

**IMPORTANT: Any citizen attending a commission meeting may speak on any item on the agenda. If you wish to speak, please fill out the Speaker Request form. The Chair will recognize you and inform you as to the amount of time allotted to you. The time granted will be dependent to some extent on the nature of the item under discussion, the number of people who wish to be heard, and the length of the agenda.**



## AGENDA FOR STUDY SESSION

**ASHLAND PARKS & RECREATION COMMISSION  
May 14, 2018  
The Grove  
1195 E. Main Street**

**5:30 p.m.**

- I. CALL TO ORDER
- II. PUBLIC INPUT
- III. BICYCLE SKILLS PARK PROPOSAL (INFORMATION)
- IV. PIONEER HALL AND COMMUNITY CENTER DISCUSSION (INFORMATION)
- V. EXECUTIVE SESSION PURSUANT TO ORS 192.660 (2)(e)
- VI. ADJOURNMENT

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's office at (541) 488-6002 (TTY phone number 1-800-735-2900). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title I).*

# ASHLAND PARKS & RECREATION COMMISSION

340 S PIONEER STREET • ASHLAND, OREGON 97520

COMMISSIONERS:

Mike Gardiner  
Joel Heller  
Rick Landt  
Jim Lewis  
Matt Miller



Michael A. Black, AICP  
Director

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AshlandParksandRec.org  
parksinfo@ashland.or.us

## PARKS COMMISSIONER STAFF REPORT

**TO:** Ashland Parks and Recreation Commissioners

**FROM:** Michael A. Black, APRC Director

**DATE:** May 9, 2018

**SUBJECT:** Bicycle Skills Park Proposal (Information)

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Citizen Casey Botts approached staff several months ago to request consideration of a bicycle skills / pumptrack park within the APRC system. Staff has since met with Casey and he has prepared a conceptual plan for moving forward. Casey is proposing that the skills park be located on the Ashland Creek Park property. This is something that was not considered as part of the master plan and represents a request for an amendment of the plan if it were to move forward.

Staff is bringing the item to the Commissioners for the following purposes:

1. To allow a citizen of Ashland to request support for an amendment to the master plan of Ashland Creek Park
2. To determine the level of interest in amending the master plan to allow such a feature
3. To determine the level of public involvement should this request move forward past the work session discussion.

Casey and Duncan Coppedge will be on hand to present information and answer any questions from the Commissioners.

Attachments:

- Letter of Interest
- Pumptrack presentation

Rogue Valley Mountain Bike Association  
Ashland, OR

March 5, 2018

Director Michael Black  
Ashland Parks and Recreation  
340 S. Pioneer Street  
Ashland, OR 97520

Director Black:

As the local Mountain Bike Trail advocacy group in Ashland, Rogue Valley Mountain Bike Association (RVMBAs) has been looking at ways to increase riding opportunities for youth in Ashland. One way to do this is to create a safe, sustainable, and progressive bike skills park with the goal of getting more kids on bikes through local access and skills development. With that being said, we would like to officially propose building a mountain bike skills park in Ashland utilizing city park land.

A skills park is a collection of features consisting of variable terrain, surfaces, riding lines, and berms/rollers shaped in a way to offer a progressive experience for all who choose to ride. This begins with offering a safe place for kids young enough to be on "balance bikes" (as young as 2) while at the same time featuring terrain that will give users the ability to progress through intermediate and advanced features as well. We envision a community space where citizens of all ages can practice, challenge themselves, and develop skills and confidence that will transfer to some of the more difficult trails in the watershed. Currently, this is a missing link. By including youth and getting more kids on bikes, we can continue the tradition of stewardship, safety, and the love of the outdoors Ashland is known for.

Several cities along the west coast have built parks in the recent years, and RVMBAs has been in close contact with those responsible for building them. (See references) We have taken ideas, suggestions, and advice from people experienced in the process to come up with a plan and vision for Ashland.

We propose to do this by building either one pump track with beginner, intermediate, and advanced lines that all can ride, or 2 pump tracks, one beginner and one intermediate/advanced. (Fig1) A skills trail with various wooden or rock features, jumps, rollers, etc would complement the pump tracks and offer a realistic simulation of watershed trails. (Fig2) This would all be created in a sustainable, safe, and aesthetically positive way by utilizing a professional bike park company for design and build.

An emerging trend is to build a pump track from asphalt, with grass islands interior. Some key benefits of this surface are:

- Maintenance free surface, other than occasional sweep with broom
- Safe from liability with a non-alterable surface
- All season usage with all weather surface
- Inclusive to scooters, skateboards, and bikes with road tires
- Dirt track would take estimated 2 FTE's yearly to maintain. Asphalt is 0
- Aesthetically pleasing, conforming with surrounding park features

RVMBA has a history of attracting community volunteers for trail work days, and this project would be no different. We have been speaking with a representative from a top bike park building company in North America, and are confident that we could support a volunteer force to reduce costs and essentially maintain the park other than perhaps irrigation/mowing and trash can collection, which we would hope to work out a maintenance agreement with the city. We want this to be a showcase for Southern Oregon and the Rogue Valley, and will commit to maintenance needed which can be seen in our watershed trail maintenance.

Funding for a bike park built by a professional company can be daunting. RVMBA plans to use our 501c3 status as a means to apply for grants, acquire corporate donations, organize community fundraising, etc. While funding from the city would be a boon, we understand the recreational goals of the city and the high priority projects that are at the forefront at this time, and we are confident we can raise funds to begin designing and building a park. We believe building the park in phases can help us set realistic goals and expectations, creating a project that adds value over time and doesn't become a case of putting the cart before the horse. As we demonstrate value of such a park over the coming months, we hope to have our project added to the recreational goals for future budget cycles, and possibly have the city apply for an Oregon State Parks grant to assist in funding. Such a park will have a price tag of around \$200,000, not including any donated materials or volunteer labor, which would assist in lessening that figure.

Support for a project like this has been spreading throughout the community. Local businesses and bike shops, the Chamber of Commerce, area schools, and community parents and leaders have all expressed support, and when the time comes, we will be able to manifest this support in any way the city would like in order to show that the many different segments of the community are behind this.

Finally, we have been searching for a location for the park in Ashland, and believe we have found a great location. We are asking for a land donation from the city to build our park in Ashland Creek Park, below the existing kids park and community garden. (Fig3) This area offers everything we are looking for to benefit the most people in the community:

- Accessibility from area schools
- Existing infrastructure in place

- Connectivity to skate park, playgrounds, and existing recreational sites nearby
- Visible location/sightlines that will benefit from a clean, sharp looking park
- Existing grade conducive to supporting our infrastructure.
- Area has been vetted by our professional park building contact as the optimal location

In summation, we envision a community-gathering place to meet the needs of novice riders while also offering intermediate and advanced riders a space to hone their skills. We are asking the city to a) donate city park land for the purpose of creating a bike skills park and b) entering a planning/design, build, and maintenance plan with a private company and RVMBA to properly carry out the vision stated throughout.

We are confident that with an organized, thoroughly laid out plan, city and community support, and a professionally designed and built park, that we can fulfill our mission and begin teaching the next generation stewardship, skill, safety, confidence and self worth that makes Ashland such a great place to live.

Signed,

Rogue Valley Mountain Bike Association

**Figure 1 - Asphalt Pumptrack examples**





**Figure 2 - Skills Park examples**





**Figure 3 – Location Proposal. Ashland Creek Park**



**Bike Park References: The creators of these bike parks were contacted and used as resources in developing our plan and ideas for a bike park in Ashland.**

**Leavenworth Pumptrack - Leavenworth, Washington**

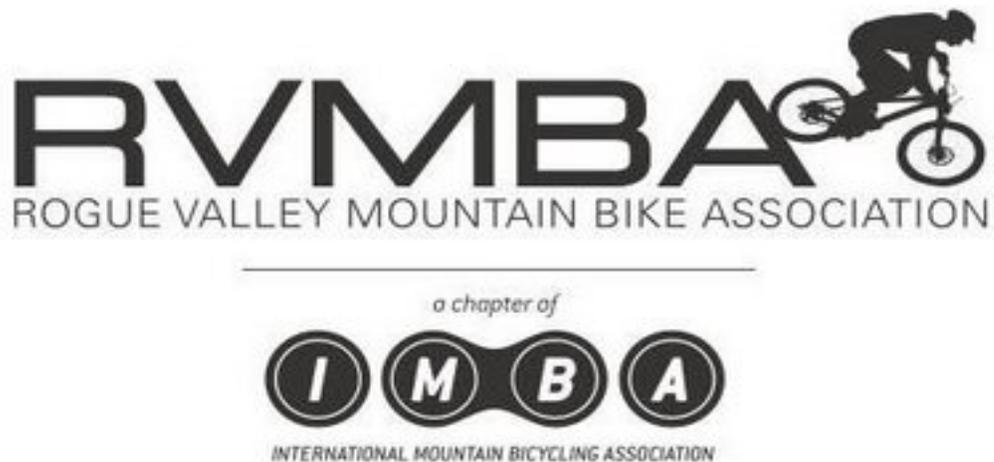
**Prineville Bike Park - Prineville, Oregon**

**Caldwell Jr. Bike Park - Redding, California**

**Bijou Bike Park - South Lake Tahoe, California**

**Purpose: To develop a plan to build and operate a bike skills park on city owned land in Ashland.**

Who we are:



Rogue Valley Mountain Bike Association

- Casey Botts
- Alison Botts
- Duncan Coppedge
- Bill Roussel
- Don Morehouse
- Andrea Napoli

## **What we are asking for:**

- City park land donated/earmarked for the construction of a multi-phased bike skills area to serve the growing population of youth and entry level mountain bikers, with an emphasis on safety, progression, sustainability, and community.
- Create the park in such a way that intermediate and advanced riders will be able to utilize as well to create a park that no rider will outgrow.

## **What is a bike park?**

- A collection of features consisting of variable terrain, surfaces, riding lines, and berms/rollers shaped in a way to offer a safe and progressive experience for all who choose to ride. Circular or connecting tracks of features are called “pump tracks.” Smaller areas of individual features are “skills areas”. Trails with features built in along the trail are called “flow trails” or “slopestyle trails.”



Why is a bike park important, and needed in Ashland?

- Offer city youth more outdoor recreational opportunities to promote positive, active, healthy lifestyles in the ongoing campaign to keep kids benefiting from the outdoors
- Foster a culture of growth, safety and stewardship for our future watershed trail users by adding in the missing link – the next generation.



- Create a community gathering place to develop skills, beginner to advanced, that are needed for safe, efficient, and fun trail riding
- Meet the infrastructure demand of one of the fastest growing outdoor sports in the country

- Take pressure off of the well used skate park



- Continue to create a top bike-tourism destination on the West Coast by tapping into additional mountain bike demographics not currently targeted
- Many surrounding areas have built parks with great results.

What would our bike park look like?

### **Phase 1:**

We propose to build asphalt surfaced pumptracks  
The following are the benefits of asphalt:

- Used year round

- Minimal maintenance
- Cannot be altered once poured
- Inclusive to scooters, skateboards, and bikes with road tires
- Aesthetically pleasing by offering clean, sharp lines and maintain an open, park look.





- One asphalt pumptrack would be a beginner only, suitable for riders as young as 2 on balance bikes, up to beginning adult riders looking to learn how to safely ride.



- A second asphalt pump track would offer a progressive entry to an intermediate /advanced pump track that would be built in

such a way to offer differing line choices to cater to riders who may become bored by the beginner course.

## Phase 2:



- Skills zone with wooden features/ramps/twists and turns to develop balance and confidence.

## Phase 3:



- A flow trail or slopestyle line to offer a short trail experience more in line with what a true mountain bike trail would involve. This would have progressive lines so anyone could ride it and attempt the features that they wanted to, and skip the ones they weren't ready for all on the same trail.

## Location

- We propose the bike park to be located at the Ashland Creek Park, North of the playground and community garden



## Reasons for location:

- Accessibility from area schools
- Existing infrastructure in place
- Connectivity to skate park, playgrounds, and existing recreational sites nearby
- Visible location/sightlines that will benefit from a clean, sharp looking park
- Existing grade conducive to supporting our infrastructure.
- Area has been vetted by our professional park building contact as the optimal location

## Community support



- There is strong support in the community and a buzz around this project. Supporters include many more than just mountain bikers:
  - Chamber of Commerce
  - Local businesses
  - Schools
  - Community leaders
  - Local families and residents
  - Would go hand in hand with new youth mountain bike team coming to Ashland

## Costs

- Important to build a high caliber, professional park
- Have consulted with bike park company and cost would be 200-250k for full buildout.
- Cost could shift lower if materials, some labor, etc were donated by local materials companies
- Grants, fundraising, donations to RVMBA are how we would hope to fund.
- We understand the city has a process to pay for projects, and while help would be nice, we are confident we could raise the funds phase by phase and get this project built in ways other than the city

paying. Our main concern is getting approval on the space.

## **In closing**

- Vision of a community gathering place in which beginner to advanced riders can have a safe, progressive, and sustainable space to ride
- Returns of investing in our youth through bikes will be tenfold; building the next generation of stewards and riders by opening the sport to those who may not have access otherwise





- Ashland is changing, there are more families moving in, more mountain bike trails being developed, and more bike related tourism every year. The need, support, and drive are there to move this project forward.

**We are confident that with an organized, thoroughly laid out plan, city and community support, and a professionally designed and built park, that we can fulfill our mission and begin teaching the next generation stewardship, skill, safety, confidence and self worth that makes Ashland such a great place to live.**

# ASHLAND PARKS & RECREATION COMMISSION

340 S PIONEER STREET • ASHLAND, OREGON 97520

COMMISSIONERS:

Mike Gardiner  
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Michael A. Black, AICP  
Director

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parksinfo@ashland.or.us

## PARKS COMMISSIONER STAFF REPORT

**TO:** Ashland Parks and Recreation Commissioners

**FROM:** Rachel Dials, Recreation Superintendent

**DATE:** May 9, 2018

**SUBJECT:** Pioneer Hall and Community Center Discussion

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On April 16, 2018, the Ashland City Council discussed the future of Pioneer Hall. APRC staff was present for the discussion and Paula Brown, Public Works Director, presented information on:

- Current usage of Pioneer Hall
- Long-term funding sources
- Options for Pioneer Hall usage
- Costs for construction upgrades to Pioneer Hall
- Possible locations for a winter shelter.

The Council directed City staff to prepare an RFP for the community to seek proposals on how the facility can be used.

Current APRC direct costs associated with Pioneer Hall include:

- \$15,000 per year/paid to the city for use of the building
- \$13,000 per year/paid to Pathways for cleaning of the building
- Various utility costs
- APRC Custodial staff time of approximately \$3000 per year

Revenues for Pioneer Hall in the 16/17 fiscal year were approximately \$17,800. There are some current users of Pioneer Hall that do not pay a fee-for-use because of historical precedence. Those users are: American Legion and Boy Scout Troop 112. VFW discontinued use in 2015.

Pioneer Hall has traditionally been used as a community recreation hall available for public and private events. For the past five years, the City has made it available as a winter shelter for the homeless, thereby decreasing the availability of rental time.

The attached report from Paula Brown and Steve Ennis detail the needed repairs to the building in order for it to function as a shelter.

It is the opinion of APRC staff that the building should be retained as a recreational asset if repairs and improvements can be made. Staff believes a donor opportunity exists for those repairs and improvements and would like to discuss and present some options to the Ashland Parks Foundation.

Staff is looking for discussion regarding this opportunity and is hopeful to receive Commission support on submitting a proposal for the future RFP.

Attachments:

- Council Study Session Meeting Minutes of April 16, 2018
- Staff Report, Paula Brown titled *Pioneer Hall Rehabilitation*
- Matrix of Non-Paying Facility Users and associated benefits to community

# Agendas and Minutes

City of Ashland ▼

City Council [\(View All\)](#)

## Study Session

### Minutes

Monday, April 16, 2018

[View Agenda](#)

#### CITY COUNCIL STUDY SESSION

#### MINUTES

## Monday, April 16, 2018 Council Chambers, 1175 E. Main Street

5:30 p.m.

#### I. Public Input (15 min)

Heidi Parker-Ashland- Ms. Parker spoke that she is the Volunteer Coordinator of Ashland Winter Homeless Shelters. She spoke that this is the 6<sup>th</sup> year of providing the homeless shelter. She stated that there were 35-50 people staying each night. She thanked City Council and City Staff for use of Pioneer Hall. She explained the reasons why the shelter closed 10 days earlier than expected. She spoke that they were required to do a fire watch for the shelter; which was every 15 minutes throughout the night to say there was no fire. She explained that they had no storage and there were restroom issues at Pioneer Hall.

She spoke in support in looking for a single location that can provide 7 nights of shelter in the winter.

## **II. Review of Employee Health Benefits Plan Options (40 min)**

Administrative Services Director, Mark Welch, Human Services Director, Tina Gray and JL Jones Consultants, Jeff Jones and Nancy Lewis gave a staff report.

Items discussed were:

- City self-funded insurance program
- CIS insurance program
- Costs for each option
- Claim costs
- CIS Rates
- Other possible options

Council directed Staff to move forward with the CIS Benefit Program.

## **III. Pioneer Hall Construction Cost Estimates & Options (30 min)**

Public Works Director, Paula Brown gave a Staff report.

Items discussed were:

- Usage of Pioneer Hall
- Long-Term funding sources
- Options for Pioneer Hall usage
- Cost for updates in Pioneer Hall
- Possible locations for a winter shelter

Council directed Staff to work prepare and RFP for the Community to seek proposals for how the facility can be used.

## **IV. Wildlife Community Education Event (5 min)**

Interim City Administrator, Adam Hanks gave a brief Staff report. Mr. Hanks suggested having an open house regarding wildlife issues. He explained this would be for education and outreach.

## **V. Look Ahead for information purposes only**

The Study Session was adjourned at 7:15 PM

Respectfully submitted by:

City Recorder, Melissa Huhtala

Attest:

Mayor Stromberg

**Note:** Topic times are estimates and subject to modification at the meeting

## Ashland 24/7

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& Notifications



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# Council Study Session

April 16, 2018

<b>Title:</b>	Pioneer Hall Rehabilitation	
<b>Item Type:</b>	Presentation	
<b>Requested by Council?</b>	Yes	
<b>From:</b>	Paula C. Brown, PE	Public Works Director
	<a href="mailto:paula.brown@ashland.or.us">paula.brown@ashland.or.us</a>	
	Adam Hanks	Interim City Administrator
	<a href="mailto:adam.hanks@ashland.or.us">adam.hanks@ashland.or.us</a>	

## Summary:

Before the Council is an update on the results of the comprehensive cost comparison for improvements to Pioneer Hall based upon occupancy needs. Staff will present three options for consideration:

- Option 1 Retain the A-3 “Assembly” Occupancy Classification for recreational public meeting space which allows only true (state code defined) emergency overnight shelter;
- Option 2 Convert to R-1 “Residential” Occupancy Classification to allow transient lodging and a regularly scheduled overnight shelter; or
- Option 3 Remove the property from City inventory and potentially divest or transfer the asset.

## Discussion Questions:

Tonight’s discussion will focus on two primary issues facing the council: facility improvement needs based upon use/occupancy and the determination based on fire code and the social impacts of the use of the facility as an overnight shelter. Questions to consider include:

1. What is the long term intent for the use of Pioneer Hall?
2. What is the likely long term source of funding for this City owned facility?
3. Is continuing to operate this facility as one of the seasonal winter shelter locations in the best interest of the City?

Underlying this discussion are two issues; a history of deferred maintenance in city facilities such as Pioneer Hall and the fact that Pioneer Hall has been increasingly used as a winter shelter for the past five years. Is this the Council and community’s desired correct use of the facility? Once the facility is brought up to appropriate conditions, the facility could be utilized by the community for a variety of functions.

### **Resource Requirements:**

Facilities maintenance and improvements are shown in the City's overall Capital Improvements Fund (link to [budget](#) page 2-59) which is fed by the "Use of Facilities" charges that are collected from the Departments that utilize the facilities. These fees are apportioned to each department and enterprise fund and are collected through central services. The majority (40%) of the fees collected go to utilities, custodial and other materials and service components, 34% is for capital outlay projects for both specified projects and unspecified major maintenance, and the remainder (26%) is allocated to offset a portion of Facilities Division personnel staffing costs. The fund accommodates 50 facilities of which about 18 are fully occupied and just \$177,500 allocated for unspecified major maintenance annually. There is an additional \$241,500 set aside for specific projects each year.

Funds are not budgeted for either of the rehabilitation options described above in the current biennium, BN 2017-19. If this improvement is considered a priority expense, staff can adjust and delay specific budgeted capital fund projects and reprogram them for future budget cycles.

The costs to rehabilitate Pioneer Hall are broken into the two options.

Option 1: Upgrades include removing and replacing the chimney for seismic concerns, roof joists and floor strengthening, electric, plumbing, and HVAC to meet current building code requirements and other interior improvements and flooring so that the facility may continue to be used for assembly occupancy for public meeting space available by reservation. Cost: \$325,409.

Option 2: Improvements include all of the option 1 upgrades as well as the installation of a fire sprinkler system so that the building meets the state code occupancy designation to be used for transient lodging occupancy to include a regularly-scheduled, non-emergency overnight shelter. Cost: \$404,194.

In addition to the contracted costs, there is a staff time component to each alternative: Option 1 is expected to consume 15 hours per week for approximately three months; and Option 2 is expected to consume 20 hours per week for approximately four months. Both will require re-prioritizing other time-intensive structural, facility, and maintenance projects, particularly if Option 2 is pursued.

### **Suggested Next Steps:**

Staff encourages Council to familiarize itself with the background information provided herein and the attached estimates. On May 1, 2018, staff will return to Council with a request for Council to indicate which rehabilitation option, if any, to advance.

### **Policies, Plans and Goals Supported:**

4. *Evaluate real property and facility assets to strategically support city mission and goals*
  - *Maintain existing infrastructure to meet regulatory requirements and minimize life-cycle costs*
  - *Deliver timely life-cycle capital improvement projects*
  - *Maintain and improve infrastructure that enhances the economic vitality of the community*

- Evaluate all city infrastructure regarding planning, management, and financial resources
- 4.1 Identify and evaluate underperforming assets
5. Seek opportunities to enable all citizens to meet basic needs.

**Background and Additional Information:**

Pioneer Hall is a City-owned building that has traditionally been used as a community hall, available by reservation for public and private events. For the past five years, the City has increasingly made Pioneer Hall available as a winter shelter for the homeless, staffed by volunteers from local non-profit and/or community organizations. In early 2017, Council suggested that staff research the possibility of developing a Community Development Block Grant (CDBG) application for Americans with Disabilities Act (ADA) renovations to Pioneer Hall in support of the facility's continued use as a winter shelter. In response to the council's suggestion, the City commissioned Steve Ennis Architect (Ennis) to conduct a preliminary structural assessment and code evaluation of Pioneer Hall. Resulting structural and code reports, identifying a number of facility deficiencies, were presented to Council at a Study Session on [September 19, 2017](#). Following the presentation, Council approved the staff suggestion to obtain an estimate of design and construction costs for remediation of identified deficiencies.

The City again commissioned Ennis to complete design development and cost estimates to inform Council's decision on the future of Pioneer Hall. Early in the process of design development, Ennis conferred with the City's contract building official and fire marshal to discuss implications of the building's occupancy classification. Over the course of several conversations and site visits, it was established that, under the building's current classification as *Assembly Group A-3 (recreation)*, the necessary structural improvements would not trigger significant code upgrades if the building continues to be used exclusively as a community hall. Furthermore, the building official and fire marshal agreed that use of the building as a regularly-scheduled (i.e. non-emergency) overnight shelter changes the occupancy classification to *Residential Group R-1 (transient lodging)*.

A change in occupancy from A-3 to R-1 automatically triggers substantial code improvements to ensure the building complies with the minimum requirements for R-1 usage established in the 2014 Oregon Structural Specialty Code.

The City has clearly reached a decision point in the effort to rehabilitate Pioneer Hall regarding occupancy classification of the building. There are two options the City can pursue with the continued operation of the facility that will have long-term effects on its future use.

**Option 1: Retain Assembly Occupancy Classification**

**Estimated Cost:** \$325,409 (includes 20% contingency and permitting costs).

**Summary & Implications:** The first option provides the most economical solution, but it limits the occupancy and use of Pioneer Hall to the Assembly group, and as such, the building could not be used to provide non-emergency overnight transient lodging. This option advances improvements necessary to ensure near-term and long-term functionality and safety of the building. Staff suggests that the following items would be included in this category:

- Accessibility improvements pursuant to ADA requirements, including egress improvements
- Strengthening the roof and floor where overloading has been identified
- Seismic rehabilitation where major weaknesses have been identified, including replacing stone chimney
- Electrical and plumbing upgrades
- Improvements to the kitchen facility
- Installation of drinking fountain
- Replacing the dated and insufficient HVAC systems to include energy efficient systems

**Option 2:** Convert to R-1 “Residential” Occupancy to allow Transient Lodging Classification  
**Estimated Cost:** \$404,194 (includes 20% contingency and permitting costs).

**Summary & Implications:** This second option includes the necessary repairs listed above, plus all the provisions required of R-1 occupancy. This option would allow the City to use Pioneer Hall as a regularly-scheduled, non-emergency homeless shelter, similar to how it has been operated during the past five winters. Necessary improvements, further detailed in Exhibit A, would generally include:

- Addition of fire suppression system
- Addition of fire alarm system

**Option 3:** Remove the property from City inventory and potentially divest/transfer the asset  
**Estimated Additional Cost:** \$0 (potential for one-time revenue)

**Summary & Implications:** The Butler Pioneer Log Building, known as Pioneer Hall, was built in 1921 as the “Pioneer Building of the Southern Oregon Pioneer Society” and has always been used as a social hall or community building. Currently the City owns the asset, managed and rented out by the Parks Department. The City incurs costs for utilities and any general maintenance, but does not receive any additional “rent” from the Parks Department. A variety of potential options have been discussed internally regarding possible divestment from the City inventory that could feasibly retain its use for the community, but staff has not formally pursued anything to this point.



### Universal Implications

Pioneer Hall, in its current condition and occupancy classification, may be used as a shelter during conditions or events that do not normally occur in the region and thereby truly constitute an **emergency** in the opinion of the local jurisdiction. For example, the fire marshal has stated that the 12-inch snow event that occurred in January 2017 would be considered an emergency, whereas freezing temperatures in the winter months that are anticipated every year would be considered non-emergency occurrences.

Regardless of the option selected, Pioneer Hall will not be available for shelter purposes during at least part of the winter of 2018-2019. Option 1 categorically excludes Pioneer Hall from

being used as a shelter on an anticipated basis, and Option 2 will require building closure for construction that is anticipated to take 4 to 6 months once final design is completed.

**Attachments:**

Summarized Estimates; Options 1 and 2

Direct Construction Cost Summary

Engineer's Opinion of Cost Estimate for ADA Egress Compliance

Engineer's Opinion of Mechanical/Electrical/Plumbing Upgrades

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STEVE ENNIS ARCHITECT

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**PIONEER HALL**

ASHLAND, OREGON

Design Development Phase Cost Estimate

April 9, 2018

**OPTION 1**

**Direct Construction Costs** (per 04/06/18 estimate from ACC Cost Consultants)

1	Direct Construction Costs	\$238,456
2	New Cripple Walls in Crawl Space	\$4,373
<b>Total Direct Construction Costs</b>		<b>\$242,829</b>

**Miscellaneous Costs**

4	Building Permit	\$4,500
5	Construction Phase Architectural & Engineering Services	\$19,345
6	Contract Document Printing	\$3,000
7	Construction Testing	\$1,500
<b>Total Miscellaneous Costs</b>		<b>\$28,345</b>

Subtotal Cost Estimate		\$271,174
Estimating Contingency (20%)		54,235
<b>OPTION 1 TOTAL DESIGN DEVELOPMENT PHASE COST ESTIMATE</b>		<b>\$325,409</b>

**OPTION 2**

**Direct Construction Costs** (per 04/06/18 estimate from ACC Cost Consultants)

1	Direct Construction Costs	\$238,456
2	New Cripple Walls in Crawl Space	\$4,373
3	Fire Sprinkler & Fire Alarm Systems	\$64,654
<b>Total Direct Construction Costs</b>		<b>\$307,483</b>

**Miscellaneous Costs**

4	Building Permit	\$4,500
5	Building Permit for Fire Alarm & Fire Sprinkler	\$1,000
6	Construction Phase Architectural & Engineering Services	\$19,345
7	Contract Document Printing	\$3,000
8	Construction Testing	\$1,500
<b>Total Miscellaneous Costs</b>		<b>\$29,345</b>

Subtotal Cost Estimate		\$336,828
Estimating Contingency (20%)		67,366
<b>OPTION 2 TOTAL DESIGN DEVELOPMENT PHASE COST ESTIMATE</b>		<b>\$404,194</b>

<b>Pioneer Hall</b> Ashland, Oregon Steve Ennis Architect Medford, Oregon DD Probable Cost Estimate 1.1	<b>ACC Cost Consultants, LLC</b> Stanley J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone: (503) 718-0075 Fax: (503) 718-0077 www.ArchCost.com	Estimate Date: 06-Apr-18 Document Date: 23-Mar-18 Print Date: 06-Apr-18 Print Time: 3:33 PM Constr. Start: 12-Jul-18
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## DIRECT CONSTRUCTION COST SUMMARY

Component	Area	\$ / SF	Total	
Estimate	2,345 sf	\$101.69 /sf	\$238,456	
<b>TOTAL DIRECT CONSTRUCTION COST</b>	<b>2,345 sf</b>	<b>\$101.69 /sf</b>	<b>\$238,456</b>	
Budget			\$0	TBD
Indicated Surplus / (Deficit)			(238,456)	
<b><u>ALTERNATES</u></b>				
01   New Cripple Walls in Crawlspace		Add ±	\$4,373	
02   Fire Sprinkler System & Alarm		Add ±	\$64,654	
<b>TOTAL DIRECT CONSTRUCTION COST + ALTERNATES</b>			<b>\$307,483</b>	

The above estimates are for direct construction cost only. They do not include furnishings & equipment, architect and engineer design fees, consultant fees, inspection and testing fees, plan check fees, state sales tax, hazardous material testing and removal, financing costs, owners contingency, nor any other normally associated development costs.

The above estimates assume a competitively bid project, with at least three qualified bidders in each of the major sub-trades as well as the general contractors.

The above estimates assume a construction start date of: July 2018. If the start of construction is delayed beyond the date above, the estimates must be indexed at a rate of 5% to 7% per year compounded.

This is a probable cost estimate based on in-progress documentation provided by the Architect. The actual bid documents will vary from this estimate due to document completion, detailing, specification, addendum, etc. The estimator has no control over the cost or availability of labor, equipment, materials, over market conditions or contractor's method of pricing, and contractor's construction logistics and scheduling. This estimate is formulated on the estimator's professional judgment and experience. The estimate makes no warranty, expressed or implied, that the quantities, bids or the negotiated cost of the work will not vary from the estimator's opinion of probable construction cost.

<b>Pioneer Hall</b> Ashland, Oregon Steve Ennis Architect Medford, Oregon DD Probable Cost Estimate 1.1	<b>ACC Cost Consultants, LLC</b> Stanley J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone: (503) 718-0075 Fax: (503) 718-0077 www.ArchCost.com	Estimate Date: 06-Apr-18 Document Date: 23-Mar-18 Print Date: 06-Apr-18 Print Time: 3:33 PM Constr. Start: 12-Jul-18
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<b>SUMMARY</b>	<b>Base Building</b>
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DIRECT CONSTRUCTION COSTS	\$/ sf	Cost	Comments
Area	2,345	sf	
02   EXISTING CONDITIONS	\$6.08	\$14,247	
03   CONCRETE	2.67	6,257	
04   MASONRY	9.04	21,200	
05   METALS	0.00	0	
06   WOOD, PLASTICS & COMPOSITES	20.01	46,930	
07   THERMAL & MOISTURE PROTECTION	2.70	6,342	
08   OPENINGS	0.60	1,400	
09   FINISHES	12.45	29,196	
10   SPECIALTIES	1.02	2,403	
11   EQUIPMENT	0.64	1,500	
12   FURNISHINGS	0.00	0	
13   SPECIAL CONSTRUCTION	0.00	0	
14   CONVEYING EQUIPMENT	0.00	0	
21   FIRE SUPPRESSION	0.00	0	
22   PLUMBING - per Engineer	3.84	9,000	
23   HVAC - per Engineer	6.23	14,600	
26   ELECTRICAL - per Engineer	6.10	14,300	
27   COMMUNICATIONS	0.00	0	
28   ELECTRONIC SAFETY & SECURITY	0.00	0	
31   EARTHWORK	0.43	1,000	
32   EXTERIOR IMPROVEMENTS	2.28	5,340	
33   UTILITIES	0.00	0	
<b>SUB-TOTAL</b>	<b>\$74.08</b>	<b>\$173,715</b>	
Estimating/Design Contingency/Market Interest	15.00%	11.11	26,057
Index To Construction Start	1.50%	1.28	2,997
General Conditions / Insurance / Bond	12.00%	10.38	24,332
General Contractor OH & Profit	5.00%	4.84	11,355
<b>TOTAL DIRECT CONSTRUCTION COST</b>	<b>\$101.69</b>	<b>\$238,456</b>	

Estimate

<b>Pioneer Hall</b> Ashland, Oregon Steve Ennis Architect Medford, Oregon DD Probable Cost Estimate 1.1	<b>ACC Cost Consultants, LLC</b> Stanley J. Psczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone: (503) 718-0075 Fax: (503) 718-0077 www.ArchCost.com		Estimate Date: 06-Apr-18 Document Date: 23-Mar-18 Print Date: 06-Apr-18 Print Time: 3:33 PM Constr. Start: 12-Jul-18

Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
<b>02   EXISTING CONDITIONS</b>						
Structure Demolition						
sawcut conc slab	13	lf	15.00	195		
remove conc slab	60	sf	5.00	300		
excavate for new ftg	7.0	cy	125.00	878		
remove partitions	122	lf	20.00	2,440		
remove gypbd ceiling finishes	950	sf	0.75	713		
remove base cabinets	26	lf	15.00	390		
remove interior trim	170	lf	1.50	255		
remove drapes & rods	1	allow	500.00	500		
remove chimney & brick extension	1	sum	3,500.00	3,500		
remove conc footing at chimney	82	sf	5.00	410		
cut back log siding, 2"	19	lf	16.00	304		
cutback/remove roof shingles	1	sum	75.00	75		
remove sheet vinyl flooring	937	sf	0.70	656		
remove wall base	122	lf	0.50	61		
remove column cap at entry	1	ea	30.00	30		
cut opening in gypbd walls	33	locs	25.00	825		at epoxy anchor locations
temp weather protection	1	sum	500.00	500		
haul & disposal	1	sum	2,110.00	2,110		
remove/salvage top portion of cabinet	7	lf	15.00	105		
Sub-total	2,345	sf	6.08 /sf		14,247	
<b>SUB-TOTAL 02   EXISTING CONDITIONS</b>			6.08 /sf		<b>\$14,247</b>	
<b>03   CONCRETE</b>						
Poured-In-Place Concrete						
concrete chimney footing, 11'x7.5'x1'	3.2	cy	1,000.00	3,208		
structural fill	3.2	cy	45.00	144		
4" concrete slab-on-grade	30	sf	15.00	450		
Sub-total	2,345	sf	1.62 /sf		3,802	
Miscellaneous						
grout gap between slab at log walls	113	lf	15.00	1,695		4,000 psi conc
dowel slab into existing @ 10"oc	16	ea	35.00	560		
precast concrete column cap, 14" sq.	1	ea	200.00	200		
Sub-total	2,345	sf	1.05 /sf		2,455	
<b>SUB-TOTAL 03   CONCRETE</b>			2.67 /sf		<b>\$6,257</b>	
<b>04   MASONRY</b>						
Concrete Masonry Units (CMU)						
8" cmu, fully grouted & reinforced	200	sf	28.00	5,600		
scaffold / hoisting	200	sf	3.00	600		
Sub-total	2,345	sf	2.64 /sf		6,200	
Stone						
stone veneer, 8" thk max.	250	sf	60.00	15,000		
Sub-total	2,345	sf	6.40 /sf		15,000	
<b>SUB-TOTAL 04   MASONRY</b>			9.04 /sf		<b>\$21,200</b>	

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Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
<b>05   METALS</b>						
Structural Steel - Beams, Columns, Etc. none indicated		ton	0.00	0		
Sub-total	2,345	sf	0.00 /sf		0	
<b>SUB-TOTAL 05   METALS</b>				0.00 /sf	<b>\$0</b>	
<b>06   WOOD, PLASTICS &amp; COMPOSITES</b>						
Rough Carpentry						
miscellaneous blocking & framing	2,345	sf	0.25	586		
2x6 pt sill plates at new furred walls	113	lf	9.00	1,017		
plywood subfloor at attic	17	sf	5.00	85		
cricket framing at chimney	1	sum	200.00	200		
epoxy anchors @ 4'oc at exist. sill plates	33	ea	65.00	2,145		5/8" dia rod - 6" embed
6 3/4"x24" glb	38.5	lf	87.75	3,378		
HGU7-sds connections	2	ea	285.00	570		
2x8 rafters @ 16"oc	756	lf	6.00	4,536		
2x8 ceiling joists @ 16"oc	1,053	lf	6.00	6,318		
2x8 blkg between rafters/joists	142	lf	6.75	959		
simpson strap cmst16	16	lf	12.00	192		
simpson strap cmst14	8	lf	15.00	120		
lvl filler at strap, lag screw to log	3	lf	9.50	29		
steel plate connections at exterior truss	10	ea	110.00	1,100		
2x8 header above entry	7.0	lf	50.00	350		incl. gypbd
1/4"x4 1/2" lag screws @ 12"oc	276	ea	1.75	483		per dll 2/S1
3x3x1/4 steel plate w/lag screws@16"oc	126	lf	16.25	2,048		per dll 4/S1
shoring of existing pole rafters & roof	1	sum	6,384.00	6,384		
fasteners & hardware	1	sum	1,620.00	1,620		
rigging	1	sum	800.00	800		
Sub-total	2,345	sf	14.04 /sf		32,920	
Exterior Finish Carpentry						
patch siding at new strap	2	locs	300.00	600		allowance
patch siding at new mech louver	1	loc	200.00	200		allowance
Sub-total	2,345	sf	0.34 /sf		800	
Interior Finish Carpentry / Millwork						
finish work - trim, panel work, etc.	1	sum	500.00	500		allowance
wood trim - windows and doors	170	lf	20.00	3,400		
wood base	125	lf	0.00	0		moved to rubber base
Sub-total	2,345	sf	1.66 /sf		3,900	
Architectural Wood Casework						
Kitchen 102						
plam base cabinets & countertop	26.0	lf	350.00	9,100		
Dining 103						
reinstall top portion of cabinet	7.0	lf	30.00	210		
Sub-total	2,345	sf	3.97 /sf		9,310	
<b>SUB-TOTAL 06   WOOD, PLASTICS &amp; COMPOSITES</b>				20.01 /sf	<b>\$46,930</b>	

**Pioneer Hall**  
 Ashland, Oregon  
 Steve Ennis Architect  
 Medford, Oregon  
 DD Probable Cost Estimate 1.1

**ACC Cost Consultants, LLC**  
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Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
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07   THERMAL & MOISTURE PROTECTION						
<b>Insulation</b>						
rigid insulation						
insulation below new plywd at attic	17	sf	8.00	136		
<b>batt insulation</b>						
under floor		sf	0.00	0		NIC
above ceiling / roof	890	sf	2.25	2,003		
walls	1,115	sf	1.25	1,394		
vapor barrier	1,227	sf	0.30	368		
wrb behind chimney at stud wall	60	sf	3.50	210		
Sub-total	2,345	sf	1.75 /sf		4,111	
<b>Shingle Roofing</b>						
composite asphalt shingle patch	1	sum	300.00	300		@ new chimney cricket
Sub-total	2,345	sf	0.13 /sf		300	
<b>Exterior Walls</b>						
infill wall at removed ac unit	1	sum	225.00	225		
Sub-total	2,345	sf	0.10 /sf		225	
<b>Flashing &amp; Sheet Metal</b>						
modify gutters at new chimney	1	allow	100.00	100		
miscellaneous	2,345	sf	0.10	235		
Sub-total	2,345	sf	0.14 /sf		335	
<b>Roof Accessories</b>						
chimney topper - allowance	1	allow	500.00	500		
Sub-total	2,345	sf	0.21 /sf		500	
<b>Caulking &amp; Sealants</b>						
backerrod & sealant, chimney to log joint	19	lf	15.00	285		
caulking/sealant	2,345	sf	0.25	586		
Sub-total	2,345	sf	0.37 /sf		871	
<b>SUB-TOTAL 07   THERMAL &amp; MOISTURE PROTECTION</b>			2.70 /sf		<b>\$6,342</b>	

08   OPENINGS						
<b>Doors, Frames &amp; Hardware (includes installation)</b>						
<b>interior doors</b>						
2x7 wood paneled door	1	ea	1,000.00	1,000		at fire riser closet
new ceiling access hatch/door	1	ea	400.00	400		at meeting hall
Sub-total	2,345	sf	0.60 /sf		1,400	
<b>SUB-TOTAL 08   OPENINGS</b>			0.60 /sf		<b>\$1,400</b>	

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Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
<b>09   FINISHES</b>						
Gypsumboard Systems						
2x6 furred walls at meeting hall	1,115	sf	8.00	8,920		
2x4 partition	38	sf	9.50	361		
patch gypbd at epoxy anchor locations	33	ea	80.00	2,640		
gypbd to structure	890	sf	3.75	3,338		
accessories, miscellaneous, bracing, etc.	1	sum	1,144.43	1,144		
Sub-total	2,345	sf	6.99 /sf		16,403	
Resilient						
clean/prep floor	885	sf	1.00	885		
sheet vinyl	885	sf	8.00	7,080		
base						
rubber	125	lf	3.00	375		
Sub-total	2,345	sf	3.56 /sf		8,340	
Paint & Wallcoverings						
exterior painting	1	allow	500.00	500		
paint / finish door & frame	1	lvs	125.00	125		
paint gypboard ceilings / fascias	923	sf	1.25	1,154		
paint interior walls	2,450	sf	0.90	2,205		
misc. specialty painting, touchup	2,345	sf	0.20	469		
Sub-total	2,345	sf	1.90 /sf		4,453	
<b>SUB-TOTAL 09   FINISHES</b>			12.45 /sf		<b>\$29,196</b>	
<b>10   SPECIALTIES</b>						
Visual Display Systems						
markerboard						
8' x 4'	1	ea	0.00	0		NIC
Sub-total	2,345	sf	0.11 /sf		248	
Signage Systems						
ada access direction sign	1	ea	150.00	150		
Sub-total	2,345	sf	0.06 /sf		150	
Wall Protection & Corner Guards						
ss corner guards, 4' ht.	7	ea	115.00	805		
Sub-total	2,345	sf	0.34 /sf		805	
Toilet Accessories (includes installation)						
vertical grab bars w/ blkg - patch wall	2	ea	175.00	350		
Sub-total	2,345	sf	0.15 /sf		350	
Miscellaneous						
knox box, exterior	1	ea	850.00	850		
Sub-total	2,345	sf	0.36 /sf		850	
<b>SUB-TOTAL 10   SPECIALTIES</b>			1.02 /sf		<b>\$2,403</b>	

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Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
<b>11   EQUIPMENT</b>						
Residential Appliances						
range	1	ea	0.00	0		OFOI
refrigerator	1	ea	0.00	0		OFOI
vent hood	1	ea	1,500.00	1,500		allowance
Sub-total	2,345	sf	0.64 /sf		1,500	
<b>SUB-TOTAL 11   EQUIPMENT</b>			0.64 /sf		<b>\$1,500</b>	
<b>12   FURNISHINGS</b>						
Window Treatment						
none indicated		sf	0.00	0		
Sub-total	2,345	sf	0.00 /sf		0	
<b>SUB-TOTAL 12   FURNISHINGS</b>			0.00 /sf		<b>\$0</b>	
<b>13   SPECIAL CONSTRUCTION</b>						
Special Construction						
none indicated		sum	0.00	0		
Sub-total	2,345	sf	0.00 /sf		0	
<b>SUB-TOTAL 13   SPECIAL CONSTRUCTION</b>			0.00 /sf		<b>\$0</b>	
<b>14   CONVEYING EQUIPMENT</b>						
Elevators						
none indicated		stop	0.00	0		
Sub-total	2,345	sf	0.00 /sf		0	
<b>SUB-TOTAL 14   CONVEYING EQUIPMENT</b>			0.00 /sf		<b>\$0</b>	
<b>21   FIRE SUPPRESSION</b>						
Fire Sprinklers						
see alternates		sf	0.00	0		
Sub-total	2,345	sf	0.00 /sf		0	
<b>SUB-TOTAL 21   FIRE SUPPRESSION</b>			0.00 /sf		<b>\$0</b>	
<b>22   PLUMBING - per Engineer</b>						
Plumbing						
new kitchen sink with grease trap	1	sum	3,000.00	3,000		
water heater seismic anchor & safety plan	1	sum	800.00	800		
new hub drain, piping, primer	1	sum	1,000.00	1,000		
condensate drains from a/c units	1	sum	400.00	400		
new dual-level drinking fountain	1	sum	3,000.00	3,000		
natural gas piping	1	sum	800.00	800		
Sub-total	2,345	sf	3.84 /sf		9,000	
<b>SUB-TOTAL 22   PLUMBING - per Engineer</b>			3.84 /sf		<b>\$9,000</b>	

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Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
<b>23   HVAC - per Engineer</b>						
HVAC horiz. gas furnaces (2) w/cooling coils air-cooled condensing units (3&4 ton) thermostats, economizer controls outside air louver kitchen range hood & exhaust bathroom exhausts (2) Sub-total	1 1 1 1 1 1 2,345	sum sum sum sum sum sum sf	9,000.00 3,000.00 1,200.00 400.00 600.00 400.00 6.23 /sf	9,000 3,000 1,200 400 600 400 14,600	14,600	incl. ductwork, complete incl. pads + refrigerant piping
SUB-TOTAL 23   HVAC - per Engineer			6.23 /sf		<b>\$14,600</b>	
<b>26   ELECTRICAL - per Engineer</b>						
Electrical new light fixtures (37 @ \$200 each) demo (6) light fixtures lighting controls receptacles + circuits at Meeting Room branch circuit splice box and wiring equip. connections (2) hvac sys. & cntrls equip. connections, range & tilt exhaust lighting & receptacles for attic Sub-total	1 1 1 10 1 1 1 1 2,345	sum sum sum ea sum sum sum sum sf	7,400.00 900.00 450.00 200.00 1,000.00 1,500.00 450.00 600.00 6.10 /sf	7,400 900 450 2,000 1,000 1,500 450 600 14,300	14,300	w/p gfi receptacle outdoor hvac
SUB-TOTAL 26   ELECTRICAL - per Engineer			6.10 /sf		<b>\$14,300</b>	
<b>27   COMMUNICATIONS</b>						
Communications none indicated Sub-total	2,345	sum sf	0.00 0.00 /sf	0 0	0	
SUB-TOTAL 27   COMMUNICATIONS			0.00 /sf		<b>\$0</b>	
<b>28   ELECTRONIC SAFETY &amp; SECURITY</b>						
Fire Detection & Alarm see alternates Sub-total	2,345	sum sf	0.00 0.00 /sf	0 0	0	
SUB-TOTAL 28   ELECTRONIC SAFETY & SECURITY			0.00 /sf		<b>\$0</b>	
<b>31   EARTHWORK</b>						
Grading / Site Excavation & Fill - per Marquess & Assoc. mobilization Sub-total  Erosion & Sedimentation Controls none indicated Sub-total	1 2,345  2,345	sum sf  sum sf	1,000.00 0.43 /sf  0.00 0.00 /sf	1,000 1,000  0 0	1,000 1,000  0	
SUB-TOTAL 31   EARTHWORK			0.43 /sf		<b>\$1,000</b>	

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Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
<b>32   EXTERIOR IMPROVEMENTS</b>						
Hardscape - per Marquess & Assoc. remove bricks, regrade, replace bricks	235	sf	20.00	4,700		
demo and remove existing concrete	40	sf	4.00	160		
concrete entry walk	40	sf	12.00	480		
Sub-total	2,345	sf	2.28 /sf		5,340	
<b>SUB-TOTAL 32   EXTERIOR IMPROVEMENTS</b>			2.28 /sf		<b>\$5,340</b>	
<b>33   UTILITIES</b>						
Water Utilities none indicated		sum	0.00	0		
Sub-total	2,345	sf	0.00 /sf		0	
Sanitary Sewerage Utilities none indicated		sum	0.00	0		
Sub-total	2,345	sf	0.00 /sf		0	
Storm Drainage Utilities none indicated		sum	0.00	0		
Sub-total	2,345	sf	0.00 /sf		0	
Natural Gas Distribution none indicated		sum	0.00	0		
Sub-total	2,345	sf	0.00 /sf		0	
Electrical Utilities none indicated		sum	0.00	0		
Sub-total	2,345	sf	0.00 /sf		0	
<b>SUB-TOTAL 33   UTILITIES</b>			0.00 /sf		<b>\$0</b>	
<b>SUB-TOTAL</b>			74.08	173,715	<b>\$173,715</b>	
Estimating/Design Contingency/Market Interest			15.00%	26,057		
Index To Construction Start	12-Jul-18		1.50%	2,997		@ ± 6% per year
General Conditions / Insurance / Bond			12.00%	24,332		
General Contractor OH & Profit			5.00%	11,355	64,741	37.27%
<b>TOTAL DIRECT CONSTRUCTION COST Estimate</b>						
	2,345	sf	<b>\$101.69 /sf</b>		<b>\$238,456</b>	
Main Level	2,345	sf				

Alternates

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Alternates	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
<b>01   New Cripple Walls in Crawlspace</b>						
Alternate One						
cont. ftg, 12"x8"	1.25	cy	1,500.00	1,874		
2x6 pt sill plate	46	lf	9.00	414		
2x6 cripple stud walls	69	sf	7.50	518		
2x10 blkg at joists	46	lf	8.25	380		
Sub-total	2,345	sf	1.36 /sf		\$3,186	
<b>SUB-TOTAL 01   New Cripple Walls in Crawlspace</b>				3,186	<b>\$3,186</b>	
Estimating/Design Contingency/Market Interest			15.00%	478		
Index To Construction Start	12-Jul-18		1.50%	55		@ ± 6% per year
General Conditions / Insurance / Bond			12.00%	446		
General Contractor OH & Profit			5.00%	208	1,187	37.27%
<b>TOTAL DIRECT CONSTRUCTION COST</b>						
<b>01   New Cripple Walls in Crawlspace</b>	<b>2,345</b>	<b>sf</b>	<b>\$1.86 /sf</b>		<b>\$4,373</b>	
<b>02   Fire Sprinkler System &amp; Alarm</b>						
Alternate Two						
fire sprinkler system	2,345	sf	\$13.65	\$32,000		NIC, by City
new water service for sprinkler system		sf	0.00	0		
fire alarm system	2,345	sf	6.44	15,100		
Sub-total	2,345	sf	20.09 /sf		\$47,100	
<b>SUB-TOTAL 02   Fire Sprinkler System &amp; Alarm</b>				47,100	<b>\$47,100</b>	
Estimating/Design Contingency/Market Interest			15.00%	7,065		
Index To Construction Start	12-Jul-18		1.50%	812		@ ± 6% per year
General Conditions / Insurance / Bond			12.00%	6,597		
General Contractor OH & Profit			5.00%	3,079	17,554	37.27%
<b>TOTAL DIRECT CONSTRUCTION COST</b>						
<b>02   Fire Sprinkler System &amp; Alarm</b>	<b>2,345</b>	<b>sf</b>	<b>\$27.57 /sf</b>		<b>\$64,654</b>	

**MARQUESS & ASSOC., INC.**  
**OPINION OF CONSTRUCTION COST ESTIMATE**

*City of Ashland*  
*Pioneer Hall*

**PROJECT** 17-1214.1

**DATE:** March 22, 2018

ITEM	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	COST
1	MOBILIZATION	LS	1	\$1,000.00	\$1,000.00
2	REMOVE BRICKS, REGRADE, REPLACE BRICKS	SF	235	\$20.00	\$4,700.00
3	DEMO AND REMOVE EXISTING CONCRETE	SF	40	\$4.00	\$160.00
4	CONCRETE ENTRY WALK	SF	40	\$12.00	\$480.00

**Subtotal:**            \$6,340.00

**TOTAL**            \$6,340.00

PLUMBING	SUBCONTRACTOR COST
New kitchen sink with grease trap, installed	\$3,000
Water heater seismic anchor & safety pan	\$800
New hub drain, piping, primer	\$1,000
Condensate drains from A/C units	\$400
New dual-level drinking fountain, installed	\$3,000
Natural gas piping	\$800
Plumbing subtotal	\$9,000
HVAC	
Horizontal gas furnaces (2) with cooling coils & ductwork, complete	\$9,000
Air-cooled condensing units (3 & 4 ton) with pads & refrigerant piping	\$3,000
Thermostats, economizer controls	\$1,200
Outside air louver	\$400
Kitchen range hood & exhaust	\$600
Bathroom exhausts (2)	\$400
HVAC subtotal	\$14,600
ELECTRICAL	
New light fixtures (37 @ \$200, installed)	\$7,400
Demo (6) light fixtures	\$900
Lighting controls	\$450
New receptacles and branch circuit wiring in 101 (10 @ \$200)	\$2,000
Branch circuit splice box and wiring	\$1,000
Equipment connections for (2) HVAC systems & controls	\$1,500
Equipment connections for range hood and toilet exhausts	\$450
Lighting & receptacle for attic; W/P GFI receptacle at outdoor HVAC	\$600
Electrical subtotal	\$14,300
<b>Total MEP</b>	<b>\$37,900</b>

Name of Non-Paying Group	Cost of Service Provided	Benefits of Org. to Community	Facility
Womens Civic Club & Ashland Garden Club	Membership Dues \$20 Individual /\$30 HH	To keep our flowers growing in beauty, our friendships growing in understanding and the community growing in scope and fruitfulness. Club Theme: Ashlands Beauty	CC
Ashland Pinochle Club	Unsure of fee to participants	non-profit social group offering services to local senior citizens for social interation	CC
AARP	FREE Program	The program's mission is to provide high quality free income tax assistance and tax form preparation to low- and moderate-income taxpayers, with special attention to those age 60 and older.	Grove
American Legion	Unsure of membership fee	support and honor the sacrifice of those who serve by enhancing the lives of our veterans, military and their families, both at home and abroad	PH
Veterans of Foreign Wars (VFW)	<b>CANCELLED USE in 2015</b>		PH
Boy Scouts Troop 112	\$25-\$115 per year to be a member of Boy Scouts	develop a greater sense of pride in your community	PH

**\*All buildings owned by the City of Ashland**

**\*APRC pays \$15,000 per year/per building (PH & CC only) to the City. \$30,000 per year**