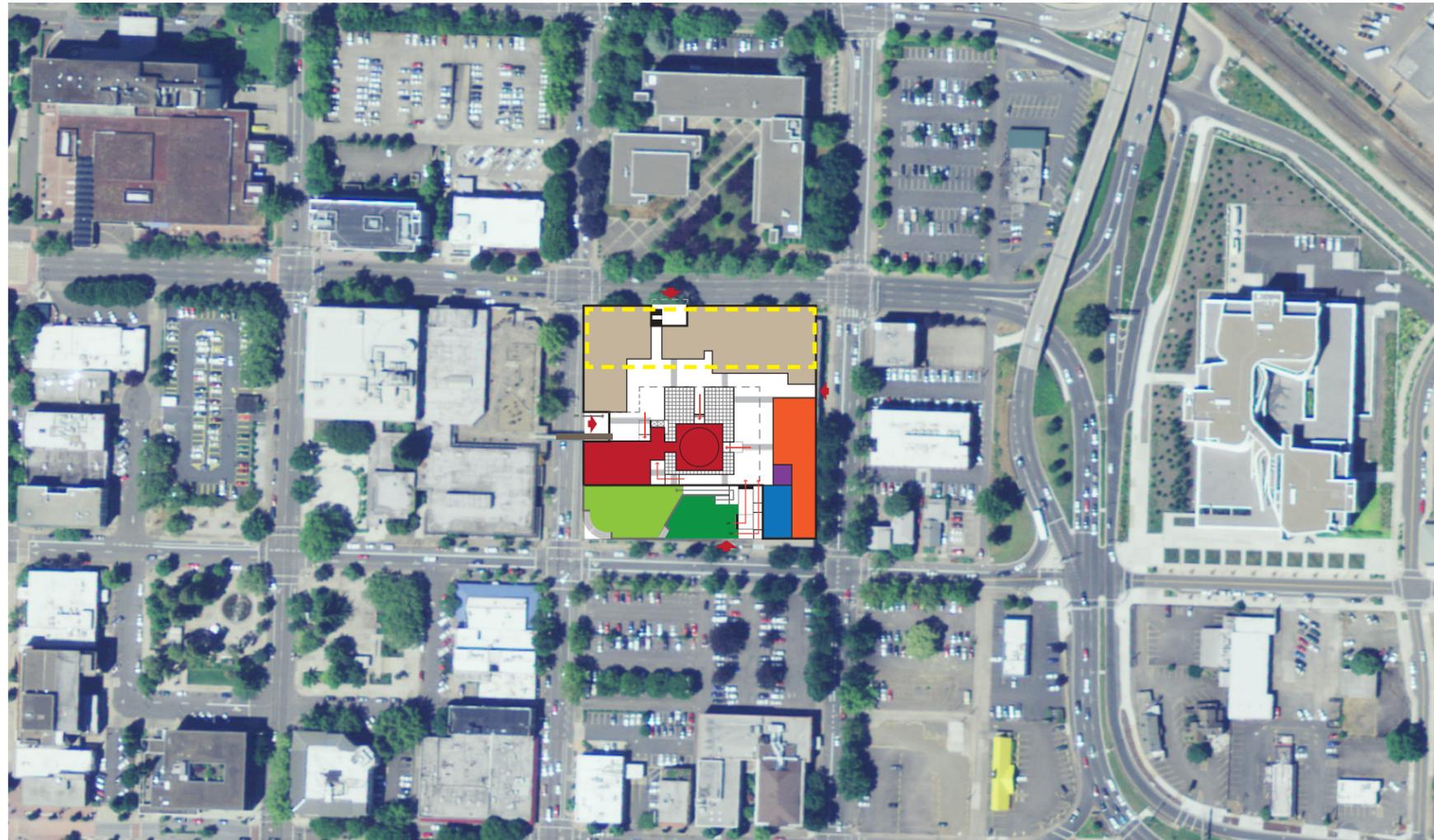


Eugene City Hall: Rebuilding Project

Final Report



December 30, 2011

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SUMMARY: EUGENE CITY HALL REBUILDING STRATEGY

STUDY SCOPE

The City of Eugene retained Poticha Architects to investigate the feasibility of rebuilding and reusing the current Eugene City Hall (ECH). The scope of the study included:

- Reviewing past building condition studies
- Evaluating existing building conditions and construction systems
- Developing a series of approaches to update, reinforce and rebuild the existing structure
- Presenting ideas, findings and recommendations to city staff and the Citizens Advisory Committee in a series of meetings spanning several months
- Incorporating feedback from city staff and the Citizens Advisory Committee into each subsequent design cycle
- Creating and recommending a final design scheme (or schemes) that meets the city's \$11 million construction budget and addresses the need for:
 - Seismic Upgrades
 - Energy Retrofits
 - New Building Systems
 - Increased Accessibility
 - Improved Wayfinding
 - Enhanced Connection to the Street
 - A Symbolic Presence Inspiring Civic Pride
 - Retention and Development of the Original Design Concept

The Rebuild study has a companion study that investigates the opportunities and advantages of tearing down ECH and erecting a new city hall on the same site. Rowell|Brokaw Architects is preparing the New Building Study.

HISTORY OF THE EXISTING BUILDING

Eugene's city hall was the winning design of a Northwest architectural design competition juried by a group of distinguished regional architects. It is unique as a city hall, has been recognized with design

awards, and published in many national and international architectural journals including *Architectural Record*, *Architectural Forum* and *Progressive Architecture*. Completed in 1964, ECH is a noteworthy example of the mid-century modern architectural movement and is a valuable part of local civic history. It is an award winning building with "credentials," which is rare in Eugene.

THE ORIGINAL DESIGN CONCEPT

ECH is an informal, democratic building designed to encourage easy and egalitarian access to local government, including the city council chamber and the mayor's office. The main level is arranged much like a campus, around a large, open-air plaza that is directly accessible to the public. The council chamber sits at the center of the plaza, surrounded by outdoor courtyard that serves as the main circulation space for the building, linking together a perimeter ring of city agencies. ECH was intentionally organized without formal barriers to entry (lobbies, reception desks or complicated paths) that keep the public from their elected officials and city staff.

The building frame is a reinforced concrete waffle slab on a regular 35' x 35' modular grid. The plaza level is raised off the street by roughly five feet on the south side and a full storey on the north side to accommodate a large, covered parking garage below. As a result, the most essential portion of the building is literally disconnected from the surrounding streets. This disconnect stands in contrast to and works against the informal, accessible design of the plaza level. Furthermore, the large gap between the plaza and ground level highlights an unfortunate view of the parking, and does not support or activate the street. The parking exposure inhibits pedestrian interest and negatively impacts the nature of Pearl and High Streets. These existing issues with the building's connectivity to the surrounding context—all noted in a recent report by the Southwest Chapter of the AIA—create confusion about access, diminish the building's symbolic presence and undermine its place in the urban fabric.

CURRENT OCCUPANCY & CONDITION

The building is currently being vacated by city agencies. The Fire Department is now housed in a separate building, off site. The Police Department will soon relocate from the north wing, basement and

lower level parking to a new facility on Country Club Road. The balance of the departments are moving into leased spaces around town in anticipation of a new or rebuilt city hall.

As buildings age, they require ongoing maintenance and periodic enhancements to function efficiently and effectively. After almost fifty years of operation, ECH is now in need of major upgrades including seismic reinforcing and an extensive energy retrofit. The current building envelope, HVAC and electrical systems are all due for replacement.

AESTHETICS

The original design concept and the use of site drive the form of ECH. The building exemplifies the mid-century modern aesthetic: low, horizontal geometry, clean lines, simple materials, and an integration of outdoor spaces into the building.

The extravagant use of the site is a hallmark of this public building. A private sector developer could not and would not develop a single or two-story building occupying an entire downtown city block. Furthermore, the informal and democratic organization of the plaza around the central council chamber emphasizes the unique "anti-monumental" quality of ECH, as it is described by the architectural website *greatbuildings.com*.

DESIGN CRITERIA

City staff, the Citizen Advisory Committee, and the architectural design teams all agree that successful schemes must respond to the criteria listed in the AIA SWO, "Eugene City Hall, Urban Context Report" (September 7, 2011). This report suggests that the city hall, new or rebuilt, address the following Five Major Urban Design Principles:

- Mix of Uses
- Urban Form
- Public Spaces
- Circulation
- Sustainability

SUMMARY: EUGENE CITY HALL REBUILDING STRATEGY

FINDINGS

After reviewing structural engineering reports and preliminary construction cost estimates, it was clear that the structure could be seismically reinforced at a cost equivalent to demolishing the ECH and filling the site. This information prompted a range of tests and studies to determine how best to use the building's structural frame, how to redevelop the building in practical and incremental phases, and how to improve ground level connections to adjacent streets while retaining the unique character of the building.

Two concepts have been developed: the Minimum and the Maximum approaches. Their primary differences include the use of the lower level, a possible third floor addition on the north wing, and the amount of parking retained.

The Minimum scheme developed into two distinct options: the Plaza Level Focus and the Two Level Focus. The Plaza Level Focus scheme retains most of the lower level existing parking and focuses primarily on improvements to the plaza level. The Two Level Focus scheme incorporates and uses portions of the lower level for things other than parking. The Two Level Focus scheme limits the parking to the east side of the lower level (90 stalls), uses the west side for pedestrian entrances from all the surrounding streets, and includes new shelled spaces on the lower level for future development. Furthermore, the Two Level Focus scheme includes new elevators for enhanced accessibility and modifies portions of the upper slab for skylights, allowing natural light to connect, support and integrate the lower level into the building complex.

All schemes, Minimum and Maximum, remove the current main entrance (on Pearl Street) and remove a significant portion of the main structure along 8th Avenue. This is a strategy designed to visibly connect the upper plaza, the council chamber and the expanded chamber to the street. All schemes rely on a street level, south-facing open space or terraces for public gathering and entrance. The Maximum and Two Level Focus schemes provide both a street grade terrace and a lowered terrace to allow for easy transition between levels and to help activate the street.

The Maximum scheme examines ways to maximize future use of the

building frame. It limits the parking to the fleet needs of the departments (30 cars) while much of the remaining lower level space is to be shelled and developed in the future for city departments or tenant uses. The Maximum scheme also includes the construction of a shelled third floor over the north wing for future uses. The maximum scheme would accommodate all of the projected space needs well beyond 2020 (excluding the fire and police departments, which will be housed offsite). The Maximum scheme falls outside the scope of currently available funding, but should be considered if the city is prepared to find additional funding sources and/or accommodate, over time, the current developed program in one structure.

All rebuild schemes provide for upgraded seismic reinforcing, a new façade, new mechanical systems, day lighting, new and expanded city council chamber and public meeting spaces, new outdoor public spaces, some structured parking, shelled space for future development, site work and right-of-way improvements, updated building envelope (including a new roof) and provisions for current energy requirements and LEED certification.

The adjacent site uses and the nature of the existing low frame provide for optimal solar access on the north wing and the possibilities for solar energy harvesting. An additional recommended phase includes installing solar technologies on the north wing when cost effective. With the solar harvesting potential, in addition to the other energy improvements noted, the rebuilt city hall could be a "NET ZERO" solution.

PARKING

Parking makes a comparison between the New Building and Rebuild schemes difficult. Both the Plaza Level Focus and the Two Level Focus Rebuild strategies provide structured and protected parking for 90 -125 cars. This type of parking, as noted by members of the Citizen Advisory Committee, is of great economic value in downtown Eugene and could generate significant income for the city, benefit tenants who rent the shelled spaces, or accommodate and support the incremental growth of city hall. Such parking also offers a potential benefit for the development of a city office building expansion to the south of ECH. The current replacement value of this parking structure is roughly \$2.5-\$3.0M.

COSTING

Turner construction has provided costing support for the development of the Rebuild schemes. The Plaza Level Focus scheme appears to be within the \$11 million construction budget. The Two Level Plaza Focus scheme currently is projected to be \$12+ million. These estimates have been prepared from very diagrammatic drawings. Neither focus scheme has been designed yet, but with more detailed information and possible grant support for energy retrofit and seismic reinforcing either could meet the intended goals and be developed within the available budget. *It is not necessary to select between the Minimum schemes, rather it is necessary to choose between the Rebuild strategy and a complete replacement New Build strategy; both strategies would use the same available funds, but each could provide different benefits for the city.*

REBUILD OVERVIEW

For the \$11 million construction budget, all rebuild schemes provide:

- Upgraded Seismic Reinforcing
- New and Expanded City Council Chamber
- New and Expanded Public Meeting Spaces,
- New Building Façade
- Updated Building Envelope (including a New Roof)
- New Mechanical Systems
- Improved Day Lighting
- Improved Way Finding
- New, Outdoor Public Spaces (amount varies by scheme)
- Structured Parking (amount varies by scheme)
- Upgraded Occupied Space (amount varies by scheme)
- Shelled Space for Development (amount varies by scheme)
- Site Work and Right-of-way Improvements
- Provisions for Current Energy Requirements
- Provisions for LEED certification

SUMMARY: EUGENE CITY HALL REBUILDING STRATEGY

COMPARATIVE STATISTICS

Minimum Plaza Focus scheme:

Estimated Cost: \$11 million
Occupied: 22,585 sf
Shelled: 31,850 sf
Structured parking: 127 cars
16,000 sf basement space for mechanical/storage

Minimum Two Level Focus scheme:

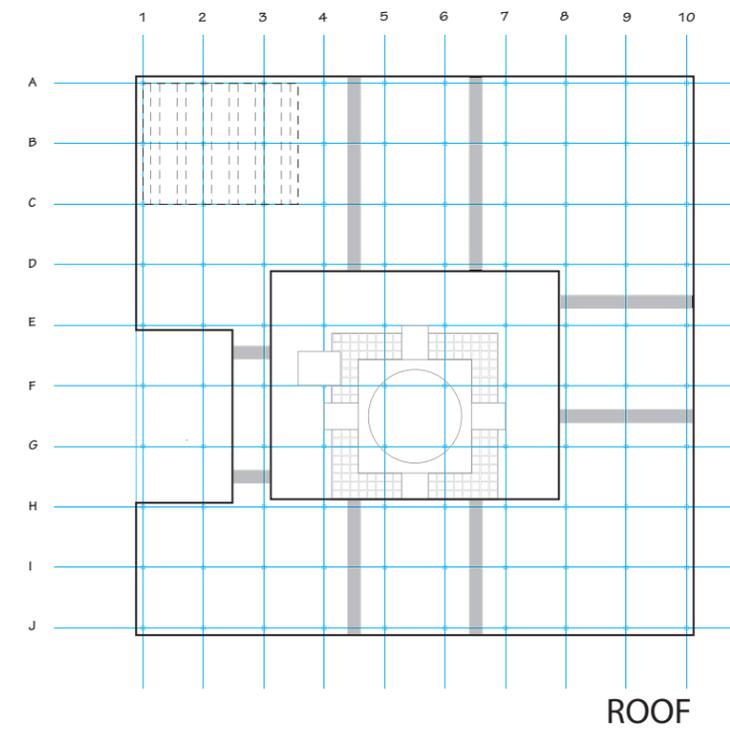
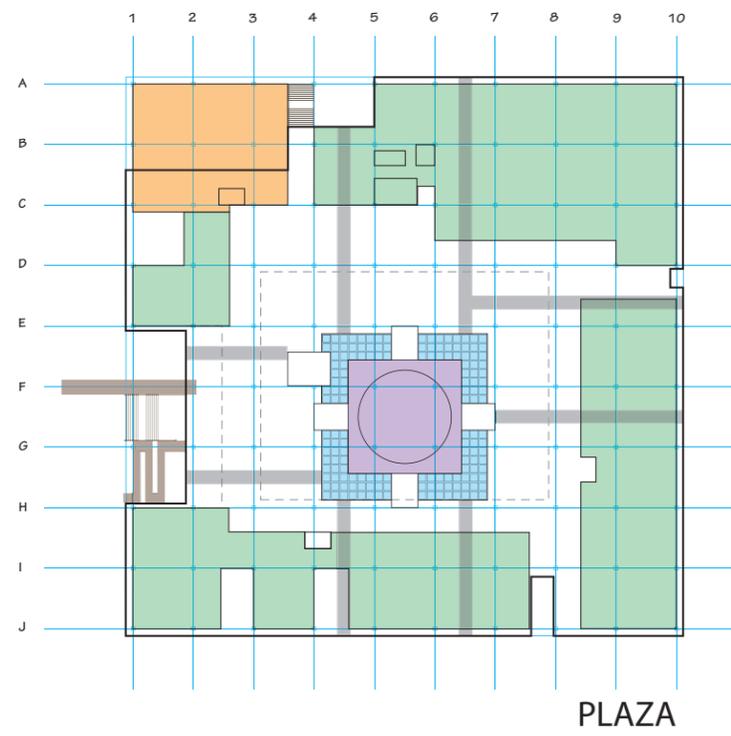
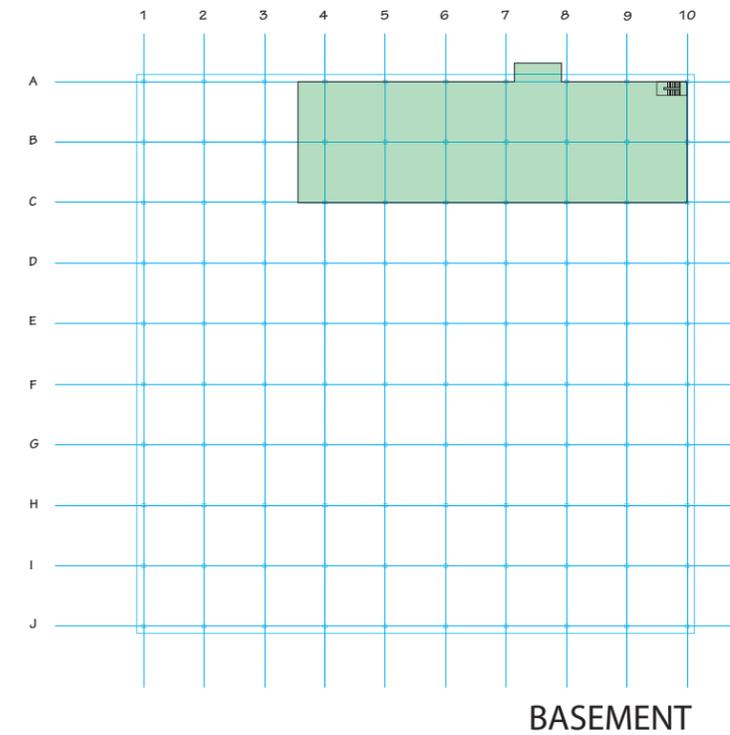
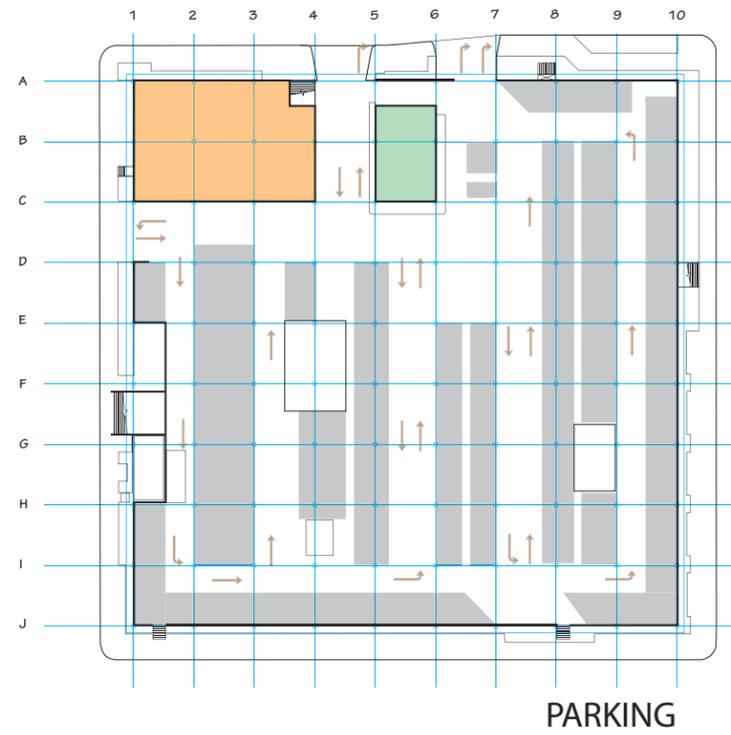
Estimated Cost: \$12+ million
Occupied: 22,585 sf
Shelled: 42,500 sf
Structured parking: 90 cars
16,000 sf basement space for mechanical/storage

Maximum Three Level Focus scheme:

Estimated Cost: \$15-17+ million
Occupied: 22,585 sf
Shelled: 70,000 + sf
Structured parking: 35 cars
16,000 sf basement space for mechanical/storage

RECOMMENDATIONS

- Develop further the Minimum Two Level Focus scheme. This Minimum scheme's advantage is that it connects both levels and solves the "look at the parking" problem along Pearl Street and allows for easy pedestrian access from all the surrounding streets.
- Seek grants for energy retrofit and seismic reinforcing to offset slightly higher construction costs and to allow for more developed and occupied space in the first phase. Investigate the possibility of parking improvements being financed by a different funding source.
- Provide for solar array on the North portion of the roof, seeking net zero as a future base line for energy consumption
- Seek funds for a shelled Third floor at the north wing. This and the Two Level Focus scheme will allow for a transition to a fully integrated City Hall in one location, easily able to accommodate 2020 projected space needs.
- Seek grants for redevelopment of a building with credentials short of turning it into recycled gravel



EXISTING CONDITIONS :: PLANS



south elevation.



west elevation.

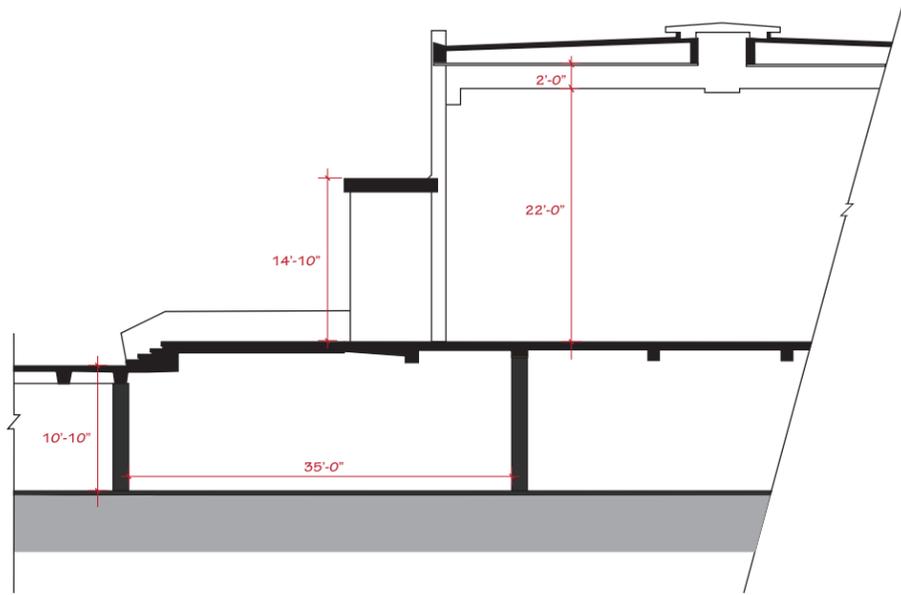


north elevation.

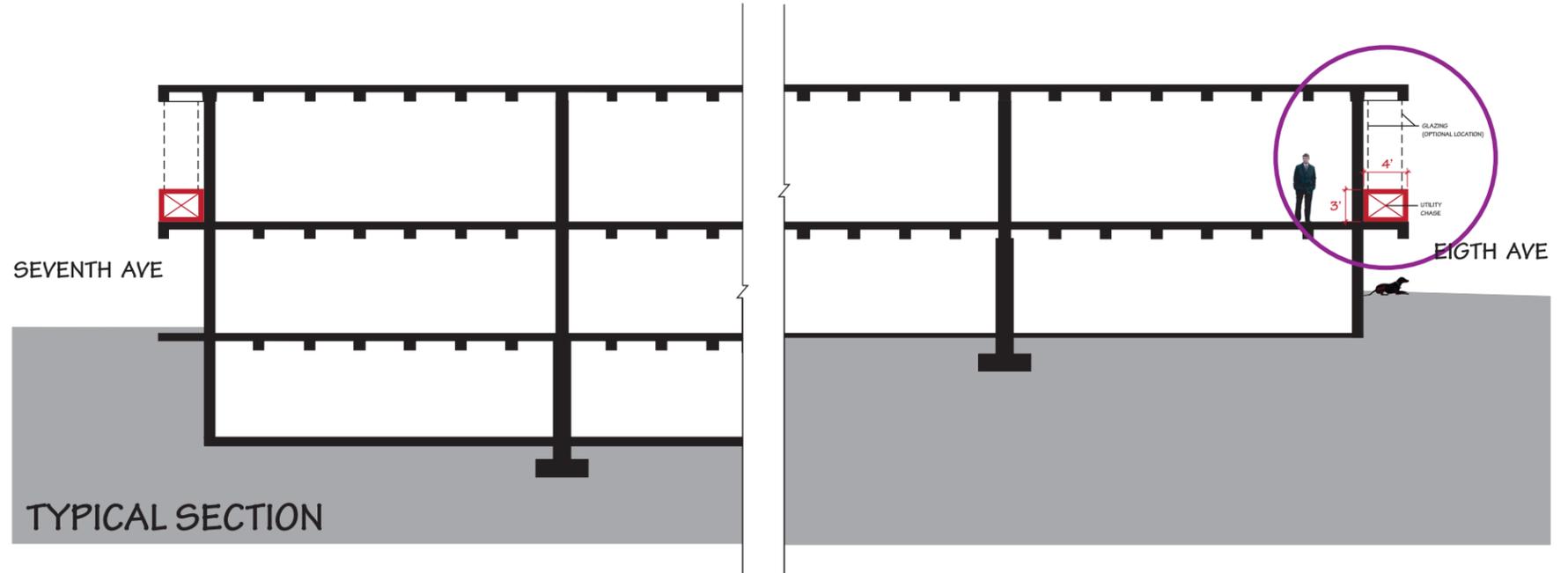


east elevation.

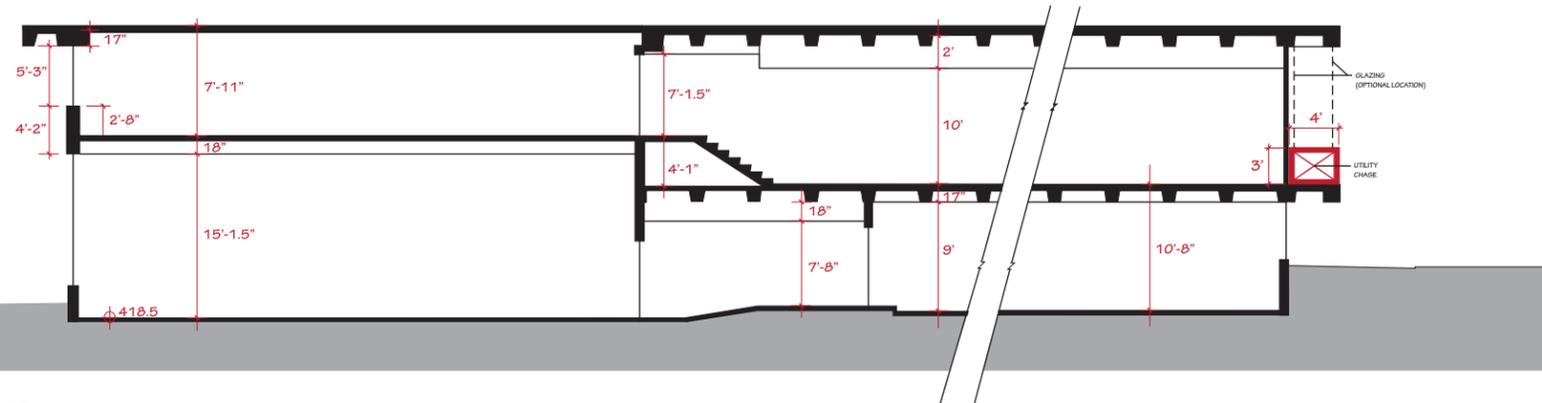




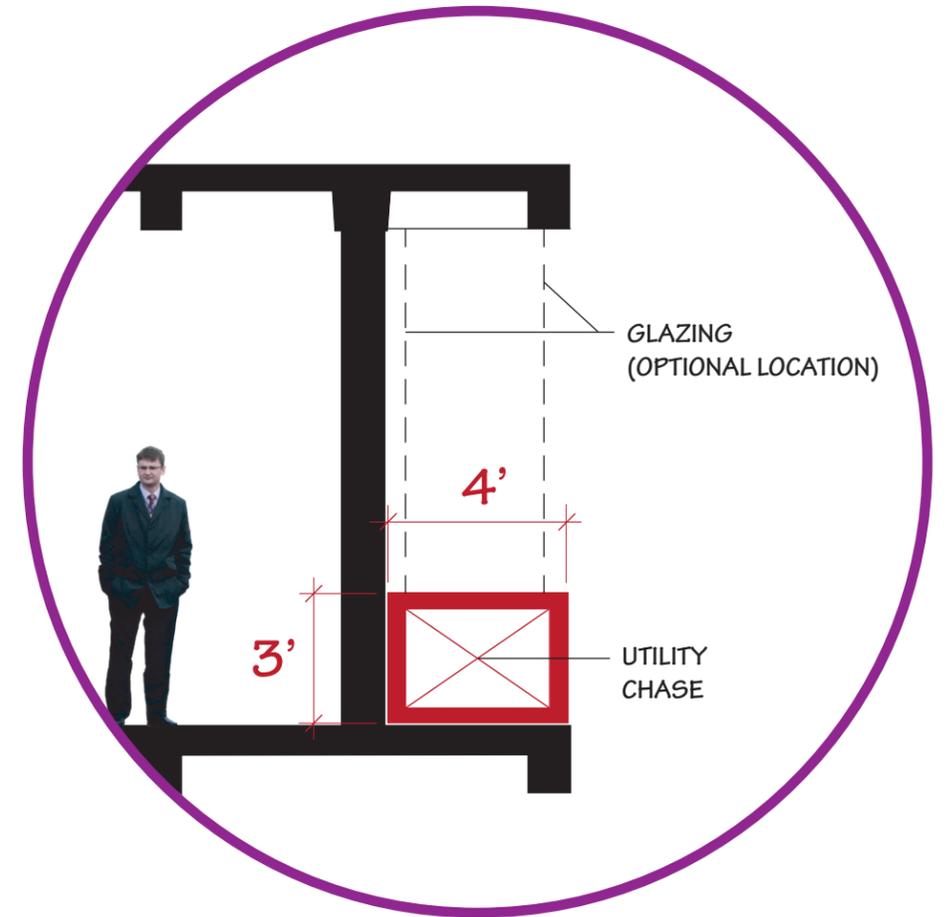
COUNCIL CHAMBER SECTION



TYPICAL SECTION



FIREHOUSE LATERAL SECTION



BUILDING SECTIONS

Concept 1 MINIMUM:

Refined Concept 1, with a public plaza on the SW corner of the site and an expansion of the council chamber to include a new public lobby, public toilets, pantry and public meeting rooms.

Provides for a defined first phase public building program, public use space and shelled building space for the future municipal courts and other agencies and uses; maintains existing parking along the east side, lower level within the existing building frame. Future long term phases includes a possible multi-story office building with public or commercial uses on the ground floor and offices for the balance of the city hall building program.

Phase 1:

- Seismically reinforce building
- Demo building to frame; remove parts as needed for lower floor light wells
- Expand west of existing chamber for public lobby and public meeting space
- Replace existing systems where building will be occupied
- Remove lower slab in areas for shear walls and future shelledspace
- Demo area along 8th Ave to open views to council chamber and connect both floors to the street
- Retain east side of Lower Floor for parking
- West side of Lower Floor to be shelled for future development spaces
- Provide for solar array on the North side of the building, to be installed at a later phase
- Emphasize "shortcuts" thru building
- Install new exterior facade on the envelope of the entire buildig

Phase 2:

- Incremental growth within shelled spaces in the existing building; add solar array to North end of building

Great Street Park Blocks to the River

Phase 3:

- New city office building with retail or commercial uses on the ground floor. Connection across 8th Ave on grade; use all or 1/2 of the area for the City and the other half for other uses.
- Limit height of building to maintain solar access to existing City Hall
- Convert parking, if necessary, to serve new building

Concept 2 MAXIMUM:

Provides for the entire 2020 developed building program, ecompleted over multiple phases, within the existing building frame. Concept includes the addition of a third floor the the north side of the building which will include a large solar panel array for green power generation on site.

Phase 1:

- Seismically reinforce building
- Demo building to frame; remove pans as needed for lower floor light wells
- Replace envelope and existing systems where building will be occupied
- Remove lower slab throughout
- Demo area along 8th Ave from corner to council chamber, opening up views, creating a public plaza, and establishing the main entrance on the lower level
- Retain portion of Lower Floor for parking
- Expand west of existing chamber for public lobby and public meeting space
- Balance of Lower Floor shelled for future development or rental space
- Provide for solar array to at least North portion of the existing frame
- Emphasize "shortcuts" thru building
- Frame third floor shell for future development

Phase 2:

- Fill all shelled spaces in the existing building frame in increments as needed

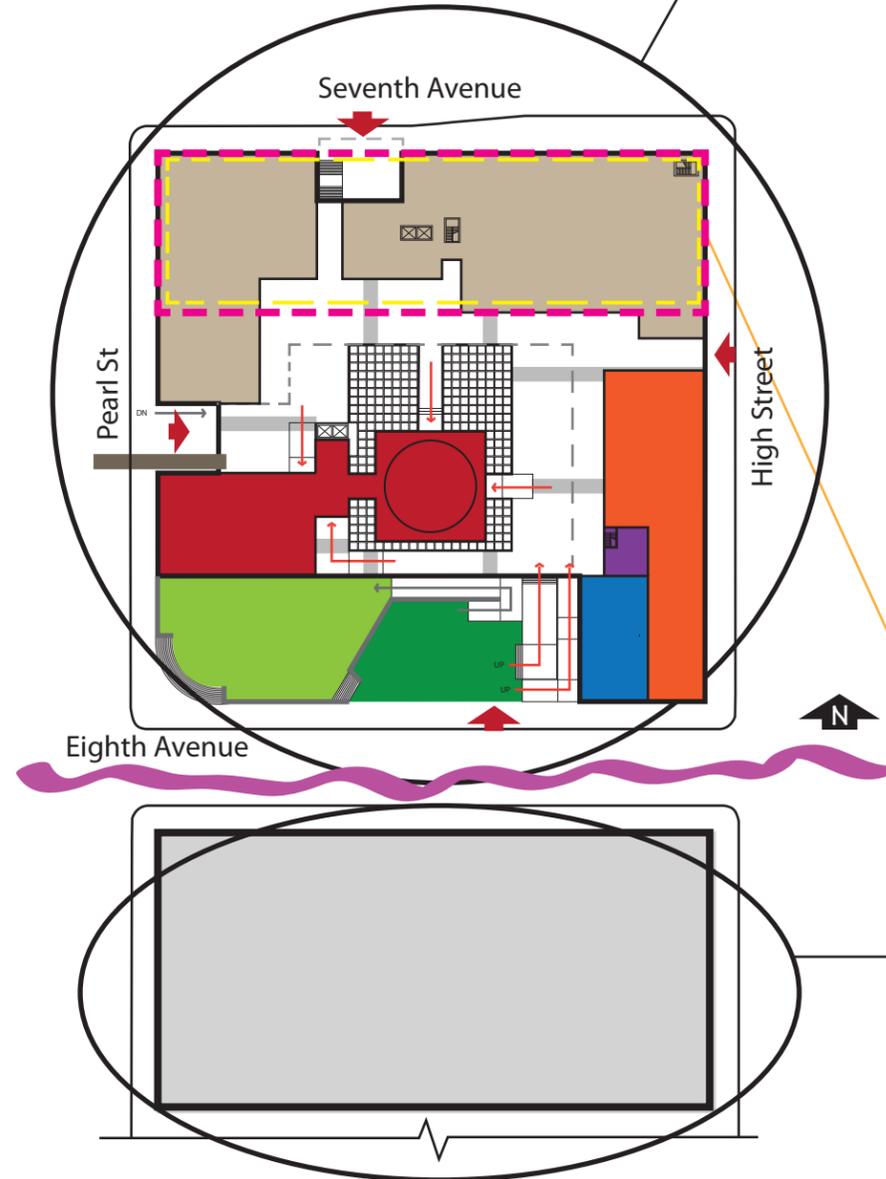
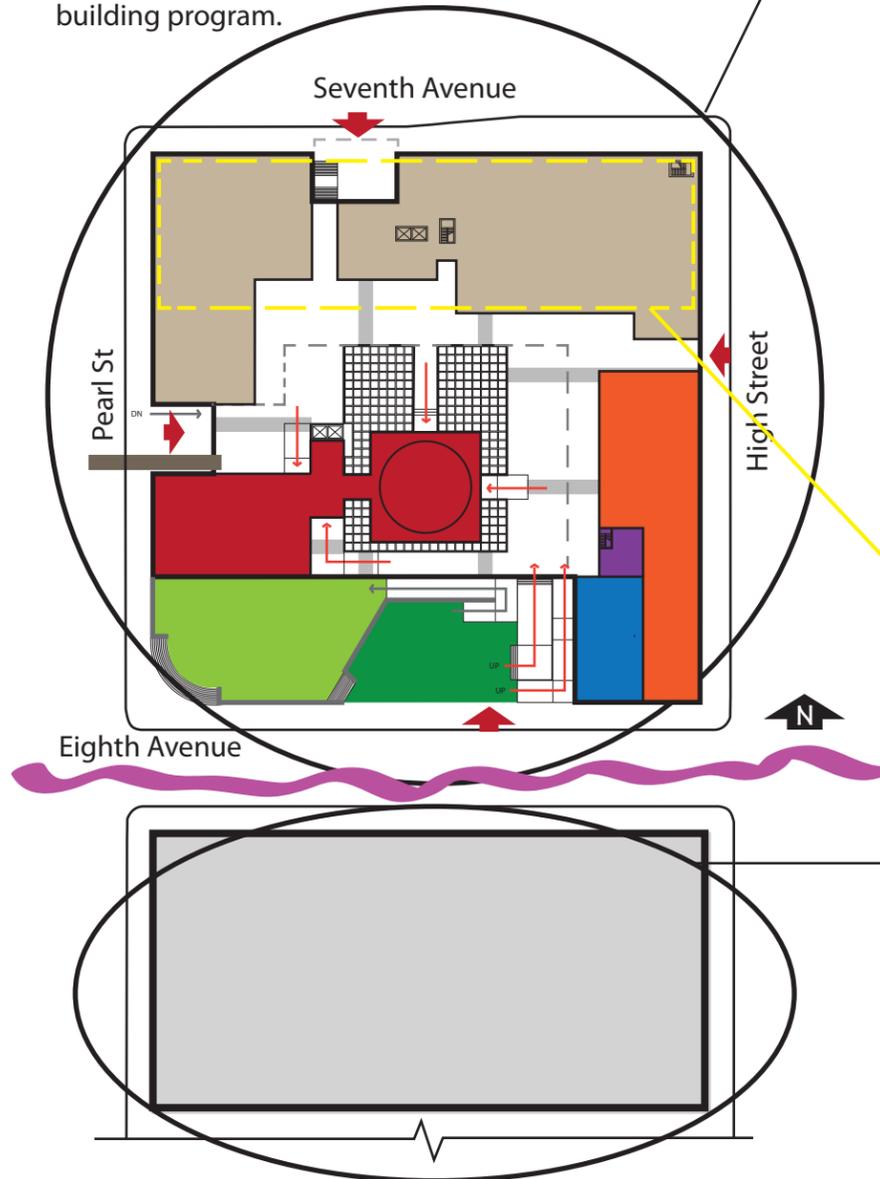
Phase 3:

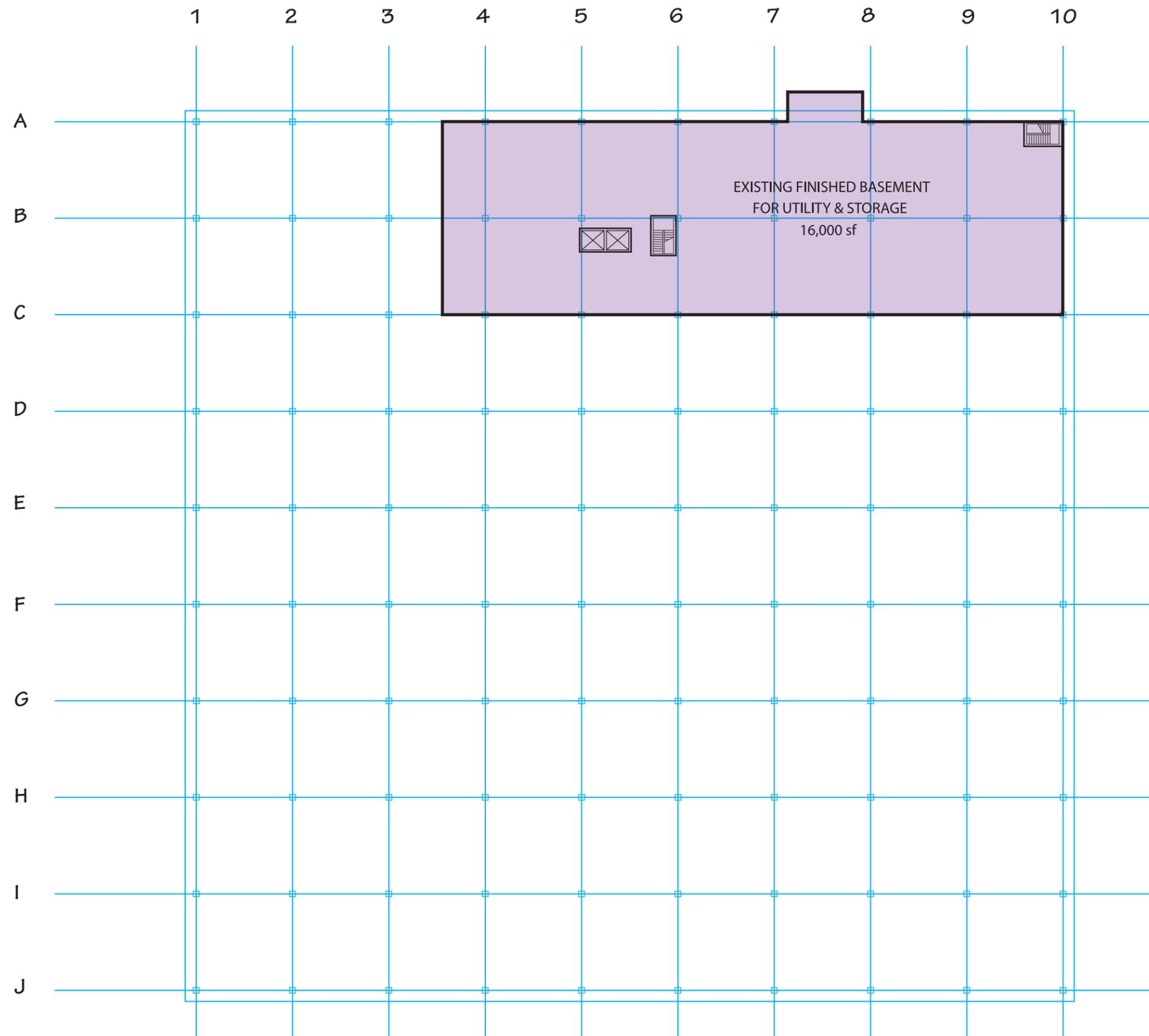
- Install solar array

Great Street Park Blocks to the River

Phase 4:

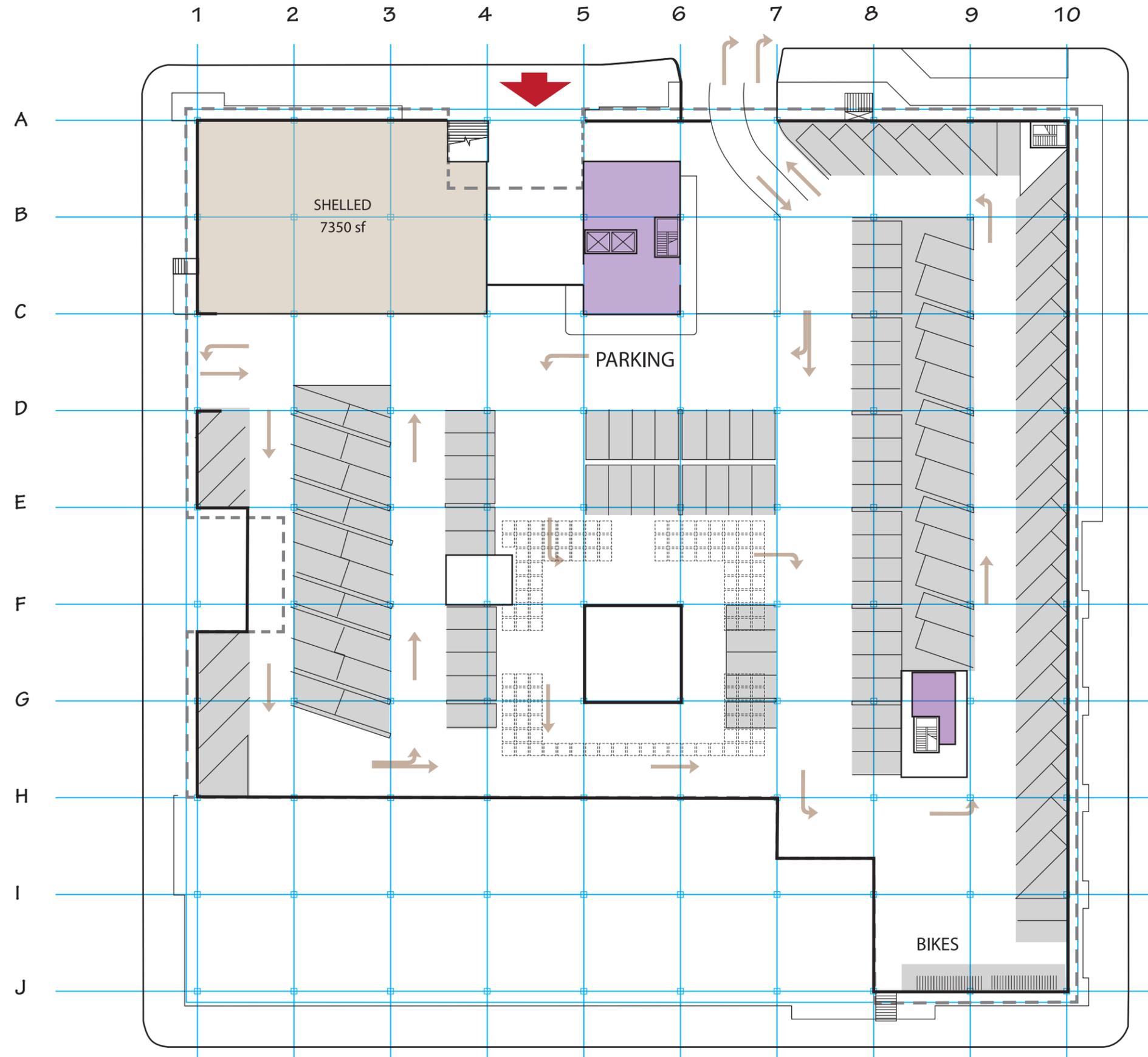
- Future expansion or sale of lot for mixed use buildings
- Limit height of building to maintain solar access to existing City Hall





BASEMENT PLAN
SCALE: 1" = 40'

PLAZA FOCUSED CONCEPT

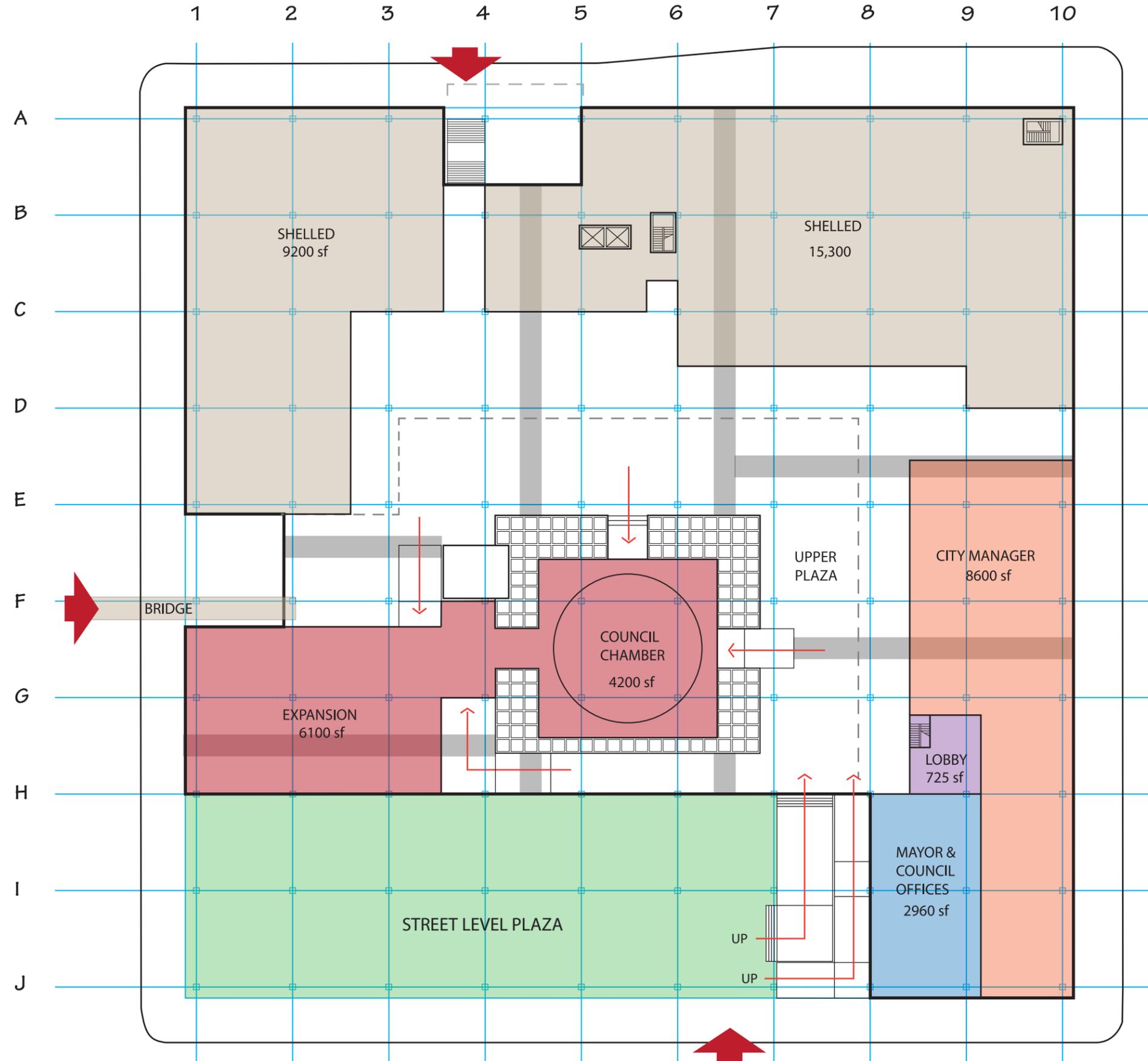


PARKING LEVEL PLAN

SCALE: 1" = 40'

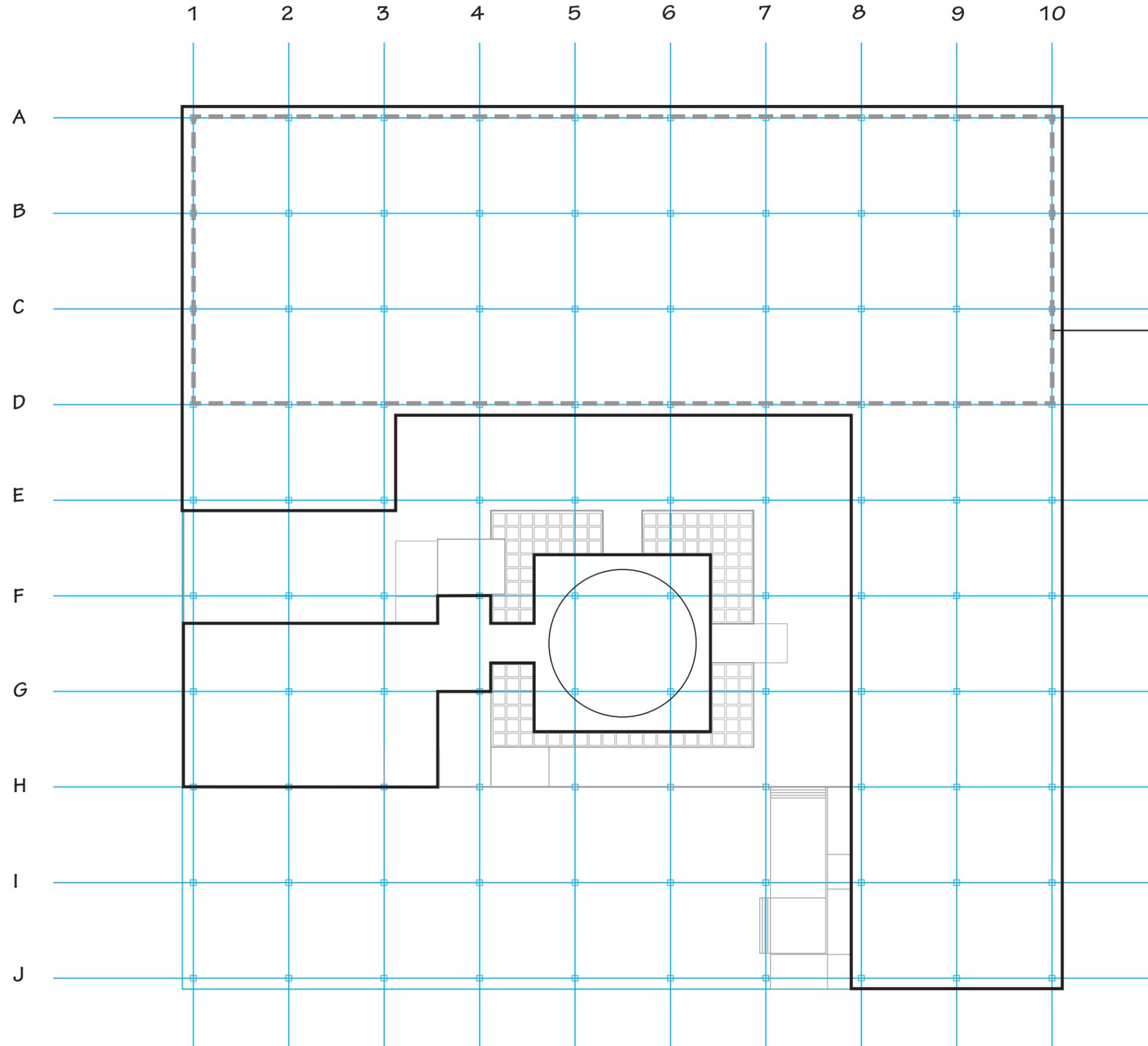
127 PARKING SPACES

PLAZA FOCUSED CONCEPT



PLAZA LEVEL PLAN
SCALE: 1" = 40'

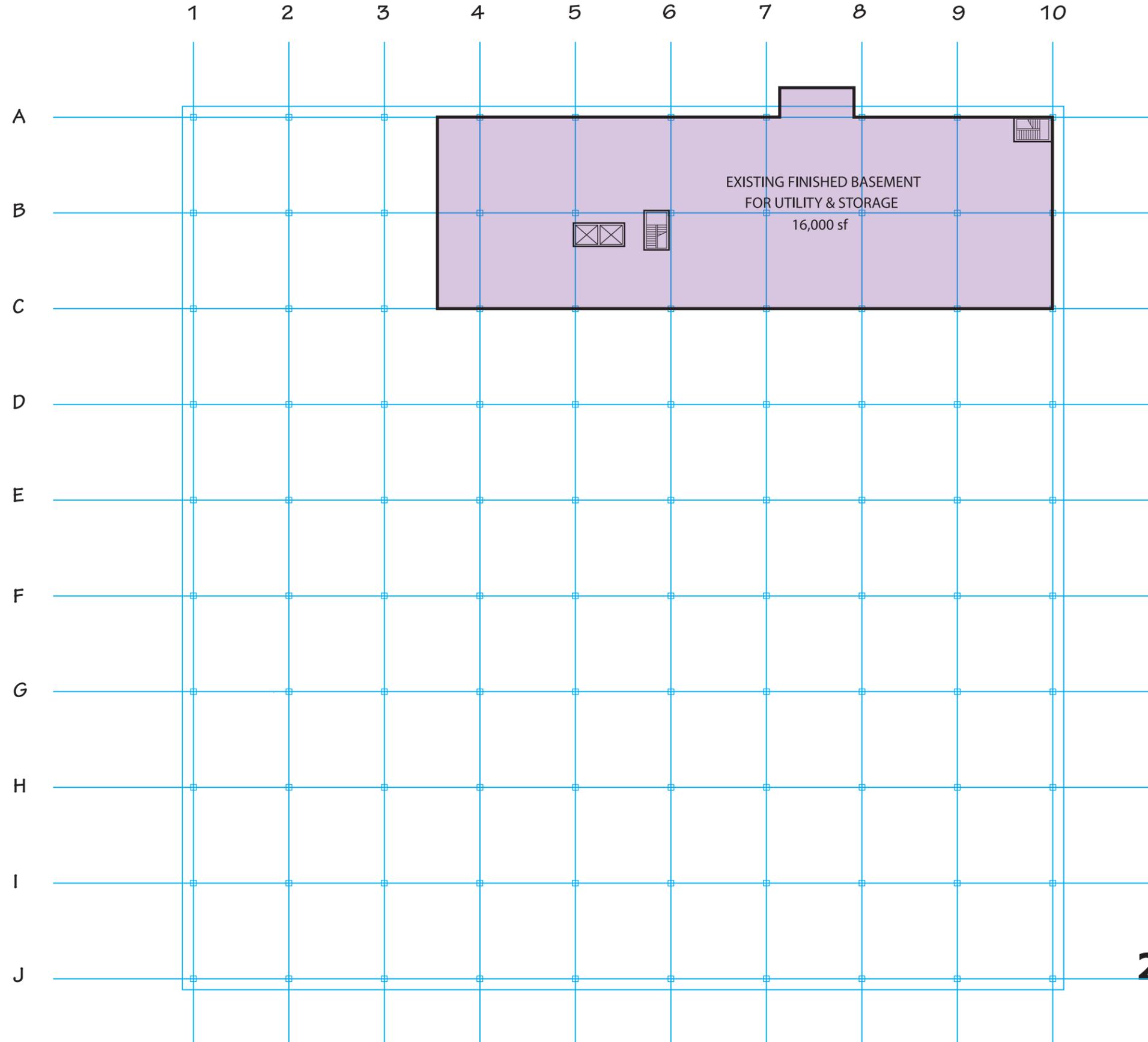
PLAZA FOCUSED CONCEPT



ROOF PLAN
SCALE: 1" = 40'

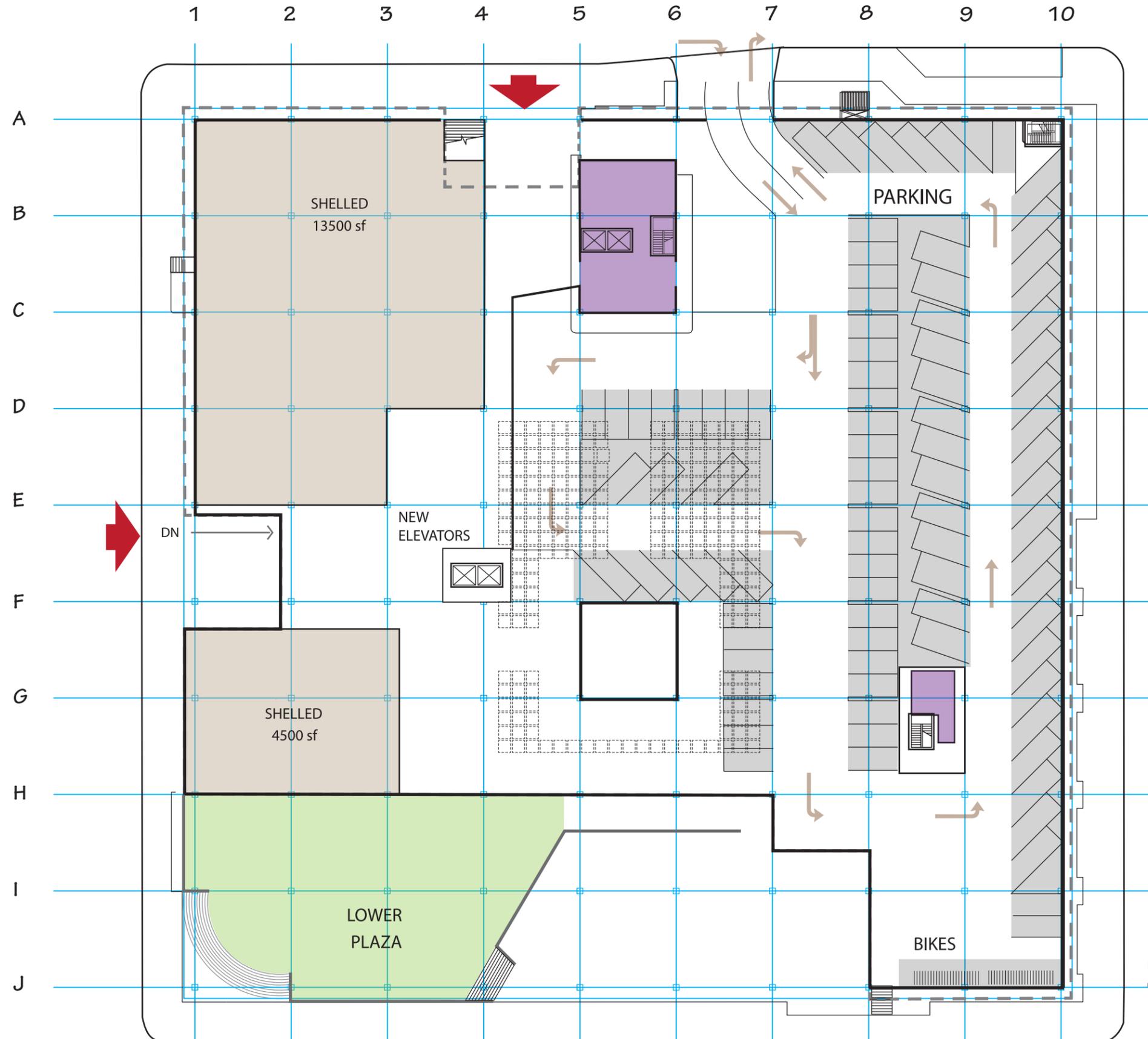
LOCATION OF POSSIBLE,
FUTURE SOLAR ARRAY

PLAZA FOCUSED CONCEPT



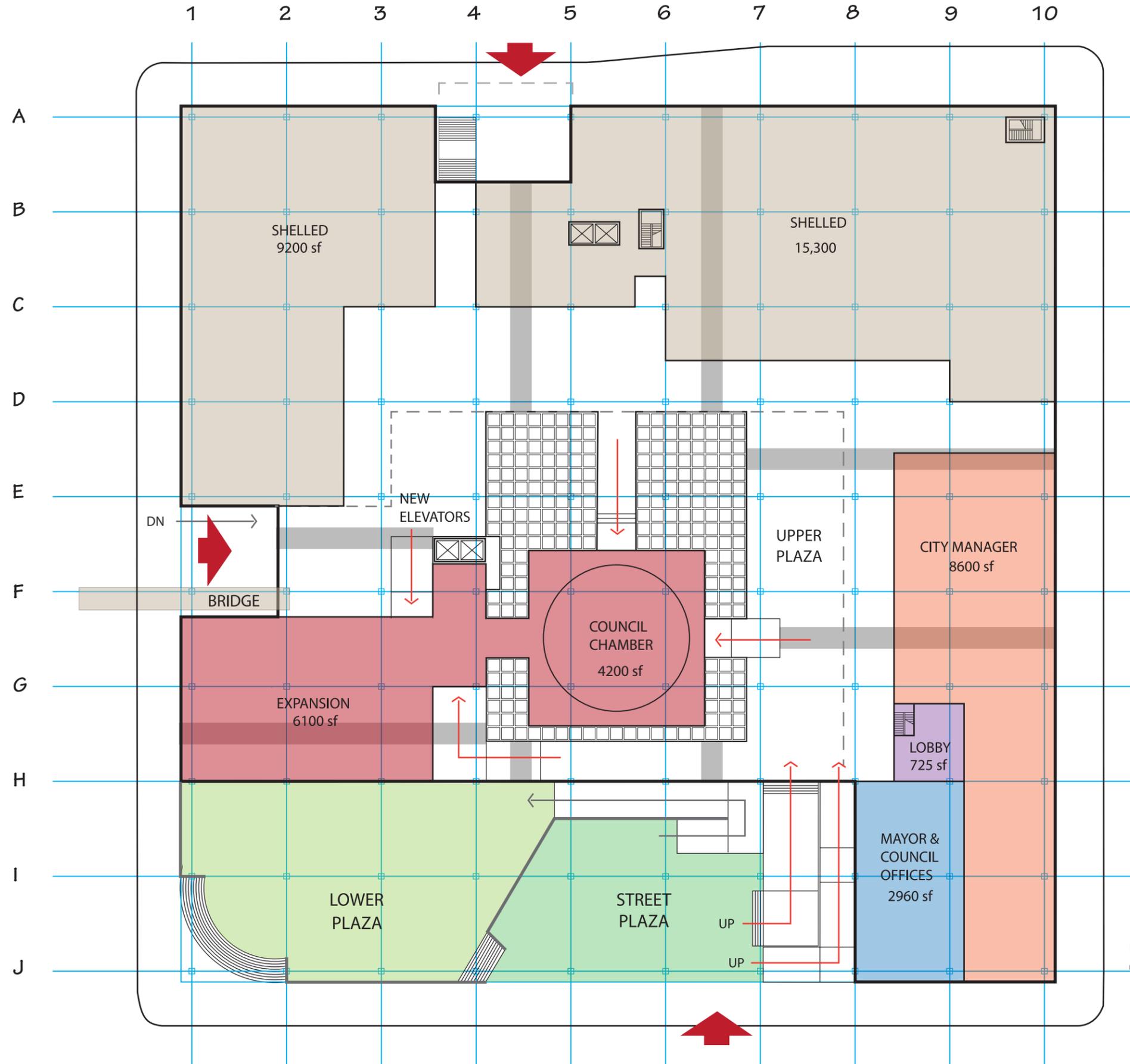
BASEMENT PLAN
SCALE: 1" = 40'

2-LEVEL FOCUSED CONCEPT



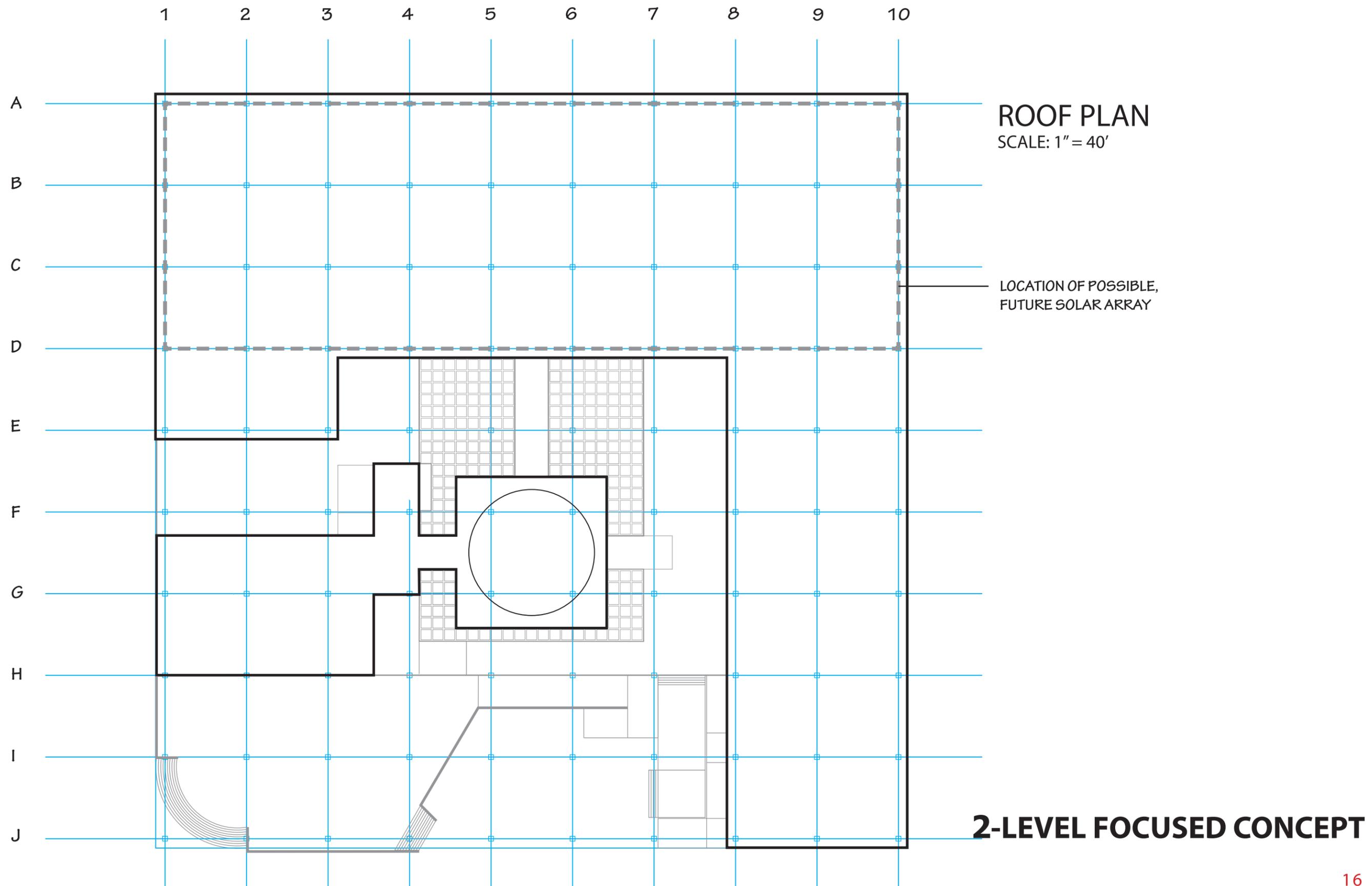
PARKING LEVEL PLAN
SCALE: 1" = 40'
90 PARKING SPACES

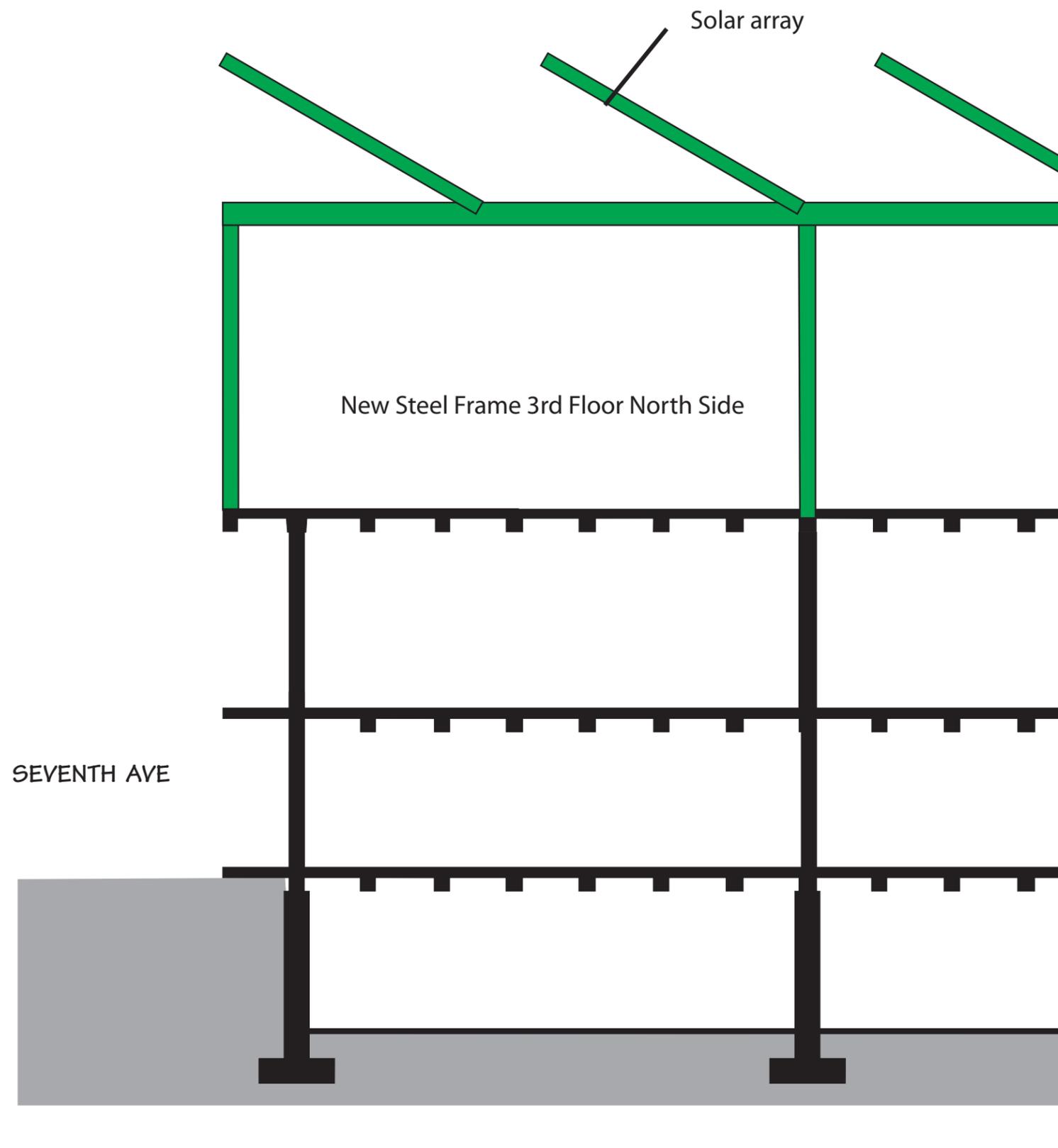
2-LEVEL FOCUSED CONCEPT



PLAZA LEVEL PLAN
SCALE: 1" = 40'

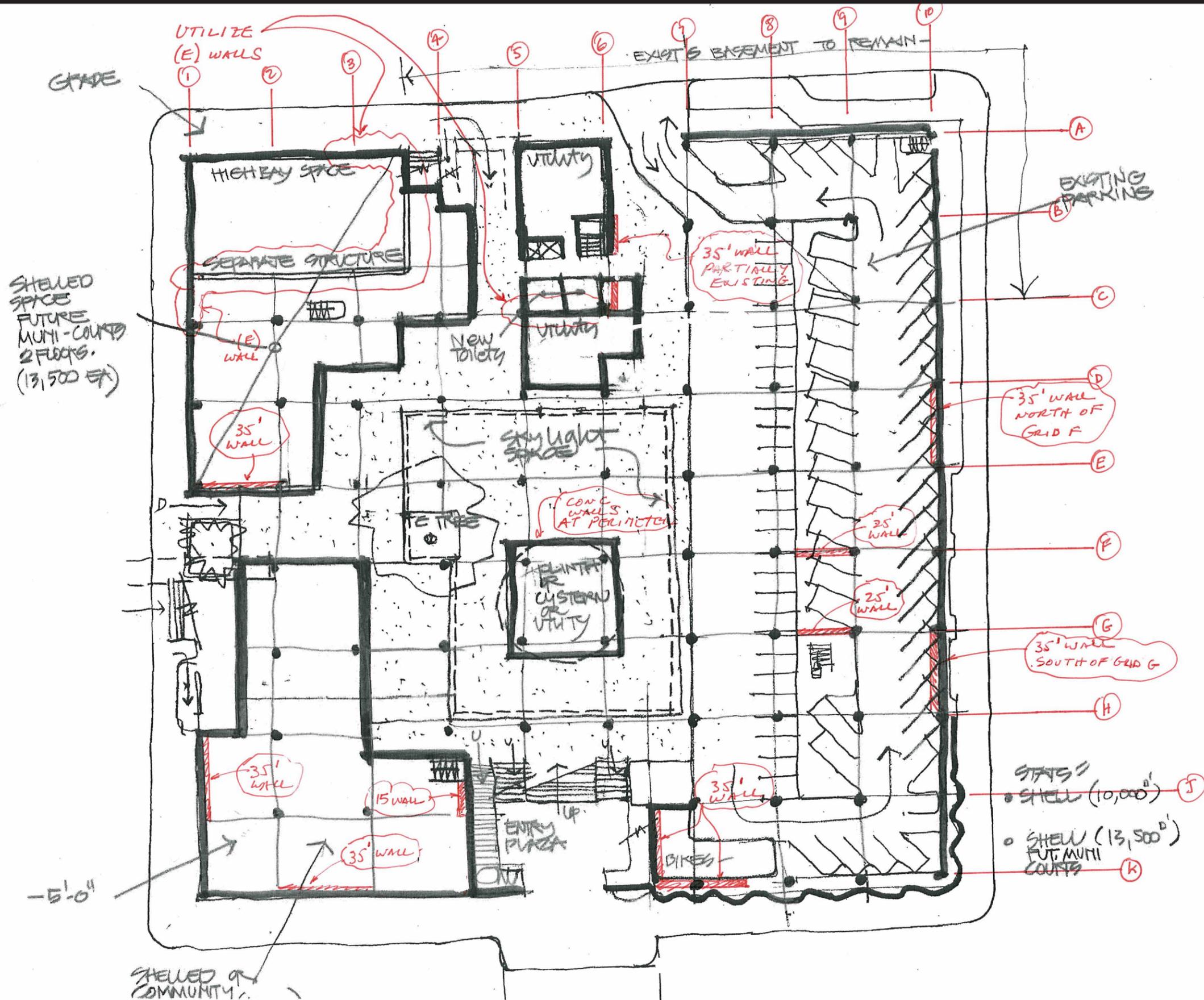
2-LEVEL FOCUSED CONCEPT





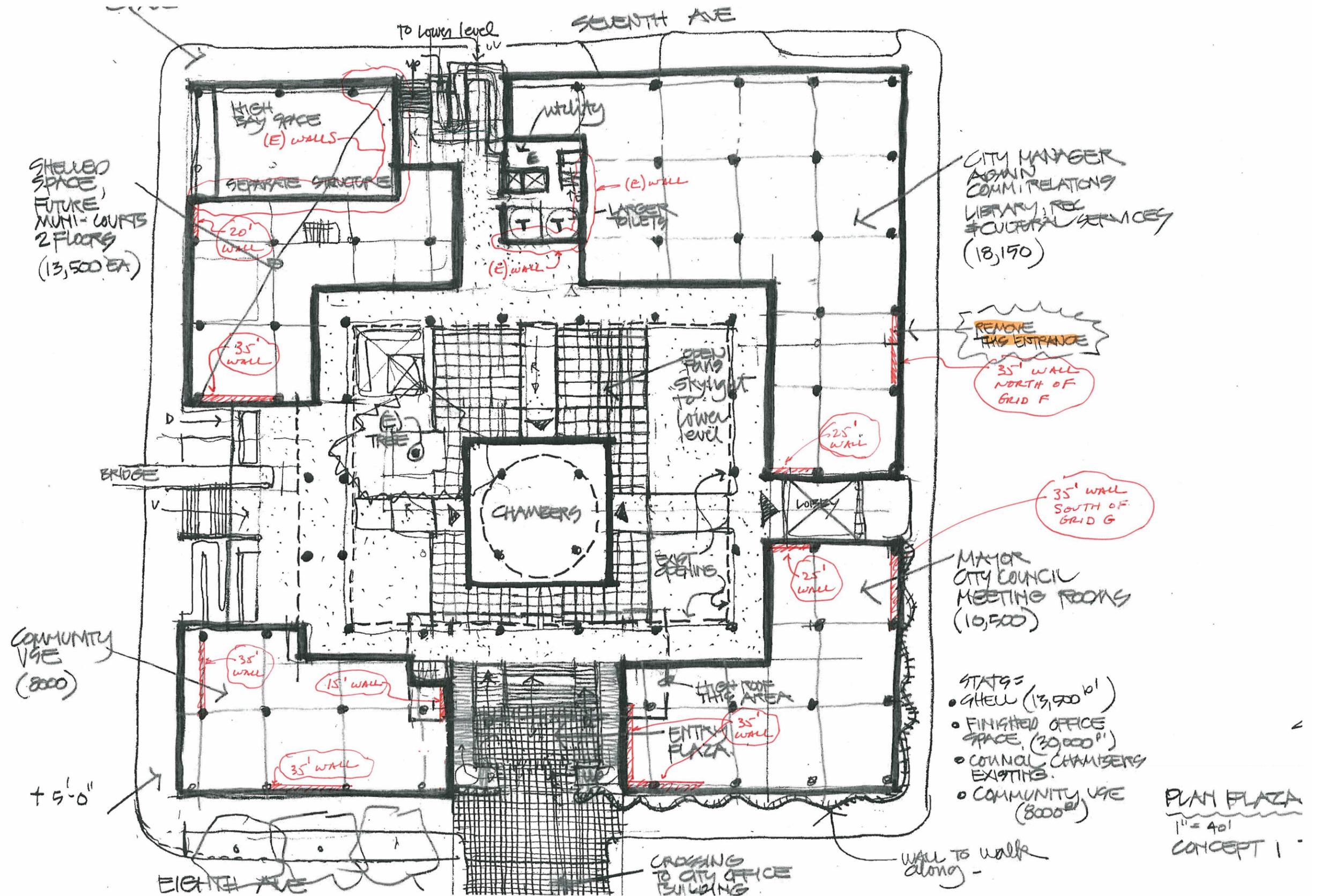
Concepts Section:

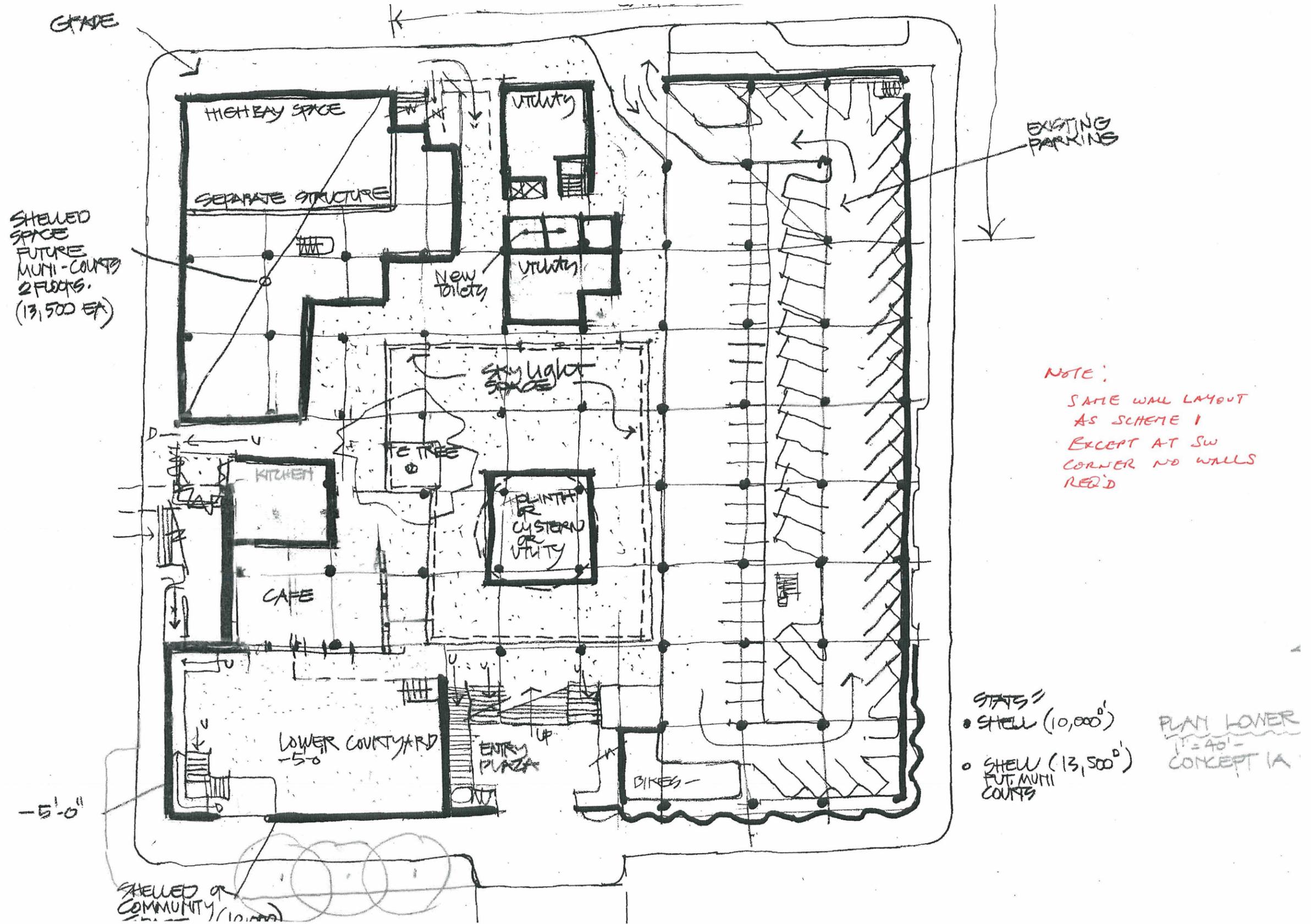
- 3rd Floor addition North Side
Steel frame for urban response and
E frame stabilization
- Solar Array since large site has and will
continue to have solar exposure.

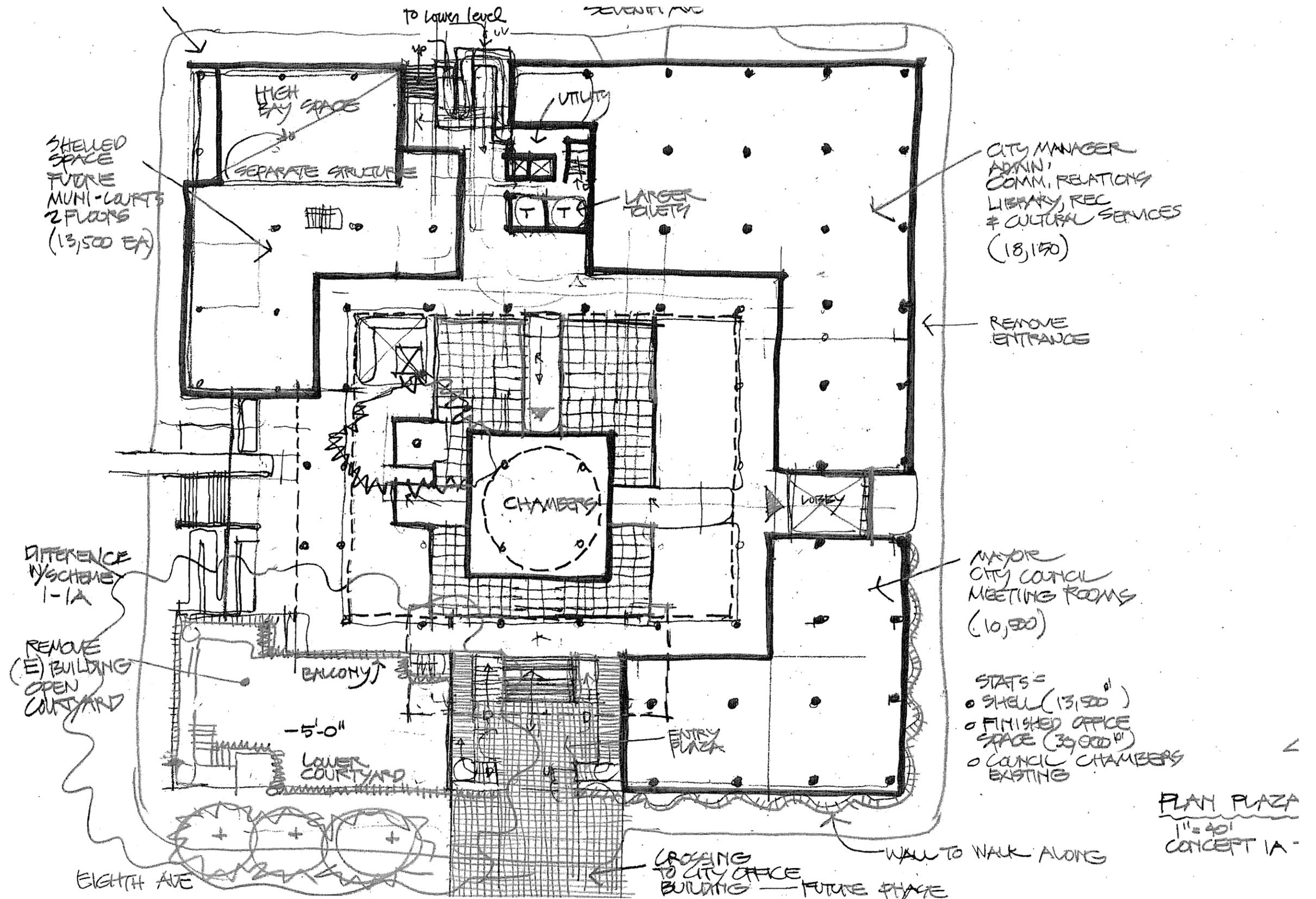


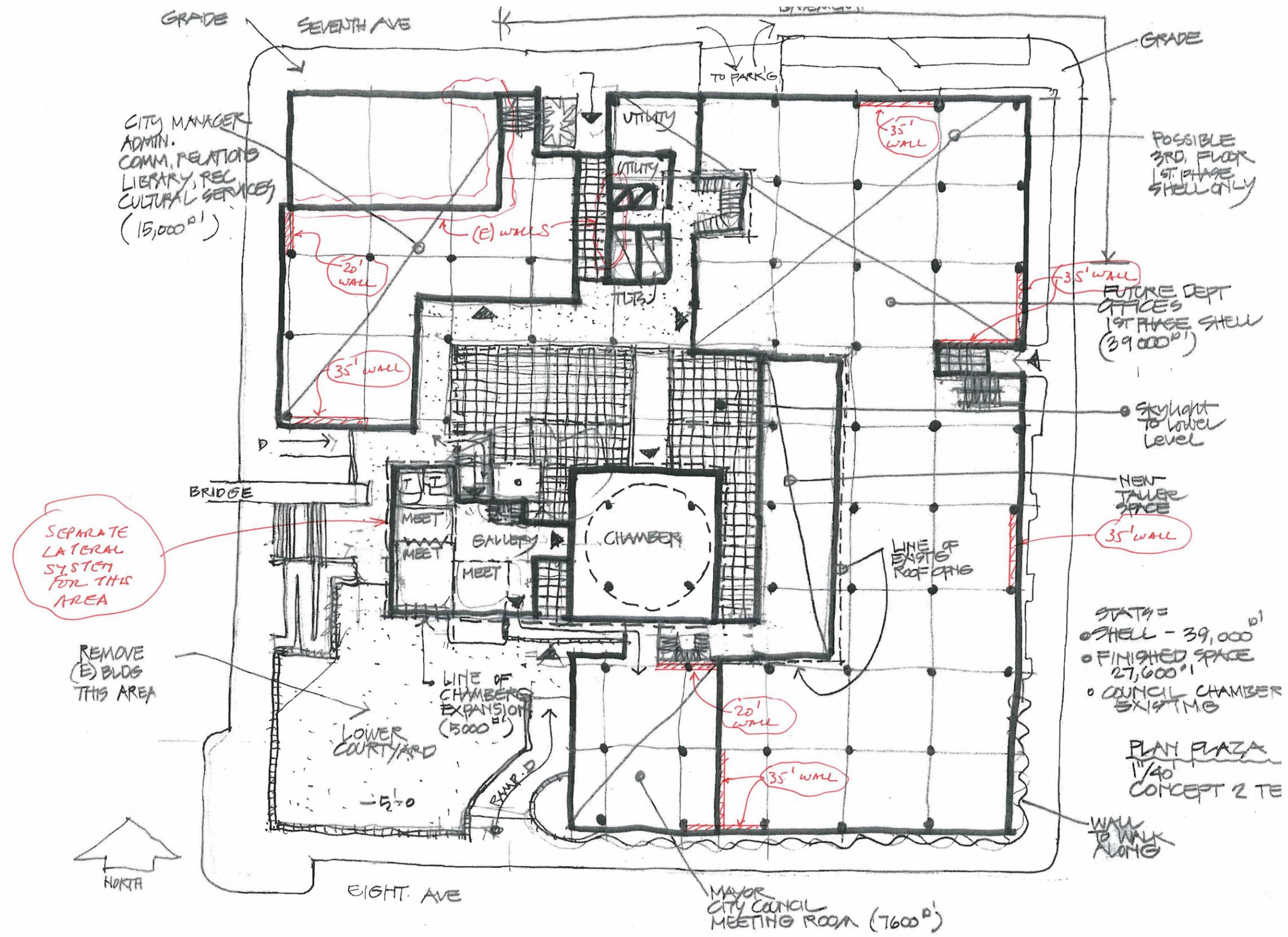
- NOTES:
1. ALL WALLS COULD H WINDOW OR DOOR OPENINGS
 2. OFFSET WALLS FROM WAFFLE STEPS TO AVOID POST-TENSION
 3. EXISTING WALLS MAY REQUIRE STRENGTH

PLAN LOWER LEVEL
 1/8" = 4'-0"
 CONCEPT 1 TESTING











EUGENE CITY HALL REBUILDING - PLAZA FOCUS 11.8.11

PROJECT: EUGENE CITY HALL REBUILDING
 LOCATION: EUGENE, OR.
 ARCHITECT: POTICHA ARCHITECTS
 OWNER: City of Eugene
 ESTIMATE DATE: 11/4/2011

PROJECT INFORMATION			
SOUTH WING (A):	14,226	SF	
EAST WING (B):	10,548	SF	
NORTH WING (C):	20,700	SF	
WEST WING (D):	8,709	SF	
BASEMENT LEVEL (H):	16,304	SF	
COUNCIL CHAMBERS:	4,290	SF	
FIRE STATION:	5,684	SF	
PARKING LEVEL:	81,924	SF	Less Fire Station
TOTAL GROSS BUILDING AREA:	162,385	SF	
SITE AREA:	104,329	SF	

Code	Program Item	ITEM	QUANTITY	UNIT	U/P	SUB TOTAL	TOTAL	COST/SF	COMMENTS
EUGENE CITY HALL REBUILDING PROJECT									
EUGENE CITY HALL REBUILDING OPTION									
1		Selective Demolition	162,385	sf					
		<i>General Requirments</i>							
1.00		Temp. Facilities, Safety & Layout	162,385	sf	0.30	48,716			
		<i>Asbestos Abatement & Haz. Mat.</i>							
1.00		Asbestos Abatement & Haz. Mat.	-	sf	- N/A				Not included
		<i>Building & Selective Demolition</i>							
1.00		Remove All Surfaces & System in Existing Buildings	80,461	sf	1.95	156,899			
1.00		Remove Existing Exterior Vertical Glulams	48,277	sf	0.75	36,207			
1.00		Remove Existing Exterior Wall & Skin at Occupied Spaces	9,891	sf	2.95	29,178			
1.00		Remove Existing Exterior Wall & Skin at NE Corner Shelled Space	5,760	sf	2.95	16,992			
1.00		Remove stair and ramp at west side (includes new slab)	945	sf	69.33	65,520			
1.00		Remove Existing Building in SW Corner	12,103	sf	5.25	63,541			
1.00		Temp. scaffolding to support partial removals	3,000	sf	4.50	13,500			
1.00		Pan Removal for Skylights	4,340	sf	10.75	46,655			
		<i>Earthwork & Utilities</i>							
1.00		Excavate Lower Level Slab Area less Parking 18-24"	952	cy		-			
1.00		Site Utilities: Water, Fire Storm & Sanitary Sewer Removal/Cap	104,329	sf	0.25	26,082			
1		Selective Demolition	162,385	sf		503,290		3.10	
2		Seismic Upgrades	162,385	sf					
		<i>General Requirments</i>							
2.00		Temp. Facilities, Safety & Layout	162,385	sf	0.45	73,073			
		<i>Selective Demolition</i>							
2.00		Selective Demolition for new Shear Walls	8,100	sf	2.25	18,225			
		<i>Seismic Upgrades</i>							
2.00		Lower Level New Concrete Shear Walls & Foundations	4,140	sf	90.25	373,635			includes shear walls under chamber
2.00		Upper Level New Concrete Shear Walls & Foundations	3,960	sf	90.25	357,390			
2.00		Misc. Structural Steel Bracing & Connections	162,385	sf	0.50	81,193			
2.00		Upgrade existing CMU walls (unreinforced)	1	all.	75,000.00	75,000			
2		Seismic Upgrades	162,385	sf		978,516		6.03	
3		Expanded Council Chamber	6,100	sf					
		<i>General Requirments</i>							

EUGENE CITY HALL REBUILDING - PLAZA FOCUS 11.8.11



PROJECT: EUGENE CITY HALL REBUILDING
 LOCATION: EUGENE, OR.
 ARCHITECT: POTICHA ARCHITECTS
 OWNER: City of Eugene
 ESTIMATE DATE: 11/4/2011

PROJECT INFORMATION

SOUTH WING (A):	14,226	SF
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TOTAL GROSS BUILDING AREA:	162,385	SF
SITE AREA:	104,329	SF

Code	Program Item	ITEM	QUANTITY	UNIT	U/P	SUB TOTAL	TOTAL	COST/SF	COMMENTS
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EUGENE CITY HALL REBUILDING PROJECT

3.00		Temp. Facilities, Safety & Layout	6,100	sf	2.00	12,200			
3.00		Misc. Patch & Repair	6,100	sf	0.25	1,525			
3.00		Final Cleaning	6,100	sf	0.30	1,830			
		<i>Selective Demolition</i>							
3.00		Demolition & Removal	6,100	sf	-	-			<i>See Selective Demo.</i>
		<i>Site Improvements</i>							
3.00		Earthwork & Utilites	6,100	sf	5.50	33,550			
		<i>Structural Upgrades</i>							
3.00		Structural Upgrades & Improvements	6,100	sf		-			
		<i>Thermal Moisture Protection</i>							
3.00		Waterproofing & Sealants	6,100	sf	2.75	16,775			
3.00		Spray-on insulation to under side of garage	6,100	sf	3.00	18,300			
3.00		Roofing Membrane	5,490	sf	-	-			<i>See New Roofing Below</i>
3.00		Flashing & Sheet Metal	6,100	sf	-	-			<i>See New Roofing Below</i>
3.00		Green Roof System (10% Roof Area)	610	sf	-	-			<i>See New Roofing Below</i>
		<i>Exterior Skin Assemblies</i>							
3.00		Exterior Wall Framing & Sheathing	3,696	sf	18.75	69,300			Based on 14' High Wall
3.00	60%	Brick Veneer System w/ Precast Accents	2,218	sf	32.50	72,072			
3.00		Metal Panels & Trim System	-	sf	42.75	-			
3.00	40%	Alum. Window & Curtain Wall System	1,478	sf	80.00	118,272			Based on 40% Exterior Skin Area
		<i>Finishes & Interior Renovations</i>							
3.00		Finish Carpentry & Casework	6,100	sf	6.75	41,175			
3.00		Doors/Frames & Hardware	6,100	sf	5.50	33,550			
3.00		Metal Framing Drywall & Ceilings	6,100	sf	45.75	279,075			
3.00		Flooring	6,100	sf	9.50	57,950			
3.00		Painting & Wall Covering	6,100	sf	3.75	22,875			
3.00		Specialties & Equipment	6,100	sf	4.25	25,925			
		<i>Vertical Transportation</i>							
3.00		Passenger Elevators (2 each / 2 stops)	4	stops		-			
		<i>Mechanical</i>							
3.00		Fire Protection Upgrades & Modifications	6,100	sf	3.25	19,825			
3.00		Plumbing Upgrades & Modifications	6,100	sf	10.75	65,575			
3.00		HVAC Upgrades & Modifications	6,100	sf	28.50	173,850			
		<i>Electrical & Communications</i>							
3.00		Electrical Upgrades & Modifications	6,100	sf	26.50	161,650			
3.00		Communications Upgrades & Modifications	6,100	sf	6.75	41,175			



EUGENE CITY HALL REBUILDING - PLAZA FOCUS 11.8.11

PROJECT: EUGENE CITY HALL REBUILDING
 LOCATION: EUGENE, OR.
 ARCHITECT: POTICHA ARCHITECTS
 OWNER: City of Eugene
 ESTIMATE DATE: 11/4/2011

PROJECT INFORMATION			
SOUTH WING (A):	14,226	SF	
EAST WING (B):	10,548	SF	
NORTH WING (C):	20,700	SF	
WEST WING (D):	8,709	SF	
BASEMENT LEVEL (H):	16,304	SF	
COUNCIL CHAMBERS:	4,290	SF	
FIRE STATION:	5,684	SF	
PARKING LEVEL:	81,924	SF	Less Fire Station
TOTAL GROSS BUILDING AREA:	162,385	SF	
SITE AREA:	104,329	SF	

Code	Program Item	ITEM	QUANTITY	UNIT	U/P	SUB TOTAL	TOTAL	COST/SF	COMMENTS
EUGENE CITY HALL REBUILDING PROJECT									
3		Expanded Council Chamber	6,100	sf		1,266,449		207.61	
4		Shelled Spaces	47,850	sf					<i>(includes basement area)</i>
		<i>General Requirements</i>							
4.00		Temp. Facilities, Safety & Layout	47,850	sf	0.50	23,925			
4.00		Misc. Patch & Repair	47,850	sf	0.30	14,355			
4.00		Final Cleaning	47,850	sf	0.25	11,963			
		<i>Selective Demolition</i>							
4.00		Demolition & Removal	47,850	sf	-				See Selective Demo.
		<i>Site Improvements</i>							
4.00		Courtyard upgrades	1	ls	50,000.00	50,000			
4.00		North pedestrian entry allowance	1	all.	75,000.00	75,000			not required in this scheme
		<i>Structural Upgrades</i>							
4.00		Structural Upgrades & Improvements	47,850	sf	-				See Seismic Upgrades
		<i>Thermal Moisture Protection</i>							
4.00		Waterproofing & Sealants		sf	0.25				-
4.00		Roofing Membrane	43,065	sf	-				See New Roofing Below
4.00		Flashing & Sheet Metal	47,850	sf	-				See New Roofing Below
4.00		Green Roof System (10% Roof Area)	4,785	sf	-				See New Roofing Below
		<i>Exterior Skin Assemblies (0.6 ratio)</i>							
4.00		Exterior Wall Framing & Sheathing	5,760	sf	18.75	108,000			New exterior wall framing & sheathing @ NE corner shelled space only
4.00	60%	Brick Veneer System w/ Precast Accents	3,456	sf	32.50	112,320			New brick veneer skin
4.00		Metal Panels & Trim System	-	sf	42.75	-			
4.00	40%	Alum. Window & Curtain Wall System	2,304	sf	80.00	184,320			Based on 40% Exterior Skin Area
		<i>Finishes & Interior Renovations</i>							
4.00		Finish Carpentry & Casework	47,850	sf	-				Cold Shelled Space
4.00		Doors/Frames & Hardware		sf	0.10				Cold Shelled Space
4.00		Metal Framing Drywall & Ceilings		sf	1.00				Cold Shelled Space
4.00		Flooring & Base		sf	0.30				Cold Shelled Space
4.00		Painting & Wall Covering	47,850	sf	-				Cold Shelled Space
4.00		Specialties & Equipment	47,850	sf	-				Cold Shelled Space
		<i>Vertical Transportation</i>							
4.00		Steel Stairs & Railings	-	flight	4,875.00				See Lower Level Const.
4.00		Passenger Elevators (2 each / 2 stops)	47,850	sf	-				
		<i>Mechanical</i>							



EUGENE CITY HALL REBUILDING - PLAZA FOCUS 11.8.11

PROJECT: EUGENE CITY HALL REBUILDING
 LOCATION: EUGENE, OR.
 ARCHITECT: POTICHA ARCHITECTS
 OWNER: City of Eugene
 ESTIMATE DATE: 11/4/2011

PROJECT INFORMATION

SOUTH WING (A):	14,226	SF
EAST WING (B):	10,548	SF
NORTH WING (C):	20,700	SF
WEST WING (D):	8,709	SF
BASEMENT LEVEL (H):	16,304	SF
COUNCIL CHAMBERS:	4,290	SF
FIRE STATION:	5,684	SF
PARKING LEVEL:	81,924	SF <i>Less Fire Station</i>

TOTAL GROSS BUILDING AREA:	162,385	SF
SITE AREA:	104,329	SF

Code	Program Item	ITEM	QUANTITY	UNIT	U/P	SUB TOTAL	TOTAL	COST/SF	COMMENTS
EUGENE CITY HALL REBUILDING PROJECT									
4.00		Fire Protection Upgrades & Modifications	47,850	sf	1.25	59,813			Cold Shelled Space
4.00		Plumbing Upgrades & Modifications		sf	0.50	-			Cold Shelled Space
4.00		HVAC Upgrades & Modifications - unit heaters	3	ea	2,000.00	6,000			Cold Shelled Space
		<i>Electrical & Communications</i>							
4.00		Electrical Upgrades & Modifications - Temp. lights & FA	47,850	sf	2.50	119,625			Cold Shelled Space
4.00		Communications Upgrades & Modifications		sf	0.25	-			Cold Shelled Space
4		Shelled Spaces	47,850	sf		765,320		15.99	
5		Occupied Spaces	16,485	sf					<i>(Less Council expansion see item #3)</i>
		<i>General Requirements</i>							
5.00		Temp. Facilities, Safety & Layout	16,485	sf	1.50	24,728			
5.00		Misc. Patch & Repair	16,485	sf	0.25	4,121			
5.00		Final Cleaning	16,485	sf	0.30	4,946			
		<i>Selective Demolition</i>							
5.00		Demolition & Removal	16,485	sf	-	-			<i>See Selective Demo.</i>
		<i>Site Improvements</i>							
5.00		Main Entry Plaza & Stairs Upgrade	6,160	sf	15.75	97,020			
		<i>Structural Upgrades</i>							
5.00		Structural Upgrades & Improvements	16,485	sf		-			
		<i>Thermal Moisture Protection</i>							
5.00		Waterproofing & Sealants	16,485	sf	1.25	20,606			
5.00		Spray-on insulation to under side of garage	16,485	sf	3.00	49,455			
5.00		Roofing Membrane	14,837	sf	-	-			<i>See New Roofing Below</i>
5.00		Flashing & Sheet Metal	16,485	sf	-	-			<i>See New Roofing Below</i>
5.00		Green Roof System (10% Roof Area)	1,649	sf	-	-			<i>See New Roofing Below</i>
		<i>Exterior Skin Assemblies (0.6 ratio)</i>							
5.00		Exterior Wall Framing & Sheathing	9,891	sf	18.75	185,456			New exterior wall framing & sheathing
5.00	60%	Brick Veneer System w/ Precast Accents	5,935	sf	32.50	192,875			New brick veneer skin
5.00		Metal Panels & Trim System	-	sf	42.75	-			
5.00	40%	Alum. Window & Curtain Wall System	3,956	sf	80.00	316,512			Based on 40% Exterior Skin Area
		<i>Finishes & Interior Renovations</i>							
5.00		Finish Carpentry & Casework	16,485	sf	6.75	111,274			
5.00		Doors/Frames & Hardware	16,485	sf	5.50	90,668			
5.00		Metal Framing Drywall & Ceilings	16,485	sf	40.00	659,400			
5.00		Flooring & Base	16,485	sf	8.75	144,244			



EUGENE CITY HALL REBUILDING - PLAZA FOCUS 11.8.11

PROJECT: EUGENE CITY HALL REBUILDING
 LOCATION: EUGENE, OR.
 ARCHITECT: POTICHA ARCHITECTS
 OWNER: City of Eugene
 ESTIMATE DATE: 11/4/2011

PROJECT INFORMATION			
SOUTH WING (A):	14,226	SF	
EAST WING (B):	10,548	SF	
NORTH WING (C):	20,700	SF	
WEST WING (D):	8,709	SF	
BASEMENT LEVEL (H):	16,304	SF	
COUNCIL CHAMBERS:	4,290	SF	
FIRE STATION:	5,684	SF	
PARKING LEVEL:	81,924	SF	Less Fire Station
TOTAL GROSS BUILDING AREA:	162,385	SF	
SITE AREA:	104,329	SF	

Code	Program Item	ITEM	QUANTITY	UNIT	U/P	SUB TOTAL	TOTAL	COST/SF	COMMENTS
EUGENE CITY HALL REBUILDING PROJECT									
5.00		Painting & Wall Covering	16,485	sf	3.75	61,819			
5.00		Specialties & Equipment	16,485	sf	3.25	53,576			
		<i>Vertical Transportation</i>							
5.00		Existing Elevator Upgrades	1	ls	75,000.00	75,000			Allowance
		<i>Mechanical</i>							
5.00		Fire Protection Upgrades & Modifications	16,485	sf	3.25	53,576			
5.00		Plumbing Upgrades & Modifications	16,485	sf	10.75	177,214			
5.00		HVAC Upgrades & Modifications	16,485	sf	28.50	469,823			
5.00		New mechanical central plant - air colled chiller, boiler, pumps, etc.	1	ls	175,000.00	175,000			
		<i>Electrical & Communications</i>							
5.00		Electrical Upgrades & Modifications	16,485	sf	26.50	436,853			
5.00		Communications Upgrades & Modifications	16,485	sf	6.75	111,274			
5		Occupied Spaces	16,485	sf		3,515,437		213.25	
6		New Roofing (Occupied and Shelled Spaces)	66,075	sf					<i>(Includes High Roof @ 8th Ave and Chambers roof)</i>
		<i>General Requirements</i>							
6.00		Temp. Facilities, Safety & Layout	66,075	sf	0.35	23,126			
		<i>Selective Demolition</i>							
6.00		Demolition & Removal of Existing Roofing	59,975	sf	0.75	44,981			
		<i>Structural Upgrades</i>							
6.00		Structural Upgrades & Improvements	66,075	sf	-	-			
		<i>Thermal Moisture Protection</i>							
6.00		Roofing Membrane	60,068	sf	11.25	675,767			includes insulation
6.00		Flashing & Sheet Metal	66,075	sf	1.50	99,113			
6.00		10% Green Roof System (10% Roof Area)	6,007	sf	28.75	172,696			Based on 10% of the Roof Area
6		New Roofing (Occupied and Shelled Spaces)	66,075	sf		1,015,683		15.37	
7		Re-stripe Parking, Fire Protection, & lighting	69,829	sf					
		<i>General Requirements</i>							
7.00		Temp. Facilities, Safety & Layout	69,829	sf	0.05	3,491			
7.00		Misc. Patch & Repair	1	ls	5,000.00	5,000			
		<i>Structural upgrade</i>							
7.00		New ramp to parking on Pearl	1,200	sf	30.00	36,000			
		<i>Thermal Moisture Protection</i>							
7.00		Waterproofing & Sealants	1	ls	5,000.00	5,000			



EUGENE CITY HALL REBUILDING - PLAZA FOCUS 11.8.11

PROJECT: EUGENE CITY HALL REBUILDING
 LOCATION: EUGENE, OR.
 ARCHITECT: POTICHA ARCHITECTS
 OWNER: City of Eugene
 ESTIMATE DATE: 11/4/2011

PROJECT INFORMATION			
SOUTH WING (A):	14,226	SF	
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Code	Program Item	ITEM	QUANTITY	UNIT	U/P	SUB TOTAL	TOTAL	COST/SF	COMMENTS
EUGENE CITY HALL REBUILDING PROJECT									
		<i>Finishes & Interior Renovations</i>							
7.00		Power wash parking garage	69,829	sf	0.05	3,491			
7.00		Re-stripe parking garage	69,829	sf	0.25	17,457			
7.00		Elevator walkway @ parking level	996	sf		-			storefront on both sides for security
		<i>Mechanical</i>							
7.00		Fire Protection Upgrades & Modifications	69,829	sf	1.50	104,744			dry?
		<i>Electrical & Communications</i>							
7.00		New Garage Lighting	69,829	sf	1.00	69,829			
7		Re-stripe Parking, Fire Protection, & lighting	69,829	sf		245,013		3.51	
8		Street Level Plaza	18,254	sf					
		<i>General Requirements</i>							
8.00		Temp. Facilities, Safety & Layout	18,254	sf	0.50	9,127			
8.00		Misc. Patch & Repair	18,254	sf	0.25	4,564			
8.00		Final Cleaning	18,254	sf	0.10	1,825			
		<i>Selective Demolition</i>							
8.00		Demolition & Removal	18,254	sf	-	-			See Selective Demo.
		<i>Earthwork & Utilities</i>							
8.00		Earthwork & Grading for sunken plaza and south entrance	-	sf	2.95	-			
8.00		Earthwork & Grading for street plaza and south entrance	18,254	sf	2.75	50,199			
8.00		Import Fill for Street Plaza	3,516	cy	18.75	65,917			
		<i>Landscaping & Irrigation</i>							
8.00		75% Sunken Plaza Landscaping /Irrigation	-	sf	10.25	-			
8.00		75% Street Plaza Landscaping /Irrigation	13,691	sf	8.25	112,947			
		<i>Site Concrete, Walks, Stairs & Ramps</i>							
8.00		25% Sunken Plaza Site Work & Ramps	-	sf	6.75	-			
8.00		25% Street Plaza Site Work & Ramps	4,564	sf	6.50	29,663			
		<i>Retaining Walls</i>							
8.00		Sunken Plaza Retaining Walls	-	lf	125.00	-			
		<i>Thermal Moisture Protection</i>							
8.00		Waterproofing & Sealants	18,254	sf	0.75	13,691			
		<i>Electrical & Communications</i>							
8.00		Sunken Plaza Lighting	-	sf	1.50	-			
8.00		Street Plaza Lighting	18,254	sf	1.50	27,381			
8		Street Level Plaza	18,254	sf		315,312		17.27	



EUGENE CITY HALL REBUILDING - PLAZA FOCUS 11.8.11

PROJECT: EUGENE CITY HALL REBUILDING
 LOCATION: EUGENE, OR.
 ARCHITECT: POTICHA ARCHITECTS
 OWNER: City of Eugene
 ESTIMATE DATE: 11/4/2011

PROJECT INFORMATION

SOUTH WING (A):	14,226	SF
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TOTAL GROSS BUILDING AREA:	162,385	SF
SITE AREA:	104,329	SF

Code	Program Item	ITEM	QUANTITY	UNIT	U/P	SUB TOTAL	TOTAL	COST/SF	COMMENTS
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EUGENE CITY HALL REBUILDING PROJECT

9		ROW Improvements	7,350	sf	(Based on 735' x 10' wide @ south, 50% of east, & 50% of west)				
		<i>General Requirments</i>							
9.00		Temp. Facilities, Safety & Layout	7,350	sf	0.50	3,675			
9.00		Misc. Patch & Repair	7,350	sf	0.25	1,838			
		<i>Selective Demolition</i>							
9.00		Site Demolition & Removal	7,350	sf	0.50	3,675			
		<i>Earthwork & Utilities</i>							
9.00		Earthwork & Grading	7,350	sf	3.85	28,298			
		<i>Paving & Markings</i>							
9.00		Asphalt Paving & Base	1,470	sf	3.25	4,778			
		<i>Landscaping & Irrigation</i>							
9.00		Street Trees, Landscaping & Irrigation	2,940	ea	3.00	8,820			
		<i>Site Concrete, Walks, Stairs & Ramps</i>							
9.00		Street Walks/Ramps & Curbs	2,940	sf	6.75	19,845			
		<i>Site Improvements</i>							
9.00		Misc. Site Improvements	7,350	sf		-			
		<i>Electrical & Communications</i>							
9.00		Street Lighting	7,350	sf		-			
9		ROW Improvements	7,350	sf		70,928		9.65	
SUB TOTAL			162,385	sf			8,675,948	53.43	

DIRECT COSTS & EST/DESIGN CONTINGENCY

Estimating/Design Contingency	0.00%		-	-
TOTAL DIRECT COSTS			8,675,948	53.43

GENERAL REQUIREMENTS, INSURANCE, FEE & CONTINGENCY

General Conditions and Insurance			657,573	4.05
Payment & Performance Bond	0.78%		83,847	0.52
Construction Contingency	5.00%		470,868	2.90
Escalation Costs	4.50%		444,971	2.74
Design Fees (Arch./Struct./Interiors)			See Soft Costs	Not included



EUGENE CITY HALL REBUILDING - PLAZA FOCUS 11.8.11

PROJECT: EUGENE CITY HALL REBUILDING
 LOCATION: EUGENE, OR.
 ARCHITECT: POTICHA ARCHITECTS
 OWNER: City of Eugene
 ESTIMATE DATE: 11/4/2011

PROJECT INFORMATION

SOUTH WING (A):	14,226	SF
EAST WING (B):	10,548	SF
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TOTAL GROSS BUILDING AREA:	162,385	SF
SITE AREA:	104,329	SF

Code	Program Item	ITEM	QUANTITY	UNIT	U/P	SUB TOTAL	TOTAL	COST/SF	COMMENTS
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EUGENE CITY HALL REBUILDING PROJECT									
		Utility Company System Fees					<i>See Soft Costs</i>		Not included
		Development Fees/Assessments					<i>See Soft Costs</i>		Not included
		Building Permit/Plan Check Fee Allowance					<i>See Soft Costs</i>		Not included
		Engineering & Planning Fee					<i>See Soft Costs</i>		Not included
		Contractors Overhead & Profit	3.00%				309,996	1.91	
		City of Eugene Art Allowance	1.00%				106,432	0.66	
TOTAL PROJECT CONSTRUCTION COSTS							10,749,635	66.20	



EUGENE CITY HALL REBUILDING OPTION - 2 LVL FOCUS 11.18.11

PROJECT: EUGENE CITY HALL REBUILDING
 LOCATION: EUGENE, OR.
 ARCHITECT: POTICHA ARCHITECTS
 OWNER: City of Eugene
 ESTIMATE DATE: 11/4/2011

PROJECT INFORMATION			
SOUTH WING (A):	14,226	SF	
EAST WING (B):	10,548	SF	
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Code	Program Item	ITEM	QUANTITY	UNIT	U/P	SUB TOTAL	TOTAL	COST/SF	COMMENTS
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EUGENE CITY HALL REBUILDING PROJECT

EUGENE CITY HALL REBUILDING OPTION									
1		Selective Demolition	162,385	sf					
		<i>General Requirments</i>							
1.00		Temp. Facilities, Safety & Layout	162,385	sf	0.30	48,716			
		<i>Asbestos Abatement & Haz. Mat.</i>							
1.00		Asbestos Abatement & Haz. Mat.	-	sf	-	N/A			Not included
		<i>Building & Selective Demolition</i>							
1.00		Remove All Surfaces & System in Existing Buildings	80,461	sf	1.95	156,899			
1.00		Remove Existing Exterior Vertical Glulams	48,277	sf	0.75	36,207			
1.00		Remove Existing Exterior Wall & Skin at Occupied Spaces	9,891	sf	2.95	29,178			
1.00		Remove Existing Exterior Wall & Skin at NE Corner Shelled Space	5,760	sf	2.95	16,992			
1.00		Remove Existing Building in SW Corner	12,103	sf	5.25	63,541			
1.00		Temp. scaffolding to support partial removals	3,000	sf	4.50	13,500			
1.00		Pan Removal for Skylights	7,876	sf	10.75	84,670			
		<i>Earthwork & Utilities</i>							
1.00		Excavate Lower Level Slab Area less Parking 18-24"	2,359	cy	15.50	36,569			
1.00		Site Utilities: Water, Fire Storm & Sanitary Sewer Removal/Cap	104,329	sf	0.25	26,082			
1		Selective Demolition	162,385	sf		512,354		3.16	
2		Seismic Upgrades	162,385	sf					
		<i>General Requirments</i>							
2.00		Temp. Facilities, Safety & Layout	162,385	sf	0.45	73,073			
		<i>Selective Demolition</i>							
2.00		Selective Demolition for new Shear Walls	8,100	sf	2.25	18,225			
		<i>Seismic Upgrades</i>							
2.00		Lower Level New Concrete Shear Walls & Foundations	4,140	sf	90.25	373,635			
2.00		Upper Level New Concrete Shear Walls & Foundations	3,960	sf	90.25	357,390			
2.00		Misc. Structural Steel Bracing & Connections	162,385	sf	0.50	81,193			
2.00		Upgrade existing CMU walls (unreinforced)	1	all.	75,000.00	75,000			
2		Seismic Upgrades	162,385	sf		978,516		6.03	
3		Expanded Council Chamber	6,100	sf					
		<i>General Requirments</i>							
3.00		Temp. Facilities, Safety & Layout	6,100	sf	2.00	12,200			
3.00		Misc. Patch & Repair	6,100	sf	0.25	1,525			

EUGENE CITY HALL REBUILDING OPTION - 2 LVL FOCUS 11.18.11



PROJECT: EUGENE CITY HALL REBUILDING
 LOCATION: EUGENE, OR.
 ARCHITECT: POTICHA ARCHITECTS
 OWNER: City of Eugene
 ESTIMATE DATE: 11/4/2011

PROJECT INFORMATION

SOUTH WING (A):	14,226	SF
EAST WING (B):	10,548	SF
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BASEMENT LEVEL (H):	16,304	SF
COUNCIL CHAMBERS:	4,290	SF
FIRE STATION:	5,684	SF
PARKING LEVEL:	81,924	SF <i>Less Fire Station</i>

TOTAL GROSS BUILDING AREA:	162,385	SF
SITE AREA:	104,329	SF

Code	Program Item	ITEM	QUANTITY	UNIT	U/P	SUB TOTAL	TOTAL	COST/SF	COMMENTS
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EUGENE CITY HALL REBUILDING PROJECT

3.00		Final Cleaning	6,100	sf	0.30	1,830			
		<i>Selective Demolition</i>							
3.00		Demolition & Removal	6,100	sf	-				<i>See Selective Demo.</i>
		<i>Site Improvements</i>							
3.00		Earthwork & Utilites	6,100	sf	5.50	33,550			
		<i>Structural Upgrades</i>							
3.00		Structural Upgrades & Improvements	6,100	sf					
		<i>Thermal Moisture Protection</i>							
3.00		Waterproofing & Sealants	6,100	sf	2.75	16,775			
3.00		Spray-on insulation to under side of garage	6,100	sf	3.00	18,300			
3.00		Roofing Membrane	5,490	sf	-				<i>See New Roofing Below</i>
3.00		Flashing & Sheet Metal	6,100	sf	-				<i>See New Roofing Below</i>
3.00		Green Roof System (10% Roof Area)	610	sf	-				<i>See New Roofing Below</i>
		<i>Exterior Skin Assemblies</i>							
3.00		Exterior Wall Framing & Sheathing	3,696	sf	18.75	69,300			Based on 14' High Wall
3.00	60%	Brick Veneer System w/ Precast Accents	2,218	sf	32.50	72,072			
3.00		Metal Panels & Trim System	-	sf	42.75				
3.00	40%	Alum. Window & Curtain Wall System	1,478	sf	80.00	118,272			Based on 40% Exterior Skin Area
		<i>Finishes & Interior Renovations</i>							
3.00		Finish Carpentry & Casework	6,100	sf	6.75	41,175			
3.00		Doors/Frames & Hardware	6,100	sf	5.50	33,550			
3.00		Metal Framing Drywall & Ceilings	6,100	sf	45.75	279,075			
3.00		Flooring	6,100	sf	9.50	57,950			
3.00		Painting & Wall Covering	6,100	sf	3.75	22,875			
3.00		Specialties & Equipment	6,100	sf	4.25	25,925			
		<i>Vertical Transportation</i>							
3.00		Passenger Elevators (2 each / 2 stops)	4	stops	48,750.00	195,000			
		<i>Mechanical</i>							
3.00		Fire Protection Upgrades & Modifications	6,100	sf	3.25	19,825			
3.00		Plumbing Upgrades & Modifications	6,100	sf	10.75	65,575			
3.00		HVAC Upgrades & Modifications	6,100	sf	28.50	173,850			
		<i>Electrical & Communications</i>							
3.00		Electrical Upgrades & Modifications	6,100	sf	26.50	161,650			
3.00		Communications Upgrades & Modifications	6,100	sf	6.75	41,175			

3		Expanded Council Chamber	6,100	sf		1,461,449		239.58	
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EUGENE CITY HALL REBUILDING OPTION - 2 LVL FOCUS 11.18.11

PROJECT: EUGENE CITY HALL REBUILDING
 LOCATION: EUGENE, OR.
 ARCHITECT: POTICHA ARCHITECTS
 OWNER: City of Eugene
 ESTIMATE DATE: 11/4/2011

PROJECT INFORMATION

SOUTH WING (A):	14,226	SF
EAST WING (B):	10,548	SF
NORTH WING (C):	20,700	SF
WEST WING (D):	8,709	SF
BASEMENT LEVEL (H):	16,304	SF
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FIRE STATION:	5,684	SF
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EUGENE CITY HALL REBUILDING PROJECT

4		Shelled Spaces	58,500	sf	<i>(includes basement area)</i>				
		<i>General Requirements</i>							
4.00		Temp. Facilities, Safety & Layout	58,500	sf	0.50	29,250			
4.00		Misc. Patch & Repair	58,500	sf	0.30	17,550			
4.00		Final Cleaning	58,500	sf	0.25	14,625			
		<i>Selective Demolition</i>							
4.00		Demolition & Removal	58,500	sf	-				<i>See Selective Demo.</i>
		<i>Site Improvements</i>							
4.00		Courtyard upgrades	1	ls	50,000.00	50,000			
4.00		North pedestrian entry allowance	1	all.	75,000.00	75,000			not required in this scheme
4.00		West pedestrian entry allowance	1	all.	75,000.00	75,000			not required in this scheme
		<i>Structural Upgrades</i>							
###		New shell space in basement	10,650	sf	100.00	1,065,000			
		<i>Thermal Moisture Protection</i>							
4.00		Waterproofing & Sealants		sf	0.25	-			
4.00		Roofing Membrane	52,650	sf	-				<i>See New Roofing Below</i>
4.00		Flashing & Sheet Metal	58,500	sf	-				<i>See New Roofing Below</i>
4.00		Green Roof System (10% Roof Area)	5,850	sf	-				<i>See New Roofing Below</i>
		<i>Exterior Skin Assemblies (0.6 ratio)</i>							
4.00		Exterior Wall Framing & Sheathing	5,760	sf	18.75	108,000			New exterior wall framing & sheathing @ NE corner shelled space only
4.00	60%	Brick Veneer System w/ Precast Accents	3,456	sf	32.50	112,320			New brick veneer skin
4.00		Metal Panels & Trim System	-	sf	42.75	-			
4.00	40%	Alum. Window & Curtain Wall System	2,304	sf	80.00	184,320			Based on 40% Exterior Skin Area
		<i>Finishes & Interior Renovations</i>							
4.00		Finish Carpentry & Casework	58,500	sf	-	-			Cold Shelled Space
4.00		Doors/Frames & Hardware		sf	0.10	-			Cold Shelled Space
4.00		Metal Framing Drywall & Ceilings		sf	1.00	-			Cold Shelled Space
4.00		Flooring & Base		sf	0.30	-			Cold Shelled Space
4.00		Painting & Wall Covering	58,500	sf	-	-			Cold Shelled Space
4.00		Specialties & Equipment	58,500	sf	-	-			Cold Shelled Space
		<i>Vertical Transportation</i>							
4.00		Steel Stairs & Railings	-	flight	4,875.00				<i>See Lower Level Const.</i>
4.00		Passenger Elevators (2 each / 2 stops)	58,500	sf	-	-			
		<i>Mechanical</i>							
4.00		Fire Protection Upgrades & Modifications	58,500	sf	1.25	73,125			Cold Shelled Space
4.00		Plumbing Upgrades & Modifications		sf	0.50	-			Cold Shelled Space

EUGENE CITY HALL REBUILDING OPTION - 2 LVL FOCUS 11.18.11



PROJECT: EUGENE CITY HALL REBUILDING
 LOCATION: EUGENE, OR.
 ARCHITECT: POTICHA ARCHITECTS
 OWNER: City of Eugene
 ESTIMATE DATE: 11/4/2011

PROJECT INFORMATION

SOUTH WING (A):	14,226	SF
EAST WING (B):	10,548	SF
NORTH WING (C):	20,700	SF
WEST WING (D):	8,709	SF
BASEMENT LEVEL (H):	16,304	SF
COUNCIL CHAMBERS:	4,290	SF
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SITE AREA:	104,329	SF

Code	Program Item	ITEM	QUANTITY	UNIT	U/P	SUB TOTAL	TOTAL	COST/SF	COMMENTS
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EUGENE CITY HALL REBUILDING PROJECT

4.00		HVAC Upgrades & Modifications - unit heaters	3	ea	2,000.00	6,000			Cold Shelled Space
		<i>Electrical & Communications</i>							
4.00		Electrical Upgrades & Modifications - Temp. lights & FA	58,500	sf	2.50	146,250			Cold Shelled Space
4.00		Communications Upgrades & Modifications		sf	0.25	-			Cold Shelled Space
4		Shelled Spaces	58,500	sf		1,956,440		33.44	
5		Occupied Spaces	16,485	sf					<i>(Less Council expansion see item #3)</i>
		<i>General Requirements</i>							
5.00		Temp. Facilities, Safety & Layout	16,485	sf	1.50	24,728			
5.00		Misc. Patch & Repair	16,485	sf	0.25	4,121			
5.00		Final Cleaning	16,485	sf	0.30	4,946			
		<i>Selective Demolition</i>							
5.00		Demolition & Removal	16,485	sf	-	-			<i>See Selective Demo.</i>
		<i>Site Improvements</i>							
5.00		Main Entry Plaza & Stairs Upgrade	6,160	sf	15.75	97,020			
		<i>Structural Upgrades</i>							
5.00		Structural Upgrades & Improvements	16,485	sf		-			
		<i>Thermal Moisture Protection</i>							
5.00		Waterproofing & Sealants	16,485	sf	1.25	20,606			
5.00		Spray-on insulation to under side of garage	16,485	sf	3.00	49,455			
5.00		Roofing Membrane	14,837	sf	-	-			<i>See New Roofing Below</i>
5.00		Flashing & Sheet Metal	16,485	sf	-	-			<i>See New Roofing Below</i>
5.00		Green Roof System (10% Roof Area)	1,649	sf	-	-			<i>See New Roofing Below</i>
		<i>Exterior Skin Assemblies (0.6 ratio)</i>							
5.00		Exterior Wall Framing & Sheathing	9,891	sf	18.75	185,456			New exterior wall framing & sheathing
5.00	60%	Brick Veneer System w/ Precast Accents	5,935	sf	32.50	192,875			New brick veneer skin
5.00		Metal Panels & Trim System	-	sf	42.75	-			
5.00	40%	Alum. Window & Curtain Wall System	3,956	sf	80.00	316,512			Based on 40% Exterior Skin Area
		<i>Finishes & Interior Renovations</i>							
5.00		Finish Carpentry & Casework	16,485	sf	6.75	111,274			
5.00		Doors/Frames & Hardware	16,485	sf	5.50	90,668			
5.00		Metal Framing Drywall & Ceilings	16,485	sf	40.00	659,400			
5.00		Flooring & Base	16,485	sf	8.75	144,244			
5.00		Painting & Wall Covering	16,485	sf	3.75	61,819			
5.00		Specialties & Equipment	16,485	sf	3.25	53,576			
		<i>Vertical Transportation</i>							

EUGENE CITY HALL REBUILDING OPTION - 2 LVL FOCUS 11.18.11



PROJECT: EUGENE CITY HALL REBUILDING
 LOCATION: EUGENE, OR.
 ARCHITECT: POTICHA ARCHITECTS
 OWNER: City of Eugene
 ESTIMATE DATE: 11/4/2011

PROJECT INFORMATION

SOUTH WING (A):	14,226	SF
EAST WING (B):	10,548	SF
NORTH WING (C):	20,700	SF
WEST WING (D):	8,709	SF
BASEMENT LEVEL (H):	16,304	SF
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TOTAL GROSS BUILDING AREA:	162,385	SF
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Code	Program Item	ITEM	QUANTITY	UNIT	U/P	SUB TOTAL	TOTAL	COST/SF	COMMENTS
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EUGENE CITY HALL REBUILDING PROJECT

5.00		Existing Elevator Upgrades	1	ls	75,000.00	75,000			<i>Allowance</i>
		<i>Mechanical</i>							
5.00		Fire Protection Upgrades & Modifications	16,485	sf	3.25	53,576			
5.00		Plumbing Upgrades & Modifications	16,485	sf	10.75	177,214			
5.00		HVAC Upgrades & Modifications	16,485	sf	28.50	469,823			
5.00		New mechanical central plant - air colled chiller, boiler, pumps, etc.	1	ls	175,000.00	175,000			
		<i>Electrical & Communications</i>							
5.00		Electrical Upgrades & Modifications	16,485	sf	26.50	436,853			
5.00		Communications Upgrades & Modifications	16,485	sf	6.75	111,274			
5		Occupied Spaces	16,485	sf		3,515,437		213.25	
6		New Roofing (Occupied and Shelled Spaces)	66,075	sf					<i>(Includes High Roof @ 8th Ave and Chambers roof)</i>
		<i>General Requirments</i>							
6.00		Temp. Facilities, Safety & Layout	66,075	sf	0.35	23,126			
		<i>Selective Demolition</i>							
6.00		Demolition & Removal of Existing Roofing	59,975	sf	0.75	44,981			
		<i>Structural Upgrades</i>							
6.00		Structural Upgrades & Improvements	66,075	sf	-	-			
		<i>Thermal Moisture Protection</i>							
6.00		Roofing Membrane	60,068	sf	11.25	675,767			includes insulation
6.00		Flashing & Sheet Metal	66,075	sf	1.50	99,113			
6.00		10% Green Roof System (10% Roof Area)	6,007	sf	28.75	172,696			Based on 10% of the Roof Area
6		New Roofing (Occupied and Shelled Spaces)	66,075	sf		1,015,683		15.37	
7		Re-stripe Parking, Fire Protection, & lighting	58,761	sf					
		<i>General Requirments</i>							
7.00		Temp. Facilities, Safety & Layout	58,761	sf	0.05	2,938			
7.00		Misc. Patch & Repair	1	ls	5,000.00	5,000			
		<i>Structural upgrade</i>							
7.00		New ramp to parking on Pearl	1,200	sf		-			use existing
		<i>Thermal Moisture Protection</i>							
7.00		Waterproofing & Sealants	1	ls	5,000.00	5,000			
		<i>Finishes & Interior Renovations</i>							
7.00		Power wash parking garage	58,761	sf	0.05	2,938			
7.00		Re-stripe parking garage	58,761	sf	0.25	14,690			
7.00		Elevator walkway @ parking level	996	sf		-			not required in this scheme



EUGENE CITY HALL REBUILDING OPTION - 2 LVL FOCUS 11.18.11

PROJECT: EUGENE CITY HALL REBUILDING
 LOCATION: EUGENE, OR.
 ARCHITECT: POTICHA ARCHITECTS
 OWNER: City of Eugene
 ESTIMATE DATE: 11/4/2011

PROJECT INFORMATION

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Code	Program Item	ITEM	QUANTITY	UNIT	U/P	SUB TOTAL	TOTAL	COST/SF	COMMENTS
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EUGENE CITY HALL REBUILDING PROJECT

		<i>Mechanical</i>							
7.00		Fire Protection Upgrades & Modifications	58,761	sf	1.50	88,142			
		<i>Electrical & Communications</i>							
7.00		New Garage Lighting	58,761	sf	1.00	58,761			
7		Re-stripe Parking, Fire Protection, & lighting	58,761	sf		177,469		3.02	
	8	Sunken Plaza & Street Plaza	18,279	sf					
		<i>General Requirments</i>							
8.00		Temp. Facilities, Safety & Layout	18,279	sf	0.50	9,140			
8.00		Misc. Patch & Repair	18,279	sf	0.25	4,570			
8.00		Final Cleaning	18,279	sf	0.10	1,828			
		<i>Selective Demolition</i>							
8.00		Demolition & Removal	18,279	sf	-				<i>See Selective Demo.</i>
		<i>Earthwork & Utilities</i>							
8.00		Earthwork & Grading for sunken plaza and south entrance	9,257	sf	0.75	6,943			
8.00		Earthwork & Grading for street plaza and south entrance	9,022	sf	1.75	15,789			
8.00		Import Fill for Street Plaza	1,738	cy	18.75	32,579			
		<i>Landscaping & Irrigation</i>							
8.00	75%	Sunken Plaza Landscaping /Irrigation	8,634	sf	8.25	71,234			
8.00	75%	Street Plaza Landscaping /Irrigation	6,767	sf	8.25	55,824			
		<i>Site Concrete, Walks, Stairs & Ramps</i>							
8.00	25%	Sunken Plaza Site Work & Ramps	4,006	sf	6.50	26,038			
8.00	25%	Street Plaza Site Work & Ramps	2,256	sf	6.50	14,661			
		<i>Retaining Walls</i>							
8.00		Sunken Plaza Retaining Walls		lf	125.00	-			
		<i>Thermal Moisture Protection</i>							
8.00		Waterproofing & Sealants	18,279	sf	0.75	13,709			
		<i>Electrical & Communications</i>							
8.00		Sunken Plaza Lighting	9,257	sf	1.50	13,886			
8.00		Street Plaza Lighting	9,022	sf	1.50	13,533			
8		Sunken Plaza & Street Plaza	18,279	sf		279,732		15.30	
	9	ROW Improvements	7,350	sf	(Based on 735' x 10' wide @ south, 50% of east, & 50% of west)				
		<i>General Requirments</i>							
9.00		Temp. Facilities, Safety & Layout	7,350	sf	0.50	3,675			



EUGENE CITY HALL REBUILDING OPTION - 2 LVL FOCUS 11.18.11

PROJECT: EUGENE CITY HALL REBUILDING
 LOCATION: EUGENE, OR.
 ARCHITECT: POTICHA ARCHITECTS
 OWNER: City of Eugene
 ESTIMATE DATE: 11/4/2011

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EUGENE CITY HALL REBUILDING PROJECT

9.00		Misc. Patch & Repair	7,350	sf	0.25	1,838			
		<i>Selective Demolition</i>							
9.00		Site Demolition & Removal	7,350	sf	0.50	3,675			
		<i>Earthwork & Utilities</i>							
9.00		Earthwork & Utilities	7,350	sf	3.85	28,298			
		<i>Paving & Markings</i>							
9.00		Asphalt Paving & Base	1,470	sf	3.25	4,778			
		<i>Landscaping & Irrigation</i>							
9.00		Landscaping & Irrigation	2,940	ea	3.00	8,820			
		<i>Site Concrete, Walks, Stairs & Ramps</i>							
9.00		Street Walks/Ramps & Curbs	2,940	sf	6.75	19,845			
		<i>Site Improvements</i>							
9.00		Misc. Site Improvements	7,350	sf		-			
		<i>Electrical & Communications</i>							
9.00		Street Lighting	7,350	sf		-			
9		ROW Improvements	7,350	sf		70,928		9.65	

SUB TOTAL			162,385	sf			9,968,006	61.39	
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DIRECT COSTS & EST/DESIGN CONTINGENCY

	Estimating/Design Contingency	0.00%				-		-	
	TOTAL DIRECT COSTS						9,968,006	61.39	

GENERAL REQUIREMENTS, INSURANCE, FEE & CONTINGENCY

General Conditions and Insurance						755,501	4.65		
Payment & Performance Bond	0.78%					96,334	0.59		
Construction Contingency	5.00%					540,992	3.33		
Escalation Costs	4.50%					511,238	3.15		
Design Fees (Arch./Struct./Interiors)						<i>See Soft Costs</i>			Not included
Utility Company System Fees						<i>See Soft Costs</i>			Not included
Development Fees/Assessments						<i>See Soft Costs</i>			Not included
Building Permit/Plan Check Fee Allowance						<i>See Soft Costs</i>			Not included
Engineering & Planning Fee						<i>See Soft Costs</i>			Not included
Contractors Overhead & Profit	3.00%					356,162	2.19		



EUGENE CITY HALL REBUILDING OPTION - 2 LVL FOCUS 11.18.11

PROJECT: *EUGENE CITY HALL REBUILDING*
 LOCATION: EUGENE, OR.
 ARCHITECT: POTICHA ARCHITECTS
 OWNER: City of Eugene
 ESTIMATE DATE: 11/4/2011

PROJECT INFORMATION

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Code	Program Item	ITEM	QUANTITY	UNIT	U/P	SUB TOTAL	TOTAL	COST/SF	COMMENTS
EUGENE CITY HALL REBUILDING PROJECT									
		City of Eugene Art Allowance	1.00%				122,282	0.75	
TOTAL PROJECT CONSTRUCTION COSTS							12,350,516	76.06	