

February 20, 2013

Corbett School District  
Analysis of Possible Bond Costs

In reviewing each school building, we have evaluated the existing building and how it compares to the present building code. Overall, most of the facilities conform to the present building code for structural requirements except for the Middle School and the original gymnasium. We also address the issue of the American with Disabilities Act, (ADA), and Fire & Life Safety. All the structures are over 12,000 s.f. and require a fire sprinkler system according to today's code.

**Gymnasium - 1954**

To correct the issue in the Gymnasium, you will need to remove the glass block between the top of the masonry wall and install structural panels that connect the roof structure to the exterior wall. Doing this will upgrade the walls to meet current code requirements. Until the structural upgrade is completed, the building is classified as "Dangerous" by the building code.

Also, the Gymnasium requires upgrades to meet the requirements of the ADA. Restrooms are the main element that needs to be upgraded along with door hardware.

**Middle School - 1920's**

In the middle school, built in the 1920's there is a much more significant issue. The building has clay tile exterior walls and interior walls that have no reinforcement. With no reinforcement in the exterior walls, this building is classified as "Dangerous" according to the building code. To upgrade these walls, it will take a significant amount of work plus you will lose about 12" on each exterior wall, making some of the classrooms very small. To meet building code requirements, there also need to be seismic improvements to the basement, upstairs and roof structure. All the building elements need to be connected into a rigid structure to resist a seismic event.

Regarding ADA requirements, buildings need to address restroom access, door hardware and access to the elevated stage area. Also, there needs to be a wheel chair lift of ramp from the first floor to the ground where there exists a stair. Other access points meet the ADA access requirements.

Fire protection with fire sprinkler system is also necessary.

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#### **Gymnasium Addition - 1970**

This area along with the Wrestling Room meet the building code requirements for structural design. The main issues evolve around ADA access and Equal Opportunity. The locker rooms are not accessible and the Girls Locker Room is about 1,600 s.f. smaller than the Boys Locker Room.

To access the locker rooms, there is a need for an elevator or ramp. To access the Wrestling Room, a wheel chair ramp could be installed in the corridor. The loft of the Wrestling Room will require another elevator to meet ADA requirements.

Door hardware locksets need to be changed to lever type.

Regarding the Girls Locker Room, it is about half the size of the Boys Locker Room. It will require about an addition 1,600 s.f. to meet the size of the Boys.

#### **Multi-Purpose Facility - 1970**

Most of the facility meets the structural requirements of the building code. There is area along the east side of the structure that needs a bit of upgrade. Several roof tiles in the middle of the space have been damaged by a leaky roof and should be replaced. We have also observed a number of buckets on the floor catching water from the existing leaky roof. A new roof membrane is needed.

ADA access to the original restrooms needs to be addressed.

Door hardware, locksets, need to be changed out to lever type.

Fire sprinklers exist in the 1995 addition and should probably be extended into the original facility.

#### **High School Building - 1977**

The main issue with this building is that it is deficient in meeting ADA design requirements for restrooms. There is also an existing ramp in the Commons that exceeds allowable slope, 1:20.

Other issues include lever type door hardware.

#### **Elementary School - 1995**

Overall, the Elementary School meets most of the present day code requirements.

#### **Bus Maintenance Garage**

The existing facility will not accommodate some of the larger busses the district owns.

Regarding ADA, restrooms and door hardware do not comply.

Attached is a copy of our estimate for construction cost plus some of the "soft costs" we know at this time. Traditionally, soft costs run from 15%-18% of the construction costs. In addition to the professional fees and permits, these cost include special inspections, testing for strength of concrete, welding inspection, etc. The also include the cost of furniture, telephone systems,



**FORTIS**  
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**EXECUTIVE COST SUMMARY**  
**Corbett S.D. - Original Gym**  
Pre-Bond Estimate Estimate No. 1 Rev. 1  
Based on drawings dated 41296

<b>PROJECT:</b>	Corbett S.D. - Original Gym	<b>DURATION:</b>	n/a
<b>LOCATION:</b>	Corbett, Oregon 97019	<b>JOB NO:</b>	n/a
<b>ARCHITECT:</b>	The Rommel Architectural Partnership	<b>DATE:</b>	February 15, 2013
<b>OWNER:</b>	Corbett School District		

**AREA SUMMARY:** Corbett S.D. - Original Gym

	BUILDING EST. No: 1 Rev. 1
Original Gym (including science)	12,226 GSF
	0 GSF
	0 GSF
<b>Total Construction Area</b>	<b>12,226 GSF</b>

Description	Total	\$/GSF
<i>Current Estimate:</i>		
Building Total Cost	\$ 1,478,354	\$ 120.92 (from Systems Summary Cost)
Design/Estimating Contingency 15.0%	\$ 221,753	\$ 18.14
Escalation 5.0%	\$ 85,005	\$ 6.95
<b>Projected Construction Cost</b>	<b>\$ 1,785,113</b>	<b>\$ 146.01</b>

<i>Other Project Costs: By Others</i>		
<b>Design</b>		
Design Fees	\$ 230,000	
<b>Permit/Inspection Fees</b>		
Building Permit Fee (.75% of constr. cost)	\$ 13,388	per Gresham permit website
Plan Check Fees (65% of Bldg Permit)	\$ 8,702	per Gresham permit website
Fire Life Safety Fee (40% of Permit Fee)	\$ 5,355	per Gresham permit website
State Surcharge (12% of Permit Fee)	\$ 1,607	per Gresham permit website
City Business Tax (0% of Permit Fee)	Included above	
Technology Fee (1% of Permit + Plan Chec	\$ 221	per Gresham permit website
Special Code Req'd Inspections	\$ -	
<b>System Development Fees</b>		
SDC Fees	\$ 10,000	
<b>Furnishings and Equipment</b>		
Systems Furniture	By Owner	
Relocate Existing Furniture	By Owner	
Exterior Building Signage	By Owner	
<b>Telecom/Data</b>		
Phone & Active Equipment	By Owner	
Security Access/CCTV System	By Owner	
Voice/Data System	By Owner	
Owner's Reserve @ 0%	\$ -	
<b>Other Project Cost</b>	<b>\$ 269,274</b>	

**Total Project Cost** \$ 2,054,386 \$ 168.03



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**SYSTEMS COST SUMMARY**  
**Corbett S.D. - Original Gym**  
Pre-Bond Estimate Estimate No. 1 Rev. 1

<b>PROJECT:</b>	Corbett S.D. - Original Gym	<b>DURATION:</b>	n/a
<b>LOCATION:</b>	Corbett, Oregon 97019	<b>JOB NO:</b>	n/a
<b>ARCHITECT:</b>	The Rommel Architectural Partnership	<b>DATE:</b>	February 15, 2013
<b>OWNER:</b>	Corbett School District		

**AREA SUMMARY:**

	<b>Corbett S.D. - Original Gym</b>
	<b>EST. No: 1 Rev. 1</b>
See Executive Summary for Detail	<u>12,226</u> GSF
Total New Construction Area	12,226 GSF

Description	Total	\$/GSF	Comments
<i>Current Estimate:</i>			
1 DEMOLITION	42,791	\$3.50	Asbestos abatement; select demo for seismic
2 SITEWORK	110,034	\$9.00	New fire water service to building; new ADA ramps to building
3 FOUNDATIONS	12,226	\$1.00	Seismic at foundations
4 SUBSTRUCTURE	6,113	\$0.50	
5 SUPERSTRUCTURE	305,650	\$25.00	Seismic upgrade allowance
6 EXTERIOR SKIN	18,339	\$1.50	Exterior door ADA upgrades
7 ROOFING	18,339	\$1.50	New roof venting
8 INTERIOR CONSTRUCTION	183,390	\$15.00	Interior door ADA upgrades, restroom remodels, patching
9 CONVEYING	0	\$0.00	
10 SPECIAL CONSTRUCTION	0	\$0.00	
11 PLUMBING	97,808	\$8.00	New plumbing fixtures
12 FIRE PROTECTION	44,014	\$3.60	New fire sprinkler system
13 MECHANICAL	268,972	\$22.00	Replace HVAC system
14 ELECTRICAL	146,712	\$12.00	New fire alarm, power to new HVAC, egress lighting, new gym lighting
15 JOBSITE MANAGEMENT	0	\$0.00	
16 SITE REQUIREMENTS	<u>0</u>	\$0.00	
<b>SUBTOTAL</b>	<b>1,254,388</b>	<b>\$102.60</b>	
<b>Margins &amp; Adjustment</b>			
General Conditions	9.0%	112,895	\$9.23
Preconstruction	0.3%	3,418	\$0.28
Project Insurance	1.5%	20,561	\$1.68
Sub Default	0.0%	0	\$0.00
Bond	1.2%	16,695	\$1.37
Fee	5.0%	70,398	\$5.76
<b>TOTAL CURRENT ESTIMATE</b>		<b>1,478,354</b>	<b>\$120.92</b>

\* Executive summary has project total cost

**BASIS OF ESTIMATE**  
**Corbett S.D. - Original Gym**  
**Pre-Bond Estimate Estimate No. 1 Rev. 1**

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**1. Documents for Which Estimate is Based**

- a. This budget was generated from the following documents:
  - 1 Preliminary Code Review Checklist provided The Rommel Architectural Partnership dated 1/22/2013
  - 2 Narrative provided by The Rommel Architectural Partnership
  - 3 "Corbett School Seismic Review" provided by Associated Consultants, Inc.

**2. Project Understanding**

- a. The following general improvements are assumed in this estimate.
  - 1 New fire water service to building
  - 2 New ADA ramps at required locations to building
  - 3 ADA door hardware upgrades (interior/exterior)
  - 4 Seismic upgrades included per narrative
  - 5 New fire sprinkler system
  - 6 Restroom remodels
  - 7 New roof venting
  - 8 New HVAC per narrative
  - 9 New fire alarm, egress lighting, gym lighting and connection to new HVAC units

**3. Contingency**

- a. A 30% design/estimating contingency is included given the very conceptual definition of the described improvements.
- b. A 5% escalation is included to cover potential rises in commodities, materials and labor pricing

**4. Exclusions**

- a. Architectural, structural, landscape, civil, food service, mechanical, plumbing or electrical design fees.
- b. Building permit intake or plan review fees
- c. SDC's, TIF's or other jurisdictional fees
- d. Utility connection or service extension fees
- e. Hazardous material surveys and associated remediation
- f. Geotechnical surveys
- g. 3rd party code inspections or observations
- h. Appliances, furniture or fixtures
- i. Active electronics
- j. Voice/data cabling
- k. CCTV or CATV systems
- l. Commissioning agent services
- m. Utility fees - temporary and permanent
- n. Utility connection fees (i.e. Domestic Water, Sanitary Sewer, Storm Drain, Fire Water, Electrical).
- o. Consumption costs for power & water.



**EXECUTIVE COST SUMMARY**  
**Corbett S.D. - Middle School Option 1 - Remodel**  
 Pre-Bond Estimate Estimate No. 1 Rev. 1  
 Based on drawings dated 41296

<b>PROJECT:</b>	Corbett S.D. - Middle School Option 1 - Remodel	<b>DURATION:</b>	n/a
<b>LOCATION:</b>	Corbett, Oregon 97019	<b>JOB NO:</b>	n/a
<b>ARCHITECT:</b>	The Rommel Architectural Partnership	<b>DATE:</b>	February 15, 2013
<b>OWNER:</b>	Corbett School District		

**AREA SUMMARY:** Corbett S.D. - Middle School  
Option 1 - Remodel

**BUILDING**  
EST. No: 1 Rev. 1

First Floor	15,528 GSF
<b>Total Construction Area</b>	<b>15,528 GSF</b>

Description	Total	\$/GSF
<i>Current Estimate:</i>		
Building Total Cost	\$ 3,069,904	\$ 197.70 (from Systems Summary Cost)
Design/Estimating Contingency 30.0%	\$ 920,971	\$ 59.31
Escalation 5.0%	\$ 199,544	\$ 12.85
<b>Projected Construction Cost</b>	<b>\$ 4,190,419</b>	<b>\$ 269.86</b>

<i>Other Project Costs: By Others</i>		
<b>Design</b>		
Design Fees	\$ 335,234	
<b>Temporary Classrooms</b>		
9 Modulares	\$ 1,000,000	
<b>Permit/Inspection Fees</b>		
Building Permit Fee (.75% of constr. cost)	\$ 31,428	per Gresham permit website
Plan Check Fees (65% of Bldg Permit)	\$ 20,428	per Gresham permit website
Fire Life Safety Fee (40% of Permit Fee)	\$ 12,571	per Gresham permit website
State Surcharge (12% of Permit Fee)	\$ 3,771	per Gresham permit website
City Business Tax (0% of Permit Fee)	Included above	
Planning Fees	\$ 25,000	
Technology Fee (1% of Permit + Plan Che	\$ 519	per Gresham permit website
Special Code Req'd Inspections	\$ 5,000	
<b>System Development Fees</b>		
SDC Fees	\$ 10,000	
<b>Furnishings and Equipment</b>		
Systems Furniture	By Owner	
Relocate Existing Furniture	By Owner	
Exterior Building Signage	By Owner	
<b>Telecom/Data</b>		
Phone & Active Equipment	By Owner	
Security Access/CCTV System	By Owner	
Voice/Data System	By Owner	
Owner's Reserve @ 0%	\$ -	
<b>Other Project Cost</b>	<b>\$ 1,443,951</b>	

<b>Total Project Cost</b>	<b>\$ 5,634,370</b>	<b>\$ 362.85</b>
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**SYSTEMS COST SUMMARY**  
**Corbett S.D. - Middle School Option 1 - Remodel**  
**Pre-Bond Estimate Estimate No. 1 Rev. 1**

<b>PROJECT:</b>	Corbett S.D. - Middle School Option 1 - Remodel	<b>DURATION:</b>	n/a
<b>LOCATION:</b>	Corbett, Oregon 97019	<b>JOB NO:</b>	n/a
<b>ARCHITECT:</b>	The Rommel Architectural Partnership	<b>DATE:</b>	February 15, 2013
<b>OWNER:</b>	Corbett School District		

<b>AREA SUMMARY:</b>	<b>Corbett S.D. - Middle School Option 1 - Remodel EST. No: 1 Rev. 1</b>
See Executive Summary for Detail	<u>15,528</u> GSF
Total New Construction Area	15,528 GSF

Description	Total	\$/GSF	Comments
<i>Current Estimate:</i>			
1 DEMOLITION	46,584	\$3.00	Remove interior finishes, MEP
2 SITEWORK	13,199	\$0.85	Fire water service to bldg
3 FOUNDATIONS	27,950	\$1.80	Seismic work
4 SUBSTRUCTURE	7,764	\$0.50	Misc slab patch
5 SUPERSTRUCTURE	543,480	\$35.00	Seismic upgrade
6 EXTERIOR SKIN	108,696	\$7.00	Window replacement, exterior work
7 ROOFING	155,280	\$10.00	Reroof existing
8 INTERIOR CONSTRUCTION	698,760	\$45.00	New buildout including flooring, walls, paint, ceilings, casework, specialties, interior glass, doors/frames/hardware
9 CONVEYING	46,584	\$3.00	Wheelchair Lift
10 SPECIAL CONSTRUCTION	15,528	\$1.00	
11 PLUMBING	93,168	\$6.00	Replace all interior plumbing
12 FIRE PROTECTION	55,901	\$3.60	New fire sprinkler system
13 MECHANICAL	434,784	\$28.00	New HVAC system
14 ELECTRICAL	357,144	\$23.00	New fire alarm, electrical service, lighting, genset
15 JOBSITE MANAGEMENT	0	\$0.00	Structural, buildout
16 SITE REQUIREMENTS	<u>0</u>	<u>\$0.00</u>	
SUBTOTAL	2,604,822	\$167.75	
<b>Margins &amp; Adjustment</b>			
General Conditions	9.0%	234,434	\$15.10
Preconstruction	0.3%	7,098	\$0.46
Project Insurance	1.5%	42,695	\$2.75
Sub Default	0.0%	0	\$0.00
Bond	1.2%	34,669	\$2.23
Fee	5.0%	146,186	\$9.41
<b>TOTAL CURRENT ESTIMATE</b>	<u>3,069,904</u>	<u>\$197.70</u>	

\* Executive summary has project total cost





**BASIS OF ESTIMATE**  
**Corbett S.D. - Middle School Option 1 - Remodel**  
**Pre-Bond Estimate Estimate No. 1 Rev. 1**

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**1. Documents for Which Estimate is Based**

- a. This budget was generated from the following documents:
  - 1 Preliminary Code Review Checklist provided The Rommel Architectural Partnership dated 1/22/2013
  - 2 Narrative provided by The Rommel Architectural Partnership
  - 3 "Corbett School Seismic Review" provided by Associated Consultants, Inc.

**2. Project Understanding**

- a. The following general improvements are assumed in this estimate.
  - 1 Demolition of all interior finishes, MEP and necessary structural elements
  - 2 Full seismic upgrade of exterior unreinforced masonry, new shear elements, roof diaphragm
  - 3 Upgrade of door hardware to ADA upgrades
  - 4 Complete new interior buildout and allowance for basement upgrade
  - 5 Installation of complete new fire protection system.
  - 6 Complete new plumbing piping and fixtures
  - 7 New electrical service, lighting, fire alarm and low voltage
  - 8 Basement to be light interior remodel for storage only

**3. Contingency**

- a. A 30% design/estimating contingency is included given the very conceptual definition of the described improvements.
- b. A 5% escalation is included to cover potential rises in commodities, materials and labor pricing

**4. Exclusions**

- a. Architectural, structural, landscape, civil, food service, mechanical, plumbing or electrical design fees.
- b. Building permit intake or plan review fees
- c. SDC's, TIF's or other jurisdictional fees
- d. Utility connection or service extension fees
- e. Hazardous material surveys and associated remediation
- f. Geotechnical surveys
- g. 3rd party code inspections or observations
- h. Appliances, furniture or fixtures
- i. Active electronics
- j. Voice/data cabling
- k. CCTV or CATV systems
- l. Commissioning agent services
- m. Utility fees - temporary and permanent
- n. Utility connection fees (i.e. Domestic Water, Sanitary Sewer, Storm Drain, Fire Water, Electrical).
- o. Consumption costs for power & water.



**EXECUTIVE COST SUMMARY**  
**Corbett S.D. - Gym Addition**  
 Pre-Bond Estimate Estimate No. 1 Rev. 0  
 Based on drawings dated 41296

<b>PROJECT:</b>	Corbett S.D. - Gym Addition	<b>DURATION:</b>	n/a
<b>LOCATION:</b>	Corbett, Oregon 97019	<b>JOB NO:</b>	n/a
<b>ARCHITECT:</b>	The Rommel Architectural Partnership	<b>DATE:</b>	February 12, 2013
<b>OWNER:</b>	Corbett School District		

**AREA SUMMARY:** Corbett S.D. - Gym Addition

BUILDING	
EST. No: 1 Rev. 0	
Gym Addition - Main Floor	10,275 GSF
Gym Addition - Lower Floor	5,004 GSF
Wrestling Room	3,168 GSF
Total Construction Area	18,447 GSF

Description	Total	\$/GSF
<i>Current Estimate:</i>		
Building Total Cost	\$ 2,148,515	\$ 116.47 (from Systems Summary Cost)
Design/Estimating Contingency 15.0%	\$ 322,277	\$ 17.47
Escalation 5.0%	\$ 123,540	\$ 6.70
<b>Projected Construction Cost</b>	<b>\$ 2,594,332</b>	<b>\$ 140.64</b>

<i>Other Project Costs: By Others</i>		
<b>Design</b>		
Design Fees	\$ 207,547	
<b>Permit/Inspection Fees</b>		
Building Permit Fee (.75% of constr. cost)	\$ 19,457	per Gresham permit website
Plan Check Fees (65% of Bldg Permit)	\$ 12,647	per Gresham permit website
Fire Life Safety Fee (40% of Permit Fee)	\$ 7,783	per Gresham permit website
State Surcharge (12% of Permit Fee)	\$ 2,335	per Gresham permit website
City Business Tax (0% of Permit Fee)	Included above	
Technology Fee (1% of Permit + Plan Check)	\$ 321	per Gresham permit website
Planning Fees	\$ 20,000	
Special Code Req'd Inspections	\$ 5,000	
<b>System Development Fees</b>		
SDC Fees	\$ 10,000	
<b>Furnishings and Equipment</b>		
Systems Furniture	By Owner	
Relocate Existing Furniture	By Owner	
Exterior Building Signage	By Owner	
<b>Telecom/Data</b>		
Phone & Active Equipment	By Owner	
Security Access/CCTV System	By Owner	
Voice/Data System	By Owner	
Owner's Reserve @ 0%	\$ -	
<b>Other Project Cost</b>	<b>\$ 285,090</b>	

<b>Total Project Cost</b>	<b>\$ 2,879,422</b>	<b>\$ 156.09</b>
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**SYSTEMS COST SUMMARY**  
**Corbett S.D. - Gym Addition**  
Pre-Bond Estimate Estimate No. 1 Rev. 0

<b>PROJECT:</b>	Corbett S.D. - Gym Addition	<b>DURATION:</b>	n/a
<b>LOCATION:</b>	Corbett, Oregon 97019	<b>JOB NO:</b>	n/a
<b>ARCHITECT:</b>	The Rommel Architectural Partnership	<b>DATE:</b>	February 12, 2013
<b>OWNER:</b>	Corbett School District		

<b>AREA SUMMARY:</b>	<b>Corbett S.D. - Gym Addition</b>
See Executive Summary for Detail	EST. No: 1 Rev. 0
Total New Construction Area	<u>18,447</u> GSF
	18,447 GSF

Description	Total	\$/GSF	Comments
<i>Current Estimate:</i>			
1 DEMOLITION	64,565	\$3.50	Asbestos abatement; select demo for seismic, elevator, girl's locker expansion
2 SITEWORK	129,129	\$7.00	New fire water service to building; new ADA ramps to building
3 FOUNDATIONS	24,600	\$1.33	Footings for new girl's locker room, elevator pits
4 SUBSTRUCTURE	11,200	\$0.61	Slab for new girl's locker room
5 SUPERSTRUCTURE	72,000	\$3.90	Girl's locker room
6 EXTERIOR SKIN	91,000	\$4.93	Exterior patching and new Girl's Locker Room
7 ROOFING	30,400	\$1.50	
8 INTERIOR CONSTRUCTION	387,387	\$21.00	Interior door ADA upgrades, Girl's locker room buildout, bump out for elevator shaft
9 CONVEYING	147,576	\$8.00	Two new 2-stop elevators
10 SPECIAL CONSTRUCTION	55,341	\$3.00	Lockers
11 PLUMBING	55,341	\$3.00	Plumbing for lockers, restrooms
12 FIRE PROTECTION	71,943	\$3.90	New fire sprinkler system
13 MECHANICAL	405,834	\$22.00	Replace HVAC system, new locker room
14 ELECTRICAL	276,705	\$15.00	New fire alarm, power to new HVAC, egress lighting, new gym lighting
15 JOBSITE MANAGEMENT	0	\$0.00	
16 SITE REQUIREMENTS	<u>0</u>	\$0.00	
SUBTOTAL	1,823,021	\$98.82	
<b>Margins &amp; Adjustment</b>			
General Conditions	9.0%	164,072	\$8.89
Preconstruction	0.3%	4,968	\$0.27
Project Insurance	1.5%	29,881	\$1.62
Sub Default	0.0%	0	\$0.00
Bond	1.2%	24,263	\$1.32
Fee	5.0%	102,310	\$5.55
<b>TOTAL CURRENT ESTIMATE</b>	<u>2,148,515</u>	<u>\$116.47</u>	

\* Executive summary has project total cost

**BASIS OF ESTIMATE**  
**Corbett S.D. - Gym Addition**  
**Pre-Bond Estimate Estimate No. 1 Rev. 0**

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**1. Documents for Which Estimate is Based**

- a. This budget was generated from the following documents:
  - 1 Preliminary Code Review Checklist provided The Rommel Architectural Partnership dated 1/22/2013
  - 2 Narrative provided by The Rommel Architectural Partnership
  - 3 "Corbett School Seismic Review" provided by Associated Consultants, Inc.

**2. Project Understanding**

- a. The following general improvements are assumed in this estimate.
  - 1 New fire water service to building
  - 2 New ADA ramps at required locations to building
  - 3 ADA door hardware upgrades (interior/exterior)
  - 4 Seismic upgrades not included per narrative
  - 5 New fire sprinkler system
  - 6 Restroom upgrades and new girl's locker room.
  - 7 Two new elevators
  - 8 New HVAC per narrative
  - 9 New fire alarm, egress lighting, locker room electrical and connection to new HVAC units

**3. Contingency**

- a. A design/estimating contingency is included given the very conceptual definition of the described improvements.
- b. A 5% escalation is included to cover potential rises in commodities, materials and labor pricing

**4. Exclusions**

- a. Architectural, structural, landscape, civil, food service, mechanical, plumbing or electrical design fees.
- b. Building permit intake or plan review fees
- c. SDC's, TIF's or other jurisdictional fees
- d. Utility connection or service extension fees
- e. Hazardous material surveys and associated remediation
- f. Geotechnical surveys
- g. 3rd party code inspections or observations
- h. Appliances, furniture or fixtures
- i. Active electronics
- j. Voice/data cabling
- k. CCTV or CATV systems
- l. Commissioning agent services
- m. Utility fees - temporary and permanent
- n. Utility connection fees (i.e. Domestic Water, Sanitary Sewer, Storm Drain, Fire Water, Electrical).
- o. Consumption costs for power & water.



**FORTIS**  
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**EXECUTIVE COST SUMMARY**  
**Corbett S.D. - Multipurpose Building**  
**Pre-Bond Estimate Estimate No. 1 Rev. 1**  
**Based on drawings dated 41296**

PROJECT:	Corbett S.D. - Multipurpose Building	DURATION:	n/a
LOCATION:	Corbett, Oregon 97019	JOB NO:	n/a
ARCHITECT:	The Rommel Architectural Partnership	DATE:	February 15, 2013
OWNER:	Corbett School District		

<b>AREA SUMMARY:</b>	Corbett S.D. - Multipurpose Building	
	<b>BUILDING</b>	
	EST. No: 1 Rev. 1	
Multipurpose Building	15,528	GSF
	0	GSF
	0	GSF
Total Construction Area	15,528	GSF

Description	Total	\$/GSF
<i>Current Estimate:</i>		
Building Total Cost	\$ 505,561	\$ 32.56 (from Systems Summary Cost)
Design/Estimating Contingency 15.0%	\$ 75,834	\$ 4.88
Escalation 5.0%	\$ 29,070	\$ 1.87
<b>Projected Construction Cost</b>	<b>\$ 610,465</b>	<b>\$ 39.31</b>

<b>Other Project Costs: By Others</b>		
<b>Other Project Costs: By Others</b>		
Design		
Design Fees	\$ 91,570	
<b>Permit/Inspection Fees</b>		
Building Permit Fee (.75% of constr. cost)	\$ 4,578	per Gresham permit website
Plan Check Fees (65% of Bldg Permit)	\$ 2,976	per Gresham permit website
Fire Life Safety Fee (40% of Permit Fee)	\$ 1,831	per Gresham permit website
State Surcharge (12% of Permit Fee)	\$ 549	per Gresham permit website
City Business Tax (0% of Permit Fee)	Included above	
Technology Fee (1% of Permit + Plan)	\$ 76	per Gresham permit website
Planning Fees	\$ -	
Special Code Req'd Inspections	\$ -	
<b>System Development Fees</b>		
SDC Fees	\$ 2,500	
<b>Furnishings and Equipment</b>		
Systems Furniture	By Owner	
Relocate Existing Furniture	By Owner	
Exterior Building Signage	By Owner	
<b>Telecom/Data</b>		
Phone & Active Equipment	By Owner	
Security Access/CCTV System	By Owner	
Voice/Data System	By Owner	
Owner's Reserve @ 0%	\$ -	
<b>Other Project Cost</b>	<b>\$ 104,081</b>	

<b>Total Project Cost</b>	<b>\$ 714,546</b>	<b>\$ 46.02</b>
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**FORTIS**  
CONSTRUCTION INC.

**SYSTEMS COST SUMMARY**  
**Corbett S.D. - Multipurpose Building**  
Pre-Bond Estimate Estimate No. 1 Rev. 1

<b>PROJECT:</b>	Corbett S.D. - Multipurpose Building	<b>DURATION:</b>	n/a
<b>LOCATION:</b>	Corbett, Oregon 97019	<b>JOB NO:</b>	n/a
<b>ARCHITECT:</b>	The Rommel Architectural Partnership	<b>DATE:</b>	February 15, 2013
<b>OWNER:</b>	Corbett School District		

<b>AREA SUMMARY:</b>	<b>Corbett S.D. - Multipurpose Building</b>
See Executive Summary for Detail	<b>EST. No: 1 Rev. 1</b>
Total New Construction Area	<u>15,528 GSF</u>
	15,528 GSF

Description	Total	\$/GSF	Comments
<i>Current Estimate:</i>			
1 DEMOLITION	15,528	\$1.00	
2 SITEWORK	10,093	\$0.65	Fire water service to building
3 FOUNDATIONS	0	\$0.00	
4 SUBSTRUCTURE	0	\$0.00	
5 SUPERSTRUCTURE	93,168	\$6.00	Tectum deck repairs; misc. structure repairs
6 EXTERIOR SKIN	7,764	\$0.50	
7 ROOFING	99,000	\$6.38	Reroof existing only
8 INTERIOR CONSTRUCTION	77,640	\$5.00	Ceiling patching, ADA hardware
9 CONVEYING	0	\$0.00	
10 SPECIAL CONSTRUCTION	0	\$0.00	
11 PLUMBING	0	\$0.00	No ADA work now required in restrooms per RAP
12 FIRE PROTECTION	32,609	\$2.10	Retrofit sprinklers in original building only
13 MECHANICAL	0	\$0.00	
14 ELECTRICAL	93,168	\$6.00	Fire alarm, new genset for egress lighting, flow switches
15 JOBSITE MANAGEMENT	0	\$0.00	
16 SITE REQUIREMENTS	0	\$0.00	
<b>SUBTOTAL</b>	<b>428,970</b>	<b>\$27.63</b>	
<b>Margins &amp; Adjustment</b>			
General Conditions	9.0%	38,607	\$2.49
Preconstruction	0.3%	1,169	\$0.08
Project Insurance	1.5%	7,031	\$0.45
Sub Default	0.0%	0	\$0.00
Bond	1.2%	5,709	\$0.37
Fee	5.0%	24,074	\$1.55
<b>TOTAL CURRENT ESTIMATE</b>	<b>505,561</b>	<b>\$32.56</b>	

\* Executive summary has project total cost

**BASIS OF ESTIMATE**  
**Corbett S.D. - Multipurpose Building**  
**Pre-Bond Estimate Estimate No. 1 Rev. 1**

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**1. Documents for Which Estimate is Based**

- a. This budget was generated from the following documents:
  - 1 Preliminary Code Review Checklist provided The Rommel Architectural Partnership dated 1/22/2013
  - 2 Narrative provided by The Rommel Architectural Partnership
  - 3 "Corbett School Seismic Review" provided by Associated Consultants, Inc.

**2. Project Understanding**

- a. The following general improvements are assumed in this estimate.
  - 1 Full Seismic upgrades are not included. Misc. superstructure repairs are included per ACI's narrative.
  - 2 Complete reroof of original building with new attic ventilation of the existing building assuming miscellaneous roof Tectum panel repairs
  - 3 Upgrade of door hardware to ADA upgrades
  - 4 Upgrade of restrooms to meet ADA standards.
  - 5 Installation of complete new fire protection system.
  - 6 Installation of complete new fire alarm system.
  - 7 Retrofit of lighting fixtures with new battery backups on emergency lighting fixtures.
  - 8

**3. Contingency**

- a. A 30% design/estimating contingency is included given the very conceptual definition of the described improvements.
- b. A 5% escalation is included to cover potential rises in commodities, materials and labor pricing

**4. Exclusions**

- a. Architectural, structural, landscape, civil, food service, mechanical, plumbing or electrical design fees.
- b. Building permit intake or plan review fees
- c. SDC's, TIF's or other jurisdictional fees
- d. Utility connection or service extension fees
- e. Hazardous material surveys and associated remediation
- f. Geotechnical surveys
- g. 3rd party code inspections or observations
- h. Appliances, furniture or fixtures
- i. Active electronics
- j. Voice/data cabling
- k. CCTV or CATV systems
- l. Commissioning agent services
- m. Utility fees - temporary and permanent
- n. Utility connection fees (i.e. Domestic Water, Sanitary Sewer, Storm Drain, Fire Water, Electrical).
- o. Consumption costs for power & water.



**FORTIS**  
CONSTRUCTION INC.

**EXECUTIVE COST SUMMARY**  
**Corbett S.D. - High School**  
Pre-Bond Estimate Estimate No. 1 Rev. 1  
Based on drawings dated 41296

<b>PROJECT:</b>	Corbett S.D. - High School	<b>DURATION:</b>	n/a
<b>LOCATION:</b>	Corbett, Oregon 97019	<b>JOB NO:</b>	n/a
<b>ARCHITECT:</b>	The Rommel Architectural Partnership	<b>DATE:</b>	February 15, 2013
<b>OWNER:</b>	Corbett School District		

<b>AREA SUMMARY:</b>	Corbett S.D. - High School
	<b>BUILDING</b>
	EST. No: 1 Rev. 1
High School	25,865 GSF
	0 GSF
	0 GSF
Total Construction Area	<u>25,865 GSF</u>

Description	Total	\$/GSF
<i>Current Estimate:</i>		
Building Total Cost	\$ 573,082	\$ 22.16 (from Systems Summary Cost)
Design/Estimating Contingency 10.0%	\$ 57,308	\$ 2.22
Escalation 5.0%	\$ 31,520	\$ 1.22
<b>Projected Construction Cost</b>	<b>\$ 661,910</b>	<b>\$ 25.59</b>

<b>Other Project Costs: By Others</b>		
<b>Design</b>		
Design Fees	\$ 49,643	
<b>Permit/Inspection Fees</b>		
Building Permit Fee (.75% of constr. cost)	\$ 4,964	per Gresham permit website
Plan Check Fees (65% of Bldg Permit)	\$ 3,227	per Gresham permit website
Fire Life Safety Fee (40% of Permit Fee)	\$ 1,986	per Gresham permit website
State Surcharge (12% of Permit Fee)	\$ 596	per Gresham permit website
City Business Tax (0% of Permit Fee)	Included above	
Technology Fee (1% of Permit + Plan Chec	\$ 82	per Gresham permit website
Special Code Req'd Inspections	\$ -	
<b>System Development Fees</b>		
SDC Fees	\$ 10,000	
<b>Furnishings and Equipment</b>		
Systems Furniture	By Owner	
Relocate Existing Furniture	By Owner	
Exterior Building Signage	By Owner	
<b>Telecom/Data</b>		
Phone & Active Equipment	By Owner	
Security Access/CCTV System	By Owner	
Voice/Data System	By Owner	
Owner's Reserve @ 0%	\$ -	
<b>Other Project Cost</b>	<b>\$ 70,498</b>	

**Total Project Cost** \$ 732,408 \$ 28.32





**FORTIS**  
CONSTRUCTION INC.

**SYSTEMS COST SUMMARY**  
**Corbett S.D. - High School**  
Pre-Bond Estimate Estimate No. 1 Rev. 1

<b>PROJECT:</b>	Corbett S.D. - High School	<b>DURATION:</b>	n/a
<b>LOCATION:</b>	Corbett, Oregon 97019	<b>JOB NO:</b>	n/a
<b>ARCHITECT:</b>	The Rommel Architectural Partnership	<b>DATE:</b>	February 15, 2013
<b>OWNER:</b>	Corbett School District		

<b>AREA SUMMARY:</b>	<b>Corbett S.D. - High School</b>
	<b>EST. No: 1 Rev. 1</b>
See Executive Summary for Detail	<u>25,865</u> GSF
Total New Construction Area	25,865 GSF

Description	Total	\$/GSF	Comments
<i>Current Estimate:</i>			
1 DEMOLITION	6,466	\$0.25	Restroom demo; abatement
2 SITEWORK	12,933	\$0.50	New fire water service to bldg.
3 FOUNDATIONS	0	\$0.00	
4 SUBSTRUCTURE	0	\$0.00	
5 SUPERSTRUCTURE	0	\$0.00	No seismic req'd per narrative
6 EXTERIOR SKIN	25,865	\$1.00	Exterior ADA door upgrades
7 ROOFING	6,466	\$0.25	Roof patch (no venting upgrades)
8 INTERIOR CONSTRUCTION	77,595	\$3.00	Interior door ADA upgrades
9 CONVEYING	0	\$0.00	
10 SPECIAL CONSTRUCTION	0	\$0.00	
11 PLUMBING	5,173	\$0.20	No ADA upgrades now req'd at restrooms; new DF
12 FIRE PROTECTION	93,114	\$3.60	New fire sprinkler system
13 MECHANICAL	77,595	\$3.00	Replace (E) air handler
14 ELECTRICAL	181,055	\$7.00	New fire alarm, electrical service, gen set for egress lighting
15 JOBSITE MANAGEMENT	0	\$0.00	
16 SITE REQUIREMENTS	<u>0</u>	\$0.00	
SUBTOTAL	486,262	\$18.80	
<b>Margins &amp; Adjustment</b>			
General Conditions	9.0%	43,764	\$1.69
Preconstruction	0.3%	1,325	\$0.05
Project Insurance	1.5%	7,970	\$0.31
Sub Default	0.0%	0	\$0.00
Bond	1.2%	6,472	\$0.25
Fee	5.0%	27,290	\$1.06
<b>TOTAL CURRENT ESTIMATE</b>		<u>573,082</u>	<u>\$22.16</u>

\* Executive summary has project total cost

**BASIS OF ESTIMATE**  
**Corbett S.D. - High School**  
**Pre-Bond Estimate Estimate No. 1 Rev. 1**

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**1. Documents for Which Estimate is Based**

- a. This budget was generated from the following documents:
  - 1 Preliminary Code Review Checklist provided The Rommel Architectural Partnership dated 1/22/2013
  - 2 Narrative provided by The Rommel Architectural Partnership
  - 3 "Corbett School Seismic Review" provided by Associated Consultants, Inc.

**2. Project Understanding**

- a. The following general improvements are assumed in this estimate.
  - 1 New fire water service to bldg.
  - 2 ADA door upgrades (interior/exterior)
  - 3 New utility extensions, mass excavation, building pad, landscaping
  - 4 New fire protection system
  - 5 New genset for egress lighting, fire alarm
  - 6 Replace air handler

**3. Contingency**

- a. A design/estimating contingency is included given the very conceptual definition of the described improvements.
- b. A 5% escalation is included to cover potential rises in commodities, materials and labor pricing

**4. Exclusions**

- a. Architectural, structural, landscape, civil, food service, mechanical, plumbing or electrical design fees.
- b. Building permit intake or plan review fees
- c. SDC's, TIF's or other jurisdictional fees
- d. Utility connection or service extension fees
- e. Hazardous material surveys and associated remediation
- f. Geotechnical surveys
- g. 3rd party code inspections or observations
- h. Appliances, furniture or fixtures
- i. Active electronics
- j. Voice/data cabling
- k. CCTV or CATV systems
- l. Commissioning agent services
- m. Utility fees - temporary and permanent
- n. Utility connection fees (i.e. Domestic Water, Sanitary Sewer, Storm Drain, Fire Water, Electrical).
- o. Consumption costs for power & water.

February 15, 2013

Corbett School District  
Facility Analysis

Bus Maintenance Facility  
Located Across Highway

**Building**

Building Area	3,500 s.f.
Type of Structure	Modular Steel

Basic Construction Cost	\$350,000
Contingency – 10%	<u>\$ 35,000</u>

Total Construction	\$385,000
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**Fees**

Architectural & Engineering	\$ 35,000
Planning	\$ 25,000

<b>Total</b>	<b>\$445,000</b>
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**PRINCIPALS:**  
Terry W. Rommel, A.I.A.  
Gary S. Rommel, A.I.A.

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Portland, Oregon 97209  
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**EXECUTIVE COST SUMMARY**  
**Corbett S.D. - Middle School Option 2a - 15,000 SF Replacement**  
 Pre-Bond Estimate Estimate No. 1 Rev. 0  
 Based on drawings dated 41296

PROJECT:	Corbett S.D. - Middle School Option 2a - 15,000 SF Replacement		
LOCATION:	Corbett, Oregon 97019	DURATION:	n/a
ARCHITECT:	The Rommel Architectural Partnership	JOB NO:	n/a
OWNER:	Corbett School District	DATE:	February 20, 2013

<b>AREA SUMMARY:</b>	Option 2a - 15,000 SF Replacement	
	<b>BUILDING</b>	
	EST. No: 1 Rev. 0	
New Middle School	15,000	GSF
	0	GSF
	0	GSF
<b>Total Construction Area</b>	<b>15,000</b>	<b>GSF</b>

Description	Total	\$/GSF
<i>Current Estimate:</i>		
Building Total Cost	\$ 3,555,086	\$ 237.01 (from Systems Summary Cost)
Design/Estimating Contingency 10.0%	\$ 355,509	\$ 23.70
Escalation 5.0%	\$ 195,530	\$ 13.04
<b>Projected Construction Cost</b>	<b>\$ 4,106,124</b>	<b>\$ 273.74</b>

<b>Other Project Costs: By Others</b>		
<b>Design</b>		
Design Fees	\$ 307,959	
<b>Permit/Inspection Fees</b>		
Building Permit Fee (.75% of constr. cost)	\$ 30,798	per Gresham permit website
Plan Check Fees (65% of Bldg Permit)	\$ 20,017	per Gresham permit website
Fire Life Safety Fee (40% of Permit Fee)	\$ 12,318	per Gresham permit website
State Surcharge (12% of Permit Fee)	\$ 3,696	per Gresham permit website
City Business Tax (0% of Permit Fee)	Included above	
Planning Fees	\$ 25,000	
Technology Fee (1% of Permit + Plan Che	\$ 508	per Gresham permit website
Special Code Req'd Inspections	\$ -	
<b>System Development Fees</b>		
SDC Fees	\$ 15,000	
<b>Furnishings and Equipment</b>		
Systems Furniture	By Owner	
Relocate Existing Furniture	By Owner	
Exterior Building Signage	By Owner	
<b>Telecom/Data</b>		
Phone & Active Equipment	By Owner	
Security Access/CCTV System	By Owner	
Voice/Data System	By Owner	
Owner's Reserve @ 0%	\$ -	
<b>Other Project Cost</b>	<b>\$ 415,295</b>	

<b>Total Project Cost</b>	<b>\$ 4,521,418</b>	<b>\$ 301.43</b>
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**FORTIS**  
CONSTRUCTION INC.

**SYSTEMS COST SUMMARY**  
**Corbett S.D. - Middle School Option 2a - 15,000 SF Replacement**  
Pre-Bond Estimate Estimate No. 1 Rev. 0

<b>PROJECT:</b>	Corbett S.D. - Middle School Option 2a - 15,000 SF Replacem	<b>DURATION:</b>	n/a
<b>LOCATION:</b>	Corbett, Oregon 97019	<b>JOB NO:</b>	n/a
<b>ARCHITECT:</b>	The Rommel Architectural Partnership	<b>DATE:</b>	February 20, 2013
<b>OWNER:</b>	Corbett School District		

<b>AREA SUMMARY:</b>	<b>Corbett S.D. - Middle School</b>
	<b>Option 2a - 15,000 SF</b>
	<b>EST. No: 1 Rev. 0</b>
See Executive Summary for Detail	<u>15,000</u> GSF
Total New Construction Area	15,000 GSF

Description	Total	\$/GSF	Comments
<i>Current Estimate:</i>			
1 DEMOLITION	64,000	\$4.27	Demo existing middle school
2 SITEWORK	435,000	\$29.00	Plaza/sidewalks, utility extensions, building pad excavation
3 FOUNDATIONS	60,000	\$4.00	Footings
4 SUBSTRUCTURE	82,500	\$5.50	Slab-on-grade
5 SUPERSTRUCTURE	315,000	\$21.00	2nd floor & roof columns/beams/deck
6 EXTERIOR SKIN	360,000	\$24.00	Window, exterior upgrades
7 ROOFING	240,000	\$16.00	Roofing, sheet metal, curbs
8 INTERIOR CONSTRUCTION	450,000	\$30.00	New buildout
9 CONVEYING	62,000	\$4.13	Hydraulic holeless elevator
10 SPECIAL CONSTRUCTION	30,000	\$2.00	
11 PLUMBING	135,000	\$9.00	
12 FIRE PROTECTION	48,000	\$3.20	New fire sprinkler system
13 MECHANICAL	405,000	\$27.00	New HVAC system
14 ELECTRICAL	330,000	\$22.00	New fire alarm, electrical service, lighting
15 JOBSITE MANAGEMENT	0	\$0.00	
16 SITE REQUIREMENTS	<u>0</u>	\$0.00	
SUBTOTAL	3,016,500	\$201.10	
<b>Margins &amp; Adjustment</b>			
General Conditions	9.0%	271,485	\$18.10
Preconstruction	0.3%	8,220	\$0.55
Project Insurance	1.5%	49,443	\$3.30
Sub Default	0.0%	0	\$0.00
Bond	1.2%	40,148	\$2.68
Fee	5.0%	<u>169,290</u>	\$11.29
<b>TOTAL CURRENT ESTIMATE</b>	<b>3,555,086</b>	<b>\$237.01</b>	

\* Executive summary has project total cost

**BASIS OF ESTIMATE**  
**Corbett S.D. - Middle School Option 2a - 15,000 SF Replacement**  
**Pre-Bond Estimate Estimate No. 1 Rev. 0**

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**1. Documents for Which Estimate is Based**

- a. This budget was generated from the following documents:
  - 1 Preliminary Code Review Checklist provided The Rommel Architectural Partnership dated 1/22/2013
  - 2 Narrative provided by The Rommel Architectural Partnership
  - 3 "Corbett School Seismic Review" provided by Associated Consultants, Inc.

**2. Project Understanding**

- a. The following general improvements are assumed in this estimate.
  - 1 Demolition of the existing middle school
  - 2 New utility extensions, mass excavation, building pad, landscaping
  - 3 Structure is assumed brace frame steel with slab on metal deck at the 2nd floor
  - 4 New interiors
  - 5 New fire protection system
  - 6 New electrical service, lighting, fire alarm and low voltage
  - 7 New HVAC system
  - 8 New school assumed placed between gym and high school but south of each. Placing between the two schools will eng  
fire separation and egress issues that drive cost for the adjacent buildings

**3. Contingency**

- a. A design/estimating contingency is included given the very conceptual definition of the described improvements.
- b. A 5% escalation is included to cover potential rises in commodities, materials and labor pricing

**4. Exclusions for Construction Costs**

- a. Architectural, structural, landscape, civil, food service, mechanical, plumbing or electrical design fees.
- b. Building permit intake or plan review fees
- c. SDC's, TIF's or other jurisdictional fees
- d. Utility connection or service extension fees
- e. Hazardous material surveys and associated remediation
- f. Geotechnical surveys
- g. 3rd party code inspections or observations
- h. Appliances, furniture or fixtures
- i. Active electronics
- j. Voice/data cabling
- k. CCTV or CATV systems
- l. Commissioning agent services
- m. Utility fees - temporary and permanent
- n. Utility connection fees (i.e. Domestic Water, Sanitary Sewer, Storm Drain, Fire Water, Electrical).
- o. Consumption costs for power & water.