNOMAH CO. EAST COURTS FACILITY**  
 Second Name: **BUILDING**  
 Description: **ESTIMATE DETAIL**  
 Design Phase: **Design Development**  
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		Quantity	Unit	Unit Cost	Unit Cost	Cost
06 35 50	CABINETS & CASEWORK					
06 35 50	Mallbox	17.6	sf	\$101.26	\$100.00	\$1,782
06 35 50	Upper Cabinets - Plam	54.0	lf	\$151.89	\$150.00	\$8,202
06 35 50	Base Cabinets w/Countertops - Plam	75.0	lf	\$253.14	\$250.00	\$18,986
06 35 50	Judge's Dias Counter	90.0	lf	\$1,113.83	\$1,100.00	\$100,245
06 35 50	Shelving, 15"	16.0	lf	\$50.63	\$50.00	\$810
06 35 50	Transaction Counter w/Pass-through	36.0	lf	\$177.20	\$175.00	\$6,379
06 35 50	Free Standing Counter	12.0	lf	\$126.57	\$125.00	\$1,519
<b>DIVISION 07</b>	<b>THERMAL AMD MOISTURE PROTECTION</b>					<b>\$729,865</b>
07 19 00	WATER REPELLENTS	15,708.0	sf	\$1.25	\$1.00	\$19,635
07 17 00	BENTONITE WATERPROOFING	6,490.0	sf	\$6.50	\$3.31	\$42,185
07 17 00	BITUMINOUS WATERPROOFING	1,466.0	sf	\$3.00	\$3.31	\$4,398
07 21 00	INSULATION					
07 21 16	Exterior Wall	15,708.0	sf	\$1.23	\$1.21	\$19,246
07 21 16	Exterior Wall, Penthouse	690.0	sf	\$1.23	\$1.21	\$845
07 21 13	2" Polystyrene, Deck & Roof	37,611.0	sf	\$1.46	\$1.44	\$54,841
07 25 00	WEATHER BARRIERS - Ext. Walls	15,018.0	sf	\$3.81	\$3.76	\$57,178
07 25 00	WEATHER BARRIERS - Ext. Walls Penthouse	690.0	sf	\$2.51	\$2.48	\$1,733
07 26 10	SOG VAPOR BARRIER	14,100.0	sf	\$0.17	\$0.17	\$2,427
07 33 63	ECO ROOF SYSTEM	7,241.0	sf	\$20.25	\$20.00	\$146,641
07 51 13	BUILT-UP ROOF SYS, w/Board & Insulation	14,235.0	sf	\$11.39	\$11.25	\$162,157
07 51 13	BUILT-UP ROOF SURFACING	2,843.0	sf	\$10.00	\$1.00	\$28,430
07 62 00	SHEET METAL FLASHING AND TRIM	42,135.0	sf	\$0.25	\$0.25	\$10,666
07 62 00	SHEET METAL FLASHING, MASONRY	15,708.0	sf	\$1.00	\$1.00	\$15,708
07 62 00	PARAPET CAP	563.0	lf	\$32.00	\$15.00	\$18,016
07 62 00	PARAPET CAP, Penthouse	69.0	sf	\$32.00	\$12.00	\$2,208
07 71 23	FASCIA at Canopies and Entry	346.0	lf	\$60.00	\$15.00	\$20,760
07 71 23	SCUPPERS	6.0	ea	\$303.77	\$300.00	\$1,823
07 71 23	SCUPPERS, Penthouse	2.0	ea	\$303.77	\$300.00	\$608
07 71 23	DOWNSPOUTS	380.0	lf	\$6.43	\$6.35	\$2,443
07 90 05	JOINT SEALERS	42,135.0	sf	\$0.61	\$0.60	\$25,599
05 58 23	ENTRANCE CANOPY	1,450.0	sf	\$60.00	\$35.00	\$87,000
05 58 23	ALUMINUM CLAD COLUMN (Framing Included in Structural Steel)	76.0	vlf	\$70.00	\$35.00	\$5,320
<b>DIVISION 08</b>	<b>OPENINGS</b>					<b>\$863,397</b>
08 11 13	ALUM. DOUB ENTRY DOOR, FRM & HDW	2.0	ea	\$4,050.29	\$4,000.00	\$8,101
08 14 16	2' x 7' STEEL DOOR & HMF w/ HDW	2.0	ea	\$1,144.21	\$1,130.00	\$2,288
08 14 16	3' x 7' STEEL DOOR & HMF w/ HDW	98.0	ea	\$1,215.09	\$1,200.00	\$119,078
08 14 16	4' x 7' STEEL DOOR & HMF w/ HDW	1.0	ea	\$1,316.34	\$1,300.00	\$1,316
08 14 16	6' x 8' STEEL DOOR & HMF w/ HDW	6.0	ea	\$1,974.52	\$1,950.00	\$11,847
08 14 16	3' x 7' STEEL DOOR & KDF w/ HDW	1.0	ea	\$1,215.09	\$1,200.00	\$1,215
08 14 16	3' x 7' WOOD DOOR w/WDF & HDW	6.0	ea	\$1,215.09	\$1,200.00	\$7,291
08 14 16	3' x 7' WOOD DOOR w/HMF & HDW	1.0	ea	\$1,012.57	\$1,000.00	\$1,013
08 14 16	6' x 7' WOOD DOOR w/WDF & HDW	2.0	ea	\$1,822.63	\$1,800.00	\$3,645
08 14 16	3' x 8' WOOD DOOR w/WDF & HDW, Prem.	4.0	ea	\$1,569.49	\$1,550.00	\$6,278
08 14 16	6' x 8' WOOD DOOR & WDF w/ HDW	4.0	ea	\$1,822.63	\$1,800.00	\$7,291
08 33 23	OVERHEAD DOORS, STEEL, 6'x 10', Manual	1.0	ea	\$1,417.60	\$1,400.00	\$1,418
08 33 26	DOOR GLAZING	193.0	sf	\$35.44	\$35.00	\$6,840
08 33 26	INTERIOR GLAZING	453.0	sf	\$35.44	\$35.00	\$16,054
08 33 26	INTERIOR GLAZING/WOOD FRAME	1,303.0	sf	\$37.47	\$37.00	\$48,817
08 34 63	2'-6"x7' 16-ga HM Door/HM w/o Glazing	2.0	ea	\$2,683.32	\$2,650.00	\$5,367
08 44 13	GLAZED ALUMINUM CURTAIN WALL	6,512.0	sf	\$65.00	\$81.00	\$423,280
08 44 13	ALUMINUM STOREFRONT AND WINDOWS	1,473.0	sf	\$55.00	\$81.00	\$81,015
08 51 13	SUNSHADE	120.0	lf	\$202.51	\$200.00	\$24,302





Name: **MULTNOMAH CO. EAST COURTS FACILITY**  
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		Quantity	Unit	Unit Cost	Unit Cost	Cost
08 71 00	DOOR HARDWARE, SECURITY PREM.	51.0	ea	\$258.21	\$255.00	\$13,168
08 71 13	ADA DOOR OPERATORS	14.0	ea	\$1,012.57	\$1,000.00	\$14,176
08 71 13	PANIC/FIRE DEVICES	20.0	ea	\$1,149.27	\$1,135.00	\$22,985
08 80 00	GLAZING, LAMINATED - Bullet Resistant	209.0	sf	\$175.17	\$173.00	\$36,612
<b>DIVISION 09</b>	<b>FINISHES</b>					<b>\$1,270,178</b>
09 21 16	GYPSUM BOARD ASSEMBLIES					
09 21 16	Ext. Structural Studs and Sheathing	15,750.0	sf	\$8.64	\$8.53	\$136,036
09 21 16	Int. 3-5/8" Steel, STC 45	11,355.0	sf	\$5.50	\$5.43	\$62,433
09 21 16	Int. 3-5/8" Steel, STC 50+	31,605.0	sf	\$7.62	\$7.53	\$240,978
09 21 16	Shaft Walls, 2-hr Fire Rated	7,680.0	sf	\$7.00	\$7.56	\$53,760
09 21 16	Penthouse Walls, Rated	690.0	sf	\$7.00	\$7.56	\$4,830
09 21 16	Brace Frame and Column Wrap	6,270.0	sf	\$4.99	\$4.93	\$31,300
09 21 16	GWB Ceiling & Soffits	9,284.0	sf	\$9.47	\$9.35	\$87,897
09 30 00	CERAMIC TILING					
09 30 00	Floors	1,400.0	sf	\$15.19	\$15.00	\$21,264
09 30 00	Walls	3,490.0	sf	\$11.14	\$11.00	\$38,873
09 30 00	Base	661.0	lf	\$14.18	\$14.00	\$9,370
09 51 00	ACOUSTICAL CEILINGS	16,460.0	sf	\$6.10	\$6.02	\$100,335
09 51 00	ACOUSTICAL CEILINGS, Premium	2,892.0	sf	\$9.72	\$9.60	\$28,112
09 51 00	ACOUSTICAL CEILING - SEISMIC BRACING	538.0	ea	\$11.85	\$11.70	\$6,374
09 51 00	ACOUSTICAL REQ'MTS NOT SHOWN	1.0	ls	\$25,000.00	\$11.70	\$25,000
09 65 00	RESILIENT FLOORING	3,689.0	sf	\$7.40	\$7.31	\$27,306
09 66 13	TERRAZO FLOORING, 1-3/4" Thick	7,627.0	sf	\$19.27	\$19.03	\$146,967
09 66 13	TERRAZO BASE, Cove, 6" High	1,200.0	lf	\$23.07	\$22.78	\$27,680
09 68 00	FLOOR COVERING					
09 68 00	Carpet Tile 24"x 24", Nylon, 35-oz	16,459.0	sf	\$5.14	\$5.08	\$84,663
09 68 00	Walk-off Matting	100.0	sf	\$27.34	\$27.00	\$2,734
03 35 19	SEALED CONC. FINISH	8,434.0	sf	\$1.52	\$1.50	\$12,810
09 68 00	RUBBER BASE	6,500.0	lf	\$2.99	\$2.95	\$19,416
09 84 13	FABRIC WRAPPED PANEL, (Acoustic)	884.0	sf	\$15.52	\$15.33	\$13,722
09 90 00	PAINTING					
09 90 00	Walls	84,000.0	sf	\$0.68	\$0.67	\$56,988
09 90 00	Walls, Epoxy	6,300.0	sf	\$0.83	\$0.82	\$5,231
09 90 00	Ceilings	9,284.0	sf	\$0.76	\$0.75	\$7,051
09 90 00	Exterior Paint, Protective Coating	15,708.0	sf	\$0.81	\$0.80	\$12,724
09 90 00	Open to Structure	7,438.0	sf	\$0.85	\$0.84	\$6,326
<b>DIVISION 10</b>	<b>SPECIALTIES</b>					<b>\$89,353</b>
10 14 20	SPECIALTIES	42,135.0	sf	\$0.46	\$0.45	\$19,199
10 14 20	INTERIOR SIGNAGE	2,146.0	sf	\$0.35	\$0.35	\$761
10 14 20	EXTERIOR SIGNAGE	1.0	ls	\$20,000.00	\$0.35	\$20,000
10 21 13	RESTROOM PARTITIONS	1.0	ls	\$14,580.02	\$14,399.00	\$14,580
10 26 01	WALL AND CORNER PROTECTION	42,135.0	sf	\$0.23	\$0.23	\$9,813
10 28 13	TOILET AND BATH ACCESSORIES	1.0	ls	\$12,039.48	\$11,890.00	\$12,039
10 51 00	LOCKERS, GUN	1.0	ea	\$6,075.43	\$6,000.00	\$6,075
10 75 16	FLAG POLE, Alum, Tapered, 30'	2.0	ea	\$3,442.74	\$3,400.00	\$6,885
<b>DIVISION 11</b>	<b>EQUIPMENT</b>					<b>\$0</b>
<b>DIVISION 12</b>	<b>FURNISHINGS</b>					<b>\$29,402</b>
12 24 13	WINDOW TREATMENTS	3,000.0	sf	\$8.10	\$8.00	\$24,302
12 24 13	WINDOW TREATMENTS, MINI BLINDS	1,700.0	sf	\$3.00	\$8.00	\$5,100
<b>DIVISION 13</b>	<b>SPECIAL CONSTRUCTION</b>					<b>\$0</b>



Name: **MULTNOMAH CO. EAST COURTS FACILITY**  
 Second Name: **BUILDING**  
 Description: **ESTIMATE DETAIL**  
 Design Phase: **Design Development**  
 Date of Estimate: **August 13, 2010**

		Quantity	Unit	Unit Cost	Unit Cost	Cost
<b>DIVISION 14</b>	<b>CONVEYING EQUIPMENT</b>					<b>\$248,236</b>
14 24 13	PASSENGER ELEVATOR 4-STOP, 3,500#, Electric Traction System	1.0	ea	\$126,092.74	\$124,527.20	\$126,093
14 24 13	PASSENGER ELEVATOR 3-STOP, 3,500#, Electric Traction System	1.0	ea	\$122,143.71	\$120,627.20	\$122,144
<b>DIVISION 21</b>	<b>FIRE SUPPRESSION</b>					<b>\$127,994</b>
21 10 00	FIRE PROTECTION SYSTEM	42,135.0	sf	\$3.04	\$3.00	\$127,994
<b>DIVISION 22</b>	<b>PLUMBING</b>					<b>\$342,447</b>
22 11 00	FACILITY WATER DISTRIBUTION/FIXTURES	42,135.0	sf	\$8.00	\$8.00	\$337,080
22 11 00	Water Reclamation System (Cistem) - See Storm Drainage Utilities in Site Estimate					
22 46 13	WATER CLOSET AND LAV UNITS, SS	2.0	ea	\$2,683.32	\$2,650.00	\$5,367
<b>DIVISION 23</b>	<b>HEATING, VENT AND AIR CONDITIONING</b>					<b>\$1,770,000</b>
23 05 00	HVAC	42,135.0	sf	\$29.11	\$28.75	\$1,226,611
23 05 00	OPEN WELL SYSTEM	42,135.0	ls	\$12.66	\$12.50	\$533,309
23 37 15	MECH. LOUVER	112.0	sf	\$90.00	\$900.00	\$10,080
<b>DIVISION 26</b>	<b>ELECTRICAL</b>					<b>\$1,065,839</b>
26 24 00	ELECTRICAL SERVICE/DISTRIBUTION					<b>\$213,324</b>
26 24 00	ELECTRICAL POWER	42,135.0	sf	\$5.06	\$5.00	\$213,324
26 31 00	PHOTOVOLTAICS					<b>\$175,000</b>
26 31 00	PHOTOVOLTAIC ARRAY	1.0	ls	\$175,000.00	\$175,000.00	\$175,000
26 32 00	GENERATOR ASSEMBLIES					<b>\$400,195</b>
26 32 00	GENERATOR/TRANSFER SWITCH	42,135.0	sf	\$9.50	\$9.38	\$400,195
26 51 00	INTERIOR LIGHTING					<b>\$277,321</b>
26 51 00	INTERIOR LIGHTING	42,135.0	sf	\$6.58	\$6.50	\$277,321
<b>DIVISION 27</b>	<b>COMMUNICATIONS</b>					<b>\$173,219</b>
27 21 00	DATA COMMUNICATIONS					<b>\$53,331</b>
27 21 13	TELECOMMUNICATIONS RACEWAY & GROUNDING SYSTEMS	42,135.0	sf	\$1.27	\$1.25	\$53,331
27 40 00	AUDIO-VIDEO COMMUNICATIONS					<b>\$119,888</b>
27 41 00	AV SYSTEM	42,135.0	ls	\$2.85	\$2.81	\$119,888
<b>DIVISION 28</b>	<b>ELECTRONIC SAFETY AND SECURITY</b>					<b>\$213,324</b>
28 13 00	SECURITY SYSTEM/ACCESS CONTROL	42,135.0	sf	\$2.53	\$2.50	\$106,662
28 31 00	FIRE ALARM	42,135.0	sf	\$2.53	\$2.50	\$106,662
<b>DIVISION 31</b>	<b>EARTHWORK</b>					<b>\$244,809</b>
31 22 16	FINE GRADING/PLACE STONE/COMPACT	14,100.0	sf	\$0.63	\$0.62	\$8,852
31 23 16	EXCAVATION SUPPORT - SHEET PILE	4,455.0	sf	\$27.43	\$27.09	\$122,203
31 23 16	EXCAVATION/EXPORT	4,695.0	bcy	\$15.87	\$20.00	\$74,510
07 26 10	SOG VAPOR BARRIER	14,100.0	sf	\$0.25	\$0.25	\$3,569
31 23 23	BACKFILL/COMPACT, Native	1,622.0	ecy	\$11.00	\$34.00	\$17,842
31 23 23	BASE ROCK MATERIAL/HAUL/PLACE/COMP	465.0	lcy	\$32.40	\$32.00	\$15,067
33 46 13	FOUNDATION DRAINS	475.0	lf	\$5.82	\$5.75	\$2,766
<b>DIVISION 32</b>	<b>EXTERIOR IMPROVEMENTS</b>					<b>\$0</b>



Name: **MULTNOMAH CO. EAST COURTS FACILITY**  
Second Name: **BUILDING**  
Description: **ESTIMATE DETAIL**  
Design Phase: **Design Development**  
Date of Estimate: **August 13, 2010**

	Quantity	Unit	Unit Cost	Unit Cost	Cost
<b>DIVISION 33 UTILITIES</b>					<b>\$0</b>

# EAST COUNTY COURTS PROJECT

**MULTNOMAH COUNTY  
EAST COUNTY COURTS**  
*Reconciled DD Estimate  
August 17, 2010*



**Howard S. Wright  
Constructors**



# Howard S. Wright Constructors

Project:	East County Courts	Estimate No.:	2.2
Location:	Portland, OR	Date:	17-Aug-10
Owner:	Multnomah County	Estimator:	BJ/DRP
Architect:	LRS	GSF:	41,813

System	Cost/GSF	Total
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## SITEWORK

Division 01	General Conditions	\$	1.50	\$	62,725
Division 02	Existing Conditions	\$	0.48	\$	20,000
Division 04	Masonry	\$	0.93	\$	38,720
Division 26	Electrical	\$	4.95	\$	207,000
Division 31	Earthwork	\$	6.61	\$	276,472
Division 32	Exterior Improvements	\$	15.93	\$	665,964
Division 33	Utilities	\$	5.19	\$	216,925
Division 34	Transportation	\$	0.12	\$	5,000
<b>Total Direct Construction Cost</b>		\$	<b>35.70</b>	\$	<b>1,492,806</b>
Estimating Contingency	5.00%	\$	1.79	\$	74,640
Insurance	0.75%	\$	0.28	\$	11,756
GC Performance & Payment Bond	0.655%	\$	0.25	\$	10,616
Contractor OH&P	1.95%	\$	0.74	\$	31,001
<b>Total</b>		\$	<b>38.76</b>	\$	<b>1,620,819</b>

## BUILDING

Division 01	General Conditions	\$	13.04	\$	545,219
Division 03	Concrete	\$	17.40	\$	727,551
Division 04	Masonry	\$	18.17	\$	759,711
Division 05	Metals	\$	30.58	\$	1,278,667
Division 06	Wood, Plastic, & Composites	\$	9.43	\$	394,115
Division 07	Thermal & Moisture Protection	\$	17.06	\$	713,324
Division 08	Openings	\$	19.66	\$	821,889
Division 09	Finishes	\$	35.13	\$	1,469,083
Division 10	Specialties	\$	2.51	\$	104,928
Division 11	Equipment	\$	-	\$	-
Division 12	Furnishings	\$	0.55	\$	23,094
Division 14	Conveying Equipment	\$	5.85	\$	244,500
Division 21	Fire Supression	\$	2.71	\$	113,400
Division 22	Plumbing	\$	6.87	\$	287,100
Division 23	HVAC	\$	41.23	\$	1,723,965
Division 26	Electrical	\$	30.92	\$	1,293,066
Division 27	Communications	\$	1.62	\$	67,898
Division 28	Electronic Safety & Security	\$	6.97	\$	291,353
Division 31	Earthwork	\$	7.29	\$	304,680
<b>Total Direct Construction Cost</b>		\$	<b>266.99</b>	\$	<b>11,163,543</b>
Estimating Contingency	5.00%	\$	13.35	\$	558,177
Insurance	0.75%	\$	2.10	\$	87,913
GC Performance & Payment Bond	0.655%	\$	1.90	\$	79,392
Contractor OH&P	1.95%	\$	5.54	\$	231,836
<b>Total</b>		\$	<b>289.88</b>	\$	<b>12,120,861</b>



# Howard S. Wright Constructors

Project: **East County Courts**  
Location: **Portland, OR**  
Owner: **Multnomah County**  
Architect: **LRS**

Estimate No.: **2.2**  
Date: **17-Aug-10**  
Estimator: **Jensen**

Description	Quantity	Unit Price	Price	Comments
<b>DIVISION 02 - EXISTING CONDITIONS</b>				
Demolition				
Demo Bowling Alley	29,137 sf	\$0.00	\$0	By Owner
Demo KFC Restaurant	3,801 sf	\$0.00	\$0	By Owner
Demo Misc. Site Structures/Appurtenances	1 ls	\$20,000.00	\$20,000	
Division 02 Subtotal			<b>\$20,000</b>	
<b>DIVISION 04 - MASONRY</b>				
Brick Veneer				
Security/Site Wall	1,760 sf	\$22.00	\$38,720	NEW SCOPE - 10' Average
Division 04 Subtotal			<b>\$38,720</b>	
<b>DIVISION 26 - ELECTRICAL</b>				
Site Lighting				
	46 fixt	\$4,500.00	\$207,000	Added 34 Fixtures
Division 26 Subtotal			<b>\$207,000</b>	
<b>DIVISION 31 - EARTHWORK</b>				
Surveying				
Thrd Party Survey & Layout	1 ls	\$15,000.00	\$15,000	
Site Clearing & Earthwork				
Demolition				
Mobilization	1 ls	\$30,000.00	\$30,000	SUB- Moore
Erosion Control	1 ls	\$10,000.00	\$10,000	SUB- Moore
Dewatering	3 mo	\$2,500.00	\$7,500	
Demo Paving/Sidewalks/Curbs	106,587 sf	\$0.25	\$26,647	
Earthwork				
Site Grading & Earthwork	139,525 sf	\$0.92	\$127,944	SUB- Moore
Clear & Grub	139,525 sf	\$0.23	\$32,091	SUB- Moore
Curb Prep	3,700 sf	\$2.00	\$7,400	SUB- Moore
Unit Paver Prep	3,530 sf	\$3.00	\$10,590	SUB- Moore
Sidewalk Prep	6,200 sf	\$1.50	\$9,300	SUB- Moore
Division 31 Subtotal			<b>\$276,472</b>	
<b>DIVISION 32 - EXTERIOR IMPROVEMENTS</b>				
Paving				
Asphalt Paving & Base Course	6,071 sy	\$22.00	\$133,569	3" ACP & 8" Base Rock
Asphalt Paving & Base Course - SE 185th	629 sy	\$40.00	\$25,160	4" ACP, 12" Base Rock, 12" CTB
Asphalt Patching at SE Stark	33 sy	\$75.00	\$2,475	
Pavement Markings, Signage, etc.	1 ls	\$4,500.00	\$4,500	
			<b>\$165,704</b>	
Site Concrete				
Standard Curbs	3,730 lf	\$12.50	\$46,625	
Curb & Gutter - SE 185th	485 lf	\$18.00	\$8,730	
Standard Sidewalks	4,962 sf	\$4.00	\$19,848	
6" Raised Crosswalk	388 sf	\$8.00	\$3,104	
Crosswalk Transition under ACP	326 sf	\$8.00	\$2,608	
Electrical/Generator Pads	280 sf	\$8.00	\$2,240	
Masonry Site Wall Footing	26 cy	\$250.00	\$6,519	2'-0" x 2'-0"
12" Planting Wall w/ Footing	672 sf	\$18.00	\$12,096	NEW SCOPE - Average 6' Height
Seating Plinth	42 lf	\$125.00	\$5,250	NEW SCOPE - 2'-0" x 2'-0"
Seatwalls	272 lf	\$125.00	\$34,000	1'-0" x 2'-0"
			<b>\$141,020</b>	
Precast Concrete Unit Pavers				
Specialty Sand Set Pavers	2,825 sf	\$24.00	\$67,800	
Repair Existing Unit Pavers	1,400 sf	\$10.00	\$14,000	



# Howard S. Wright Constructors

Project: **East County Courts**  
Location: **Portland, DR**  
Owner: **Multnomah County**  
Architect: **LRS**

Estimate No.: **2.2**  
Date: **17-Aug-10**  
Estimator: **Jensen**

Description	Quantity	Unit Price	Price	Comments
			<b>\$81,800</b>	
Landscaping & Irrigation				
Imported Topsoil	1,020 cy	\$30.00	\$30,597	12" average depth
Irrigation & Plantings	27,537 sf	\$2.50	\$68,843	
Medium Sized Trees	83 ea	\$500.00	\$41,500	Added 28 Trees
Street Tree Planters	4 ea	\$1,500.00	\$6,000	Street trees at SE Stark
Site Furnishings	1 allow	\$10,000.00	\$10,000	Bike Racks, Benches, Trash/Ash, etc.
Community Garden	1 ls	\$0.00	\$0	HSW will help develop
			<b>\$156,940</b>	
Fencing				
Security Fence at Secure Parking	380 lf	\$75.00	\$28,500	
Ameristar "Majestic" Fencing @ 185th Street	200 lf	\$210.00	\$42,000	
Security Gates & Operators	2 ea	\$20,000.00	\$40,000	
			<b>\$110,500</b>	
Monument Signage	1 ls	\$10,000.00	\$10,000	Allowance
<b>Division 32 Subtotal</b>			<b>\$665,964</b>	
<b>DIVISION 33 - UTILITIES</b>				
Storm Sewer				Assumes no UG Detention req'd
Stormwater Planters	29,300 sf	\$1.50	\$43,950	SUB- Moore
8" PVC W/Gran	265 lf	\$48.00	\$12,720	SUB- Moore
4" PVC W/Gran	20 lf	\$50.00	\$1,000	SUB- Moore
Cleanout	2 ea	\$350.00	\$700	SUB- Moore
Drywell	1 ea	\$6,000.00	\$6,000	SUB- Moore
Rain Cistern	1 ea	\$19,000.00	\$19,000	SUB- Moore
Footing Drain	730 lf	\$10.00	\$7,300	SUB- Moore
			<b>\$90,670</b>	
Sanitary Sewer				
8" PVC	475 lf	\$81.00	\$38,475	SUB- Moore
6" PVC	50 lf	\$78.00	\$3,900	SUB- Moore
Connect to Existing Manhole	1 ea	\$4,000.00	\$4,000	SUB- Moore
Manhole	1 ea	\$3,500.00	\$3,500	SUB- Moore
			<b>\$49,875</b>	
Water				
8" DIP	490 lf	\$64.00	\$31,360	SUB- Moore
6" DIP	65 lf	\$60.00	\$3,900	SUB- Moore
Fire Hydrant	1 ea	\$4,200.00	\$4,200	SUB- Moore
Blow Off	1 ea	\$1,800.00	\$1,800	SUB- Moore
2" Domestic	40 lf	\$28.00	\$1,120	SUB- Moore
6" DDCV	1 ea	\$14,000.00	\$14,000	SUB- Moore
FDC	1 ea	\$1,800.00	\$1,800	SUB- Moore
8x8 Hot Tap	1 ea	\$6,000.00	\$6,000	SUB- Moore
8" Gate Valve	2 ea	\$1,100.00	\$2,200	SUB- Moore
			<b>\$66,380</b>	
Dry Utilities - Telecomm Pathway	1 ls	\$10,000.00	\$10,000	Allowance
<b>Division 33 Subtotal</b>			<b>\$216,925</b>	
<b>DIVISION 34 - TRANSPORTATION</b>				
Traffic Signal Modifications	1 allow	\$5,000.00	\$5,000	Allowance
<b>Division 34 Subtotal</b>			<b>\$5,000</b>	



# Howard S. Wright Constructors

Project: East County Courts  
Location: Portland, OR  
Owner: Multnomah County  
Architect: LRS

Estimate No.: 2.2  
Date: 17-Aug-10  
Estimator: Jensen

Description	Quantity	Unit Price	Price	Comments
<b>DIVISION 03 - CONCRETE</b>				
Concrete (Sub)				
Spread & Wall Footings	187 cy	\$365.00	\$68,255	
Braced Frame Footings	263 cy	\$280.00	\$73,640	
Set Column Anchor Bolts	37 ea	\$0.00	\$0	Included w/ footing pricing
Grout Column Base Plates	37 ea	\$0.00	\$0	Included w/ footing pricing
Elevator Pits	2 ea	\$7,475.00	\$14,950	
Foundations Layout & Control	15,218 sf	\$0.50	\$7,609	
12" Concrete Basement Wall	6,760 sf	\$26.00	\$175,760	
Slab-On-Grade, 4" thick	6,625 sf	\$5.25	\$34,779	
Slab-On-Grade, 6" thick	5,538 sf	\$5.75	\$31,844	
Substructure Layout & Control	15,218 sf	\$0.50	\$7,609	
Slab-On-Metal Deck				
1st Level - Type A	5,617 sf	\$4.00	\$22,468	
2nd Level				
Type A	10,339 sf	\$4.00	\$41,356	
Type C	1,981 sf	\$4.00	\$7,924	
3rd Level - Type A	9,465 sf	\$4.00	\$37,861	
Roof Level - Type B	9,980 sf	\$4.00	\$39,920	
Superstructure Layout & Control	40,491 sf	\$0.50	\$20,246	
24" Concrete Curb at Window Wall	318 sf	\$46.00	\$14,628	
Tread & Landing Fills	20 fts	\$750.00	\$15,000	
Miscellaneous Concrete	40,491 sf	\$0.25	\$10,123	
Forklift Rental (Concrete Sub)	4 mos	\$3,450.00	\$13,800	
			<u>\$637,770</u>	
Reinforcing Steel				
Spread & Wall Footings	13,090 lbs	\$0.60	\$7,854	
Braced Frame Footings	44,710 lbs	\$0.60	\$26,826	
Slab-On-Grade	15,203 lbs	\$0.60	\$9,122	1.25 lbs/sf
Elevator Pits	3,000 lbs	\$0.60	\$1,800	
Basement Walls	20,280 lbs	\$0.60	\$12,168	3.00 lbs/sf
Slab-On-Metal Deck - Mesh	496 sqs	\$50.00	\$24,817	
Slab-On-Metal Deck - Rebar	7,941 lbs	\$0.60	\$4,765	0.25 lbs/sf
Miscellaneous Concrete	4,049 lbs	\$0.60	\$2,429	0.10 lbs/sf
			<u>\$89,781</u>	
<b>Division 03 Subtotal</b>			<u><b>\$727,551</b></u>	
<b>DIVISION 04 - MASONRY</b>				
Brick & Stone				
Stone Honeycomb - Color 1 & 2	5,335 sf	\$75.00	\$400,125	
CMU- First Floor	4,170 sf	\$25.00	\$104,250	
Brick Veneer	10,639 sf	\$24.00	\$255,336	
<b>Division 04 Subtotal</b>			<u><b>\$759,711</b></u>	
<b>DIVISION 05 - METALS</b>				
Structural Steel Fabrication				
Braced Frames	254 tons	\$1,974.41	\$501,500	SUB- L&M FAB
Buckling Restraint Braces	109,812 lbs	\$0.00	Inc.	SUB- L&M FAB
Columns	24 ea	\$3,000.00	\$72,000	
Beams	92,989 lbs	\$0.00	Inc.	SUB- L&M FAB
Bent Plate Closure at Roof	314,520 lbs	\$0.00	Inc.	SUB- L&M FAB
Miscellaneous Steel Not Yet Shown	11,550 lbs	\$0.00	Inc.	SUB- L&M FAB
Stairs	20,907 lbs	\$0.00	Inc.	SUB- L&M FAB
Public Stairs	2 fts	\$4,500.00	\$9,000	SUB- L&M FAB
Egress Stairs	18 fts	\$4,500.00	\$81,000	SUB- L&M FAB
			<u>\$663,500</u>	





# Howard S. Wright Constructors

Project: East County Courts  
Location: Portland, OR  
Owner: Multnomah County  
Architect: LRS

Estimate No.: 2.2  
Date: 17-Aug-10  
Estimator: Jensen

Description	Quantity	Unit Price	Price	Comments
<b>3" Metal Deck Materials</b>				
1st Level				
Type A	5,617 sf	\$2.50	\$14,043	
2nd Level				
Type A	10,339 sf	\$2.50	\$25,848	
Type C	1,981 sf	\$2.50	\$4,953	
3rd Level				
Type A	9,465 sf	\$2.50	\$23,663	
Type D	2,380 sf	\$2.50	\$5,950	
Roof Level				
Type B	9,980 sf	\$2.50	\$24,950	
Type D	729 sf	\$2.50	\$1,823	
			<u>\$101,228</u>	
<b>Steel Erection</b>				
Shear Studs at SOMD	6,272 ea	\$1.00	\$6,272	SUB- Sowles
Structural Steel Erection	254 tons	\$765.00	\$194,310	SUB- Sowles
Stair Erection	1 ls	\$74,000.00	\$74,000	SUB- Sowles
Buckling Restraint Braces	24 ea	\$1,000.00	\$24,000	
Temporary Perimeter Safety Rails	2,037 lf	\$6.00	\$12,222	
Safety & Opening Protection	41,813 sf	\$0.20	\$8,363	
			<u>\$319,167</u>	
<b>Miscellaneous Iron</b>				
Miscellaneous Metals	41,813 sf	\$1.00	\$41,813	
Support Steel for Photovoltaic's - South Elev.	7,680 lbs	\$2.00	\$15,360	
Brick Ledger Angles	37,300 lbs	\$2.00	\$74,600	25 lbs/lf
			<u>\$131,773</u>	
<b>Ornamental Metals</b>				
Glass Railings at Public Stairs	80 lf	\$450.00	\$36,000	
Glass Railings at Atrium	60 lf	\$450.00	\$27,000	
			<u>\$63,000</u>	
<b>Division 05 Subtotal</b>			<u><b>\$1,278,667</b></u>	
<b>DIVISION 06 - WOOD, PLASTICS, &amp; COMPOSITES</b>				
<b>Rough Carpentry</b>				
Rough Carpentry at Roof	13,810 sf	\$2.00	\$27,620	
Ramps & Seating Platforms	1,340 sf	\$15.00	\$20,100	
			<u>\$47,720</u>	
<b>Millwork</b>				
Plam Wainscott-104	140 lf	\$81.60	\$11,424	SUB- Artek
Full Height Plam Paneling- 114	200 sf	\$27.38	\$5,475	SUB- Artek
Wood Wainscott- 129	130 lf	\$135.96	\$17,675	SUB- Artek
Wood Paneling- 129	300 sf	\$44.87	\$13,461	SUB- Artek
Curved Frontage to Bench/Witness- 129	28 lf	\$313.57	\$8,780	SUB- Artek
Straight Wall Cladding & Cap- 129	6 lf	\$377.67	\$2,266	SUB- Artek
Bar Frontage & Cap- 129	24 lf	\$404.08	\$9,698	SUB- Artek
Plywood DieWalls, Plam Back- 129	61 lf	\$185.30	\$11,303	SUB- Artek
Wood Guardrail	57 lf	\$24.88	\$1,418	SUB- Artek
Plam Wainscott to Lobby- 224	105 lf	\$79.59	\$8,357	SUB- Artek
Plam Panels between Doors- 201	4 ea	\$241.00	\$964	SUB- Artek
Full Height Plam Paneling- 201	200 sf	\$27.38	\$5,475	SUB- Artek
Wood Wainscott- 218	72 lf	\$131.74	\$9,485	SUB- Artek
Wood Wainscott- 222	72 lf	\$131.74	\$9,485	SUB- Artek
Wood Paneling- 218	930 sf	\$40.34	\$37,518	SUB- Artek
Wood Paneling- 222	930 sf	\$40.34	\$37,516	SUB- Artek
Curved Frontage to Bench/Witness- 218	24 lf	\$388.79	\$9,331	SUB- Artek
Curved Frontage to Bench/Witness- 222	24 lf	\$388.79	\$9,331	SUB- Artek
Straight Wall Cladding & Cap- 218	22 lf	\$280.45	\$6,170	SUB- Artek
Straight Wall Cladding & Cap- 222	22 lf	\$280.45	\$6,170	SUB- Artek
Bar/Jury Wall Cladding & Cap- 218	57 lf	\$392.65	\$22,381	SUB- Artek
Bar/Jury Wall Cladding & Cap- 222	57 lf	\$392.65	\$22,381	SUB- Artek
Plywood DieWalls, Plam Back	206 lf	\$172.17	\$35,466	SUB- Artek
			<u>\$301,530</u>	



# Howard S. Wright Constructors

Project: East County Courts  
Location: Portland, OR  
Owner: Multnomah County  
Architect: LRS

Estimate No.: 2.2  
Date: 17-Aug-10  
Estimator: Jensen

Description	Quantity	Unit Price	Price	Comments
<b>Casework</b>				
Casework/Counters- 129	1 lot	\$10,553.00	\$10,553	SUB- Artek
Plam Casework- 106	10 lf	\$363.80	\$3,638	SUB- Artek
Casework/Counters- 218	1 lot	\$9,391.00	\$9,391	SUB- Artek
Casework/Counters- 222	1 lot	\$9,391.00	\$9,391	SUB- Artek
Pass Thru Counters- 301	2 ea	\$706.00	\$1,412	SUB- Artek
Plam Uppers/Lowers- 311D	12 lf	\$374.50	\$4,494	SUB- Artek
Plam Uppers/Lowers- 310F	7 lf	\$409.43	\$2,866	SUB- Artek
Plam Uppers/Lowers- 311F	8 lf	\$390.00	\$3,120	SUB- Artek
			<u>\$44,865</u>	
<b>Division 06 Subtotal</b>			<b>\$394,115</b>	
<b>DIVISION 07 - THERMAL &amp; MOISTURE PROTECTION</b>				
<b>Waterproofing</b>				
Basement Walls	6,544 sf	\$5.65	\$36,980	SUB- Snyder
Vocday at Elevator Pit	520 sf	\$6.50	\$3,380	
Bituminous at SOG Thickened Edges	1,530 sf	\$3.00	\$4,590	
			<u>\$44,950</u>	
Batt Insulation	22,380 sf	\$0.75	\$16,785	
<b>Vapor Barrier</b>				
Building Wrap	22,687 sf	\$4.00	\$90,748	
Ice & Water Shield at Openings	1,028 lf	\$6.50	\$6,682	
			<u>\$97,430</u>	
<b>Water Repellant</b>				
Brick	10,639 sf	\$1.25	\$13,299	
Stone	5,335 sf	\$1.25	\$6,669	
<b>Fireproofing</b>				
Steel at Rated Shafts	41,813 gsf	\$0.00	\$0	
<b>Metal Panels</b>				
Column Covers @ Entry	324 sf	\$25.00	\$8,100	6lf x 27" tall
Entrance Canopy Soffit & Lid	102 sf	\$25.00	\$2,550	
Roof Overhang Soffit @ East Elevation	2,208 sf	\$25.00	\$55,200	
Backside of Parapet	1,320 sf	\$15.00	\$19,800	
Metal Trim Panels at Curtain Wall	107 sf	\$45.00	\$4,793	
Fascia at Soffits	408 lf	\$25.00	\$10,200	
			<u>\$100,643</u>	
<b>Roofing Systems</b>				
Built-up Cold Applied Roofing	5,589 sf	\$19.81	\$110,695	SUB- Snyder
Fluid Applied Protected Membrane Roofing	10,859 sf	\$12.60	\$136,825	SUB- Snyder
Premium for Green Roof	5,610 sf	\$15.00	\$84,150	SUB- Snyder
			<u>\$331,670</u>	
<b>Flashing &amp; Sheet Metal</b>				
Masonry Flashing	15,462 sf	\$2.00	\$30,924	
Parapet Cap Flashing	440 lf	\$30.00	\$13,200	
Miscellaneous Flashings	16,422 sf	\$0.50	\$8,211	
			<u>\$52,335</u>	
Roof Access Hatch	0 ea	\$0.00	\$0	
Caulking	1,546 lf	\$5.00	\$7,731	Ledger Angles & Control Joints
Weather Protection	41,813 gsf	\$1.00	\$41,813	
<b>Division 07 Subtotal</b>			<b>\$713,324</b>	



# Howard S. Wright Constructors

Project: **East County Courts**  
Location: **Portland, OR**  
Owner: **Multnomah County**  
Architect: **LRS**

Estimate No.: **2.2**  
Date: **17-Aug-10**  
Estimator: **Jensen**

Description	Quantity	Unit Price	Price	Comments
<b>DIVISION 08 - OPENINGS</b>				
Doors, Frames, & Hardware				
Exterior Single	6 opng	\$1,500.00	\$9,000	Penthouse & South End
Exterior Single w/ Sidelight	1 opng	\$2,000.00	\$2,000	
Exterior Double	1 opng	\$2,200.00	\$2,200	Bike Storage
Interior Single	38 opng	\$1,200.00	\$45,600	
Interior Single - Sound Door	50 opng	\$1,300.00	\$65,000	
Interior Double	3 opng	\$1,800.00	\$5,400	
Interior Double - Sound Door	7 opng	\$1,900.00	\$13,300	
Sidelights	24 ea	\$500.00	\$12,000	
Window Framing	1,678 sf	\$20.00	\$33,560	
Security Hardware Allowance	51 ea	\$1,000.00	\$51,000	
	166 leafs		\$239,060	
Aluminum Sunshades	254 sf	\$180.00	\$45,720	
Overhead Door at Loading	1 opng	\$3,500.00	\$3,500	
Exterior Closure				
Curtain Wall	6,950 sf	\$65.00	\$451,750	
Aluminum Windows & Storefronts	352 sf	\$55.00	\$19,360	
Vestibule	263 sf	\$41.50	\$10,915	SUB- BENSON
Storefront Doors - Pair	2 opng	\$4,032.00	\$8,064	SUB- BENSON
Transaction Windows	1 ls	\$25,000.00	\$25,000	
Window Cleaning	7,565 sf	\$0.35	\$2,648	
Building Interiors				
1/4" Clear Glass	1,678 sf	\$8.60	\$14,431	SUB- BENSON
Mirrors	134 sf	\$10.75	\$1,441	SUB- BENSON
			\$533,609	
<b>Division 08 Subtotal</b>			<b>\$821,889</b>	
<b>DIVISION 09 - FINISHES</b>				
Drywall/Acoustical				
Plumbing Walls	975 sf	\$10.00	\$9,750	Type B Walls
Standard Partition - Non-Rated	5,655 sf	\$6.50	\$36,758	Type B Walls
Low Wall w/TS	680 sf	\$7.50	\$5,100	Type C Walls
Standard Partitions	32,130 sf	\$7.50	\$240,975	Type C Walls
Structural Studs/Sheathing at Perimeter Walls	22,380 sf	\$12.00	\$268,560	Type C Walls
Standard Partition - 2 layers of Gyp	540 sf	\$12.00	\$6,480	Type F Walls
Double Wall at Brace Frames	855 sf	\$15.00	\$12,825	Type J Walls
Stair Shafts	7,485 sf	\$7.50	\$56,138	Type N Walls
Elevator & Mechanical Shafts	6,210 sf	\$7.50	\$46,575	
Drywall Ceilings & Soffits	8,330 sf	\$10.00	\$83,300	
Acoustical Requirements Not Shown	1 ls	\$25,000.00	\$25,000	
Acoustical Ceilings				
2x2 Acoustical Grid	6,601 sf	\$5.00	\$33,005	
2x4 Acoustical Grid	11,893 sf	\$5.00	\$59,465	
			\$883,930	
Tiling				
Bathroom Floors	1,353 sf	\$14.00	\$18,942	
Bathroom Base	642 lf	\$14.00	\$8,988	
Bathroom Walls				
Full Height Wainscoat	2,373 sf	\$14.00	\$33,222	84" Aff
48" Height Wainscoat	1,212 sf	\$14.00	\$16,968	48" Aff
			\$78,120	
Terrazzo				
Terrazzo or Stone Flooring	7,143 sf	\$24.00	\$171,432	TERR-1, 2, & 3
Terrazzo Base	1,237 lf	\$20.00	\$24,740	
			\$196,172	
Flooring				
Carpet Tile	15,582 sf	\$4.25	\$66,224	



# Howard S. Wright Constructors

Project: East County Courts  
Location: Portland, OR  
Owner: Multnomah County  
Architect: LRS

Estimate No.: 2.2  
Date: 17-Aug-10  
Estimator: Jensen

Description	Quantity	Unit Price	Price	Comments
Resilient Flooring	3,425 sf	\$4.25	\$14,556	Sealed conc., CPT, RF, Terrazzo
Rubber Base	5,820 lf	\$2.50	\$14,550	
Walk-Off Mat	86 sf	\$12.00	\$1,027	
Floor Sealer - (CONC 1)	2,157 sf	\$2.00	\$4,314	
			<u>\$100,671</u>	
Painting	41,813 sf	\$2.50	\$104,533	
Walnscoating (PL-1)	1,713 sf	\$20.00	\$34,260	
Fabric Wrapped Panels				
Traffic Courtroom	430 sf	\$20.00	\$8,600	All walls except around bench
Courtroom #1 & #2	490 sf	\$20.00	\$9,800	All walls except behind bench
Panels not yet shown	1 ls	\$30,000.00	\$30,000	Allowance
			<u>\$48,400</u>	
Protect Finishes	41,813 sf	\$0.20	\$8,363	
Final Clean-Up	41,813 sf	\$0.35	\$14,635	
<b>Division 09 Subtotal</b>			<u><b>\$1,469,083</b></u>	
<b>DIVISION 10 - BUILDING SPECIALTIES</b>				
Interior Signage	41,813 ls	\$0.50	\$20,907	Allowance
Tack boards	41,813 sf	\$0.15	\$6,272	
Corner Guards	60 ea	\$125.00	\$7,500	
Toilet Partitions				
Regular	6 ea	\$1,200.00	\$7,200	
Handicap	6 ea	\$1,500.00	\$9,000	
Toilet Accessories				
Small Restrooms	11 ea	\$500.00	\$5,500	
Medlum Restrooms	6 ea	\$1,500.00	\$9,000	
Fire Extinguishers	12 ea	\$275.00	\$3,300	4 ea per Floor
Lockers	8 ea	\$500.00	\$4,000	
Gun Locker	1 ea	\$4,000.00	\$4,000	
Stainless Steel Bench	1 ea	\$750.00	\$750	
Bike Racks	5 ea	\$500.00	\$2,500	
Flag Poles	2 ea	\$2,500.00	\$5,000	
Exterior Building Signage	1 ls	\$20,000.00	\$20,000	Allowance
<b>Division 10 Subtotal</b>			<u><b>\$104,928</b></u>	
<b>DIVISION 11 - EQUIPMENT</b>				
Residential Appliances	1 allow	\$0.00	\$0	By Owner
Projection Screens	1 allow	\$0.00	\$0	None Currently Shown
Security Equipment/Station at Lobby	1 allow	\$0.00	\$0	By Owner
<b>Division 11 Subtotal</b>			<u><b>\$0</b></u>	
<b>DIVISION 12 - FURNISHINGS</b>				
Courtroom Benches	261 lf	\$0.00	\$0	By Owner
Window Treatments- Interior Glazing	1,698 sf	\$3.00	\$5,094	Interior Glazing
Window Treatments- Exterior	3,000 sf	\$6.00	\$18,000	Assumes Mecho Shades - Manual Op
<b>Division 12 Subtotal</b>			<u><b>\$23,094</b></u>	
<b>DIVISION 14 - CONVEYING EQUIPMENT</b>				
Elevators				
Holeless Hydraulic - 3 stop	3 stops	\$34,000.00	\$102,000	
Holeless Hydraulic - 4 stop	4 stops	\$28,125.00	\$112,500	
Elevator Cab Finish Allowance	2 ea	\$15,000.00	\$30,000	
<b>Division 14 Subtotal</b>			<u><b>\$244,500</b></u>	



# Howard S. Wright Constructors

Project: East County Courts  
Location: Portland, OR  
Owner: Multnomah County  
Architect: LRS

Estimate No.: 2.2  
Date: 17-Aug-10  
Estimator: Jensen

Description	Quantity	Unit Price	Price	Comments
<b>DIVISION 21 - FIRE SUPPRESSION</b>				
Fire Protection	41,813 sf	\$2.71	\$113,400	SUB- Patriot Fire
<b>Division 21 Subtotal</b>			<b>\$113,400</b>	
<b>DIVISION 22 - PLUMBING</b>				
Plumbing	41,813 sf	\$6.58	\$275,100	SUB- Tapani
Temp Sanitation	12 mos	\$1,000.00	\$12,000	
<b>Division 22 Subtotal</b>			<b>\$287,100</b>	
<b>DIVISION 23 - HVAC</b>				
AHU's	41,813 sf	\$2.92	\$122,058	SUB- American Heating
TU's	41,813 ls	\$1.15	\$48,112	SUB- American Heating
Ductwork	41,813 ls	\$11.37	\$475,352	SUB- American Heating
Controls	41,813 ls	\$3.85	\$161,176	SUB- American Heating
Testing & Balancing	41,813 ls	\$0.44	\$18,588	SUB- American Heating
Hydronics	41,813 ls	\$8.71	\$364,195	SUB- American Heating
Heat Pump/Chiller	41,813 ls	\$5.07	\$211,984	SUB- American Heating
Open Well - Ground Source Wells	1 ls	\$300,000.00	\$300,000	
Temp Heat	3 mos	\$7,500.00	\$22,500	
<b>Division 23 Subtotal</b>			<b>\$1,723,965</b>	
<b>DIVISION 26 - ELECTRICAL</b>				
Temp Power & Lighting	41,813 sf	\$0.58	\$24,200	SUB- EC Co.
Site Utilities- Incoming Power	41,813 sf	\$0.48	\$19,916	SUB- EC Co.
Service & Distribution (Equip, Feeders, Install)	41,813 sf	\$1.27	\$52,919	SUB- EC Co.
Branch Panels & Distribution (Equip, Pnls, Inst)	41,813 sf	\$5.05	\$211,193	SUB- EC Co.
Generator & ATS	1 ls	\$411,984.00	\$411,984	SUB- EC Co.
Power Branch (Fixtures & Install)	41,813 sf	\$1.47	\$61,441	SUB- EC Co.
HVAC Equipment Power	41,813 sf	\$1.43	\$59,985	SUB- EC Co.
Lighting Branch & Fixtures	41,813 sf	\$6.08	\$254,428	SUB- EC Co.
Lighting Controls	41,813 sf	Inc.	Inc.	SUB- EC Co.
Solar PV System	1 ls	\$175,000.00	\$175,000	Allowance
Seismic Design	1 ls	\$22,000.00	\$22,000	SUB- EC Co.
<b>Division 26 Subtotal</b>			<b>\$1,293,066</b>	
<b>DIVISION 27 - COMMUNICATIONS</b>				
Voice/Data Pathway	41,813 sf	\$0.55	\$22,898	SUB- OEG
Voice/Data Cabling & Terminations	41,813 sf	\$0.00	\$0	By Owner
A/V Cabling & Devices	1 ls	\$20,000.00	\$20,000	Courtrooms by Owner
A/V Pathways	1 ls	\$25,000.00	\$25,000	
<b>Division 27 Subtotal</b>			<b>\$67,898</b>	
<b>DIVISION 28 - ELECTRONIC SAFETY &amp; SECURITY</b>				
Fire Alarm	41,813 sf	\$1.56	\$65,173	SUB- Cochran
Security Pathway	41,813 sf	\$0.57	\$23,940	SUB- Cochran
Balance of Security	41,813 sf	\$4.84	\$202,240	SUB- Cochran
Emergency Duress System	1 ls	Inc.	Inc.	SUB- Cochran
Access Control	51 ea	Inc.	Inc.	SUB- Cochran
CCTV	41,813 sf	Inc.	Inc.	SUB- Cochran
<b>Division 28 Subtotal</b>			<b>\$291,353</b>	

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# Howard S. Wright Constructors

Project: East County Courts  
Location: Portland, OR  
Owner: Multnomah County  
Architect: LRS

Estimate No.: 2.2  
Date: 17-Aug-10  
Estimator: Jensen

Description	Quantity	Unit Price	Price	Comments
<b>DIVISION 31 - EARTHWORK</b>				
Earthwork				
Basement Excavation/Disposal	4,222 cy	\$15.87	\$66,994	SUB- Moore
Shoring at West Property Line	2,125 sf	\$56.47	\$119,999	SUB- Moore
Basement Perimeter Backfill	3,200 cy	\$11.00	\$35,200	SUB- Moore
Gravel Blanket	1,750 sy	\$7.50	\$13,125	SUB- Moore
Vapor Barrier	13,816 sf	\$0.75	\$10,362	
Structural Prep	1 ls	\$59,000.00	\$59,000	SUB- Moore
			<u>\$304,680</u>	
Division 31 Subtotal			<u>\$304,680</u>	

**EXHIBIT D**  
**Data Center**  
**Cost of Work Estimate**



# Howard S. Wright Constructors

Project: **East County Courts - DATA CENTER**  
 Location: Portland, OR  
 Owner: Multnomah County  
 Architect: LRS

Estimate No.: 3.2  
 Date: 10.19.10  
 Estimator: JD/DRP

Description	Quantity	Unit Price	Data	Reallocation
DIVISION 03 - CONCRETE				
Concrete (Sub)				
Concrete	1 ls	\$71,228.00	\$71,228	
Reallocation from Data Center	256 sf	(\$29.35)	(\$7,513)	(\$7,513)
Added Basement for Cooling	1 Allow	\$50,000.00	\$50,000	
Reallocation from Data Center	256 sf	(\$20.60)	(\$5,274)	(\$5,274)
			\$108,441	
Reinforcing Steel				
Reinforcing Steel			Incl	
Miscellaneous Concrete			\$0	
			\$0	
Division 03 Subtotal			\$108,441	
DIVISION 04 - MASONRY				
Brick & Stone				
Stone	1 ls	\$0.00	\$0	
CMU	1 ls	\$0.00	\$0	
Brick Veneer			\$0	
Division 04 Subtotal			\$0	
DIVISION 05 - METALS				
Structural Steel Fabrication	1 ls	\$110,468.00	\$110,468	
Reallocation from Data Center	256 sf	(\$44.69)	(\$11,440)	(\$11,440)
			\$99,028	
3" Metal Deck Materials				
Metal Deck Materials			Incl	
			\$0	
Steel Erection				
Structural Steel Erection			Incl	
Safety & Opening Protection	41,732 sf	\$0.00	\$0	
			\$0	
Miscellaneous Iron				
Miscellaneous Metals			Incl	
			\$0	
Ornamental Metals				
Glass Railings at Public Stairs	1 ls	\$0.00	\$0	
Glass Railings at Atrium			\$0	
			\$0	
Division 05 Subtotal			\$99,028	
DIVISION 06 - WOOD, PLASTICS, & COMPOSITES				
Rough Carpentry				
Rough Carpentry at Roof	13,810 sf	\$0.00	\$0	
Ramps & Seating Platforms	1,340 sf	\$0.00	\$0	
			\$0	





# Howard S. Wright Constructors

Project: **East County Courts - DATA CENTER**  
 Location: Portland, OR  
 Owner: Multnomah County  
 Architect: LRS

Estimate No.: 3.2  
 Date: 10.19.10  
 Estimator: JD/DRP

Description	Quantity	Unit Price	Data	Reallocation
Millwork				
Millwork	1 ls	\$4,108.00	\$4,108	
			<u>\$4,108</u>	
Casework				
Casework/Counters	1 lot	\$0.00	Incl	
			<u>\$0</u>	
<b>Division 06 Subtotal</b>			<b>\$4,108</b>	
<b>DIVISION 07 - THERMAL &amp; MOISTURE PROTECTION</b>				
Waterproofing				
Basement Walls	1 ls	\$5,000.00	\$5,000	
Reallocation from Data Center	256 sf	(\$2.02)	(\$518)	(\$518)
			<u>\$4,482</u>	
Batt Insulation			\$0	
Vapor Barrier				
Building Wrap	22,687 sf	\$0.00	\$0	
Ice & Water Shield at Openings	1,028 lf	\$0.00	\$0	
			<u>\$0</u>	
Water Repellant				
Brick	1 ls	\$0.00	\$0	
Stone		\$0.00	\$0	
			<u>\$0</u>	
Fireproofing				
Steel at Rated Shafts	41,732 gsf	\$0.00	\$0	
Metal Panels				
Metal Panels	1 ls	\$0.00	\$0	
			<u>\$0</u>	
Roofing Systems				
Built-up Cold Applied Roofing	1 ls	\$0.00	\$0	
			<u>\$0</u>	
Flashing & Sheet Metal				
Masonry Flashing	15,462 sf	\$0.00	\$0	
Parapet Cap Flashing	440 lf	\$0.00	\$0	
Miscellaneous Flashings	16,422 sf	\$0.00	\$0	
			<u>\$0</u>	
Roof Access Hatch	0 ea	\$0.00	\$0	
Caulking	1 ls	\$0.00	\$0	
Weather Protection	41,732 gsf	\$0.00	\$0	
<b>Division 07 Subtotal</b>			<b>\$4,482</b>	



# Howard S. Wright Constructors

Project: **East County Courts - DATA CENTER**  
 Location: Portland, OR  
 Owner: Multnomah County  
 Architect: LRS

Estimate No.: 3.2  
 Date: 10.19.10  
 Estimator: JD/DRP

Description	Quantity	Unit Price	Data	Reallocation
<b>DIVISION 08 - OPENINGS</b>				
Doors, Frames, & Hardware				
Doors, Frames, & Hardware	1 ls	\$8,300.00	\$8,300	
Installation	1 ls	\$0.00	\$0	
			<u>\$8,300</u>	
Aluminum Sunshades	1 ls	\$0.00	\$0	
Overhead Door at Loading	1 opng	\$0.00	\$0	
Exterior Closure				
Curtain Wall	1 ls	\$0.00	\$0	
Aluminum Windows & Storefronts	352 sf	\$0.00	\$0	
			<u>\$0</u>	
<b>Division 08 Subtotal</b>			<u><u>\$8,300</u></u>	
<b>DIVISION 09 - FINISHES</b>				
Drywall/Acoustical				
Walls	1 ls	\$22,896.00	\$22,896	
Reallocation from Data Center	256 sf	(\$9.26)	(\$2,371)	(\$2,371)
			<u>\$20,525</u>	
Tiling				
Bathroom	1 ls	\$0.00	\$0	
			<u>\$0</u>	
Terrazzo				
Terrazzo Flooring	1 ls	\$0.00	\$0	
			<u>\$0</u>	
Flooring				
Flooring	1 ls	\$16,000.00	\$16,000	
ESFR Flooring	1 allow	\$20,000.00	\$20,000	
Reallocation from Data Center	256 sf	(\$8.09)	(\$2,071)	(\$2,071)
			<u>\$33,929</u>	
Painting	1 ls	\$2,000.00	\$2,000	
Reallocation from Data Center	256 sf	(\$0.81)	(\$207)	(\$207)
			<u>\$1,793</u>	
Wainscoting (PL-1)	1 allow	\$0.00	\$0	
			<u>\$0</u>	
Fabric Wrapped Panels				
Courtroom 129	320 sf	\$0.00	\$0	
Courtrooms Level 2	768 sf	\$0.00	\$0	
Panels not yet shown	1 ls	\$0.00	\$0	
			<u>\$0</u>	
Protect Finishes	41,732 sf	\$0.00	\$0	



# Howard S. Wright Constructors

Project: **East County Courts - DATA CENTER**  
 Location: Portland, OR  
 Owner: Multnomah County  
 Architect: LRS

Estimate No.: 3.2  
 Date: 10.19.10  
 Estimator: JD/DRP

Description	Quantity	Unit Price	Data	Reallocation
Final Clean-Up	41,732 sf	\$0.00	\$0	
<b>Division 09 Subtotal</b>			<b>\$56,247</b>	
<b>DIVISION 10 - BUILDING SPECIALTIES</b>				
Interior Signage	1 ls	\$0.00	\$0	
OFCI	1 ls	\$0.00	\$0	
Tack boards	41,732 sf	\$0.00	\$0	
Corner Guards	60 ea	\$0.00	\$0	
Toilet Partitions				
Regular	1 ls	\$0.00	\$0	
Handicap	6 ea	\$0.00	\$0	
Toilet Accessories				
Small Restrooms	1 ls	\$0.00	\$0	
Medium Restrooms	6 ea	\$0.00	\$0	
Fire Extinguishers	12 ea	\$0.00	\$0	
Lockers	8 ea	\$0.00	\$0	
Gun Locker	1 ea	\$0.00	\$0	
Stainless Steel Bench	1 ea	\$0.00	\$0	
Bike Racks	1 ls	\$0.00	\$0	
Flag Poles	2 ea	\$0.00	\$0	
Louvers	1 ls	\$0.00	\$0	
Exterior Building Signage	1 ls	\$0.00	\$0	
<b>Division 10 Subtotal</b>			<b>\$0</b>	
<b>DIVISION 11 - EQUIPMENT</b>				
Residential Appliances	1 allow	\$0.00	\$0	
Projection Screens	1 allow	\$0.00	\$0	
Security Equipment/Station at Lobby	1 allow	\$0.00	\$0	
<b>Division 11 Subtotal</b>			<b>\$0</b>	
<b>DIVISION 12 - FURNISHINGS</b>				
Courtroom Benches	261 lf	\$0.00	\$0	
Window Treatments- Interior Glazing	1 ls	\$0.00	\$0	
Window Treatments- Exterior	3,000 sf	\$6.00	\$0	
<b>Division 12 Subtotal</b>			<b>\$0</b>	
<b>DIVISION 14 - CONVEYING EQUIPMENT</b>				
Elevators				
Holeless Hydraulic - 3 stop	1 ls	\$0.00	\$0	
Holeless Hydraulic - 4 stop	4 stops	\$0.00	\$0	
Elevator Cab Finish Allowance	2 ea	\$0.00	\$0	
<b>Division 14 Subtotal</b>			<b>\$0</b>	



# Howard S. Wright Constructors

Project: **East County Courts - DATA CENTER**  
 Location: Portland, OR  
 Owner: Multnomah County  
 Architect: LRS

Estimate No.: 3.2  
 Date: 10.19.10  
 Estimator: JD/DRP

Description	Quantity	Unit Price	Data	Reallocation
<b>DIVISION 21 - FIRE SUPPRESSION</b>				
Fire Protection	1 ls	\$19,680.00	\$19,680	
Reallocation from Data Center	256 sf	(\$7.96)	(\$2,038)	(\$2,038)
<b>Division 21 Subtotal</b>			<b>\$17,642</b>	
<b>DIVISION 22 - PLUMBING</b>				
Plumbing	1 ls	\$4,900.00	\$4,900	
Temp Sanitation	12 mos	\$0.00	\$0	
<b>Division 22 Subtotal</b>			<b>\$4,900</b>	
<b>DIVISION 23 - HVAC</b>				
HVAC	1 ls	\$438,700.00	\$438,700	
Reallocation from Data Center	9 %	(\$438,700.00)	(\$39,483)	(\$39,483)
Added Cooling (60tons to 90 tons)	1 Allow	\$100,000.00	\$100,000	
Reallocation from Data Center	9 %	(\$100,000.00)	(\$9,000)	(\$9,000)
Well Pumps	1 Allow	\$0.00	\$0	
Water Supply / Disposal	1 ls	\$0.00	\$0	
Open Well - Ground Source Wells	1 ls	\$0.00	\$0	
Temp Heat	3 mos	\$0.00	\$0	
<b>Division 23 Subtotal</b>			<b>\$490,217</b>	
<b>DIVISION 26 - ELECTRICAL</b>				
Electrical	1 ls	\$223,464.00	\$223,464	
Reallocation from Data Center	9 %	(\$223,464.00)	(\$20,112)	(\$20,112)
Generator & ATS	1 ls	\$162,199.00	\$162,199	
Reallocation from Data Center	9 %	(\$162,199.00)	(\$14,598)	(\$14,598)
Added Cooling (60 tons to 90 tons)	1 Allow	\$50,000.00	\$50,000	
Reallocation from Data Center	9 %	(\$50,000.00)	(\$4,500)	(\$4,500)
Added Generator Requirements - TBD	1 Allow	\$100,000.00	\$100,000	
Solar PV System	1 ls	\$0.00	\$0	
Seismic Design	1 ls	\$0.00	\$0	
<b>Division 26 Subtotal</b>			<b>\$496,453</b>	
<b>DIVISION 27 - COMMUNICATIONS</b>				
Voice/Data Pathway			Incl	
A/V Pathways			Incl	
<b>Division 27 Subtotal</b>			<b>\$0</b>	



# Howard S. Wright Constructors

Project: **East County Courts - DATA CENTER**  
Location: Portland, OR  
Owner: Multnomah County  
Architect: LRS

Estimate No.: 3.2  
Date: 10.19.10  
Estimator: JD/DRP

Description	Quantity	Unit Price	Data	Reallocation
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## DIVISION 28 - ELECTRONIC SAFETY & SECURITY

Fire Alarm			Incl	
Security Pathway			Incl	

**Division 28 Subtotal**

**\$0**

## DIVISION 31 - EARTHWORK

Earthwork

Basement Excavation/Disposal	1 ls	\$46,198.00	\$46,198	
Reallocation from Data Center	256 sf	(\$46,198.00)	(\$4,784)	(\$4,784)
Shoring at West Property Line	1 ls	\$0.00	\$0	
Vapor Barrier	13,816 sf	\$0.00	\$0	
			<b>\$41,414</b>	

**Division 31 Subtotal**

**\$41,414**

**TOTAL DIRECT = (\$123,909)**

# **EXHIBIT E**

## **Deconstruction Photographs**































# **EXHIBIT F**

## **Sustainability Report**

## **Sustainability Status Report: Multnomah County – East County Courts Facility.**

80% CD Update – October 18, 2010

### **Goals and Status**

The project is targeting LEED – Gold Certification under the new LEED 2009, Building Design & Construction rating system (formerly known as New Construction). Currently, the project is on track to achieve 72 points out of the total 110 points available under the rating system. Please see attached scorecard for details. Threshold for Gold certification is 60 - 79 points.

In addition to pursuing LEED, the project is aiming to meet the Architecture 2030 Challenge where in the building shall be designed to meet the energy performance standard of 60% of the US average for this building type and reduce green house gas emissions.

### **Sustainable Design Strategies**

At this stage of the project all significant strategies have been integrated in the project. All the strategies under consideration will help steer the project towards meeting Multnomah County's goals set forth by their Green Building Policy. Some of the highlights are discussed below:

**On-Site Stormwater Management:** All stormwater from hard non-pervious surfaces shall be managed on site with a combination of eco-roof and infiltration planters (bio-swales). Natural features like bio-swales have been aesthetically incorporated as design elements and site amenity. Approximately 8,000 sq ft of eco roof will provide natural filtration media.

Cost:	\$20,000 cost premium for green roof. Minimal cost for bio-swales above normal landscaped system.
Benefit:	Reduces need for drywells and would reduce load on municipal storm water system if present in area. Eco-roof reduces the heat gain of the building by providing additional insulation at roof and reduces heat island effect of building by absorbing solar gain.
LEED Points:	2

**Rainwater Harvesting:** Rain water from the first floor roof and second floor roof canopy will be captured and used for non potable functions such as flushing toilets, urinals and irrigation. This will reduce the potable water demand by at least 50% for sewage conveyance. To meet this goal, the project will be equipped with a 5,000 gallon [approximately 10' (l) x 10' (w) x 7' (d)] water storage system.

Cost:	\$30,000 estimated for cistern, filtration, pump and excavation.
Benefit:	Reduces potable water demand on municipal water system and reduces need for drywells.
LEED Points:	6

**Renewable Energy:** 135 Rooftop mounted photo-voltaic panels will generate 30 KW of electrical power.

Cost:	\$175,000 estimated for panels, inverter and support system.
Benefit:	Reduces electrical demand from power grid.
LEED Points:	0 direct points, but contributes to overall energy reduction point EA1.

**Geothermal Heating / Cooling Source:** The buildings mechanical heating and cooling system will utilize an open loop geothermal system that utilizes ground water as a primary cooling and heating source for the building mechanical system. The ground water is circulated through a series of heat exchangers that transfer the heat/cool to the buildings water loop that heats/cool the air in the terminal units distributed

throughout the building. The ground water is then injected back into the local aquifer. In addition, this system provides the heating/cooling for the hydronic radiant floor system in the building lobby and exterior plaza. This high efficiency system produces seven times the energy used.

Cost:	\$400,000 – 600,000 for two extraction wells, one injection well, filtration and pump system.
Benefit:	Reduces and/or eliminates use of gas and electric utilities for heating and cooling. All heating and cooling equipment is located within the building, eliminating rooftop mechanical equipment.
LEED Points:	3

**Water Efficient Plumbing Fixtures:** Efficient fixtures in conjunction with rainwater harvesting system will help project realize an overall reduction of over 65% of potable water use.

Cost:	Minimal cost
Benefit:	Reduces potable water demand on municipal water system
LEED Points:	2 (combines with rainwater harvesting for a total of 8)

**Construction Waste Management and Construction Practices:** Demolition contractor is projecting 90 – 95% recycling of demolished material. Concrete and masonry materials will be crushed and reused on site. Wood, plastic, metal and gypsum board will be separated and directed appropriate recycling facility. Building contractor has goal of 90% recycling of construction waste material through a comprehensive construction management plan. In order to reduce emissions from construction equipment, the project will be participating in Multnomah County's pilot program - Off-road Diesel Construction Equipment Requirement. Per this program, the contractor will be required to meet EPA standards for all off-road constructions vehicles of 75+ horsepower.

Cost:	Minimal cost
Benefit:	Reduces load on local landfill.
LEED Points:	4

**Selection of Recycled / Low Emitting Materials:** New construction materials are specified based on impact on the environment. These materials include adhesives, welding compounds, plastics, sealants, primers, paints, varnishes and stains.

Cost:	Minimal cost
Benefit:	Reduces introduction of volatile organic compounds (VOCs) into the interior of the building.
LEED Points:	4

**Regionally Sourced Materials:** Where available, building materials will be regionally produced and locally sourced. These building materials include asphalt, concrete, exterior brick, gypsum board, ceiling panels and wood finishes.

Cost:	Minimal cost
Benefit:	Reduces impact on transportation systems and supports regional economy.
LEED Points:	2

**Non Building Considerations:** The sustainable elements go beyond the building itself. In addition to proximity to public transport the project through design and requirements will encourage the building users to adopt alternate transportation methods by providing preferred parking for alternative energy and hybrid vehicles. A secure bicycle storage space along with showers and lockers shall be provided within the building. Existing brownfield issues, including remediation of unregistered drywells and potential site contamination will be resolved through the County's development of this property



Cost:	Costs will be incurred with remediation of brownfield issues. Costs are not yet established.
Benefit:	Reduces load on local transportation systems. Improves quality of the site and surrounding properties through remediation of brownfield issues.
LEED Points:	8

**In addition to the noted Sustainable Strategies, the project will incorporate the following additional programs:**

**High Efficiency Building Components:** All building systems that utilize energy will be selected for high efficiency. These systems include boilers, motors, fans, pumps, lighting (LED, fluorescent and induction lamps) and all appliances.

**Building Skin:** The building skin insulation will exceed code minimum. This includes roof insulation value of R-30, exterior wall value of R-13 and insulated glazing and window systems with a U value of 0.29.

**Dark Buildings / Lighting Controls:** Based on County approach with their existing buildings, the lighting controls, building HVAC controls and access control system will be interconnected for automated control of systems that allows a complete shut down when building is un-occupied.

**Public Education Program:** The design team continues to identify potential for sustainability education to the public in a wide variety of avenues. Signage will be installed to highlight the buildings sustainable features and educate the public on how these features impact the operation of the building.



**LEED 2009 for New Construction and Major Renovation**  
Project Checklist

**Multnomah County East Court Facility**  
**2010.10.12**

*The project has attempted enough points for: **GOLD***

23				2		1		Sustainable Sites		Possible Points		26		Responsible Party		Additional Cost		Comments
Y	N	?		Y	N	?												
Construction Activity Pollution Prevention																		
Y				Prereq 1										Cardno-WRG		x		
1				Credit 1								1		LRS		x		
5				Credit 2								5		LRS		x		
1				Credit 3								1		Owner/LRS		\$	Abatement cost depending on nature of contamination on site/in existing buildings	
6				Credit 4.1								6		LRS		x		
1				Credit 4.2								1		LRS		x		
3				Credit 4.3								3		LRS		x		
2				Credit 4.4								2		LRS		x		
1				Credit 5.1								1		Carol-Mayer/LRS				
1				Credit 5.2								1		Carol-Mayer/LRS		\$18,750	(~ 7,500 sq ft. of green roof) \$2.50/sq.ft premium over a built up roof	
1				Credit 6.1								1		Cardno-WRG		x	Required by the city	
1				Credit 6.2								1		Cardno-WRG		x	Required by the city	
1				Credit 7.1								1		N/A				
1				Credit 7.2								1		LRS		SEE SS5.2	(~ 7,500 sq ft. of green roof) \$2.50/sq.ft premium over a built up roof	
				Credit 8								1		Interface(Ken S.)				
8	2			Water Efficiency						Possible Points		10						
Y				Prereq 1										Interface (Stacey L.)		x		
2	2			Credit 1								2 - 4		Carol-Mayer		x		
2				Credit 2								2		Interface (Adam C.)		\$30,000 (HSW)	[ \$56,000 per Cardno/IE] rainwater harvesting: first costs for cistern+filtration+pump+excavation	
4				Credit 3								2 - 4		Interface (Adam C.)		SEE WE2	rainwater harvesting: first costs for cistern + filtration + pump + excavation	
10	20	5		Energy and Atmosphere						Possible Points		35						
Y				Prereq 1										Interface		x		
Y				Prereq 2										Interface		x		
Y				Prereq 3										Interface		x		
3	11	5		Credit 1								1 to 19		Interface (Stacey L.)		\$400K - \$600K	Ground source heat pump	
				Credit 2								1 to 7		Interface (Ken S.)				
2				Credit 3								2		Interface		\$10,000		
2				Credit 4								2		Interface		x		
3				Credit 5								3		Interface (Adam C.)		\$25,000 (HSW)	[\$12,000 per IE] First cost for adding meters and sub meters. County has LEED-EB goals	
				Credit 5								2		Owner/LRS				
5	6	3		Materials and Resources						Possible Points		14		Responsible Party		Last Verified	Comments / Additional Cost	
Y				Prereq 1										LRS				
3				Credit 1.1								1 to 3		N/A				
1				Credit 1.2								1		N/A				
2				Credit 2.1								1 to 2		Contractor		x		
				Credit 3								1 to 2		Contractor				
2				Credit 4								1 to 2		Contractor/LRS		\$10,000 (HSW)		
1				Credit 5								1 to 2		Contractor/LRS		x		
				Credit 6								1		Contractor/LRS				
				Credit 7								1		Contractor/LRS				

LRS

11	2	2	Indoor Environmental Quality		15			
Y			Prereq 1	Minimum Indoor Air Quality Performance		Interface		
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control		Owner/LRS		
1			Credit 1	Outdoor Air Delivery Monitoring	1	Interface (Adam C.)	\$20,000 (HSW)	[\$10,000 per IE] First cost OA monitor and to measure CO2 in densely occupied areas
1		1	Credit 2	Increased Ventilation	1	Interface (Adam C.)		
1			Credit 3.1	Construction IAQ Management Plan, During Construction	1	Contractor	x	
1			Credit 3.2	Construction IAQ Management Plan, Before Occupancy	1	Contractor	\$5,000 (HSW)	
1			Credit 4.1	Low-Emitting Materials, Adhesives & Sealants	1	Contractor/LRS	x	
1			Credit 4.2	Low-Emitting Materials, Paints & Coatings	1	Contractor/LRS	x	
1			Credit 4.3	Low-Emitting Materials, Flooring Systems	1	Contractor/LRS	x	
1			Credit 4.4	Low-Emitting Materials, Composite Wood & Agrifiber Products	1	Contractor/LRS	x	
1			Credit 5	Indoor Chemical & Pollutant Source Control	1	Interface/LRS	\$6,000 (IE)	First cost for Merv 13 filters
1			Credit 6.1	Controllability of Systems, Lighting	1	Interface (Ken S.)	\$15,000 (HSW)	County will provide task lights - LED
		1	Credit 6.2	Controllability of Systems, Thermal Comfort	1	Interface (Adam C.)		
1			Credit 7.1	Thermal Comfort - Design	1	Interface	x	
1			Credit 7.2	Thermal Comfort - Verification	1	Interface	x	
		1	Credit 8.1	Daylight & Views - Daylight	1	LRS		
		1	Credit 8.2	Daylight & Views - Views	1	LRS		
6			Innovation & Design Process		6			
1			Credit 1.1	Innovation in Design: 45% Water Reduction - WE3	1	Interface(Adam C.)	SEE WE2	rainwater harvesting: first costs for cistern + filtration + pump + excavation
1			Credit 1.2	Innovation in Design: Public Education	1	LRS	\$10,000 (HSW)	
1			Credit 1.3	Innovation in Design: Green Housekeeping	1	LRS	x	
1			Credit 1.4	Innovation in Design: Clean Diesel	1	Contractor/Owner		
1			Credit 1.5	Innovation in Design: Dark Building	1	LRS/Owner	x	
1			Credit 2	LEED Accredited Professional	1	LRS		
2	2		Regional Priority Credits		4			
1			Credit 1.1	Regional Priority: SS3 Brownfield	1		SEE SS3	Abatement cost depending on nature of contamination
1			Credit 1.2	Regional Priority: WE2 Innovative Wastewater Technologies	1		SEE WE2	rainwater harvesting: first costs for cistern + filtration + pump + excavation
		1	Credit 1.3	Regional Priority: Specific Credit	1			
		1	Credit 1.4	Regional Priority: Specific Credit	1			
65	34	11	Total		110			
Possible Points								

**EXHIBIT G**  
**80% Construction Documents**  
**Cost of Work Estimates**

Name: **MULTNOMAH CO. EAST COURTS FACILITY**  
Second Name: **BASE SCOPE, 3-STORIES, 3-COURTROOMS**  
Description: **ESTIMATE SUMMARY**  
Design Phase: **80% CONSTRUCTION DOCUMENTS**  
Date of Estimate: **October 15, 2010**



**Hill International, Inc.**  
111 SW Columbia Street, Suite 830  
Portland, Oregon 97201  
Tel: 503-225-1120  
Fax: 503-224-3226  
[www.hillintl.com](http://www.hillintl.com)

**DIRECT CONSTRUCTION COST - January 2011**

**SITE DEVELOPMENT** **\$1,518,815**

**BUILDING** **\$12,118,434**

**TOTAL DIRECT CONSTRUCTION COST** **\$13,637,250**  
(Based on 45,219 GSF) **\$302 /sf**

Name: **MULTNOMAH CO. EAST COURTS FACILITY**  
 Second Name: **SITE DEVELOPMENT**  
 Description: **ESTIMATE SUMMARY**  
 Design Phase: **80% CONSTRUCTION DOCUMENTS**  
 Date of Estimate: **October 15, 2010**



## DIRECT CONSTRUCTION COST

**92,150 (sf) Developed Site Area**

<i><b>CSI Division</b></i>	<i><b>Description</b></i>	<i><b>Unit Cost (\$/sf)</b></i>	<i><b>Cost</b></i>
Division 01	General Conditions	\$0.94	\$86,990
Division 02	Existing Conditions	\$0.22	\$20,000
Division 03	Concrete	\$0.00	\$0
Division 04	Masonry	\$0.37	\$33,901
Division 05	Metals	\$0.00	\$0
Division 06	Wood, Plastics, Composites	\$0.00	\$0
Division 07	Thermal & Moisture Protection	\$0.00	\$0
Division 08	Openings	\$0.00	\$0
Division 09	Finishes	\$0.00	\$0
Division 10	Specialties	\$0.00	\$0
Division 11	Equipment	\$0.00	\$0
Division 12	Furnishings	\$0.00	\$0
Division 13	Special Construction	\$0.00	\$0
Division 14	Conveying Equipment	\$0.00	\$0
Division 21	Fire Suppression	\$0.00	\$0
Division 22	Plumbing	\$0.00	\$0
Division 23	HVAC	\$0.00	\$0
Division 26	Electrical	\$2.10	\$193,249
Division 27	Communications	\$0.00	\$0
Division 28	Electronic Safety & Security	\$0.09	\$8,500
Division 31	Earthwork	\$1.76	\$162,523
Division 32	Exterior Improvements	\$8.94	\$823,381
Division 33	Utilities	\$2.03	\$187,235
Division 34	Transportation	\$0.03	\$3,038

**TOTAL DIRECT CONSTRUCTION COST - January 2011**

**\$1,518,815**

\$16.48 /sf

### **Escalation Calculation**

1.25% Construction Cost Index  
 5 Months to start of construction  
 14 Months of construction duration  
 12 Calculated months to mid-point of construction  
**1.26% Calculated Escalation**

Note: This Direct Construction Cost Estimate does not include the following:

- Design or Construction Contingency
- General Contractor Overhead and Profit
- General Contractor Insurance and Bond

Name: **MULTNOMAH CO. EAST COURTS FACILITY**  
 Second Name: **SITE DEVELOPMENT**  
 Description: **ESTIMATE DETAIL**  
 Design Phase: **80% CONSTRUCTION DOCUMENTS**  
 Date of Estimate: **October 15, 2010**

		<i>Quantity</i>	<i>Unit</i>	<i>Unit Cost</i>	<i>Cost</i>
<b>DIVISION 01</b>	<b>GENERAL CONDITIONS</b>	1.0	ls	\$86,989.60	<b>\$86,990</b>
<b>DIVISION 02</b>	<b>EXISTING CONDITIONS</b>				<b>\$20,000</b>
02 40 00	DEMO EXISTING MISC./DISPOSE	1.0	ls	\$20,000.00	\$20,000
<b>DIVISION 03</b>	<b>CONCRETE</b>				<b>\$0</b>
<b>DIVISION 04</b>	<b>MASONRY</b>				<b>\$33,901</b>
04 21 13	CMU MASONRY WALL	1,116.0	sf	\$30.38	\$33,901
<b>DIVISION 05</b>	<b>METALS</b>				<b>\$0</b>
05 52 13	PIPE AND TUBE RAILINGS				
05 52 13	Pipe Rail - Outside Stairways	15.0	lf	\$80.80	\$1,212
<b>DIVISION 06</b>	<b>WOOD, PLASTICS AND COMPOSITES</b>				<b>\$0</b>
<b>DIVISION 07</b>	<b>THERMAL AND MOISTURE PROTECTION</b>				<b>\$0</b>
<b>DIVISION 08</b>	<b>OPENINGS</b>				<b>\$0</b>
<b>DIVISION 09</b>	<b>FINISHES</b>				<b>\$0</b>
<b>DIVISION 10</b>	<b>SPECIALTIES</b>				<b>\$0</b>
<b>DIVISION 11</b>	<b>EQUIPMENT</b>				<b>\$0</b>
<b>DIVISION 12</b>	<b>FURNISHINGS</b>				<b>\$0</b>
<b>DIVISION 13</b>	<b>SPECIAL CONSTRUCTION</b>				<b>\$0</b>
<b>DIVISION 14</b>	<b>CONVEYING EQUIPMENT</b>				<b>\$0</b>
<b>DIVISION 21</b>	<b>FIRE SUPPRESSION</b>				<b>\$0</b>
<b>DIVISION 22</b>	<b>PLUMBING</b>				<b>\$0</b>
<b>DIVISION 23</b>	<b>HVAC - AIR DISTRIBUTION</b>				<b>\$0</b>
<b>DIVISION 26</b>	<b>ELECTRICAL</b>				<b>\$193,249</b>
<b>26 00 00</b>	<b>BASIC MATERIALS AND METHODS</b>				<b>\$7,847</b>
26 00 13	COMMON WORK RESULTS FOR BASIC MATERIALS AND METHODS	1.0	ls	\$6,075.43	\$6,075
26 05 13	ID FOR ELECTRICAL SYSTEMS	1.0	ls	\$1,772.00	\$1,772
<b>26 24 00</b>	<b>ELECTRICAL SERVICE/DISTRIBUTION</b>				<b>\$5,391</b>
26 27 16	ELECTRIC PANEL CABINET, 18"h x 12"w x 4"d, PED MNT	1.0	ea	\$1,229.26	\$1,229
26 28 16	CIRCUIT BREAKERS 20A	4.0	ea	\$91.64	\$367
26 28 16	120/280V, 1 PHS, 3W PANEL, PHOTO CELL & TIME CLOCK	1.0	ea	\$3,795.12	\$3,795



Name: **MULTNOMAH CO. EAST COURTS FACILITY**  
 Second Name: **SITE DEVELOPMENT**  
 Description: **ESTIMATE DETAIL**  
 Design Phase: **80% CONSTRUCTION DOCUMENTS**  
 Date of Estimate: **October 15, 2010**

		Quantity	Unit	Unit Cost	Cost
<b>26 56 00</b>	<b>EXTERIOR LIGHTING</b>				<b>\$138,599</b>
26 56 13	LUMINAIRE, 15' POLE, FOUNDATION, TERMS	46.0	ea	\$2,980.00	\$137,080
26 56 13	MONUMENT ILLUMINATION	1.0	ls	\$1,518.86	\$1,519
33 71 19	Conduit w/Wire - Lighting	2,375.0	lf	\$17.44	\$41,412
<b>DIVISION 27</b>	<b>COMMUNICATIONS</b>				<b>\$0</b>
<b>DIVISION 28</b>	<b>ELECTRONIC SAFETY AND SECURITY</b>				<b>\$8,500</b>
28 23 00	CCTV CONDUIT/OUTLET	7.0	ea	\$334.15	\$2,339
28 23 13	CCTV, CAMERA STATION w/o Monitor	6.0	ea	\$1,026.75	\$6,160
<b>DIVISION 31</b>	<b>EARTHWORK</b>				<b>\$162,523</b>
31 05 05	CONSTRUCTION ENTRANCE	40.0	lcy	\$60.75	\$2,430
31 11 00	CLEARING AND GRUBBING	3.1	acre	\$1,012.57	\$3,139
31 22 13	ROUGH GRADING	118,755.0	sf	\$0.34	\$40,884
31 22 16	FINE GRADING	89,911.0	sf	\$0.24	\$21,850
31 23 16	EXCAVATION (Backfill for Bowling)	966.0	bcy	\$4.56	\$4,402
31 32 19	GEOTEXTILE FABRIC	60,000.0	sf	\$0.32	\$19,441
31 23 23	BACKFILL, IMPORT SOIL/PLACE/COMPACT	1,367.0	cy	\$31.80	\$43,477
31 23 23	BACKFILL, PLACE/COMPACT	966.0	cy	\$21.68	\$20,942
31 25 13	PROTECTIVE MEASURES				
31 25 13	Erosion Control Fencing	1,174.0	lf	\$4.56	\$5,349
31 25 13	Catch Basin Protection	1.0	ls	\$607.54	\$608
<b>DIVISION 32</b>	<b>EXTERIOR IMPROVEMENTS</b>				<b>\$823,381</b>
32 05 05	SAW CUT ASPHALT, Minimum	24.0	lf	\$2.61	\$250
32 05 05	REMOVE CONCRETE CURB	280.0	lf	\$4.44	\$1,242
32 05 05	REMOVE A/C, EXPORT	4,080.0	sf	\$5.57	\$22,722
32 05 05	SAW CUT CONCRETE, 4" SIDEWALK	10.0	lf	\$4.98	\$50
32 05 05	REMOVE CONCRETE, 4" SIDEWALK	800.0	sf	\$3.29	\$2,633
32 06 10	SAND SET UNIT PAVERS	3,089.0	sf	\$22.28	\$68,812
32 12 16	BASE COURSE ROCK, 3/4"-, 4" DEPTH	589.0	ecy	\$56.68	\$33,387
32 12 16	BASE COURSE ROCK, 3/4"-, 6" DEPTH	192.0	ecy	\$56.68	\$10,883
32 12 16	ASPHALT PAVING, BINDER COURSE, 3"	10,343.0	sf	\$1.45	\$14,976
32 12 16	ASPHALT PAVING, WEAR COURSE, 3"	10,343.0	sf	\$1.60	\$16,547
32 12 16	ASPHALT PAVING, 2-1/2" LIFT	48,165.0	sf	\$1.42	\$68,279
32 13 13	INFILTRATION PLANTER FTG/WALL/STONE	2,308.0	lf	\$47.34	\$109,255
32 13 13	CONCRETE SIDEWALK	5,805.0	sf	\$5.06	\$29,390
32 13 13	CONCRETE CROSSWALK	400.0	sf	\$8.10	\$3,240
32 13 13	SIDEWALK TACTILE WARNING SYSTEM	210.0	sf	\$38.48	\$8,080
32 13 13	CONCRETE ADA RAMPS	210.0	sf	\$8.10	\$1,701
32 16 13	CONCRETE CURB & GUTTER	586.0	lf	\$18.00	\$10,550
32 16 13	CONCRETE CURB/WALL @ Infiltration Planter	2,310.0	lf	\$20.25	\$46,781
32 16 13	CONCRETE CURB	1,140.0	lf	\$12.66	\$14,429
32 16 13	CONCRETE SEAT WALL	72.0	lf	\$25.31	\$1,823
32 16 13	CONCRETE SEATING PLINTH & IPE SEATING	42.0	lf	\$60.75	\$2,552
32 16 13	CONCRETE MASONRY WALL FOOTING	17.0	cy	\$252.48	\$4,292
32 17 13	PRECAST CONC. WHEELSTOPS	48.0	lf	\$16.16	\$776
32 17 13	BOLLARD	4.0	ea	\$810.06	\$3,240
32 17 23	PAVEMENT MARKING - Symbols, Painted	10.0	ea	\$50.63	\$506





Name: **MULTNOMAH CO. EAST COURTS FACILITY**  
 Second Name: **SITE DEVELOPMENT**  
 Description: **ESTIMATE DETAIL**  
 Design Phase: **80% CONSTRUCTION DOCUMENTS**  
 Date of Estimate: **October 15, 2010**

		Quantity	Unit	Unit Cost	Cost
32 17 23	PAVEMENT MARKING - Striping	100.0	sf	\$17.21	\$1,721
32 17 23	PAVEMENT MARKING - Handicap Symbol	6.0	ea	\$49.62	\$298
32 17 23	PAVEMENT MARKING	2,020.0	sf	\$1.39	\$2,802
32 17 23	CONCRETE CURB PAINTING	200.0	sf	\$3.39	\$678
32 17 23	PAVEMENT MARKING, Stall	112.0	ea	\$13.67	\$1,531
32 31 13	ORNAMENTAL STEEL FENCE, 8'	241.0	lf	\$196.94	\$47,462
32 31 13	ORNAMENTAL SLIDING GATE, OPERATED, 8', 20'-OPENING	1.0	ea	\$28,950.93	\$28,951
32 31 13	ORNAMENTAL CANTILEVER GATE, OPERATED, 8', 11'-OPENING	1.0	ea	\$20,399.77	\$20,400
32 31 13	ORNAMENTAL DOUBLE SWING GATE, 12'x 8'	1.0	ea	\$5,524.37	\$5,524
32 31 13	ORNAMENTAL MAN GATE, READER, 3'x 8'	1.0	ea	\$2,373.36	\$2,373
32 31 13	CHAINLINK, INDUSTRIAL, 8'	328.0	lf	\$75.75	\$24,845
32 31 13	CHAINLINK, INDUSTRIAL, MANGATE, 3'x 8'	1.0	ea	\$504.97	\$505
32 93 33	SHRUBS, GRASSES AND GROUNDCOVERS, SOIL AMENDMENTS W/IRRIGATION	18,050.0	sf	\$4.56	\$82,246
32 93 33	INFILTRATION PLANTER STONE/SOIL/PLANT	8,380.0	sf	\$6.08	\$50,912
32 93 33	TREES, AVE. 2" CAL.	87.0	ea	\$500.00	\$43,500
32 94 00	SITE FURNISHINGS	92,150.0	sf	\$0.15	\$13,996
32 94 00	EXTERIOR SIGNAGE	36.0	ea	\$253.14	\$9,113
32 94 00	EXTERIOR SIGNAGE - Monument	1.0	ls	\$10,125.72	\$10,126
<b>DIVISION 33</b>	<b>UTILITIES</b>				<b>\$187,235</b>
33 11 00	WATER UTILITIES				
33 11 16	Copper, Waterline, Type L, w/Fittings, 2"	30.0	lf	\$46.58	\$1,397
33 11 16	Copper, Waterline, Type L, 2", Fitting	4.0	ea	\$121.51	\$486
33 11 16	6" DIP Waterline	530.0	lf	\$59.24	\$31,395
33 11 16	6" - Gate Valve and Box	2.0	ea	\$860.69	\$1,721
33 11 16	Combination Backflow Prevention Vault	1.0	ea	\$3,240.23	\$3,240
33 11 16	Water Meter Vault w/Exc., Bed & Bckfl	1.0	ea	\$10,237.10	\$10,237
33 11 16	Fire Department Connection	1.0	ea	\$2,500.04	\$2,500
33 11 16	Thrust block	4.0	ea	\$303.77	\$1,215
33 11 16	Connect to Existing, Tap/Saddle in Street	1.0	ea	\$5,000.08	\$5,000
33 11 16	Connect to Existing, Wood Shop	1.0	ea	\$1,012.57	\$1,013
33 12 16	Gate Valve, Valve Box, 2"	1.0	ea	\$658.17	\$658
33 12 16	Hydrant	1.0	ea	\$2,500.04	\$2,500
33 12 16	Utility Vaults, Small	4.0	ea	\$1,265.71	\$5,063
33 33 13	SANITARY UTILITY SEWERAGE UTILITIES				
33 33 13	Connect to Existing in Street	1.0	ea	\$3,500.46	\$3,500
33 33 13	Connect to Existing	2.0	ea	\$556.91	\$1,114
33 33 13	8" - PVC	475.0	lf	\$55.69	\$26,453
33 40 00	STORM DRAINAGE UTILITIES				
33 40 00	8" - PVC	264.0	lf	\$30.38	\$8,020
33 40 00	48" ID Manhole @ 16', Exc/Bckfl/Tie-in	1.0	ea	\$12,657.15	\$12,657
33 40 00	Utility Vault, 5000 Gal, Exc/Bckfl/Sub Piping	1.0	ea	\$31,642.87	\$31,643
33 40 00	Clean-outs	2.0	ea	\$607.54	\$1,215
33 40 00	Roof Drain Connection	1.0	ea	\$556.91	\$557
33 40 00	Planter Storm Connection	4.0	ea	\$101.26	\$405
33 70 00	ELECTRICAL UTILITIES				
33 70 13	Utility Vault, U/G, 5'x5'x4'-high w/Cover	1.0	ea	\$4,111.04	\$4,111



Name: **MULTNOMAH CO. EAST COURTS FACILITY**  
 Second Name: **SITE DEVELOPMENT**  
 Description: **ESTIMATE DETAIL**  
 Design Phase: **80% CONSTRUCTION DOCUMENTS**  
 Date of Estimate: **October 15, 2010**

		<i>Quantity</i>	<i>Unit</i>	<i>Unit Cost</i>	<i>Cost</i>
33 71 19	Conduit w/Wire - Bldg Interconnect	40.0	lf	\$12.35	\$494
33 71 19	Conduit w/Wire - Lighting		lf	\$17.44	\$0
33 71 19	Conduit w/Wire - Irrigation	360.0	lf	\$17.44	\$6,277
33 71 19	Conduit w/Wire - Misc	700.0	lf	\$17.44	\$12,206
33 71 19	Hand Holes, 2'x2'x3', Precast, Conc Cover	9.0	ea	\$1,350.77	\$12,157
<b>DIVISION 34</b>	<b>TRANSPORTATION</b>				<b>\$3,038</b>
34 41 13	TRAFFIC SIGNAL MODIFICATIONS	1.0	ls	\$3,037.72	\$3,038

Name: **MULTNOMAH CO. EAST COURTS FACILITY**

Second Name: **BUILDING**

Description: **ESTIMATE SUMMARY**

Design Phase: **80% CONSTRUCTION DOCUMENTS**

Date of Estimate: **October 15, 2010**

Hill International, Inc.  
111 SW Columbia Street, Suite 830  
Portland, Oregon 97201  
Tel: 503-225-1120  
Fax: 503-224-3226  
www.hillintl.com



**Hill International**

**DIRECT CONSTRUCTION COST**

**45,219 (sf) Gross Square Feet**

<i><b>CSI Division</b></i>	<i><b>Description</b></i>	<i><b>Unit Cost</b></i>	<i><b>Cost</b></i>
Division 01	General Conditions	\$20.03	\$905,917
Division 02	Existing Conditions	\$0.00	\$0
Division 03	Concrete	\$18.84	\$851,818
Division 04	Masonry	\$18.11	\$818,934
Division 05	Metals	\$28.88	\$1,305,834
Division 06	Wood, Plastics, Composites	\$8.28	\$374,499
Division 07	Thermal & Moisture Protection	\$17.79	\$804,483
Division 08	Openings	\$17.15	\$775,329
Division 09	Finishes	\$27.42	\$1,239,711
Division 10	Specialties	\$2.31	\$104,514
Division 11	Equipment	\$0.00	\$0
Division 12	Furnishings	\$0.76	\$34,290
Division 13	Special Construction	\$0.00	\$0
Division 14	Conveying Equipment	\$5.48	\$247,591
Division 21	Fire Suppression	\$3.51	\$158,712
Division 22	Plumbing	\$5.62	\$253,917
Division 23	HVAC	\$46.45	\$2,100,335
Division 26	Electrical	\$35.89	\$1,623,094
Division 27	Communications	\$1.80	\$81,271
Division 28	Electronic Safety & Security	\$2.86	\$129,306
Division 31	Earthwork	\$6.83	\$308,880
Division 32	Exterior Improvements	\$0.00	\$0
Division 33	Utilities	\$0.00	\$0

**TOTAL DIRECT CONSTRUCTION COST - January 2011**

**\$12,118,434**

**\$268 /sf**

***Escalation Calculation***

1.25% Construction Cost Index  
2.5 Months to start of construction  
14 Months of construction duration  
9.5 Calculated months to mid-point of construction  
**0.99% Calculated Escalation**

Note: This Direct Construction Cost Estimate does not include the following:

- Estimating Contingency
- General Contractor Overhead and Profit
- General Contractor Insurance and Bond

Name: **MULTNOMAH CO. EAST COURTS FACILITY**

Second Name: **BUILDING**

Description: **ESTIMATE DETAIL**

Design Phase: **80% CONSTRUCTION DOCUMENTS**

Date of Estimate: **October 15, 2010**

		Quantity	Unit	Unit Cost	Cost
<b>DIVISION 01</b>	<b>GENERAL CONDITIONS</b>	1.0	ls	\$905,917.35	<b>\$905,917</b>
<b>DIVISION 02</b>	<b>EXISTING CONDITIONS</b>				<b>\$0</b>
<b>DIVISION 03</b>	<b>CONCRETE</b>				<b>\$851,818</b>
03 30 00	<b>REINFORCEMENT</b>				<b>\$90,191</b>
03 21 10	SPREAD & WALL FOOTINGS	10,640.0	lb	\$0.60	\$6,340
03 21 10	BF FOOTINGS	36,550.0	lb	\$0.60	\$21,779
03 21 10	SOG	16,743.0	lb	\$0.60	\$9,977
03 21 10	WALLS	19,380.0	lb	\$0.60	\$11,548
03 21 10	ELEVATOR PIT	3,000.0	lb	\$0.60	\$1,788
03 22 05	ELEVATED DECK - REBAR	10,175.0	lb	\$0.60	\$6,063
03 22 05	ELEVATED DECK - WWF, W2.9XW2.9	40,695.0	sf	\$0.74	\$30,003
03 22 05	MISC - REBAR	4,521.9	lb	\$0.60	\$2,694
03 30 00	<b>CAST-IN-PLACE CONCRETE/FORMWORK</b>				<b>\$761,627</b>
03 30 00	SPREAD FOOTINGS	77.0	cy	\$375.00	\$28,875
03 30 00	WALL FOOTINGS	75.0	cy	\$450.00	\$33,750
03 30 00	BF FOOTINGS	215.0	cy	\$280.00	\$60,200
03 30 00	SLAB ON GRADE, 4"	57.0	cy	\$350.00	\$19,950
03 30 00	SLAB ON GRADE, 6"	159.0	cy	\$350.00	\$55,650
03 30 00	WALLS	225.0	cy	\$575.00	\$129,375
03 30 00	ELEVATOR PIT	2.0	ea	\$7,475.00	\$14,950
03 30 00	CONCRETE CURB AT WINDOW WALL	318.0	sf	\$46.00	\$14,628
03 30 00	ELEVATED DECK	1,206.0	cy	\$300.00	\$361,800
03 30 00	MISC CONCRETE	45,219.0	sf	\$0.25	\$11,305
03 30 00	STAIR TREAD AND LANDING FILLS	10.0	flt	\$1,500.00	\$15,000
03 35 19	SEALED CONC. FINISH	10,657.0	sf	\$1.51	\$16,144
<b>DIVISION 04</b>	<b>MASONRY</b>				<b>\$818,934</b>
04 20 01	HONEYCOMB STONE VENEER	5,224.0	sf	\$75.75	\$395,694
04 20 01	MASONRY VENEER	12,266.0	sf	\$29.29	\$359,250
04 22 10	CMU, 6", DOWELED/REINF./GROUTED	1,980.0	sf	\$32.32	\$63,990
<b>DIVISION 05</b>	<b>METALS</b>				<b>\$1,305,834</b>
05 12 00	STRUCTURAL STEEL FAB & ERECTION	245.8	tn	\$3,787.27	\$930,760
05 12 00	STRUCTURAL STEEL PV SUPPORT	4.0	tn	\$3,797.14	\$15,189
05 31 13	STEEL DECKING, 18-ga, 2"	40,695.0	sf	\$2.42	\$98,639
05 31 23	STEEL DECKING, 18-ga, 1-1/2"	2,271.0	sf	\$2.57	\$5,826
05 50 05	MISC. METAL	45,219.0	sf	\$1.01	\$45,668
05 51 00	METAL STAIRS FAB & ERECTION				
05 51 00	Public	3.0	flt	\$16,410.00	\$49,230
05 51 00	Staff	7.0	flt	\$14,760.00	\$103,320
05 51 00	METAL RAILINGS	43.0	ft	\$454.47	\$19,542
05 51 00	GUARD RAILING AT PARAPET	119.0	ft	\$300.00	\$35,700
05 52 13	METAL GRATE	56.0	sf	\$35.00	\$1,960
<b>DIVISION 06</b>	<b>WOOD, PLASTICS AND COMPOSITES</b>				<b>\$374,499</b>
06 10 54	WOOD BLOCKING AND CURBING	45,219.0	sf	\$0.50	\$22,610

Name: MULTNOMAH CO. EAST COURTS FACILITY

Second Name: BUILDING

Description: ESTIMATE DETAIL

Design Phase: 80% CONSTRUCTION DOCUMENTS

Date of Estimate: October 15, 2010

		Quantity	Unit	Unit Cost	Cost
06 10 54	RAMPS AND SEATING PLATFORMS	1,217.0	sf	\$15.00	\$18,255
06 22 13	MOLDINGS - INTERIOR WOOD WINDOW/DOOR CASING TRIM	1,059.0	lf	\$12.15	\$12,868
06 22 13	MOLDINGS - BASE, 9/16"x3-1/2", FINISHED	971.0	lf	\$6.58	\$6,391
06 22 13	MOLDINGS - CASING, 11/16"x6", FINISHED	257.0	lf	\$11.64	\$2,993
06 25 13	PANELING, WAINSCOT & WALL	3,603.0	sf	\$35.44	\$127,690
06 25 13	PANELING, PL-WAINSCOT & WALL	1,498.0	sf	\$25.31	\$37,921
06 25 17	MOLDINGS - CHAIR RAIL	207.0	lf	\$12.15	\$2,515
06 25 17	MOLDINGS - PENCIL RAIL	439.0	lf	\$12.15	\$5,334
06 35 50	CABINETS & CASEWORK				
06 35 50	Mailbox	17.6	sf	\$101.26	\$1,782
06 35 50	Upper Cabinets - Plam	54.0	lf	\$151.89	\$8,202
06 35 50	Base Cabinets w/Countertops - Plam	75.0	lf	\$253.14	\$18,986
06 35 50	Judge's Dias Counter	90.0	lf	\$1,113.83	\$100,245
06 35 50	Shelving, 15"	16.0	lf	\$50.63	\$810
06 35 50	Transaction Counter w/Pass-through	36.0	lf	\$177.20	\$6,379
06 35 50	Free Standing Counter	12.0	lf	\$126.57	\$1,519
<b>DIVISION 07</b>	<b>THERMAL AMD MOISTURE PROTECTION</b>				<b>\$804,483</b>
07 19 00	WATER REPELLENTS	17,490.0	sf	\$1.25	\$21,863
07 17 00	BENTONITE WATERPROOFING	6,490.0	sf	\$6.50	\$42,185
07 17 00	BITUMINOUS WATERPROOFING	1,466.0	sf	\$3.00	\$4,398
07 21 00	INSULATION				
07 21 16	Exterior Wall	17,490.0	sf	\$1.22	\$21,373
07 21 16	Exterior Wall, Penthouse	690.0	sf	\$1.22	\$843
07 25 00	WEATHER BARRIERS - Ext. Walls	17,490.0	sf	\$3.80	\$66,416
07 25 00	WEATHER BARRIERS - Ext. Walls Penthouse	690.0	sf	\$2.50	\$1,728
07 33 63	ECO ROOF SYSTEM	13,285.0	sf	\$15.15	\$201,256
07 51 13	BUILT-UP ROOF SYS, w/Fiberboard and 4" Polyisocyanurate Insulation	13,285.0	sf	\$12.26	\$162,883
07 51 13	BUILT-UP ROOF SYS, w/Fiberboard and 6" Polyisocyanurate Insulation @ Canopy	2,203.0	sf	\$12.89	\$28,390
07 62 00	SHEET METAL FLASHING AND TRIM	45,219.0	sf	\$0.20	\$9,134
07 62 00	SHEET METAL FLASHING, MASONRY	17,490.0	sf	\$2.02	\$35,328
07 62 00	PARAPET CAP	623.0	lf	\$30.00	\$18,690
07 71 23	FASCIA - Entry Canopy	181.0	lf	\$60.00	\$10,860
07 71 23	ROOF DRAINS	9.0	ea	\$302.98	\$2,727
07 71 23	DOWNSPOUTS	380.0	lf	\$6.41	\$2,437
07 84 00	FIREPROOFING, STEEL AT SHAFTS	7,680.0	sf	\$0.65	\$4,992
07 90 05	JOINT SEALERS	45,219.0	sf	\$0.61	\$27,401
05 58 23	ENTRANCE CANOPY	2,271.0	sf	\$60.00	\$136,260
05 58 23	ALUMINUM CLAD COLUMN (Framing included in Structural Steel)	76.0	vlf	\$70.00	\$5,320
<b>DIVISION 08</b>	<b>OPENINGS</b>				<b>\$775,329</b>
08 11 13	ALUM. DOUB ENTRY DOOR, FRM & HDW	2.0	ea	\$4,039.76	\$8,080
08 14 16	2' x 7' STEEL DOOR & HMF w/ HDW	2.0	ea	\$1,141.23	\$2,282
08 14 16	3' x 7' STEEL DOOR & HMF w/ HDW	100.0	ea	\$1,211.93	\$121,193
08 14 16	4' x 7' STEEL DOOR & HMF w/ HDW	1.0	ea	\$1,312.92	\$1,313
08 14 16	6' x 7' STEEL DOOR & HMF w/ HDW	3.0	ea	\$1,969.38	\$5,908



Name: **MULTNOMAH CO. EAST COURTS FACILITY**

Second Name: **BUILDING**

Description: **ESTIMATE DETAIL**

Design Phase: **80% CONSTRUCTION DOCUMENTS**

Date of Estimate: **October 15, 2010**

		Quantity	Unit	Unit Cost	Cost
08 14 16	6' x 8' STEEL DOOR & HMF w/ HDW	6.0	ea	\$2,120.87	\$12,725
08 14 16	3' x 7' STEEL DOOR & KDF w/ HDW	1.0	ea	\$1,211.93	\$1,212
08 14 16	3' x 7' WOOD DOOR w/WDF & HDW	6.0	ea	\$1,211.93	\$7,272
08 14 16	2'-6" x 7' WOOD DOOR w/HMF & HDW	1.0	ea	\$1,009.94	\$1,010
08 14 16	3' x 7' WOOD DOOR w/HMF & HDW	2.0	ea	\$1,009.94	\$2,020
08 14 16	6' x 7' WOOD DOOR w/WDF & HDW	2.0	ea	\$1,817.89	\$3,636
08 14 16	3' x 8' WOOD DOOR w/WDF & HDW, Prem.	4.0	ea	\$1,565.41	\$6,262
08 14 16	6' x 8' WOOD DOOR & WDF w/ HDW	4.0	ea	\$1,817.89	\$7,272
08 33 23	OVERHEAD DOORS, STEEL, 6'x 10', Manual	1.0	ea	\$1,413.92	\$1,414
08 33 26	DOOR GLAZING	193.0	sf	\$35.35	\$6,822
08 33 26	INTERIOR GLAZING/WOOD FRAME	1,300.0	sf	\$37.37	\$48,578
08 33 26	GLASS AND GLAZING CLEANING	8,865.0	sf	\$0.35	\$3,103
08 44 13	GLAZED ALUMINUM CURTAIN WALL	6,695.0	sf	\$65.00	\$435,175
08 44 13	ALUMINUM STOREFRONT AND WINDOWS	677.0	sf	\$55.00	\$37,235
08 71 00	DOOR HARDWARE, SECURITY PREM.	51.0	ea	\$504.97	\$25,753
08 71 13	ADA DOOR OPERATORS	14.0	ea	\$1,009.94	\$14,139
08 71 13	PANIC/FIRE DEVICES	20.0	ea	\$1,146.28	\$22,926

#### **DIVISION 09 FINISHES**

**\$1,239,711**

09 21 16	GYPSUM BOARD ASSEMBLIES				
09 21 16	Ext. Structural Studs and Sheathing	17,490.0	sf	\$8.61	\$150,673
09 21 16	Int. 3-5/8" Steel, STC 45	11,355.0	sf	\$5.48	\$62,271
09 21 16	Int. 3-5/8" Steel, STC 50+	31,605.0	sf	\$7.60	\$240,351
09 21 16	Shaft Walls, 2-hr Fire Rated	7,680.0	sf	\$7.00	\$53,760
09 21 16	Penthouse Walls, Rated	690.0	sf	\$7.00	\$4,830
09 21 16	Brace Frame and Column Wrap	6,270.0	sf	\$4.98	\$31,218
09 21 16	GWB Ceiling	7,870.0	sf	\$9.44	\$74,316
09 30 00	CERAMIC TILING				
09 30 00	Floors	72.0	sf	\$15.15	\$1,091
09 30 00	Walls	3,721.5	sf	\$11.11	\$41,343
09 30 00	Base	114.0	lf	\$14.14	\$1,612
09 51 00	ACOUSTICAL CEILINGS	18,590.0	sf	\$6.08	\$113,024
09 51 00	ACOUSTICAL CEILINGS, Premium		sf	\$9.70	\$0
09 51 00	ACOUSTICAL CEILING - SEISMIC BRACING	516.0	ea	\$11.82	\$6,097
09 65 00	RESILIENT FLOORING	5,294.0	sf	\$7.38	\$39,084
09 65 00	RESILIENT FLOORING, TREADS	222.0	lf	\$12.37	\$2,747
09 65 00	RESILIENT FLOORING, LANDINGS	250.0	sf	\$8.58	\$2,146
09 65 00	RESILIENT COVE BASE	192.0	lf	\$2.63	\$504
09 66 13	TERRAZO TREADS	519.0	lf	\$26.26	\$13,628
09 66 13	TERRAZO LANDINGS	354.0	sf	\$24.24	\$8,580
09 66 13	TERRAZO FLOORING, 1-3/4" Thick	7,677.0	sf	\$19.22	\$147,545
09 66 13	TERRAZO BASE, Cove, 6" High	1,547.5	lf	\$23.01	\$35,602
09 68 00	FLOOR COVERING				
09 68 00	Carpet Tile 24"x 24", Nylon, 35-oz	16,289.0	sf	\$5.13	\$83,571
09 68 00	Walk-off Matting	100.0	sf	\$27.27	\$2,727
09 68 00	RUBBER BASE	6,541.0	lf	\$2.98	\$19,488
09 84 13	FABRIC WRAPPED PANEL, (Acoustic)	884.0	sf	\$15.48	\$13,686
09 90 00	PAINTING				
09 90 00	Walls	84,000.0	sf	\$0.68	\$56,839
09 90 00	Walls, Epoxy	6,300.0	sf	\$0.83	\$5,217

Name: **MULTNOMAH CO. EAST COURTS FACILITY**

Second Name: **BUILDING**

Description: **ESTIMATE DETAIL**

Design Phase: **80% CONSTRUCTION DOCUMENTS**

Date of Estimate: **October 15, 2010**

		Quantity	Unit	Unit Cost	Cost
09 90 00	Ceilings	9,284.0	sf	\$0.76	\$7,032
09 90 00	Exterior Paint, Protective Coating	17,490.0	sf	\$0.81	\$14,131
09 90 00	Open to Structure	7,775.0	sf	\$0.85	\$6,596
<b>DIVISION 10</b>	<b>SPECIALTIES</b>				<b>\$104,514</b>
10 14 20	SPECIALTIES	45,219.0	sf	\$0.45	\$20,551
10 14 20	INTERIOR SIGNAGE	45,219.0	sf	\$0.35	\$15,984
10 14 20	EXTERIOR SIGNAGE	1.0	ls	\$20,000.00	\$20,000
10 21 13	RESTROOM PARTITIONS	1.0	ls	\$14,542.12	\$14,542
10 26 01	WALL AND CORNER PROTECTION	45,219.0	sf	\$0.23	\$10,504
10 28 13	TOILET AND BATH ACCESSORIES	1.0	ls	\$12,008.18	\$12,008
10 51 00	LOCKERS, GUN	1.0	ea	\$4,039.76	\$4,040
10 75 16	FLAG POLE, Alum, Tapered, 30'	2.0	ea	\$3,442.74	\$6,885
<b>DIVISION 11</b>	<b>EQUIPMENT</b>				<b>\$0</b>
<b>DIVISION 12</b>	<b>FURNISHINGS</b>				<b>\$34,290</b>
12 24 13	WINDOW TREATMENTS	3,650.0	sf	\$8.08	\$29,490
12 24 13	WINDOW TREATMENTS, MINI BLINDS	1,600.0	sf	\$3.00	\$4,800
<b>DIVISION 13</b>	<b>SPECIAL CONSTRUCTION</b>				<b>\$0</b>
<b>DIVISION 14</b>	<b>CONVEYING EQUIPMENT</b>				<b>\$247,591</b>
14 24 13	PASSENGER ELEVATOR 4-STOP, 4,000#, Electric Traction System	1.0	ea	\$125,764.97	\$125,765
14 24 13	PASSENGER ELEVATOR 3-STOP, 3,500#, Electric Traction System	1.0	ea	\$121,826.21	\$121,826
<b>DIVISION 21</b>	<b>FIRE SUPPRESSION</b>				<b>\$158,712</b>
21 10 00	FIRE PROTECTION SYSTEM	45,219.0	sf	\$3.51	\$158,712
<b>DIVISION 22</b>	<b>PLUMBING</b>				<b>\$253,917</b>
22 11 00	FACILITY WATER DISTRIBUTION/FIXTURES	45,219.0	sf	\$5.62	\$253,917
22 11 00	Water Reclamation System (Cistern) - See Storm Drainage Utilities in Site Estimate				
<b>DIVISION 23</b>	<b>HEATING, VENT AND AIR CONDITIONING</b>				<b>\$2,100,335</b>
23 05 00	HVAC	45,219.0	sf	\$34.97	\$1,581,325
23 05 00	OPEN WELL SYSTEM	45,219.0	ls	\$11.17	\$504,970
23 37 15	MECH. LOUVER	156.0	sf	\$90.00	\$14,040
<b>DIVISION 26</b>	<b>ELECTRICAL</b>				<b>\$1,623,094</b>
<b>26 24 00</b>	<b>ELECTRICAL SERVICE/DISTRIBUTION</b>				<b>\$631,949</b>
26 24 00	ELECTRICAL POWER	45,219.0	sf	\$13.98	\$631,949
<b>26 31 00</b>	<b>PHOTOVOLTAICS</b>				<b>\$227,236</b>
26 31 00	PHOTOVOLTAIC ARRAY	1.0	ls	\$227,236.45	\$227,236



Name: **MULTNOMAH CO. EAST COURTS FACILITY**  
 Second Name: **BUILDING**  
 Description: **ESTIMATE DETAIL**  
 Design Phase: **80% CONSTRUCTION DOCUMENTS**  
 Date of Estimate: **October 15, 2010**

		<i>Quantity</i>	<i>Unit</i>	<i>Unit Cost</i>	<i>Cost</i>
<b>26 32 00</b>	<b>GENERATOR ASSEMBLIES</b>				<b>\$540,928</b>
26 32 00	GENERATOR/TRANSFER SWITCH	45,219.0	sf	\$11.96	\$540,928
<b>26 43 00</b>	<b>SURGE PROTECTIVE DEVICES</b>				<b>\$11,362</b>
26 43 00	SURGE PROTECTIVE DEVICES	45,219.0	sf	\$0.25	\$11,362
<b>26 51 00</b>	<b>INTERIOR LIGHTING</b>				<b>\$211,619</b>
26 51 00	INTERIOR LIGHTING	45,219.0	sf	\$4.68	\$211,619
<b>DIVISION 27</b>	<b>COMMUNICATIONS</b>				<b>\$81,271</b>
<b>27 21 00</b>	<b>DATA COMMUNICATIONS</b>				<b>\$57,086</b>
27 21 13	TELECOMMUNICATIONS RACEWAY & GROUNDING SYSTEMS	45,219.0	sf	\$1.26	\$57,086
<b>27 40 00</b>	<b>AUDIO-VIDEO COMMUNICATIONS</b>				<b>\$24,185</b>
27 41 00	A/V SYSTEM	45,219.0	ls	\$0.53	\$24,185
<b>DIVISION 28</b>	<b>ELECTRONIC SAFETY AND SECURITY</b>				<b>\$129,306</b>
28 13 00	SECURITY SYSTEM/ACCESS CONTROL	45,219.0	sf	\$0.52	\$23,497
28 31 00	FIRE ALARM	45,219.0	sf	\$2.34	\$105,809
<b>DIVISION 31</b>	<b>EARTHWORK</b>				<b>\$308,880</b>
31 22 16	FINE GRADING/PLACE STONE/COMPACT	14,100.0	sf	\$0.63	\$8,829
31 23 16	EXCAVATION SUPPORT - SHEET PILE	4,455.0	sf	\$27.36	\$121,886
31 23 16	EXCAVATION/EXPORT	4,751.0	bcy	\$20.20	\$95,964
07 26 10	SOG VAPOR BARRIER	14,100.0	sf	\$0.25	\$3,560
31 23 23	BACKFILL/COMPACT, Native	1,664.0	ecy	\$34.34	\$57,138
31 23 23	BASE ROCK MATERIAL/HAUL/PLACE/COMP	580.0	lcy	\$32.32	\$18,744
33 46 13	FOUNDATION DRAINS	475.0	lf	\$5.81	\$2,758
<b>DIVISION 32</b>	<b>EXTERIOR IMPROVEMENTS</b>				<b>\$0</b>
<b>DIVISION 33</b>	<b>UTILITIES</b>				<b>\$0</b>





Project:	<b>East County Courts - SUMMARY W/O CONTINGENCY</b>	Estimate No.:	3.2 wo Cont
Location:	Portland, OR	Date:	10.19.10
Owner:	Multnomah County	Estimator:	JD/DRP
Architect:	LRS	GSF:	41,732

System	Cost/GSF	Total
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### SITEWORK

Division 01	General Conditions	41,732	\$	2.40	\$	100,262
Division 02	Existing Conditions	41,732	\$	0.48	\$	20,000
Division 04	Masonry	41,732	\$	-	\$	-
Division 26	Electrical	41,732	\$	3.83	\$	160,000
Division 31	Earthwork	41,732	\$	6.35	\$	265,000
Division 32	Exterior Improvements	41,732	\$	21.44	\$	894,698
Division 33	Utilities	41,732	\$	6.23	\$	260,000
Division 34	Transportation	41,732	\$	0.12	\$	5,000
<b>Total Direct Construction Cost</b>		<b>41,732</b>	<b>\$</b>	<b>40.85</b>	<b>\$</b>	<b>1,704,960</b>

Estimating Contingency	<b>BY OWNER</b>	0.00%	\$	-	\$	-
Insurance		0.75%	\$	0.31	\$	12,787
GC Performance & Payment Bond		0.66%	\$	0.28	\$	11,548
Contractor OH&P		1.95%	\$	0.81	\$	33,721
Total			41,732	\$	42.25	\$ 1,763,016

### BUILDING

Division 01	General Conditions	41,732	\$	15.44	\$	644,494
Division 03	Concrete	41,732	\$	14.61	\$	609,780
Division 04	Masonry	41,732	\$	17.69	\$	738,245
Division 05	Metals	41,732	\$	25.16	\$	1,050,003
Division 06	Wood, Plastic, & Composites	41,732	\$	12.20	\$	508,960
Division 07	Thermal & Moisture Protection	41,732	\$	18.77	\$	783,411
Division 08	Openings	41,732	\$	16.79	\$	700,511
Division 09	Finishes	41,732	\$	36.05	\$	1,504,631
Division 10	Specialties	41,732	\$	2.94	\$	122,638
Division 11	Equipment	41,732	\$	-	\$	-
Division 12	Furnishings	41,732	\$	1.11	\$	46,370
Division 14	Conveying Equipment	41,732	\$	5.45	\$	227,635
Division 21	Fire Supression	41,732	\$	2.05	\$	85,515
Division 22	Plumbing	41,732	\$	9.42	\$	393,100
Division 23	HVAC	41,732	\$	41.60	\$	1,736,091
Division 26	Electrical	41,732	\$	37.22	\$	1,553,210
Division 27	Communications	41,732	\$	-	\$	-
Division 28	Electronic Safety & Security	41,732	\$	-	\$	-
Division 31	Earthwork	41,732	\$	6.36	\$	265,522
<b>Total Direct Construction Cost</b>		<b>41,732</b>	<b>\$</b>	<b>262.87</b>	<b>\$</b>	<b>10,970,117</b>

Estimating Contingency	<b>BY OWNER</b>	0.00%	\$	-	\$	-
Insurance		0.75%	\$	1.97	\$	82,276
GC Performance & Payment Bond		0.65%	\$	1.77	\$	73,730
Contractor OH&P		1.95%	\$	5.20	\$	216,959
Total			41,732	\$	271.81	\$ 11,343,082



# Howard S. Wright Constructors

Project:	<b>East County Courts - SUMMARY W/O CONTINGENCY</b>	Estimate No.:	3.2 wo Cont
Location:	Portland, OR	Date:	10.19.10
Owner:	Multnomah County	Estimator:	JD/DRP
Architect:	LRS	GSF:	41,732

<b>System</b>			<b>Cost/GSF</b>		<b>Total</b>
<b>Data Center</b>					
Division 01	General Conditions	2,216	\$	1.85	\$ 77,154
Division 03	Concrete	2,216	\$	2.60	\$ 108,441
Division 04	Masonry	2,216	\$	-	\$ -
Division 05	Metals	2,216	\$	2.37	\$ 99,028
Division 06	Wood, Plastic, & Composites	2,216	\$	0.10	\$ 4,108
Division 07	Thermal & Moisture Protection	2,216	\$	0.11	\$ 4,482
Division 08	Openings	2,216	\$	0.20	\$ 8,300
Division 09	Finishes	2,216	\$	1.35	\$ 56,247
Division 10	Specialties	2,216	\$	-	\$ -
Division 11	Equipment	2,216	\$	-	\$ -
Division 12	Furnishings	2,216	\$	-	\$ -
Division 14	Conveying Equipment	2,216	\$	-	\$ -
Division 21	Fire Supression	2,216	\$	0.42	\$ 17,642
Division 22	Plumbing	2,216	\$	0.12	\$ 4,900
Division 23	HVAC	2,216	\$	11.75	\$ 490,217
Division 26	Electrical	2,216	\$	11.90	\$ 496,453
Division 27	Communications	2,216	\$	-	\$ -
Division 28	Electronic Safety & Security	2,216	\$	-	\$ -
Division 31	Earthwork	2,216	\$	0.99	\$ 41,414
<b>Total Direct Construction Cost</b>		<b>2,216</b>	<b>\$</b>	<b>33.75</b>	<b>\$ 1,408,386</b>
Estimating Contingency	<b>BY OWNER</b>	0.00%	\$	-	\$ -
Insurance		0.75%	\$	0.25	\$ 10,563
GC Performance & Payment Bond		0.66%	\$	0.23	\$ 9,539
Contractor OH&P		1.95%	\$	0.67	\$ 27,856
<b>Total</b>		<b>2,216</b>	<b>\$</b>	<b>600.06</b>	<b>\$ 1,456,344</b>



# Howard S. Wright Constructors

Project: **East County Courts - SITE**  
Location: Portland, OR  
Owner: Multnomah County  
Architect: LRS

Estimate No.: 3.2  
Date: 10.19.10  
Estimator: JD/DRP

Description	Quantity	Unit Price	Price
<b>DIVISION 02 - EXISTING CONDITIONS</b>			
Demolition			
Demo Misc. Site Structures/Appurtenances	1 ls	\$20,000.00	\$20,000
Division 02 Subtotal			<b>\$20,000</b>
<b>DIVISION 04 - MASONRY</b>			
Brick Veneer			
Security/Site Wall	1 ls	\$25,000.00	\$0
Division 04 Subtotal			<b>\$0</b>
<b>DIVISION 26 - ELECTRICAL</b>			
Site Lighting	1 ls	\$160,000.00	\$160,000
Division 26 Subtotal			<b>\$160,000</b>
<b>DIVISION 31 - EARTHWORK</b>			
Surveying			
Third Party Survey & Layout	1 ls	\$15,000.00	\$15,000
Site Clearing & Earthwork			
Earthwork	1 ls	\$250,000.00	\$250,000
Division 31 Subtotal			<b>\$265,000</b>
<b>DIVISION 32 - EXTERIOR IMPROVEMENTS</b>			
Paving			
Asphalt Paving & Base Course	1 ls	\$96,920.00	\$96,920
Asphalt Patching at SE Stark	33 sy	\$75.00	\$2,475
Pavement Markings, Signage, etc.	1 ls	\$3,500.00	\$3,500
			<b>\$102,895</b>



# Howard S. Wright Constructors

Project: **East County Courts - SITE**  
Location: Portland, OR  
Owner: Multnomah County  
Architect: LRS

Estimate No.: 3.2  
Date: 10.19.10  
Estimator: JD/DRP

Description	Quantity	Unit Price	Price
Site Concrete			
Standard Curbs	1 ls	\$357,662.00	\$357,662
			\$357,662
Precast Concrete Unit Pavers			
Specialty Sand Set Pavers	1 ls	\$163,243.00	\$163,243
			\$163,243
Landscaping & Irrigation			
Landscaping & Irrigation	1 ls	\$157,374.00	\$157,374
			\$157,374
Fencing			
Fencing	1 ls	\$103,524.00	\$103,524
			\$103,524
Monument Signage	1 ls	\$10,000.00	\$10,000
<b>Division 32 Subtotal</b>			<b>\$894,698</b>
<b>DIVISION 33 - UTILITIES</b>			
Storm Sewer			
Stormwater Planters	1 ls	\$150,000.00	\$150,000
			\$150,000
Sanitary Sewer			
Sanitary Sewer	475 lf	\$81.00	Incl
			\$0
Water			
Water	490 lf	\$64.00	Incl
Piping for Wells	1 allow	\$100,000.00	\$100,000
			\$100,000
Dry Utilities - Telecomm Pathway	1 ls	\$10,000.00	\$10,000
<b>Division 33 Subtotal</b>			<b>\$260,000</b>
<b>DIVISION 34 - TRANSPORTATION</b>			
Traffic Signal Modifications	1 allow	\$5,000.00	\$5,000
<b>Division 34 Subtotal</b>			<b>\$5,000</b>



# Howard S. Wright Constructors

Project: **East County Courts - BUILDING**  
 Location: Portland, OR  
 Owner: Multnomah County  
 Architect: LRS

Estimate No.: 3.2  
 Date: 10.19.10  
 Estimator: JD/DRP

Description	Quantity	Unit Price	Price
<b>DIVISION 03 - CONCRETE</b>			
Concrete (Sub)			
Concrete	1 ls	\$596,993.00	\$596,993
Reallocation from Data Center	256 sf	\$29.35	\$7,513
Added Basement for Cooling	1 Allow	\$0.00	\$0
Reallocation from Data Center	256 sf	\$20.60	\$5,274
			<u>\$609,780</u>
Reinforcing Steel			
Reinforcing Steel			Incl
Miscellaneous Concrete			\$0
			<u>\$0</u>
<b>Division 03 Subtotal</b>			<b><u>\$609,780</u></b>
<b>DIVISION 04 - MASONRY</b>			
Brick & Stone			
Stone	1 ls	\$398,095.00	\$398,095
CMU	1 ls	\$340,150.00	\$340,150
Brick Veneer			Incl
<b>Division 04 Subtotal</b>			<b><u>\$738,245</u></b>
<b>DIVISION 05 - METALS</b>			
Structural Steel Fabrication	1 ls	\$951,039.00	\$951,039
Reallocation from Data Center	256 sf	\$44.69	\$11,440
			<u>\$962,479</u>
3" Metal Deck Materials			
Metal Deck Materials			Incl
			<u>\$0</u>
Steel Erection			
Structural Steel Erection			Incl
Safety & Opening Protection	41,732 sf	\$0.20	\$8,346
			<u>\$8,346</u>
Miscellaneous Iron			
Miscellaneous Metals			Incl
			<u>\$0</u>
Ornamental Metals			
Glass Railings at Public Stairs	1 ls	\$79,178.00	\$79,178
Glass Railings at Atrium			Incl
			<u>\$79,178</u>
<b>Division 05 Subtotal</b>			<b><u>\$1,050,003</u></b>
<b>DIVISION 06 - WOOD, PLASTICS, &amp; COMPOSITES</b>			
Rough Carpentry			
Rough Carpentry at Roof	13,810 sf	\$2.00	\$27,620
Ramps & Seating Platforms	1,340 sf	\$15.00	\$20,100
			<u>\$47,720</u>



# Howard S. Wright Constructors

Project: **East County Courts - BUILDING**  
 Location: Portland, OR  
 Owner: Multnomah County  
 Architect: LRS

Estimate No.: 3.2  
 Date: 10.19.10  
 Estimator: JD/DRP

Description	Quantity	Unit Price	Price
Millwork			
Millwork	1 ls	\$461,240.00	\$461,240
			<u>\$461,240</u>
Casework			
Casework/Counters	1 lot	\$10,553.00	Incl
			<u>\$0</u>
<b>Division 06 Subtotal</b>			<b><u>\$508,960</u></b>

## DIVISION 07 - THERMAL & MOISTURE PROTECTION

Waterproofing			
Basement Walls	1 ls	\$66,179.00	\$66,179
Reallocation from Data Center	256 sf	\$2.02	\$518
			<u>\$66,697</u>
Batt Insulation			
Vapor Barrier			
Building Wrap	22,687 sf	\$4.00	\$90,748
Ice & Water Shield at Openings	1,028 lf	\$6.50	\$6,682
			<u>\$97,430</u>
Water Repellant			
Brick	1 ls	\$15,991.00	\$15,991
Stone			Incl
			<u>\$15,991</u>
Fireproofing			
Steel at Rated Shafts	41,732 gsf	\$0.00	\$0
Metal Panels			
Metal Panels	1 ls	\$162,997.00	\$190,891
			<u>\$190,891</u>
Roofing Systems			
Built-up Cold Applied Roofing	1 ls	\$356,331.00	\$356,331
			<u>\$356,331</u>
Flashing & Sheet Metal			
Masonry Flashing	15,462 sf	\$2.00	\$0
Parapet Cap Flashing	440 lf	\$30.00	\$0
Miscellaneous Flashings	16,422 sf	\$0.50	\$0
			<u>\$0</u>
Roof Access Hatch	0 ea	\$0.00	\$0
Caulking	1 ls	\$14,339.00	\$14,339
Weather Protection	41,732 gsf	\$1.00	\$41,732
<b>Division 07 Subtotal</b>			<b><u>\$783,411</u></b>



# Howard S. Wright Constructors

Project: **East County Courts - BUILDING**  
 Location: Portland, OR  
 Owner: Multnomah County  
 Architect: LRS

Estimate No.: 3.2  
 Date: 10.19.10  
 Estimator: JD/DRP

Description	Quantity	Unit Price	Price
<b>DIVISION 08 - OPENINGS</b>			
Doors, Frames, & Hardware			
Doors, Frames, & Hardware	1 ls	\$208,070.00	\$208,070
Installation	1 ls	\$24,075.00	\$24,075
			<u>\$232,145</u>
Aluminum Sunshades	1 ls	\$0.00	\$0
Overhead Door at Loading	1 opng	\$2,872.00	\$3,500
Exterior Closure			
Curtain Wall	1 ls	\$464,866.00	\$464,866
Aluminum Windows & Storefronts	352 sf	\$55.00	Incl
			<u>\$464,866</u>
<b>Division 08 Subtotal</b>			<u><u><b>\$700,511</b></u></u>
<b>DIVISION 09 - FINISHES</b>			
Drywall/Acoustical			
Walls	1 ls	\$822,265.00	\$822,265
Reallocation from Data Center	256 sf	\$9.26	\$2,371
			<u>\$824,636</u>
Tiling			
Bathroom	1 ls	\$55,000.00	\$55,000
			<u>\$55,000</u>
Terrazzo			
Terrazzo Flooring	1 ls	\$230,000.00	\$230,000
			<u>\$230,000</u>
Flooring			
Flooring	1 ls	\$161,533.00	\$161,533
ESFR Flooring	1 allow	\$20,000.00	\$0
Reallocation from Data Center	256 sf	\$8.09	\$2,071
			<u>\$163,604</u>
Painting	1 ls	\$102,298.00	\$102,298
Reallocation from Data Center	256 sf	\$0.81	\$207
			<u>\$102,505</u>
Wainscoting (PL-1)	1 allow	\$70,000.00	\$70,000
			<u>\$70,000</u>
Fabric Wrapped Panels			
Courtroom 129	320 sf	\$20.00	\$6,400
Courtrooms Level 2	768 sf	\$20.00	\$15,360
Panels not yet shown	1 ls	\$10,000.00	\$10,000
			<u>\$31,760</u>
Protect Finishes	41,732 sf	\$0.20	\$8,346



# Howard S. Wright Constructors

Project: **East County Courts - BUILDING**  
Location: Portland, OR  
Owner: Multnomah County  
Architect: LRS

Estimate No.: 3.2  
Date: 10.19.10  
Estimator: JD/DRP

Description	Quantity	Unit Price	Price
Final Clean-Up	41,732 sf	\$0.45	\$18,779
<b>Division 09 Subtotal</b>			<b>\$1,504,631</b>

## DIVISION 10 - BUILDING SPECIALTIES

Interior Signage	1 ls	\$21,500.00	\$21,500
OFCI	1 ls	\$10,000.00	\$10,000
Tack boards	41,732 sf	\$0.15	\$6,260
Corner Guards	60 ea	\$70.00	\$4,200
Toilet Partitions			
Regular	1 ls	\$8,529.00	\$8,529
Handicap	6 ea	\$1,500.00	\$0
Toilet Accessories			
Small Restrooms	1 ls	\$11,205.00	\$11,205
Medium Restrooms	6 ea	\$1,500.00	\$0
Fire Extinguishers	12 ea	\$275.00	\$3,300
Lockers	8 ea	\$500.00	\$4,000
Gun Locker	1 ea	\$4,000.00	\$4,000
Stainless Steel Bench	1 ea	\$750.00	\$750
Bike Racks	1 ls	\$3,500.00	\$3,500
Flag Poles	2 ea	\$7,997.00	\$15,994
Louvers	1 ls	\$9,400.00	\$9,400
Exterior Building Signage	1 ls	\$20,000.00	\$20,000
<b>Division 10 Subtotal</b>			<b>\$122,638</b>

## DIVISION 11 - EQUIPMENT

Residential Appliances	1 allow	\$0.00	\$0
Projection Screens	1 allow	\$0.00	\$0
Security Equipment/Station at Lobby	1 allow	\$0.00	\$0
<b>Division 11 Subtotal</b>			<b>\$0</b>

## DIVISION 12 - FURNISHINGS

Courtroom Benches	261 lf	\$0.00	\$0
Window Treatments- Interior Glazing	1 ls	\$46,370.00	\$46,370
Window Treatments- Exterior	3,000 sf	\$6.00	\$0
<b>Division 12 Subtotal</b>			<b>\$46,370</b>

## DIVISION 14 - CONVEYING EQUIPMENT

Elevators			
Holeless Hydraulic - 3 stop	1 ls	\$197,635.00	\$197,635
Holeless Hydraulic - 4 stop	4 stops	\$28,125.00	Incl
Elevator Cab Finish Allowance	2 ea	\$15,000.00	\$30,000
<b>Division 14 Subtotal</b>			<b>\$227,635</b>





# Howard S. Wright Constructors

Project: **East County Courts - BUILDING**  
Location: Portland, OR  
Owner: Multnomah County  
Architect: LRS

Estimate No.: 3.2  
Date: 10.19.10  
Estimator: JD/DRP

Description	Quantity	Unit Price	Price
<b>DIVISION 21 - FIRE SUPPRESSION</b>			
Fire Protection	1 ls	\$83,477.00	\$83,477
Reallocation from Data Center	256 sf	\$7.96	\$2,038
<b>Division 21 Subtotal</b>			<b>\$85,515</b>
<b>DIVISION 22 - PLUMBING</b>			
Plumbing	1 ls	\$381,100.00	\$381,100
Temp Sanitation	12 mos	\$1,000.00	\$12,000
<b>Division 22 Subtotal</b>			<b>\$393,100</b>
<b>DIVISION 23 - HVAC</b>			
HVAC	1 ls	\$1,287,258.00	\$1,287,258
Reallocation from Data Center	9 %	\$438,700.00	\$39,483
Added Cooling (60tons to 90 tons)	1 Allow	\$0.00	\$0
Reallocation from Data Center	9 %	\$100,000.00	\$9,000
Well Pumps	1 Allow	\$20,000.00	\$20,000
Water Supply / Disposal	1 ls	\$25,000.00	\$25,000
Open Well - Ground Source Wells	1 ls	\$332,850.00	\$332,850
Temp Heat	3 mos	\$7,500.00	\$22,500
<b>Division 23 Subtotal</b>			<b>\$1,736,091</b>
<b>DIVISION 26 - ELECTRICAL</b>			
Electrical	1 ls	\$1,317,000.00	\$1,317,000
Reallocation from Data Center	9 %	\$223,464.00	\$20,112
Generator & ATS	1 ls	\$411,984.00	Incl
Reallocation from Data Center	9 %	\$162,199.00	\$14,598
Added Cooling (60 tons to 90 tons)	1 Allow	\$0.00	\$0
Reallocation from Data Center	9 %	\$50,000.00	\$4,500
Added Generator Requirements - TBD	1 Allow	\$0.00	w/ Data Center
Solar PV System	1 ls	\$175,000.00	\$175,000
Seismic Design	1 ls	\$22,000.00	\$22,000
<b>Division 26 Subtotal</b>			<b>\$1,553,210</b>
<b>DIVISION 27 - COMMUNICATIONS</b>			
Voice/Data Pathway			Incl
A/V Pathways			Incl
<b>Division 27 Subtotal</b>			<b>\$0</b>



# Howard S. Wright Constructors

Project: **East County Courts - BUILDING**  
Location: Portland, OR  
Owner: Multnomah County  
Architect: LRS

Estimate No.: 3.2  
Date: 10.19.10  
Estimator: JD/DRP

Description	Quantity	Unit Price	Price
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## DIVISION 28 - ELECTRONIC SAFETY & SECURITY

Fire Alarm Incl  
Security Pathway Incl

**Division 28 Subtotal**

**\$0**

## DIVISION 31 - EARTHWORK

Earthwork

Basement Excavation/Disposal	1 ls	\$109,556.00	\$109,556
Reallocation from Data Center	256 sf	\$18.69	\$4,784
Shoring at West Property Line	1 ls	\$140,820.00	\$140,820
Vapor Barrier	13,816 sf	\$0.75	\$10,362
			<u>\$265,522</u>

**Division 31 Subtotal**

**\$265,522**



# Howard S. Wright Constructors

Project: **East County Courts - DATA CENTER**  
 Location: Portland, OR  
 Owner: Multnomah County  
 Architect: LRS

Estimate No.: 3.2  
 Date: 10.19.10  
 Estimator: JD/DRP

Description	Quantity	Unit Price	Data	Reallocation
DIVISION 03 - CONCRETE				
Concrete (Sub)				
Concrete	1 ls	\$71,228.00	\$71,228	
Reallocation from Data Center	256 sf	(\$29.35)	(\$7,513)	(\$7,513)
Added Basement for Cooling	1 Allow	\$50,000.00	\$50,000	
Reallocation from Data Center	256 sf	(\$20.60)	(\$5,274)	(\$5,274)
			\$108,441	
Reinforcing Steel				
Reinforcing Steel			Incl	
Miscellaneous Concrete			\$0	
			\$0	
Division 03 Subtotal			\$108,441	
DIVISION 04 - MASONRY				
Brick & Stone				
Stone	1 ls	\$0.00	\$0	
CMU	1 ls	\$0.00	\$0	
Brick Veneer			\$0	
Division 04 Subtotal			\$0	
DIVISION 05 - METALS				
Structural Steel Fabrication	1 ls	\$110,468.00	\$110,468	
Reallocation from Data Center	256 sf	(\$44.69)	(\$11,440)	(\$11,440)
			\$99,028	
3" Metal Deck Materials				
Metal Deck Materials			Incl	
			\$0	
Steel Erection				
Structural Steel Erection			Incl	
Safety & Opening Protection	41,732 sf	\$0.00	\$0	
			\$0	
Miscellaneous Iron				
Miscellaneous Metals			Incl	
			\$0	
Ornamental Metals				
Glass Railings at Public Stairs	1 ls	\$0.00	\$0	
Glass Railings at Atrium			\$0	
			\$0	
Division 05 Subtotal			\$99,028	
DIVISION 06 - WOOD, PLASTICS, & COMPOSITES				
Rough Carpentry				
Rough Carpentry at Roof	13,810 sf	\$0.00	\$0	
Ramps & Seating Platforms	1,340 sf	\$0.00	\$0	
			\$0	



# Howard S. Wright Constructors

Project: **East County Courts - DATA CENTER**  
 Location: Portland, OR  
 Owner: Multnomah County  
 Architect: LRS

Estimate No.: 3.2  
 Date: 10.19.10  
 Estimator: JD/DRP

Description	Quantity	Unit Price	Data	Reallocation
Millwork				
Millwork	1 ls	\$4,108.00	\$4,108	
			\$4,108	
Casework				
Casework/Counters	1 lot	\$0.00	Incl	
			\$0	
<b>Division 06 Subtotal</b>			<b>\$4,108</b>	
<b>DIVISION 07 - THERMAL &amp; MOISTURE PROTECTION</b>				
Waterproofing				
Basement Walls	1 ls	\$5,000.00	\$5,000	
Reallocation from Data Center	256 sf	(\$2.02)	(\$518)	(\$518)
			\$4,482	
Batt Insulation			\$0	
Vapor Barrier				
Building Wrap	22,687 sf	\$0.00	\$0	
Ice & Water Shield at Openings	1,028 lf	\$0.00	\$0	
			\$0	
Water Repellant				
Brick	1 ls	\$0.00	\$0	
Stone		\$0.00	\$0	
			\$0	
Fireproofing				
Steel at Rated Shafts	41,732 gsf	\$0.00	\$0	
Metal Panels				
Metal Panels	1 ls	\$0.00	\$0	
			\$0	
Roofing Systems				
Built-up Cold Applied Roofing	1 ls	\$0.00	\$0	
			\$0	
Flashing & Sheet Metal				
Masonry Flashing	15,462 sf	\$0.00	\$0	
Parapet Cap Flashing	440 lf	\$0.00	\$0	
Miscellaneous Flashings	16,422 sf	\$0.00	\$0	
			\$0	
Roof Access Hatch	0 ea	\$0.00	\$0	
Caulking	1 ls	\$0.00	\$0	
Weather Protection	41,732 gsf	\$0.00	\$0	
<b>Division 07 Subtotal</b>			<b>\$4,482</b>	



# Howard S. Wright Constructors

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 Location: Portland, OR  
 Owner: Multnomah County  
 Architect: LRS

Estimate No.: 3.2  
 Date: 10.19.10  
 Estimator: JD/DRP

Description	Quantity	Unit Price	Data	Reallocation
<b>DIVISION 08 - OPENINGS</b>				
Doors, Frames, & Hardware				
Doors, Frames, & Hardware	1 ls	\$8,300.00	\$8,300	
Installation	1 ls	\$0.00	\$0	
			<u>\$8,300</u>	
Aluminum Sunshades	1 ls	\$0.00	\$0	
Overhead Door at Loading	1 opng	\$0.00	\$0	
Exterior Closure				
Curtain Wall	1 ls	\$0.00	\$0	
Aluminum Windows & Storefronts	352 sf	\$0.00	\$0	
			<u>\$0</u>	
<b>Division 08 Subtotal</b>			<u><u>\$8,300</u></u>	
<b>DIVISION 09 - FINISHES</b>				
Drywall/Acoustical				
Walls	1 ls	\$22,896.00	\$22,896	
Reallocation from Data Center	256 sf	(\$9.26)	(\$2,371)	(\$2,371)
			<u>\$20,525</u>	
Tiling				
Bathroom	1 ls	\$0.00	\$0	
			<u>\$0</u>	
Terrazzo				
Terrazzo Flooring	1 ls	\$0.00	\$0	
			<u>\$0</u>	
Flooring				
Flooring	1 ls	\$16,000.00	\$16,000	
ESFR Flooring	1 allow	\$20,000.00	\$20,000	
Reallocation from Data Center	256 sf	(\$8.09)	(\$2,071)	(\$2,071)
			<u>\$33,929</u>	
Painting	1 ls	\$2,000.00	\$2,000	
Reallocation from Data Center	256 sf	(\$0.81)	(\$207)	(\$207)
			<u>\$1,793</u>	
Wainscoting (PL-1)	1 allow	\$0.00	\$0	
			<u>\$0</u>	
Fabric Wrapped Panels				
Courtroom 129	320 sf	\$0.00	\$0	
Courtrooms Level 2	768 sf	\$0.00	\$0	
Panels not yet shown	1 ls	\$0.00	\$0	
			<u>\$0</u>	
Protect Finishes	41,732 sf	\$0.00	\$0	





# Howard S. Wright Constructors

Project: **East County Courts - DATA CENTER**  
 Location: Portland, OR  
 Owner: Multnomah County  
 Architect: LRS

Estimate No.: 3.2  
 Date: 10.19.10  
 Estimator: JD/DRP

Description	Quantity	Unit Price	Data	Reallocation
Final Clean-Up	41,732 sf	\$0.00	\$0	
<b>Division 09 Subtotal</b>			<b>\$56,247</b>	
<b>DIVISION 10 - BUILDING SPECIALTIES</b>				
Interior Signage	1 ls	\$0.00	\$0	
OFCI	1 ls	\$0.00	\$0	
Tack boards	41,732 sf	\$0.00	\$0	
Corner Guards	60 ea	\$0.00	\$0	
Toilet Partitions				
Regular	1 ls	\$0.00	\$0	
Handicap	6 ea	\$0.00	\$0	
Toilet Accessories				
Small Restrooms	1 ls	\$0.00	\$0	
Medium Restrooms	6 ea	\$0.00	\$0	
Fire Extinguishers	12 ea	\$0.00	\$0	
Lockers	8 ea	\$0.00	\$0	
Gun Locker	1 ea	\$0.00	\$0	
Stainless Steel Bench	1 ea	\$0.00	\$0	
Bike Racks	1 ls	\$0.00	\$0	
Flag Poles	2 ea	\$0.00	\$0	
Louvers	1 ls	\$0.00	\$0	
Exterior Building Signage	1 ls	\$0.00	\$0	
<b>Division 10 Subtotal</b>			<b>\$0</b>	
<b>DIVISION 11 - EQUIPMENT</b>				
Residential Appliances	1 allow	\$0.00	\$0	
Projection Screens	1 allow	\$0.00	\$0	
Security Equipment/Station at Lobby	1 allow	\$0.00	\$0	
<b>Division 11 Subtotal</b>			<b>\$0</b>	
<b>DIVISION 12 - FURNISHINGS</b>				
Courtroom Benches	261 lf	\$0.00	\$0	
Window Treatments- Interior Glazing	1 ls	\$0.00	\$0	
Window Treatments- Exterior	3,000 sf	\$6.00	\$0	
<b>Division 12 Subtotal</b>			<b>\$0</b>	
<b>DIVISION 14 - CONVEYING EQUIPMENT</b>				
Elevators				
Holeless Hydraulic - 3 stop	1 ls	\$0.00	\$0	
Holeless Hydraulic - 4 stop	4 stops	\$0.00	\$0	
Elevator Cab Finish Allowance	2 ea	\$0.00	\$0	
<b>Division 14 Subtotal</b>			<b>\$0</b>	



# Howard S. Wright Constructors

Project: **East County Courts - DATA CENTER**  
 Location: Portland, OR  
 Owner: Multnomah County  
 Architect: LRS

Estimate No.: 3.2  
 Date: 10.19.10  
 Estimator: JD/DRP

Description	Quantity	Unit Price	Data	Reallocation
<b>DIVISION 21 - FIRE SUPPRESSION</b>				
Fire Protection	1 ls	\$19,680.00	\$19,680	
Reallocation from Data Center	256 sf	(\$7.96)	(\$2,038)	(\$2,038)
<b>Division 21 Subtotal</b>			<b>\$17,642</b>	
<b>DIVISION 22 - PLUMBING</b>				
Plumbing	1 ls	\$4,900.00	\$4,900	
Temp Sanitation	12 mos	\$0.00	\$0	
<b>Division 22 Subtotal</b>			<b>\$4,900</b>	
<b>DIVISION 23 - HVAC</b>				
HVAC	1 ls	\$438,700.00	\$438,700	
Reallocation from Data Center	9 %	(\$438,700.00)	(\$39,483)	(\$39,483)
Added Cooling (60tons to 90 tons)	1 Allow	\$100,000.00	\$100,000	
Reallocation from Data Center	9 %	(\$100,000.00)	(\$9,000)	(\$9,000)
Well Pumps	1 Allow	\$0.00	\$0	
Water Supply / Disposal	1 ls	\$0.00	\$0	
Open Well - Ground Source Wells	1 ls	\$0.00	\$0	
Temp Heat	3 mos	\$0.00	\$0	
<b>Division 23 Subtotal</b>			<b>\$490,217</b>	
<b>DIVISION 26 - ELECTRICAL</b>				
Electrical	1 ls	\$223,464.00	\$223,464	
Reallocation from Data Center	9 %	(\$223,464.00)	(\$20,112)	(\$20,112)
Generator & ATS	1 ls	\$162,199.00	\$162,199	
Reallocation from Data Center	9 %	(\$162,199.00)	(\$14,598)	(\$14,598)
Added Cooling (60 tons to 90 tons)	1 Allow	\$50,000.00	\$50,000	
Reallocation from Data Center	9 %	(\$50,000.00)	(\$4,500)	(\$4,500)
Added Generator Requirements - TBD	1 Allow	\$100,000.00	\$100,000	
Solar PV System	1 ls	\$0.00	\$0	
Seismic Design	1 ls	\$0.00	\$0	
<b>Division 26 Subtotal</b>			<b>\$496,453</b>	
<b>DIVISION 27 - COMMUNICATIONS</b>				
Voice/Data Pathway			Incl	
A/V Pathways			Incl	
<b>Division 27 Subtotal</b>			<b>\$0</b>	



# Howard S. Wright Constructors

Project: **East County Courts - DATA CENTER**  
Location: Portland, OR  
Owner: Multnomah County  
Architect: LRS

Estimate No.: 3.2  
Date: 10.19.10  
Estimator: JD/DRP

Description	Quantity	Unit Price	Data	Reallocation
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## DIVISION 28 - ELECTRONIC SAFETY & SECURITY

Fire Alarm			Incl	
Security Pathway			Incl	

**Division 28 Subtotal**

**\$0**

## DIVISION 31 - EARTHWORK

Earthwork

Basement Excavation/Disposal	1 ls	\$46,198.00	\$46,198	
Reallocation from Data Center	256 sf	(\$46,198.00)	(\$4,784)	(\$4,784)
Shoring at West Property Line	1 ls	\$0.00	\$0	
Vapor Barrier	13,816 sf	\$0.00	\$0	
			<b>\$41,414</b>	

**Division 31 Subtotal**

**\$41,414**

**TOTAL DIRECT = (\$123,909)**



## GENERAL CONDITIONS

PROJECT: ECC

ESTIMATOR: DRP/JD

DATE: 10.19.10

OWNER: Multnomah County

GROSS SF: 41,732

	Quantity	U/M	Unit Price	Total
<b>CONSTRUCTION - Dec 15, 2010 - Jan 05, 2012</b>				
	12.5 mo			
Project Executive - 10 Hours/Week	525 hour		100.00	52,500
Project Manager - 40 Hours/Week	2,100 hour		85.00	178,500
Project Superintendent - 40 Hours/Week	2,100 hour		87.50	183,750
Project Engineer - 40 Hours/Week	2,100 hour		70.00	147,000
Project Coordinator - 40 Hours/Week	2,100 hour		40.00	84,000
Safety/EEO Officer - 2 Hour/Week	105 hour		80.00	8,400
QA/QC Photo Documentation	1 ls		15,000.00	15,000
Commissioning Specialist	3 mnth		15,120.00	45,360
Truck	13 mnth		1,200.00	15,000
Fuel, Oil, Maintenance	13 mnth		200.00	2,500
Trailer Rental	13 mnth		700.00	8,750
Utilities	13 mnth		1,500.00	18,750
Small Tools	13 mnth		250.00	3,125
Cell Phones	38 mnth		120.00	4,500
Office Equipment	13 mnth		2,600.00	32,500
Office Supplies	13 mnth		1,000.00	12,500
Safety Supplies	13 lsum		150.00	1,875
Legal Services	1 lsum		150.00	150
Substance Abuse Testing	5 each		50.00	250
Printing/Reproduction	1 lsum		7,500.00	7,500
Material Handling	1 lsum		0.00	0
Misc General Conditions	13 mo		0.00	0

**TOTAL CONSTRUCTION**

**821,910**