



HOOD RIVER COUNTY COURTHOUSE

SITE TEST FIT

December 2, 2015



AGENDA

:: Client Project Goals Review

:: Eco Charrette Summary

:: Zoning

:: Site Analysis

:: Program

:: Existing Courthouse Site Test Fit - Option 1A
- Option 1B

:: Theoretical Alternative Site Test Fit - Option 2A
- Option 2B
- Option 2C

:: Cost Models

HOOD RIVER COURTHOUSE

Client Project Goals:

1. Operational Efficiency- improved County Services/functionality
2. Safe / Secure
3. Healthy Justice Center
4. Supports Community Values
5. Heart of the Community (image, location)
6. Flexible, Adaptable, Innovative

Challenges:

1. Funding
2. State Agency Space- DA Space designation as State
3. Location
4. County Administration + Courthouse
5. Parking (lot size)

Opportunities:

1. Improved Security
2. Operational Efficiency (County Services, functionality, one location)
3. Symbol for County
4. Innovative Workplace
5. Sustainability
6. Improved Image/Aesthetics
7. Flexibility

ECO CHARRETTE SUMMARY

Sustainability Goals:

- :: Futureproof: Adaptable, Flexible, Resilient
- :: Functional and Expandable
- :: Longterm Functionality
- :: Efficient Design and Meets Space Needs
- :: Low Maintenance

Sustainability Criteria:

- :: Consider NET ZERO- balance with initial costs
- :: Consider LEED Gold- balance with initial costs

ENERGY

Mechanical - Active

- 100% DOAS with Air Side Heat Recovery

LEED Gold
 Mechanical
 100% DOAS with Air Side Heat Recovery

- Improved indoor air quality
- Reduction in Heating Energy due to reduced outside air
- No mixed air
- Energy efficient
- Lower operating costs

Building Form

Maximize Performance, Minimize Energy



Net 0 ready

Net Zero Ready - 20% is sufficient for LEED with the addition of renewable on-site for 100% net zero. LEED zero for renewable energy.

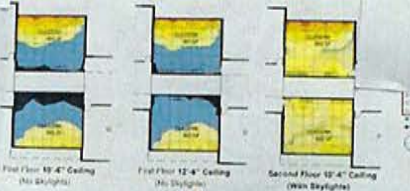
@ A Minimum

Orientation

Developing a clear space allocation to maximize the building's orientation.



Daylighting



Building Envelope

- External shading



Energy efficient lighting and equipment.

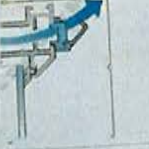


LED lights
 Occupancy sensors
 Dual switching
 etc.

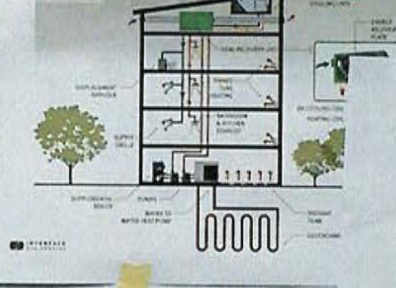
Insulation in roof / insulation & heritage / operable windows per day with potential for cross ventilation

12' - 13' natural spaces

ventilation is automated for push-off fan



NET-ZERO APPROACH



CERTIFICATIONS



SEED (State of Oregon State Energy Efficient Design)
 - 20% better than code Baseline
 Energy Trust of Oregon Net Zero Path
 Net Zero Certification

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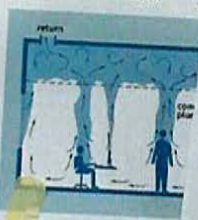
Energy

Energy

HVAC - Active

- Displacement Ventilation

Fresh air & comfortable temperature



Benefits: Improved indoor air

CERTIFICATIONS



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Energy

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Natural ventilation

Use East to West
 West to East



Building monitoring system / automatic paper collection system / Maintenance and repair / control for Resource Conservation Manager



The air circulation system with ground source heat pump system and solar panels and energy storage



The air circulation system with ground source heat pump system and solar panels and energy storage

The air circulation system with ground source heat pump system and solar panels and energy storage

The air circulation system with ground source heat pump system and solar panels and energy storage

The air circulation system with ground source heat pump system and solar panels and energy storage

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The air circulation system with ground source heat pump system and solar panels and energy storage

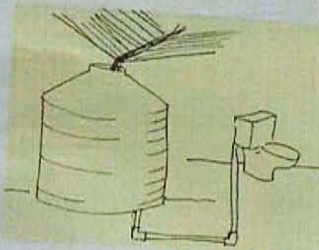
The air circulation system with ground source heat pump system and solar panels and energy storage

The air circulation system with ground source heat pump system and solar panels and energy storage

WATER



100% rainwater harvesting for reuse



Native Landscape no irrigation or use of chemicals

Sustainable Image

Landscape: Bio-swales



- plumbing

Plant as many trees as possible along paved walkways, parking lots, and plazas to reduce heat-island effect and reduce rainwater runoff

Water saving technology

Use vegetated swales or channels for stormwater conveyance as much as possible instead of underground pipe systems. Plant native tree and other vegetation species to reduce irrigation water usage.

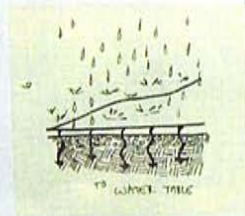
Maximize the use of rain gardens/bioretenions for stormwater management.

MATERIALS

Materials

- Renewable materials
- Off gassing
- Recycled Content
- Local Materials
- Toxic content
- Reusable
- Bio-based content
- Low Embodied Energy

100% Permeable Pavement



Non-irrigated landscape



Materials

Renewable



Materials

- Recycled Content



Process (crash & sieve) concrete and asphalt debris from building and site demolition and use it for pavement base materials.



Exposed, natural, raw materials



INSPIRATION



It should look like a courthouse

Sustainable Image



Sustainable Image



Building Form



At Parking lot too (covered parking).

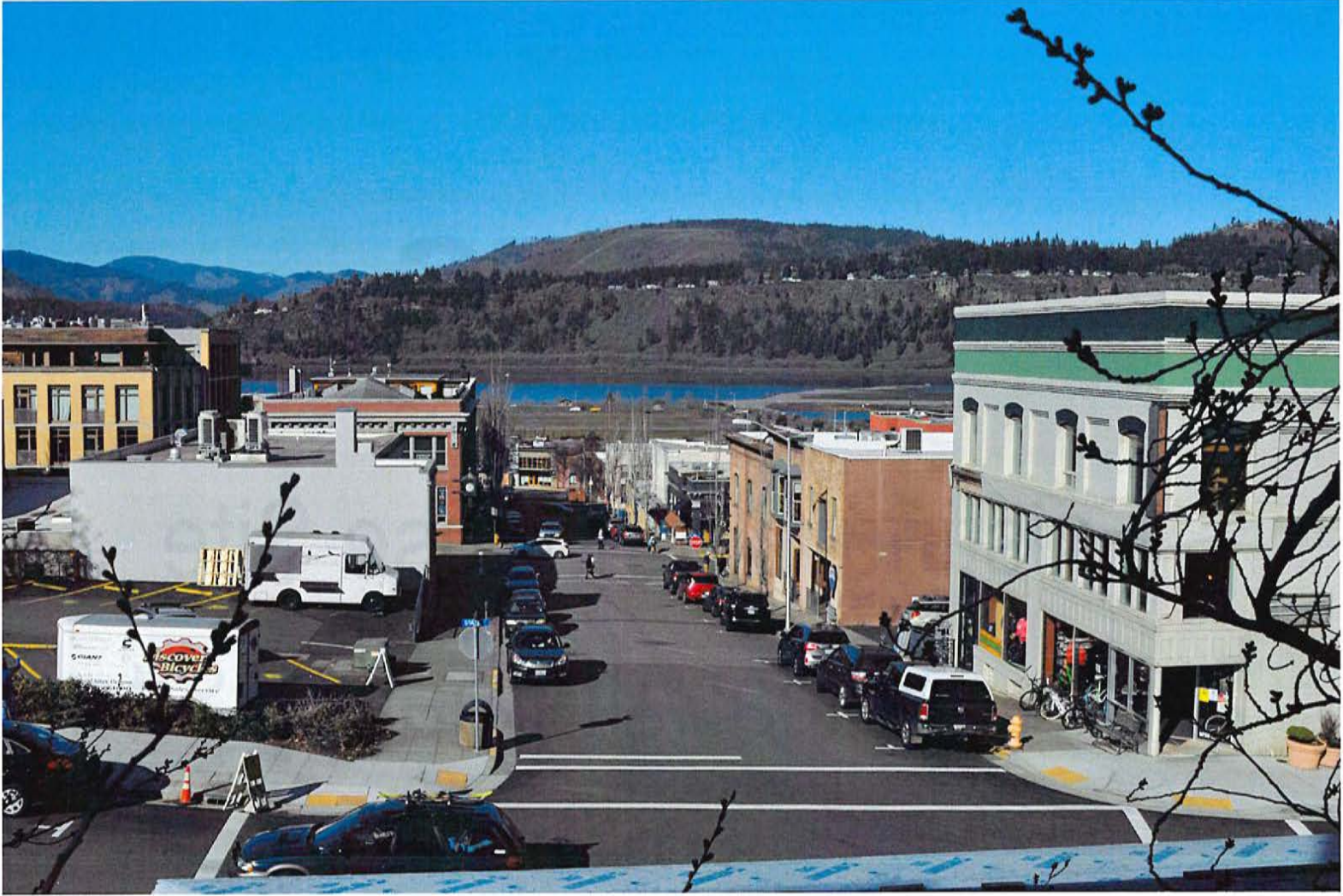


Building Form



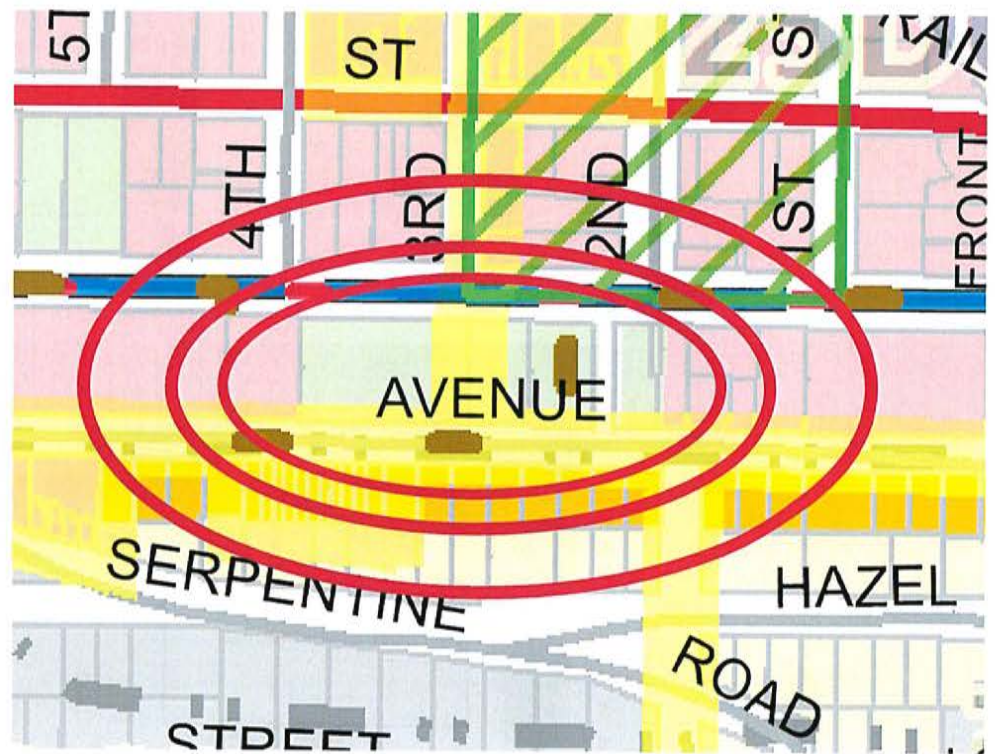
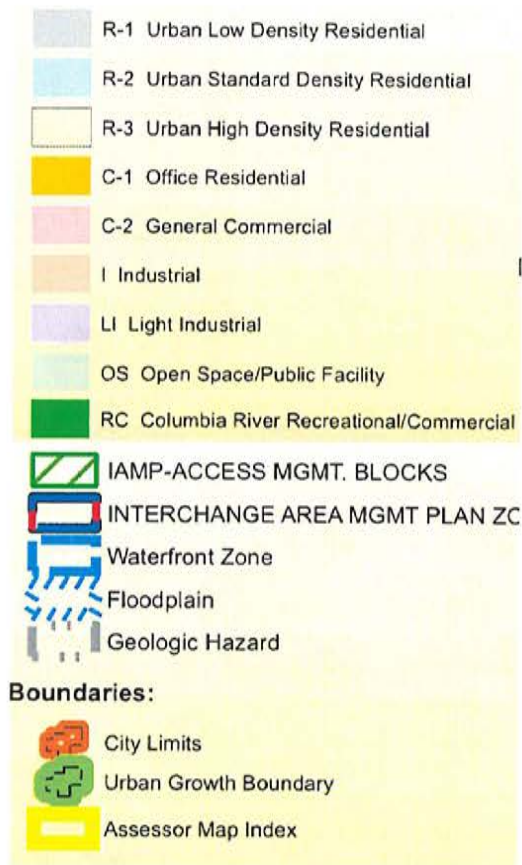
2 SITES

1. Existing Courthouse Site
2. Theoretical Alternative Site



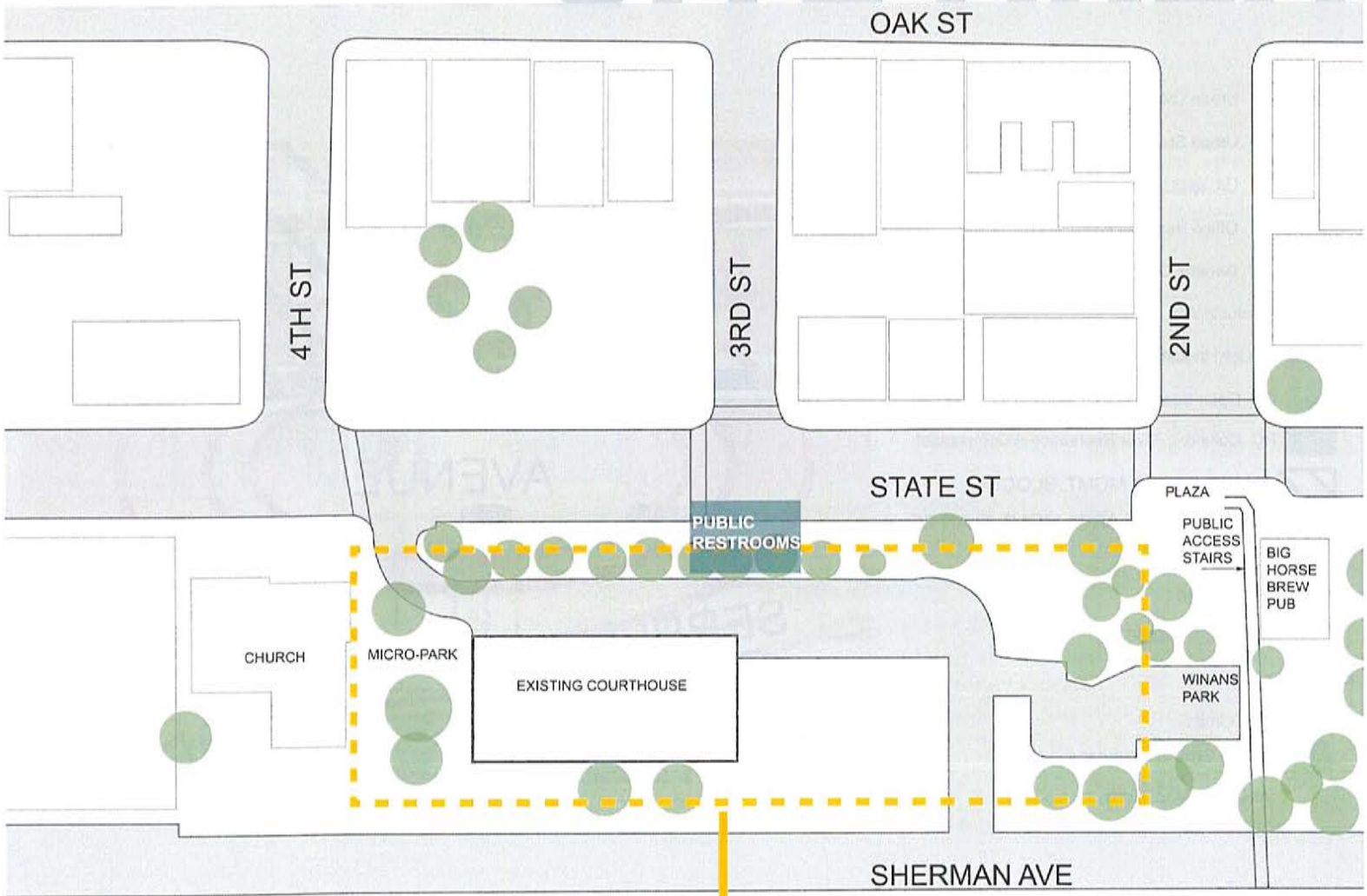
Existing Courthouse Site

ZONING



Existing Courthouse Site

SITE AREA

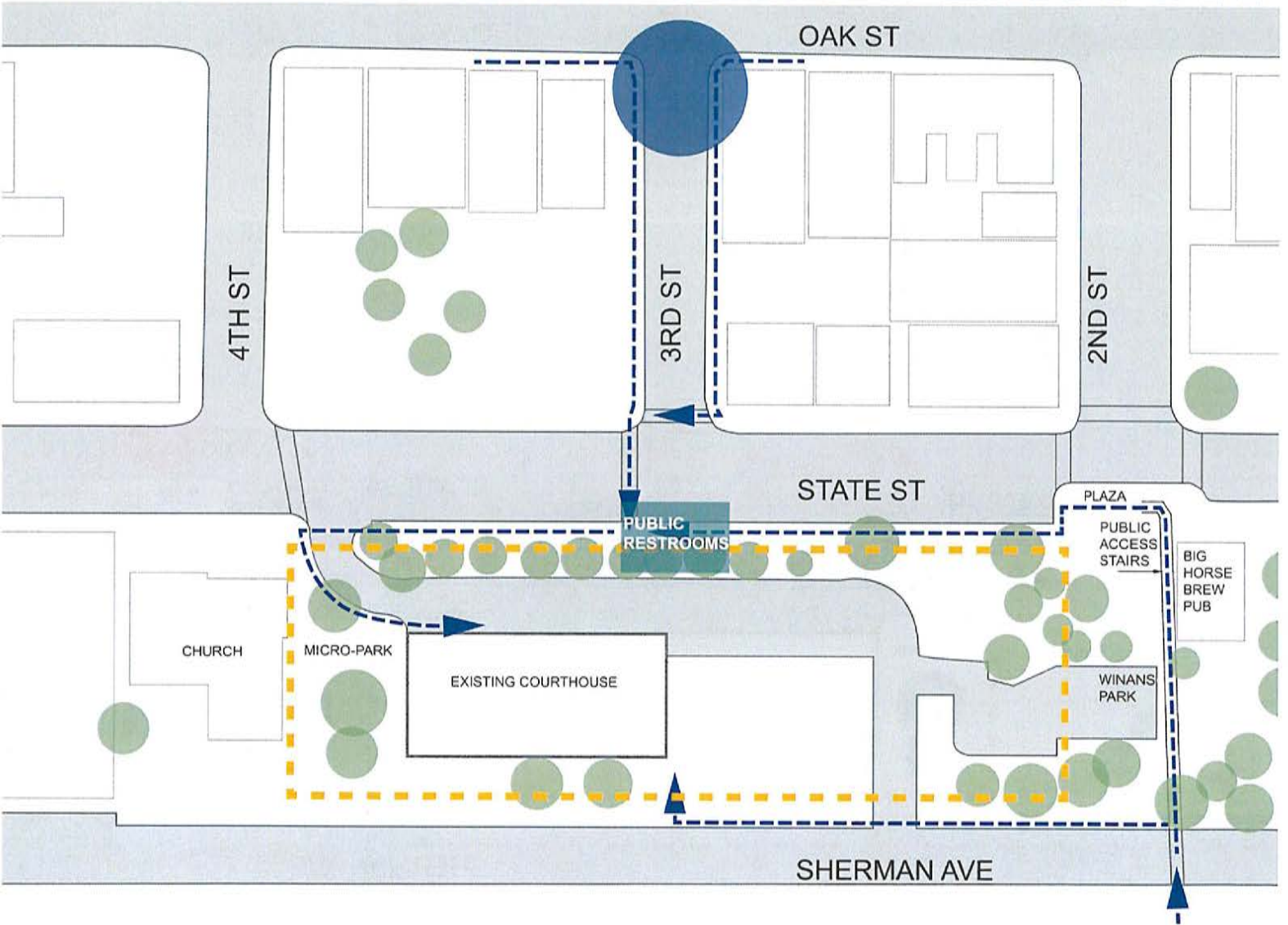


1.56 ACRES

Existing Courthouse Site

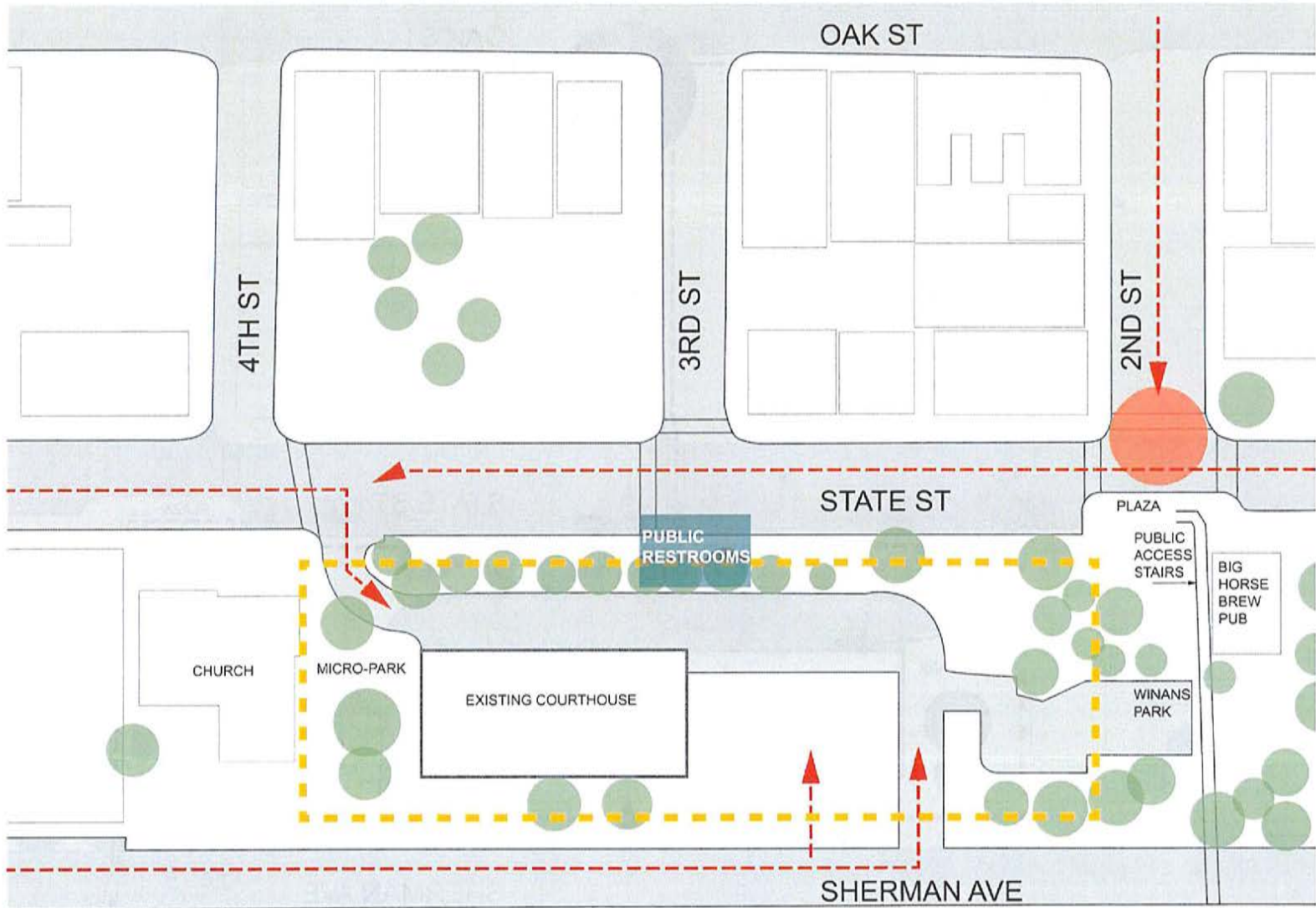


PEDESTRIAN CIRCULATION



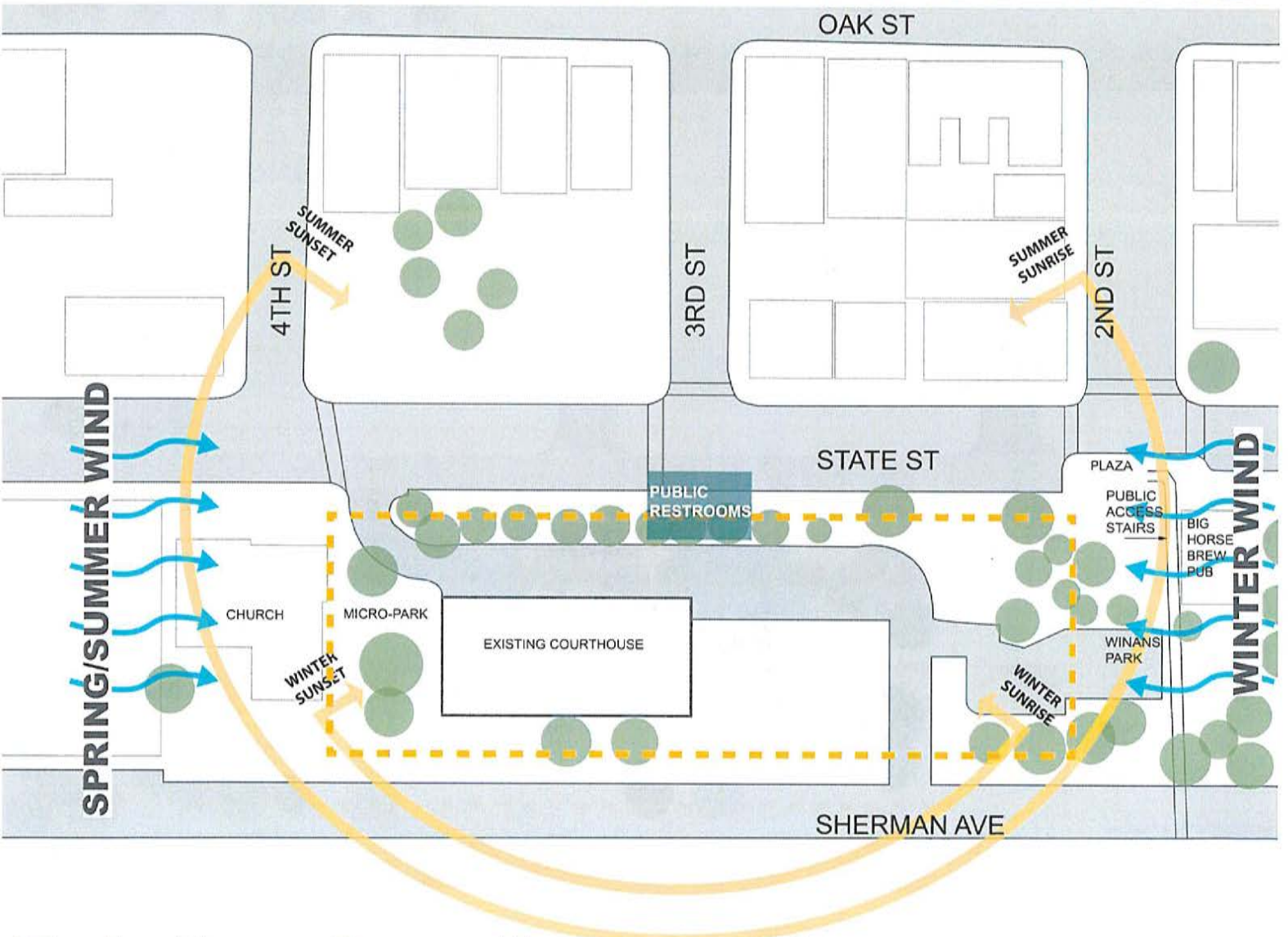
Existing Courthouse Site

VEHICLE CIRCULATION



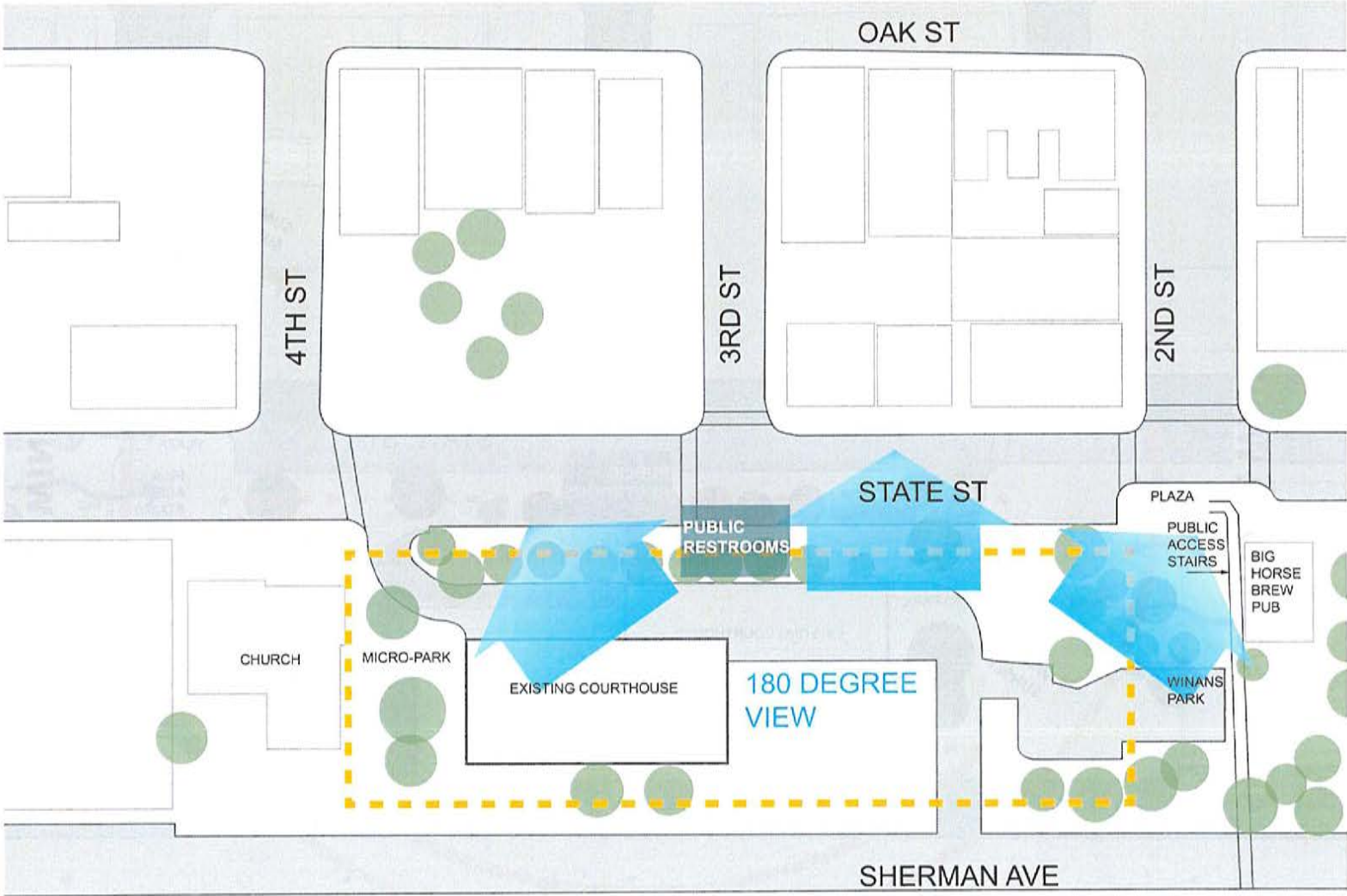
Existing Courthouse Site

SOLAR / WIND ANALYSIS

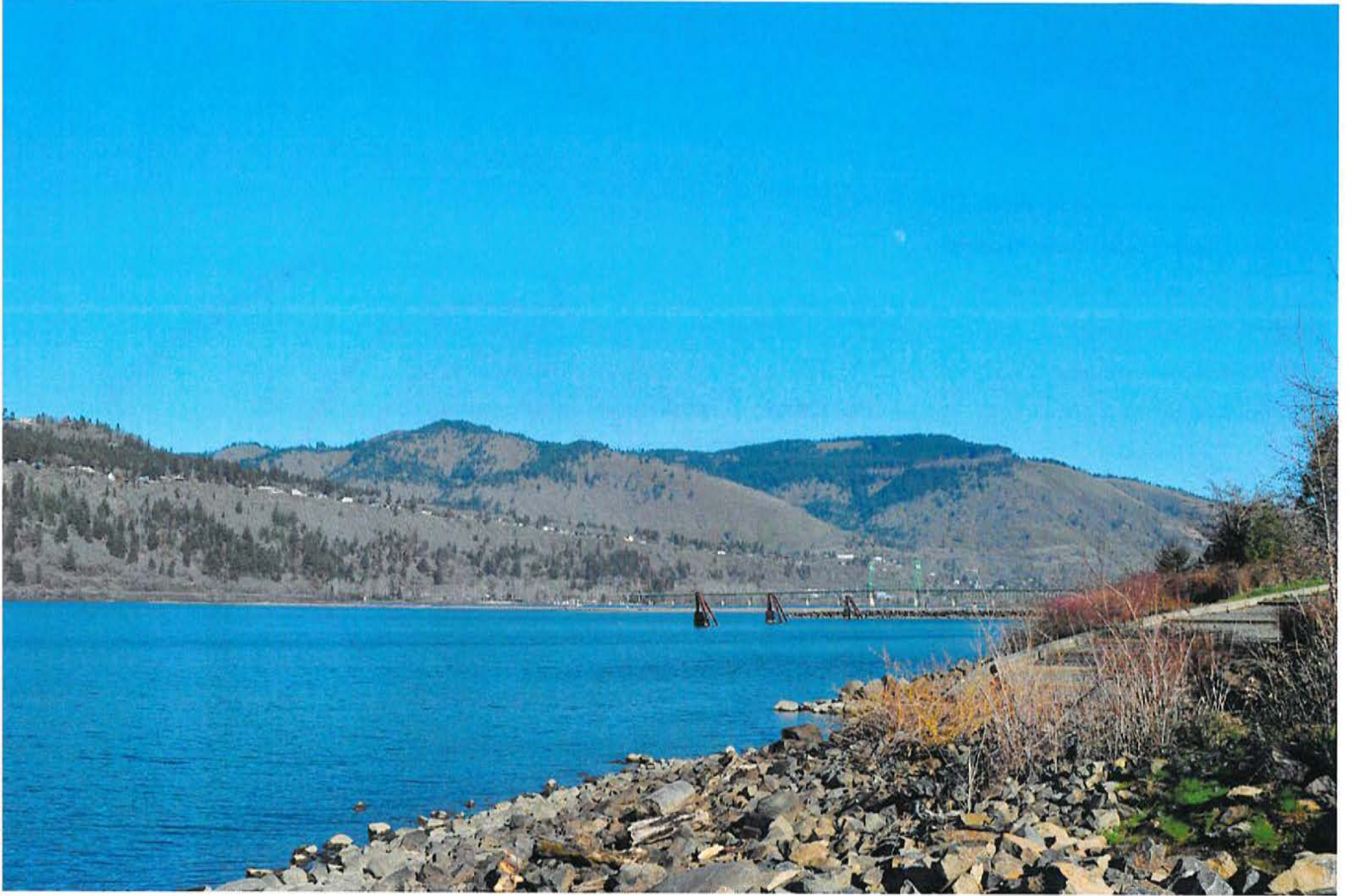


Existing Courthouse Site

VIEWS



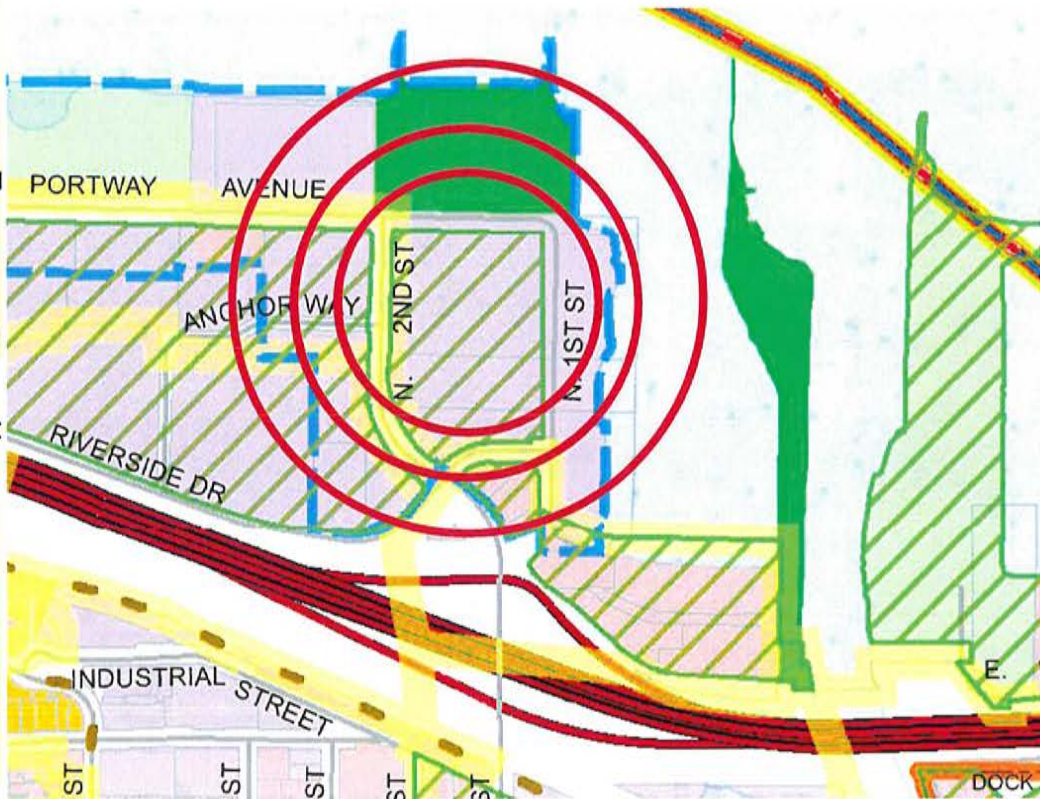
Existing Courthouse Site



Theoretical Alternate Site

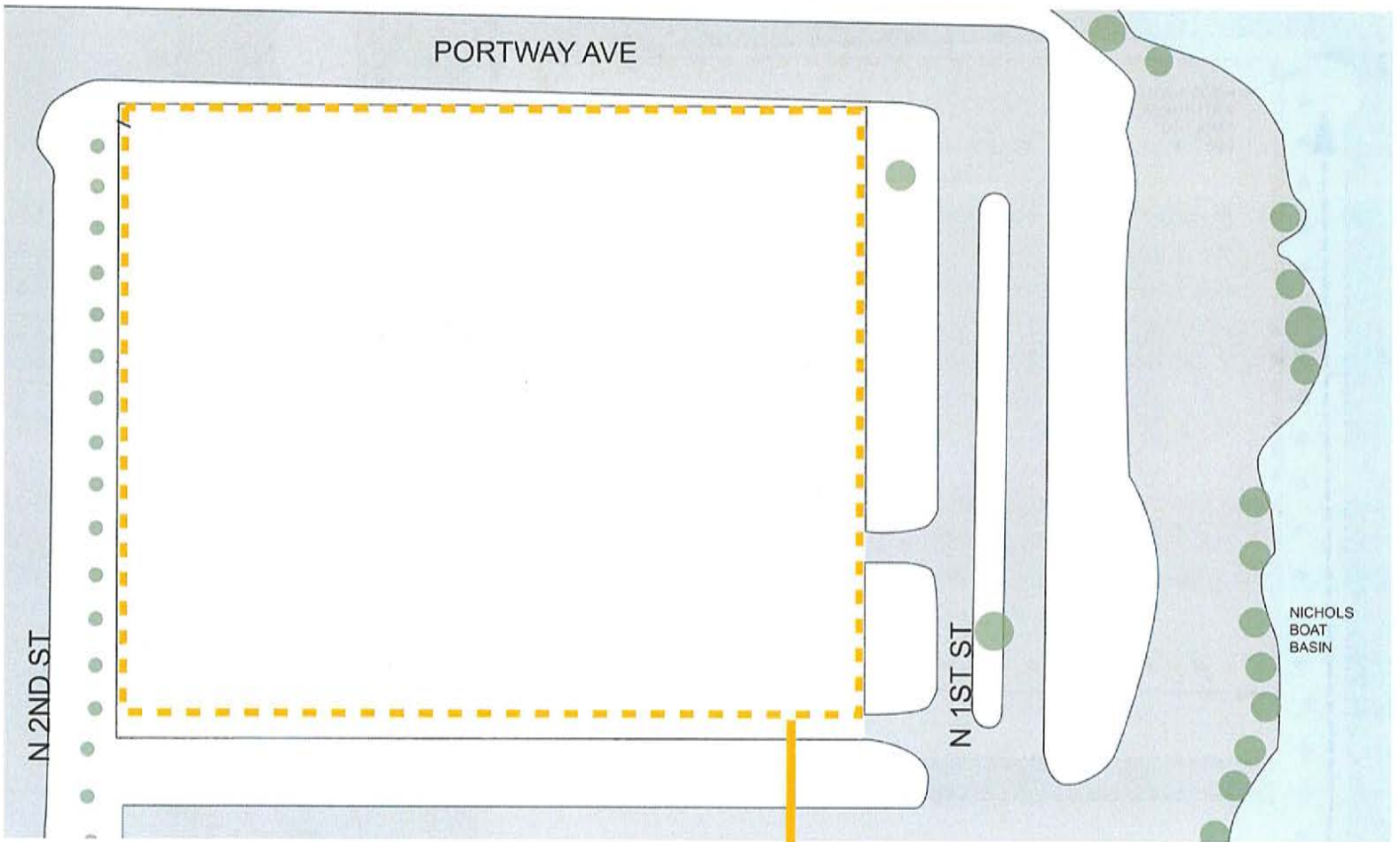
ZONING

- R-1 Urban Low Density Residential
 - R-2 Urban Standard Density Residential
 - R-3 Urban High Density Residential
 - C-1 Office Residential
 - C-2 General Commercial
 - I Industrial
 - LI Light Industrial
 - OS Open Space/Public Facility
 - RC Columbia River Recreational/Commercial
 - IAMP-ACCESS MGMT. BLOCKS
 - INTERCHANGE AREA MGMT PLAN ZC
 - Waterfront Zone
 - Floodplain
 - Geologic Hazard
- Boundaries:**
- City Limits
 - Urban Growth Boundary
 - Assessor Map Index



Theoretical Alternate Site

SITE AREA

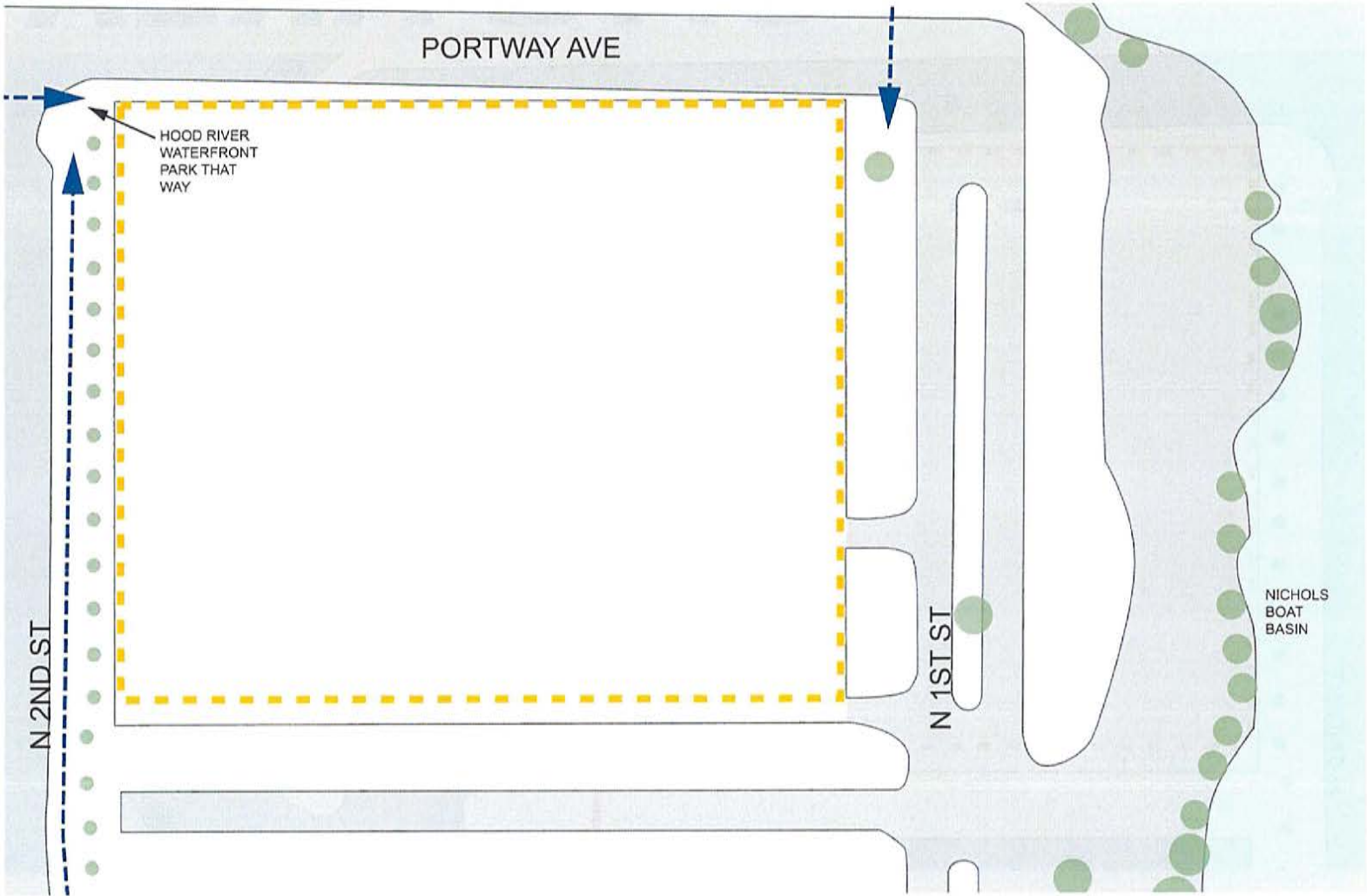


3.83 ACRES

Theoretical Alternate Site

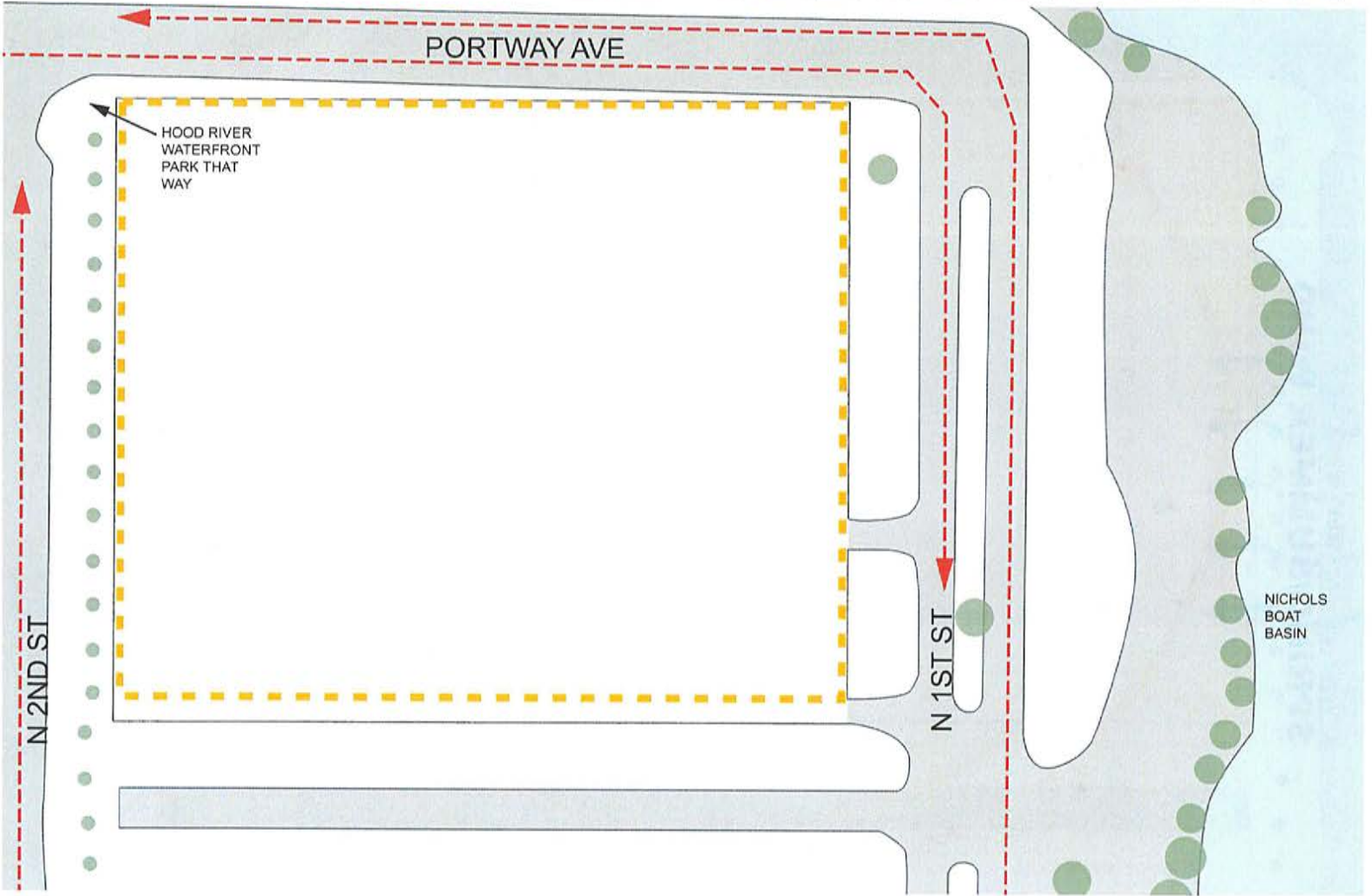


PEDESTRIAN CIRCULATION



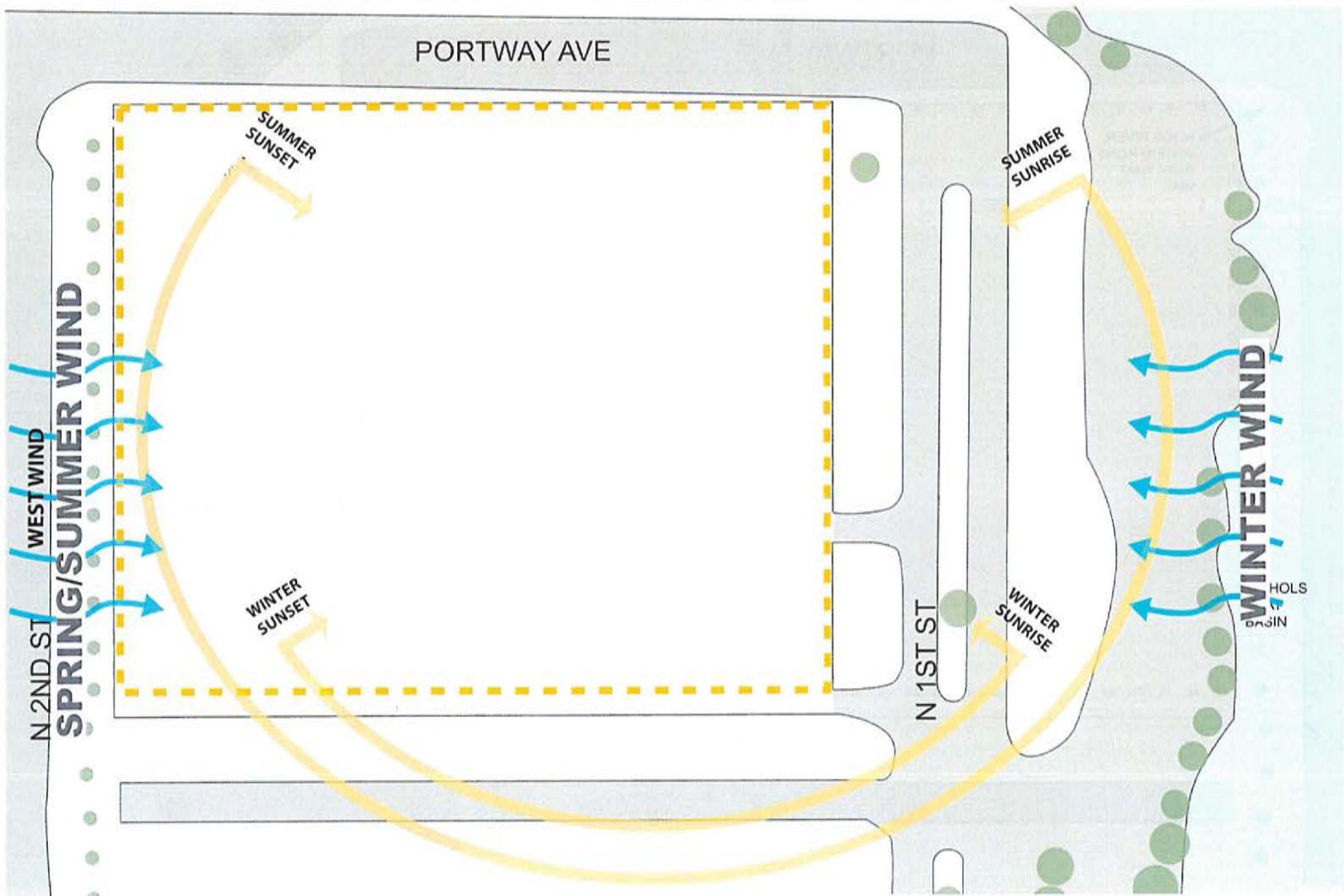
Theoretical Alternate Site

VEHICLE CIRCULATION



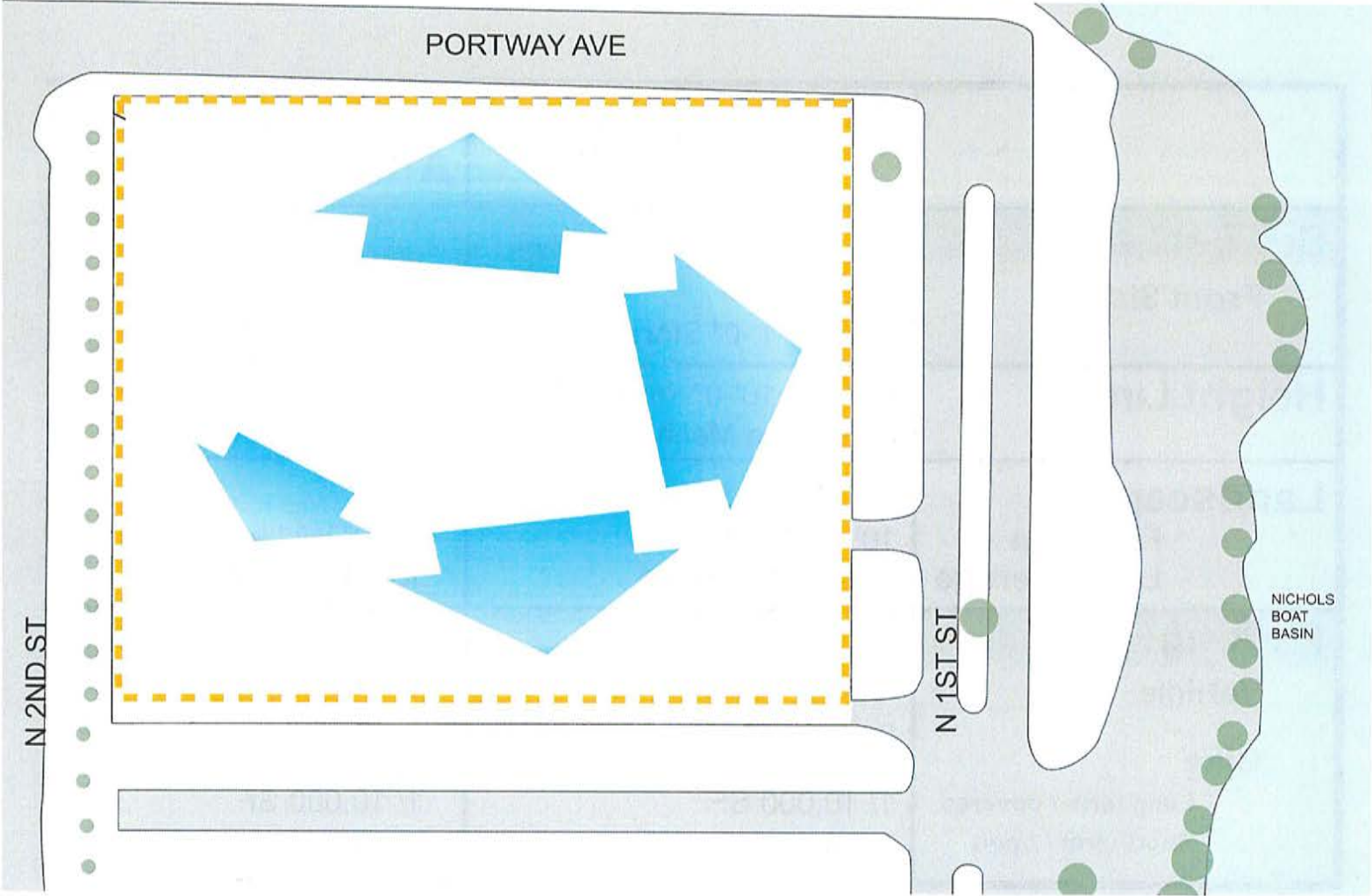
Theoretical Alternate Site

SOLAR / WIND ANALYSIS



Theoretical Alternate Site

VIEWS



Theoretical Alternate Site

Site Development Standards

	Existing Court House Site	Theoretical Alternative Site
Set Backs		
Front Side	10'-0" 10'-0" + 1'-0" Story	10'-0" 10'-0" + 1'-0" Story
Height Limits	45'-0" + 10'-0" Slope = 55'-0" (Excluding Mech.)	45'-0" (Including Mech.)
Landscape		
Frontage	10'-0" Width	10'-0" Width
Lot Coverage	15% Landscaping	15% Landscaping
Parking		
Vehicle	1/ FTE +? Public Recommend 80 Public	1/ FTE +? Public Recommend 100 Public
Bike		
Long term / covered	1/ 10,000 SF	1/ 10,000 SF
Short term / open	1/ 10,000 SF	1/ 10,000 SF

PROGRAM



Hood River County Courthouse & County Building
Space Program Summary



Courthouse & County Building

Area	#	DSF	Grossing	Total GSF
Lobby, Public Spaces, & Building Support	1.00	8,321	1,664	9,985
Budget & Finance	2.00	1,482	296	1,778
Admin & HR	3.00	7,137	1,427	8,564
Records & Assessment / Elections	4.00	6,061	1,212	7,273
Sheriff, P&P, 911, Emergency Management	5.00	20,455	4,091	24,545
District Attorney & Victims' Assistance	6.00	3,032	606	3,638
Community Development, Building, IT,	7.00	4,625	925	5,550
Juvenile	8.00	2,082	416	2,498
Prevention	9.00	1,477	295	1,772
Circuit Court	10.00	13,384	2,677	16,061
	Subtotal	68,055	13,611	81,665
	Grossing Factor 20%	13,611		
	Total Gross Square Feet	81,665		

Site Footprint - assume building and parking structure each occur on 3 equal floor plates

Component	QTY	GSF	Total
Building Footprint (total SF/3)	1	27,222	27,222
Public Parking (total SF/3)	100	400	13,333
Staff Parking (total SF/3) (+15%)	114	400	15,180
County Parking (total SF/3) (+15%)	35	400	4,600
Total Gross Square Feet			60,335
Site Circulation	50%		30,168
Plantings & Setbacks	50%		30,168
Total Site Square Footage			120,670
Total Acreage			2.76

Abbreviations:

NSF = net area square footage (SF) (actual room size)

DSF = departmental SF, includes circulation, chases, etc.

GSF = gross SF includes exterior walls and circulation

QTY = quantity

STAFF = # staff assigned to the space

Hood River County Courthouse & County Building Space Program Summary



Courthouse & County Building

Area	#	11/12/15 SF	Reduced SF
Lobby, Public Spaces, & Building Support	1.00	13,879	9,985
Budget & Finance	2.00	2,290	1,778
Admin & HR	3.00	10,046	8,564
Records & Assessment / Elections	4.00	8,053	7,273
Sheriff, P&P, 911, Emergency Management	5.00	27,919	24,545
District Attorney & Victims' Assistance	6.00	4,371	3,482
Community Development, Building, IT, Juvenile	7.00	6,449	5,690
Prevention	8.00	2,764	2,498
Circuit Court	9.00	1,899	1,772
	10.00	17,027	16,077
Total Gross Square Feet		94,697	81,665

Public Parking Stalls: 100

Private Parking Stalls: 153

Staff Secure - 20

Court - 5

General Staff - 93

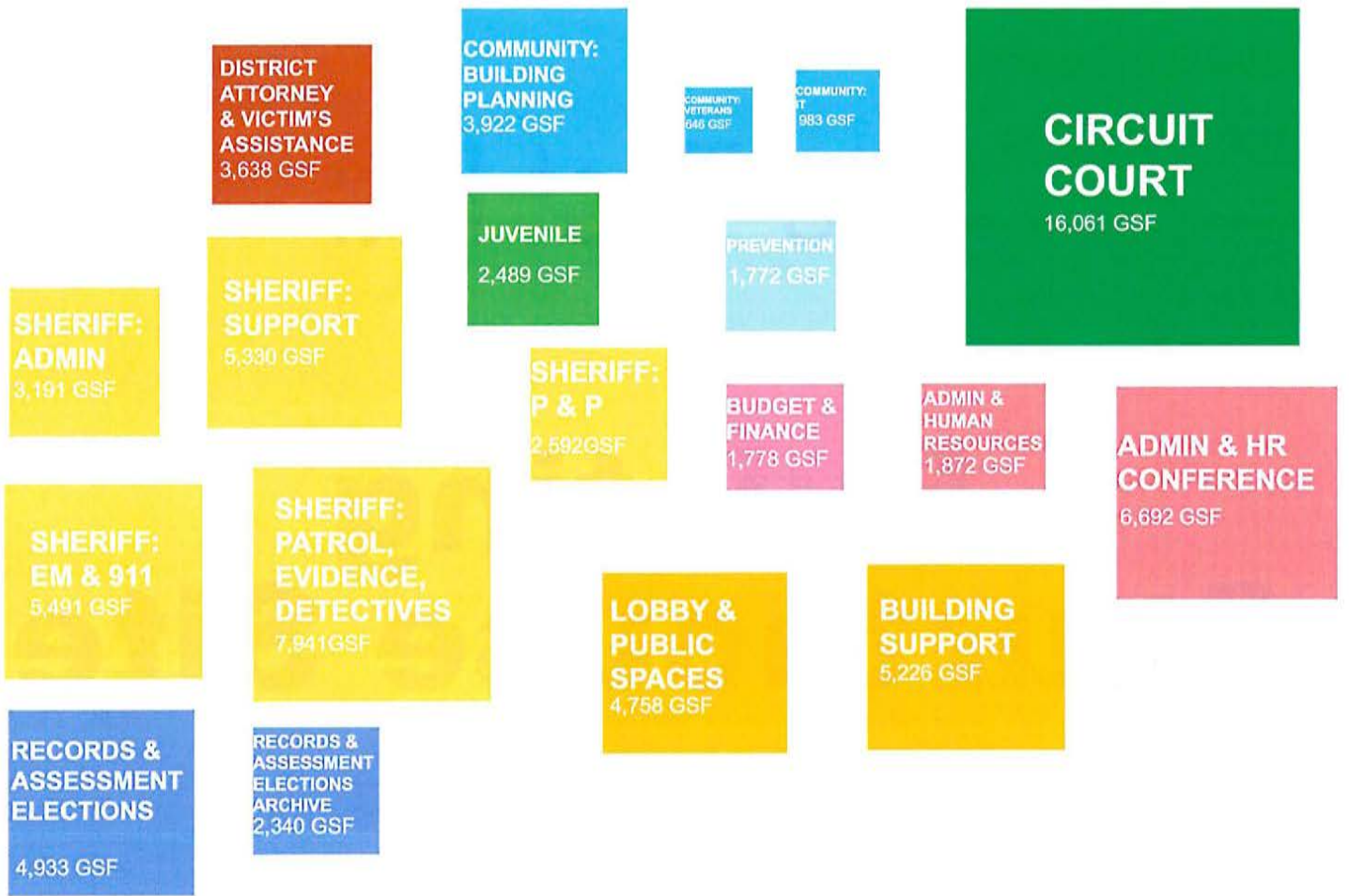
County - 35

TOTAL: 253

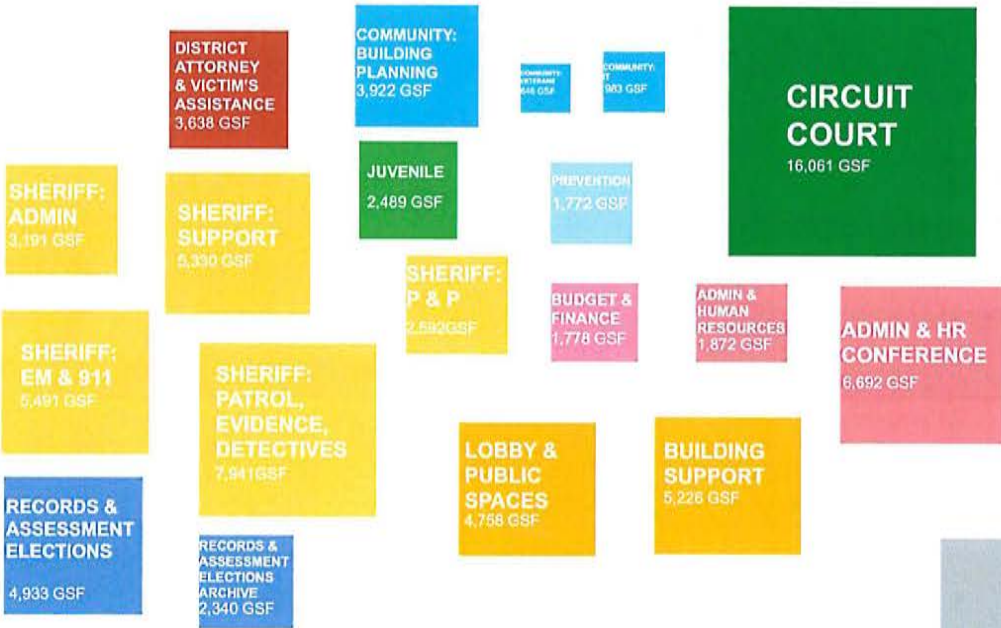
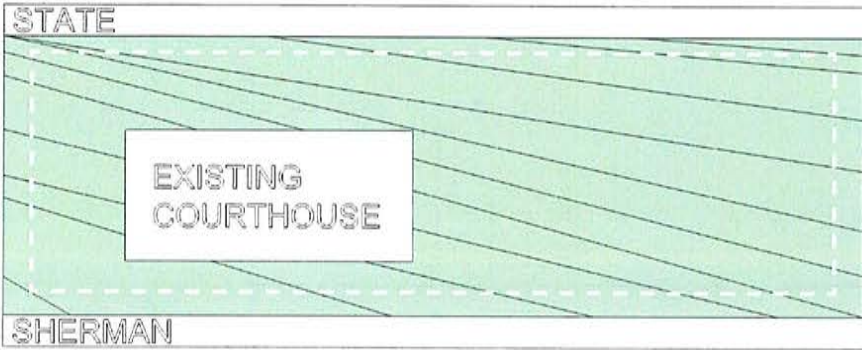
Parking Program

Site Test Fit:

**Existing
Courthouse Site**



Graphic Program Option A



Private Parking
53,800 SF

Public Parking
35,200 SF

A

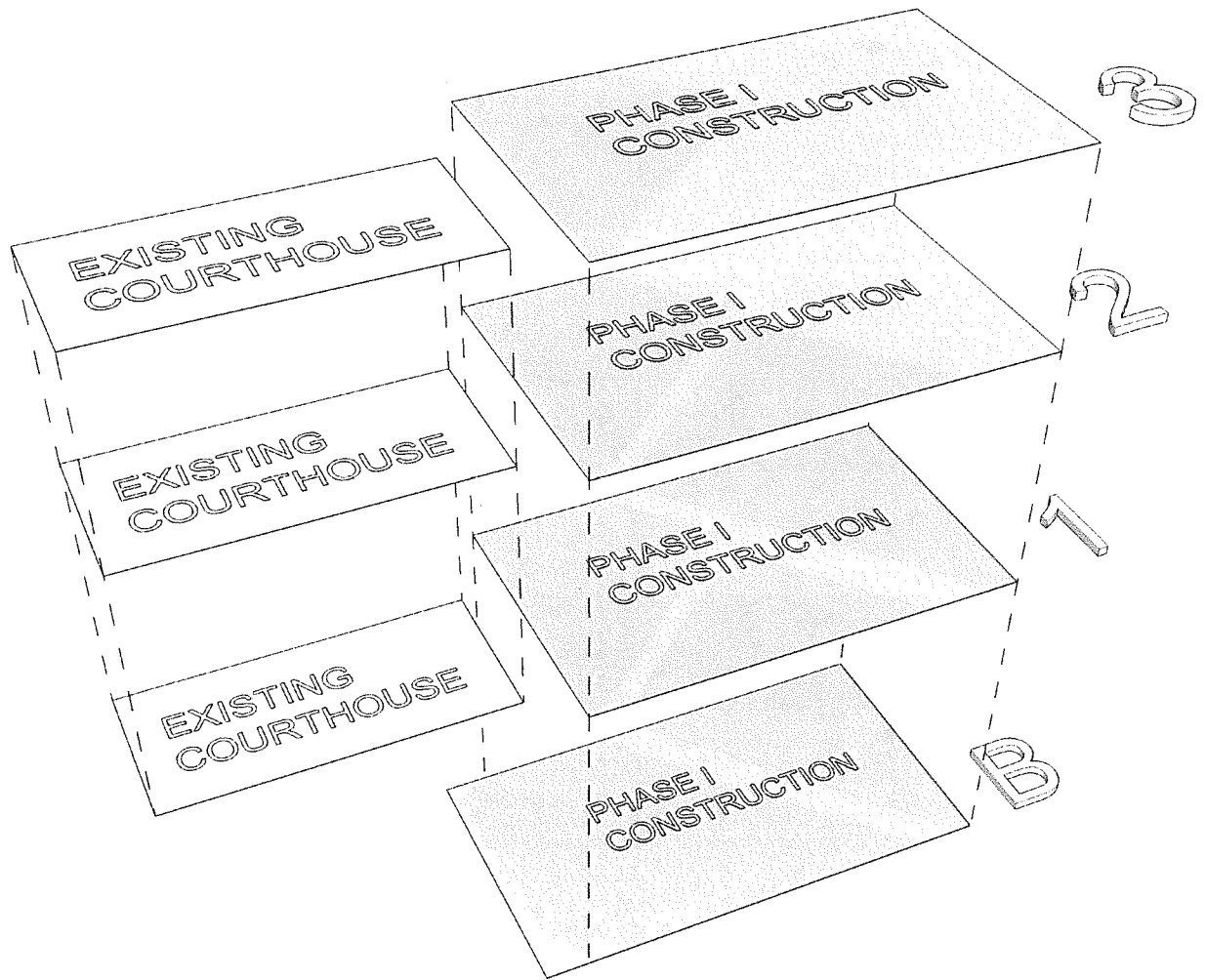
STATE

EXISTING
COURTHOUSE

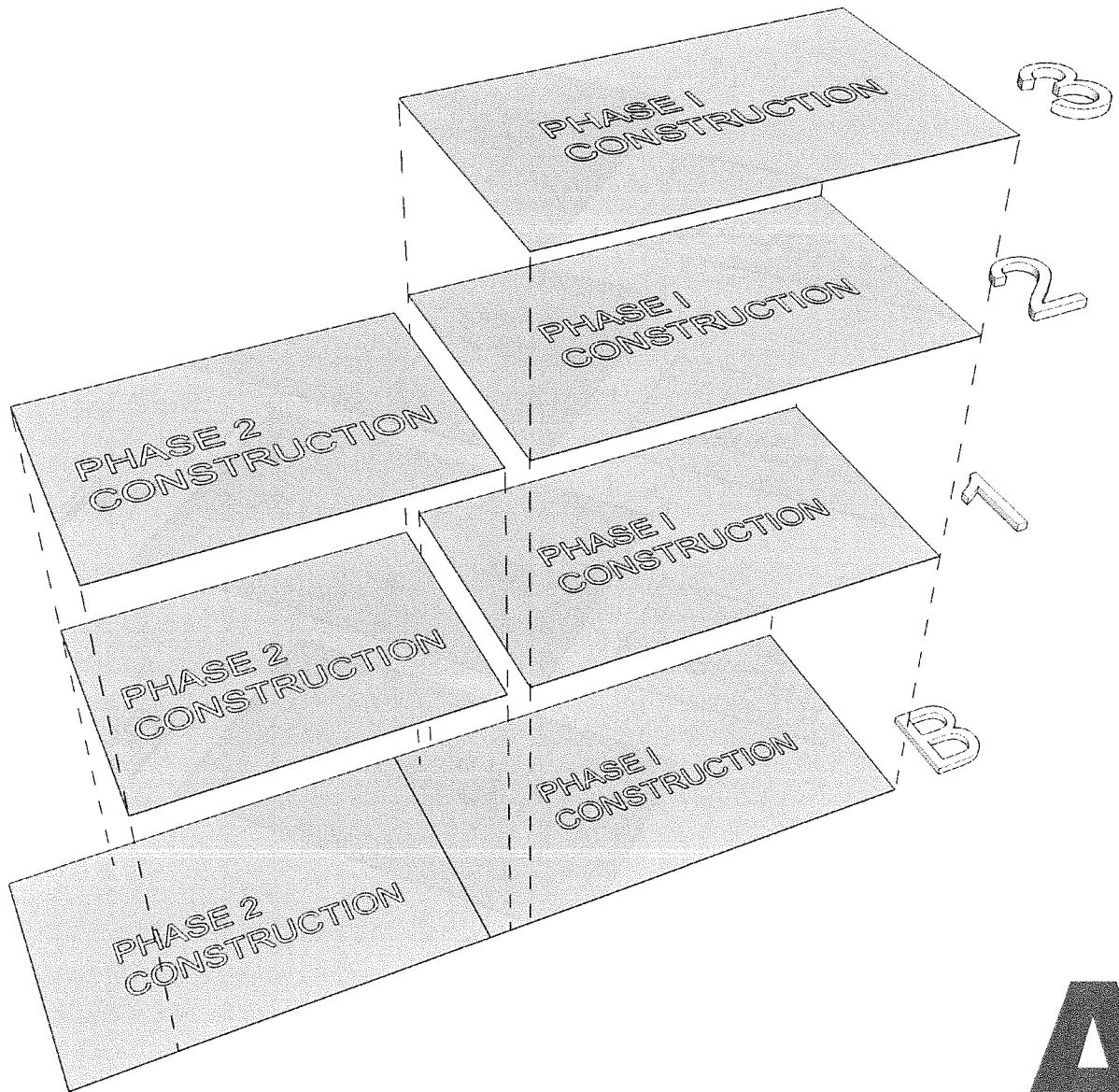
PHASE I
CONSTRUCTION

SHERMAN

A



A



Level	Department	Program BGSF	Notes
LEVEL 1:			
Phase 1	Sheriff: Administration	3,191	14,781 SF
	Sheriff: Parole and Probation	2,592	
	Juvenile	2,498	
	Lobby and Public Spaces	4,758	
	Building Support	1,742	
Phase 2	Sheriff: Emergency and 911	5,491	17,882 SF
	Prevention	1,772	
	Administration/HR Conference Space	3,346	
	Records and Assessment - Elections	4,933	
	Records and Assessment - Elections Archives	2,340	
TOTAL		32,663	
LEVEL 2:			
Phase 1	Sheriff: Support	5,330	18,651 SF
	Sheriff: Patrol/Evidence/Detectives	7,941	
	Building Support	1,742	
	District Attorney	3,638	
Phase 2	Budget and Finance	1,778	12,547 SF
	Community: Building Planning	3,922	
	Community: Veterans	646	
	Community: IT	983	
	Administration/HR Administration/HR Conference Space	1,872 3,346	
TOTAL		31,198	
LEVEL 3:			
Phase 1	Circuit Court	16,061	17,803 SF
	Building Support	1,742	
	XXX	0	
	XXX	0	
	XXX	0	
	XXX	0	
	XXX	0	
TOTAL		17,803	
BUILDING TOTAL		81,665	

A

Phase 1A

PRIVATE PARKING

SALLYPORT

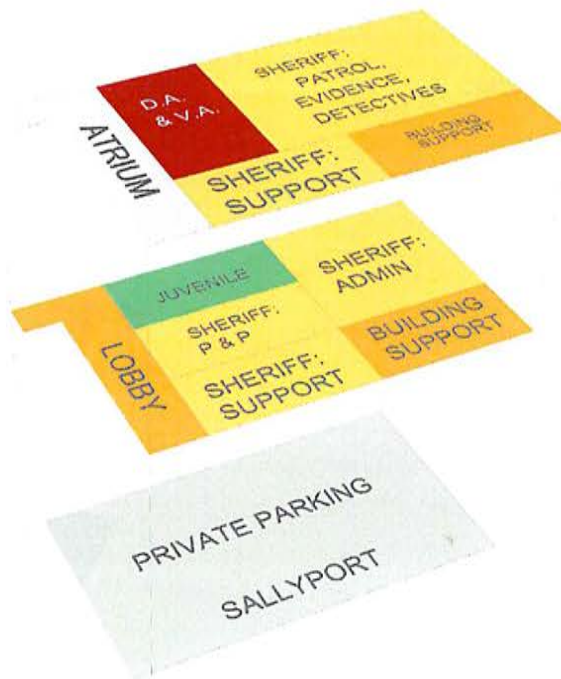
Level A
Level B
Level C
Level B

Phase 1A



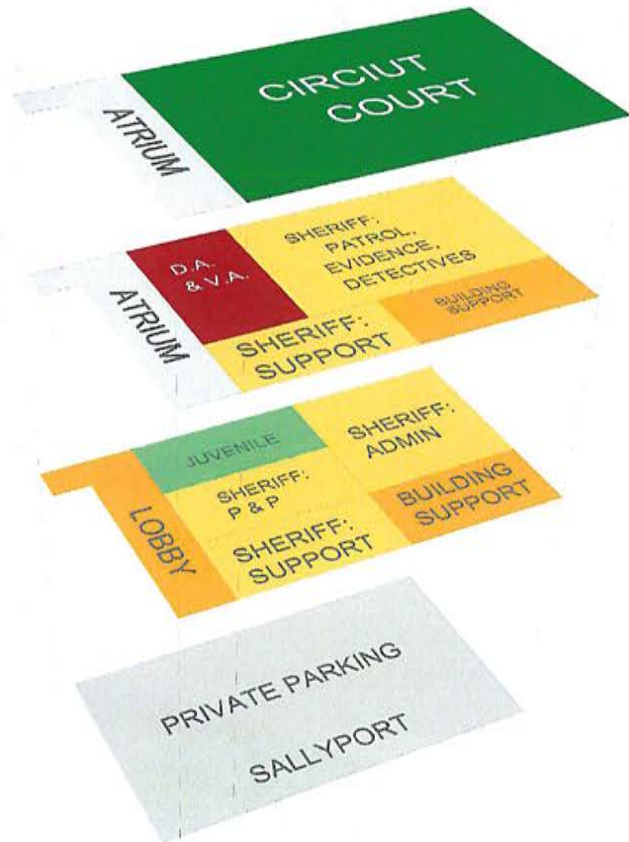
Level 3
Level 2
Level 1
Level B

Phase 1A



Level 3
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Level B

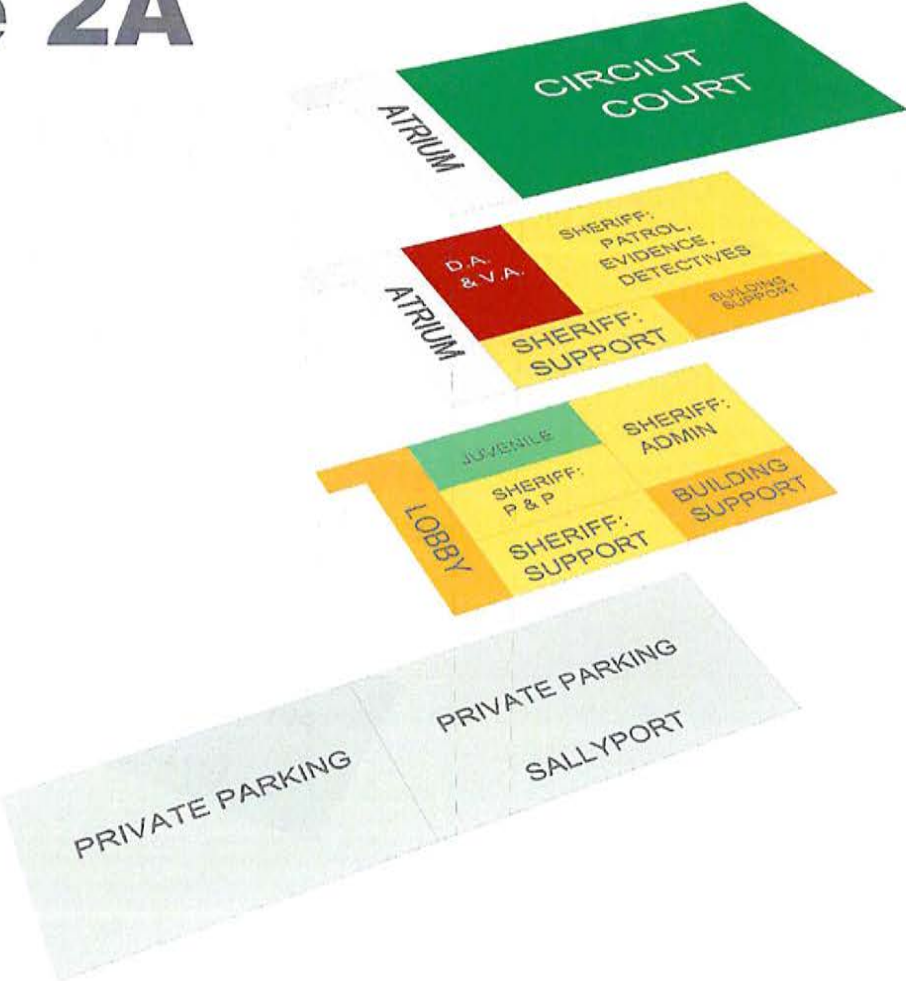
Phase 1A



Level 3
Level 2
Level 1
Level B

Phase 2A

Level 2
Level 1
Level B



Phase 2A

Level 2
Level 1
Level B



Phase 2A

Level 2
Level 1
Level B



COMPLETE

CIRCUIT COURT
16,061 GSF

JUVENILE
2,489 GSF

DISTRICT ATTORNEY & VICTIM'S ASSISTANCE
3,638 GSF

SHERIFF: SUPPORT
5,330 GSF

SHERIFF: ADMIN
3,191 GSF

SHERIFF: P & P
2,592 GSF

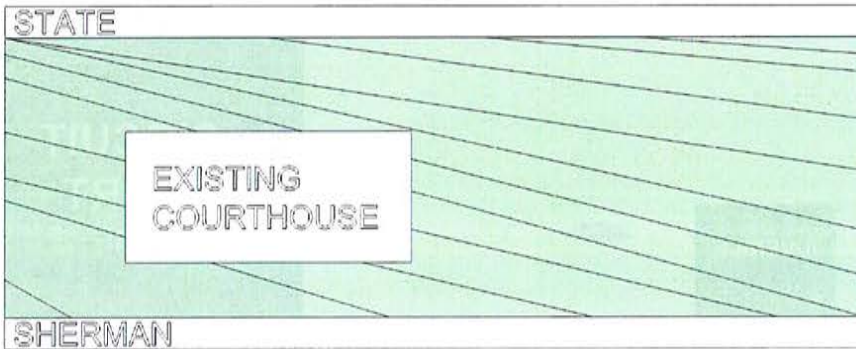
SHERIFF: EM & 911
5,491 GSF

SHERIFF: PATROL, EVIDENCE, DETECTIVES
7,941 GSF

LOBBY & PUBLIC SPACES
4,758 GSF

BUILDING SUPPORT
5,226 GSF

Graphic Program Option B



B

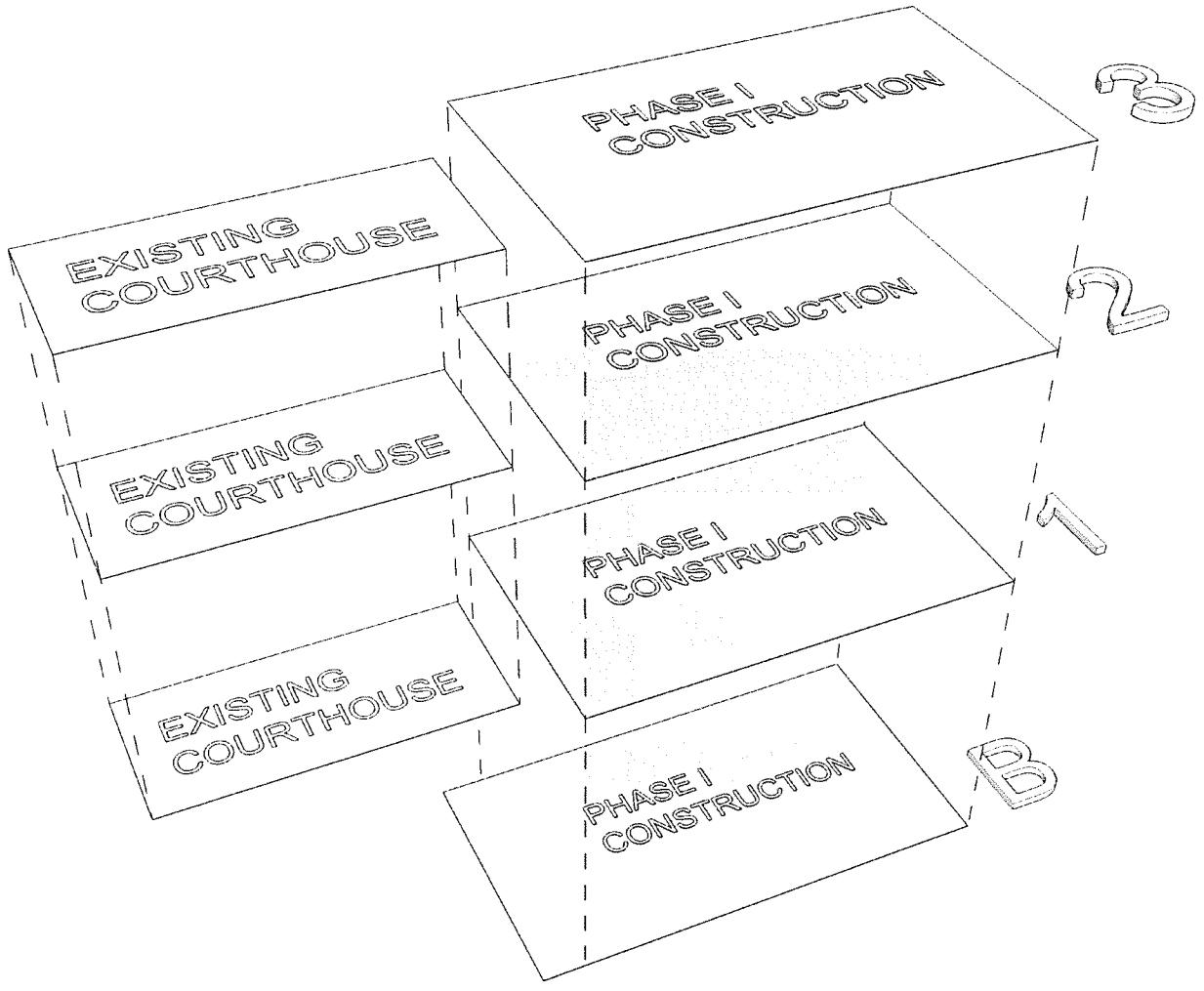
STATE

EXISTING
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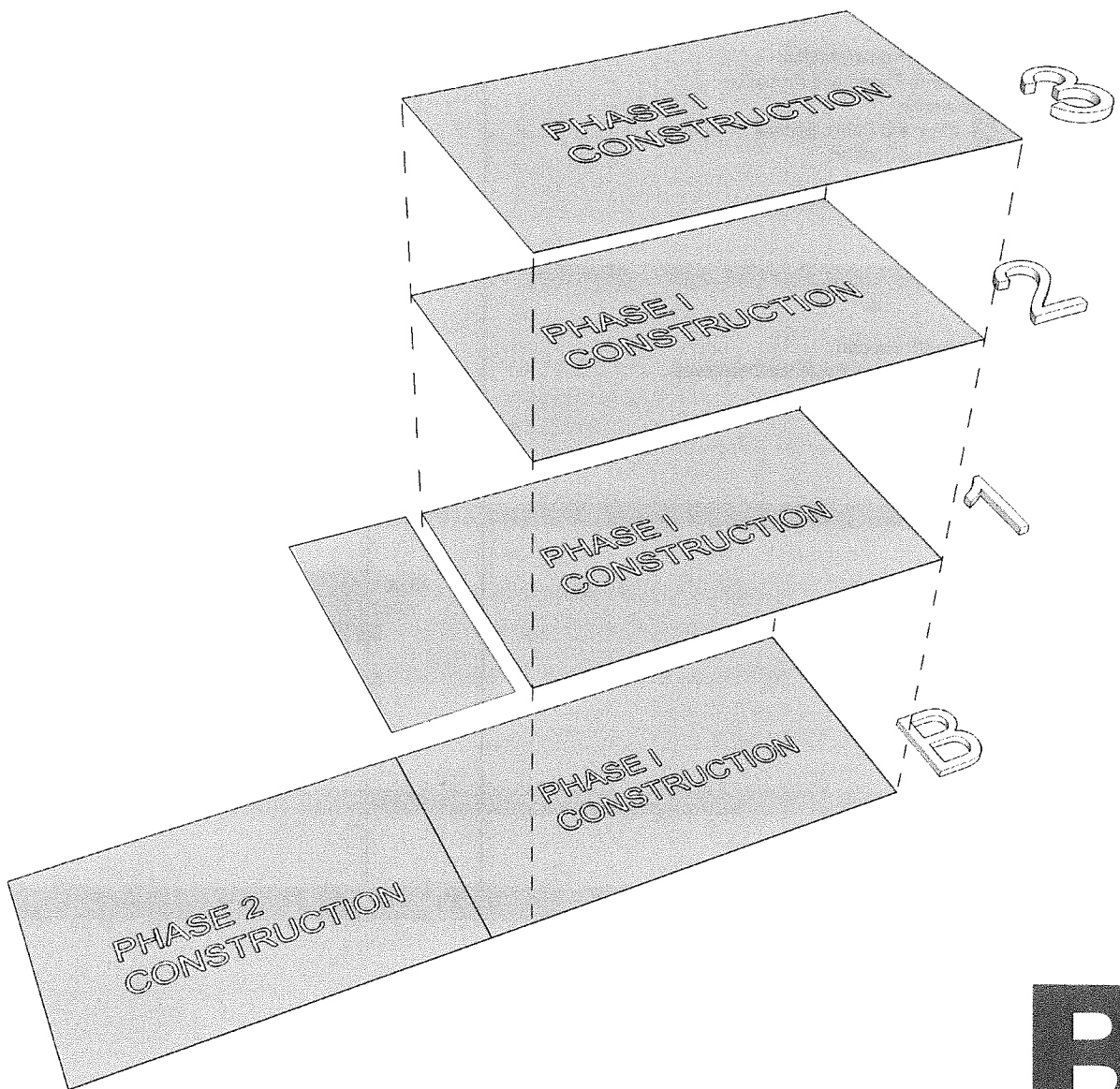
PHASE I
CONSTRUCTION

SHERMAN

B



B



B

Level	Department	Program BGSF	Notes
LEVEL 1:			
Phase 1	Sheriff: Administration	3,191	14,781SF
	Sheriff: Parole and Probation	2,592	
	Juvenile	2,498	
	Lobby and Public Spaces	4,758	
	Building Support	1,742	
Phase 2	Sheriff: Emergency and 911	5,490	
	TOTAL	20,271	
LEVEL 2:			
Phase 1	Sheriff: Support	5,330	18,651 SF
	Sheriff: Patrol/Evidence/Detectives	7,941	
	Building Support	1,742	
	District Attorney	3,638	
	TOTAL	18,651	
LEVEL 3:			
Phase 1	Circuit Court	16,061	17,803 SF
	Building Support	1,742	
	XXX	0	
	XXX	0	
	XXX	0	
	XXX	0	
	XXX	0	
	TOTAL	17,803	
	BUILDING TOTAL	56,726	

B

Phase 1B



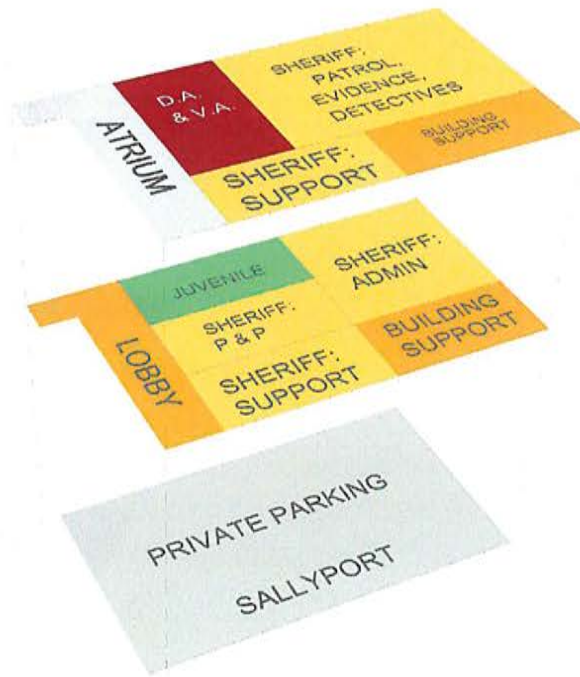
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Level 2
Level 1
Level B

Phase 1B



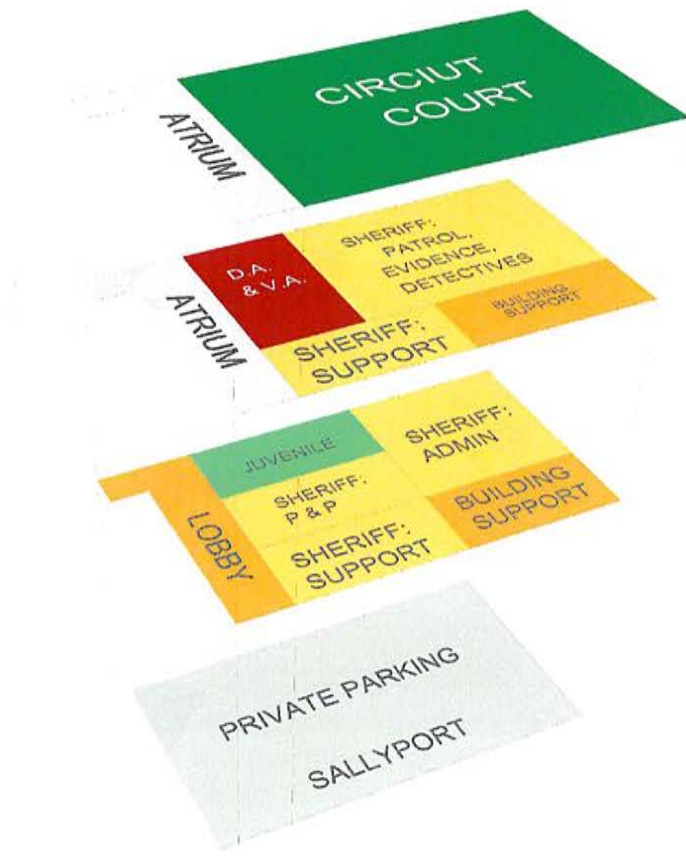
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Level 2
Level 1
Level B

Phase 1B



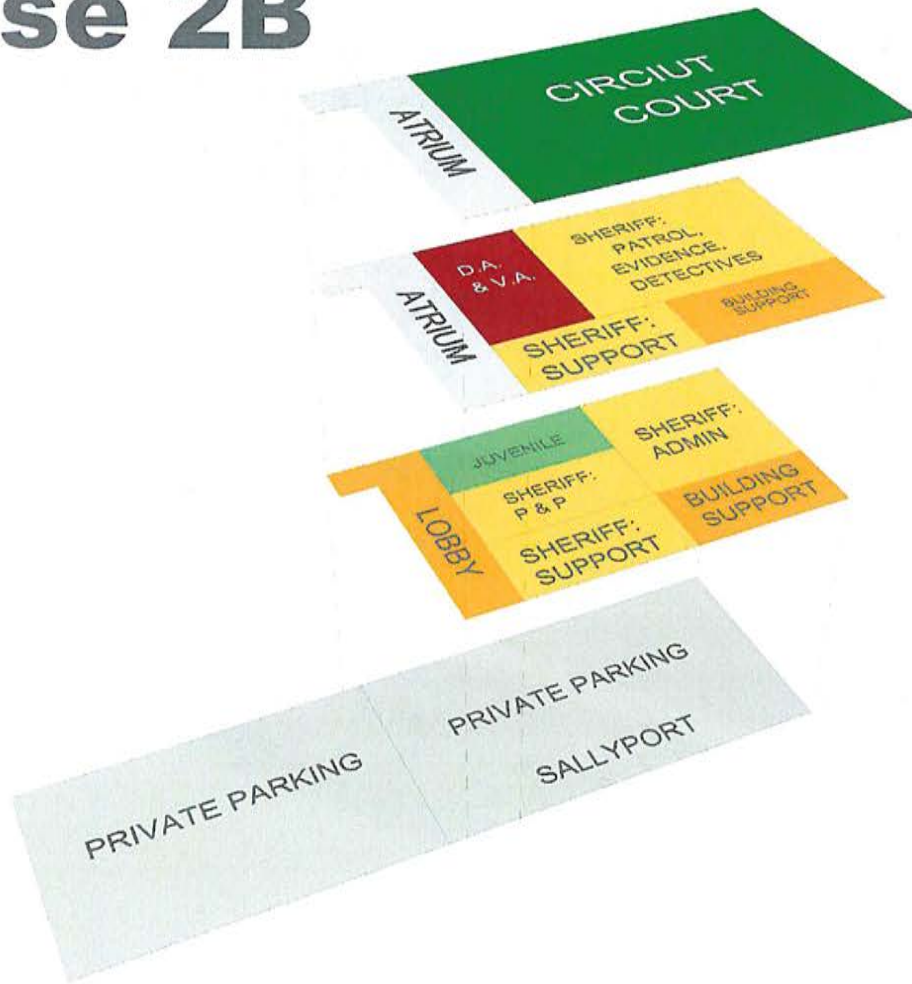
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Level 2
Level 1
Level B

Phase 1B



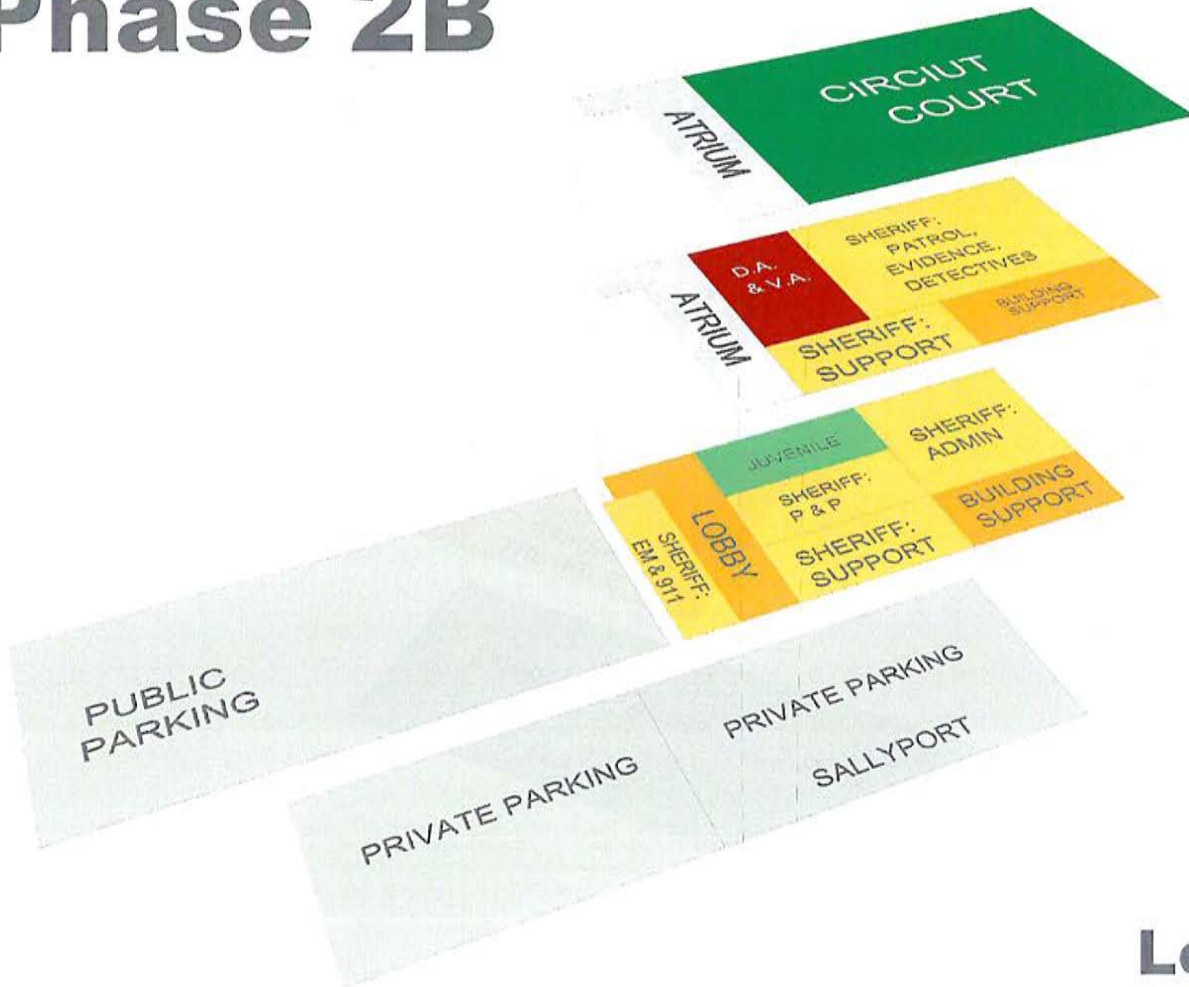
Level 3
Level 2
Level 1
Level B

Phase 2B



Level 1
Level B

Phase 2B



Level 1
Level B

COMPLETE

Site Test Fit:

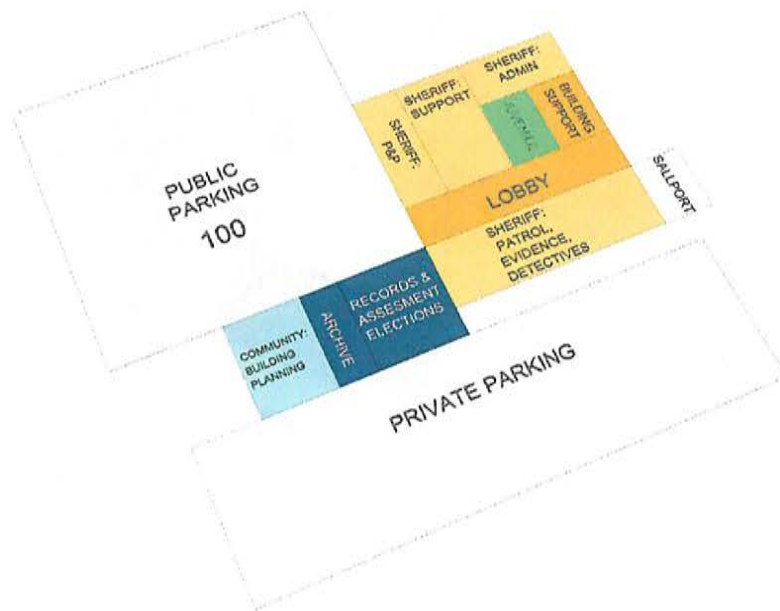
**Theoretical
Alternative Site**

Level	Department	Program BGSF	Notes
LEVEL 1:			
East Side	Sheriff: Administration	3,191	28,052SF
	Sheriff: Parole and Probation	2,592	
	Sheriff: Support	5,330	
	Sheriff: Patrol/Evidence/Detectives	7,941	
	Juvenile	2,498	
	Lobby and Public Spaces	4,758	
	Building Support	1,742	
West Side	Community: Building Planning	3,922	11,195 SF
	Records and Assessment - Elections	4,933	
	Records and Assessment - Elections Archives	2,340	
TOTAL		39,247	
LEVEL 2:			
East Side	Circuit Court	16,061	21,441 SF
	Building Support	1,742	
	District Attorney	3,638	
West Side	Budget and Finance	1,778	10,123 SF
	Sheriff: Emergency and 911	5,490	
	Community: IT	983	
	Administration/HR	1,872	
TOTAL		31,564	
LEVEL 3:			
	XXX	0	
	XXX	0	
	XXX	0	0
West Side	Building Support	1,742	10,852SF
	Administration/HR Conference Space	6,692	
	Community: Veterans	646	
	Prevention	1,772	
TOTAL		10,852	
BUILDING TOTAL		81,664	

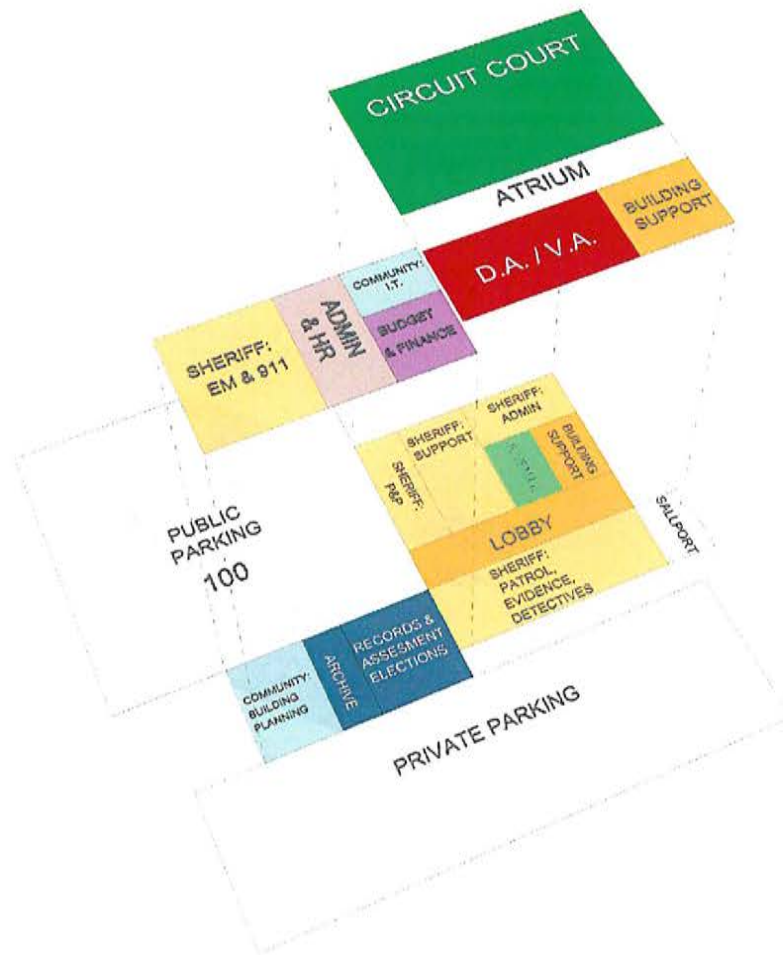
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Phase 1A

Level 3
Level 2
Level 1

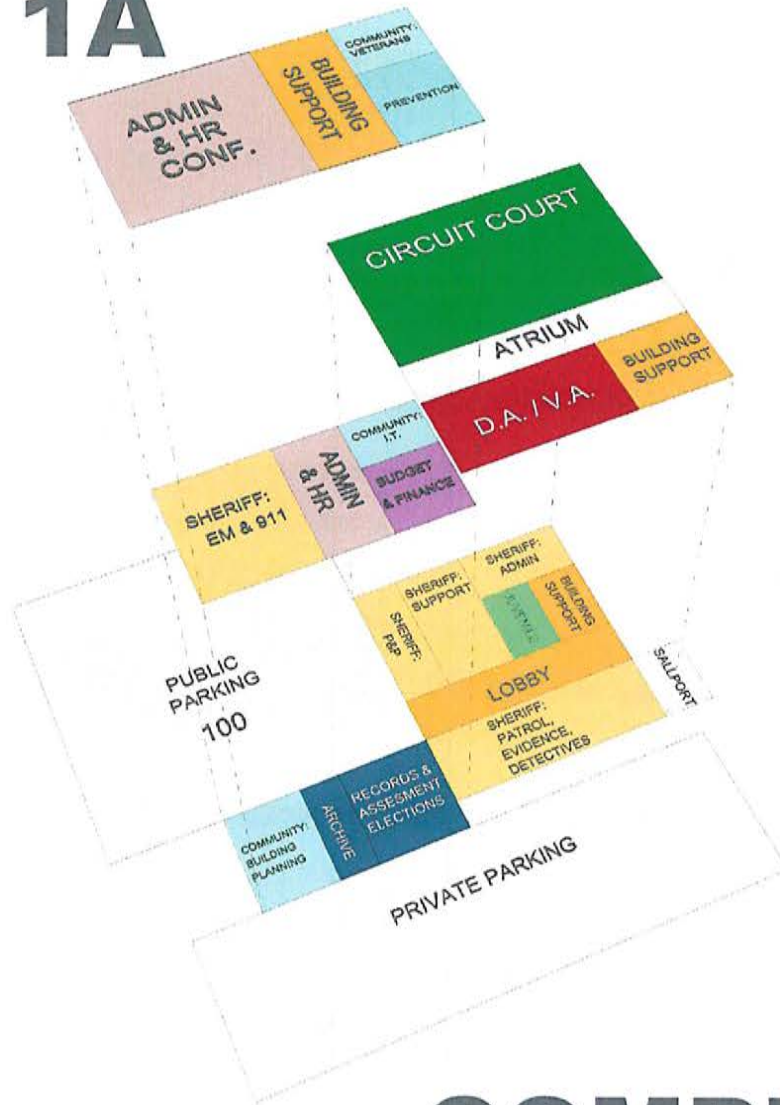


Phase 1A



Level 3
Level 2
Level 1

Phase 1A



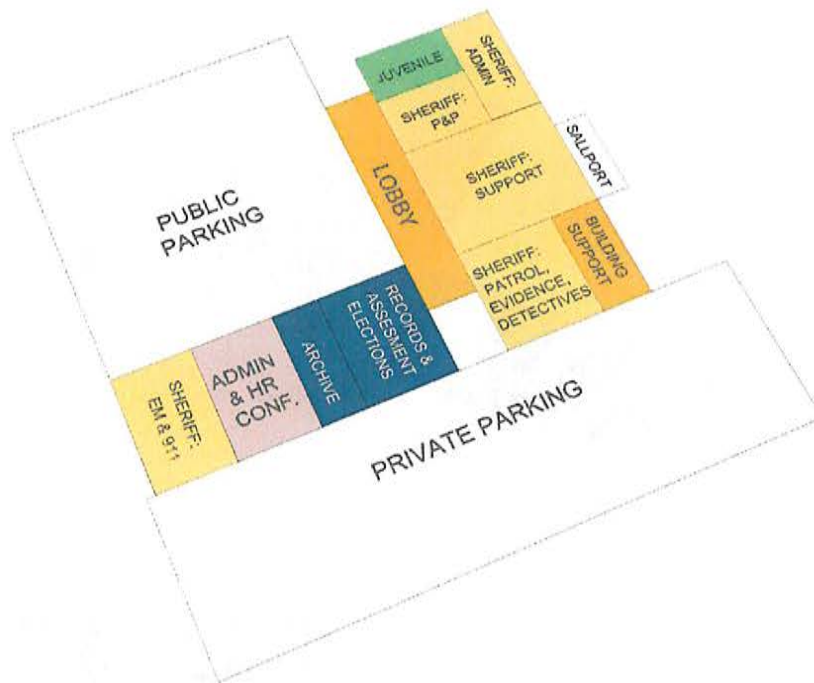
Level 3
Level 2
Level 1

COMPLETE

Level	Department	Program BGSF	Notes
LEVEL 1:			
Phase 1	Sheriff: Administration	3,191	28,924 SF
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	Sheriff: Support	5,330	
	Sheriff: Patrol/Evidence/Detectives	7,941	
	Juvenile	2,498	
	Lobby and Public Spaces	4,758	
	Building Support	2,614	
Phase 2	Sheriff: Emergency and 911	5,490	16,109 SF
	Administration/HR Conference Space	3,346	
	Records and Assessment - Elections	4,933	
	Records and Assessment - Elections Archives	2,340	
	TOTAL	45,033	
LEVEL 2:			
Phase 1	Circuit Court	16,061	22,313 SF
	Building Support	2,614	
	District Attorney	3,638	
Phase 2	Budget and Finance	1,778	14,319 SF
	Prevention	1,772	
	Community: Building Planning	3,922	
	Community: Veterans	646	
	Community: IT	983	
	Administration/HR Conference Space	3,346	
Administration/HR	1,872		
	TOTAL	36,632	
LEVEL 3:			
	XXX	0	
	XXX	0	
	XXX	0	0
	XXX	0	
	XXX	0	
	XXX	0	0
	TOTAL	0	
	BUILDING TOTAL	81,664	

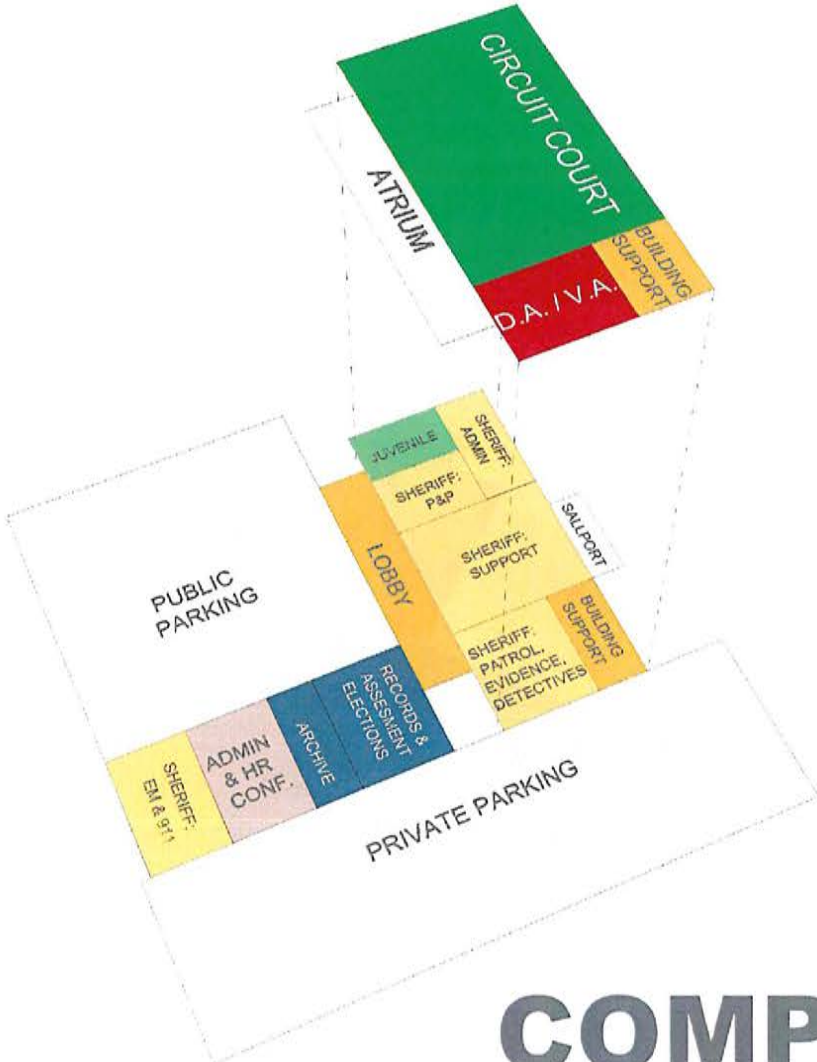
B

Phase 1B



Level 2
Level 1

Phase 1B



Level 2
Level 1

COMPLETE

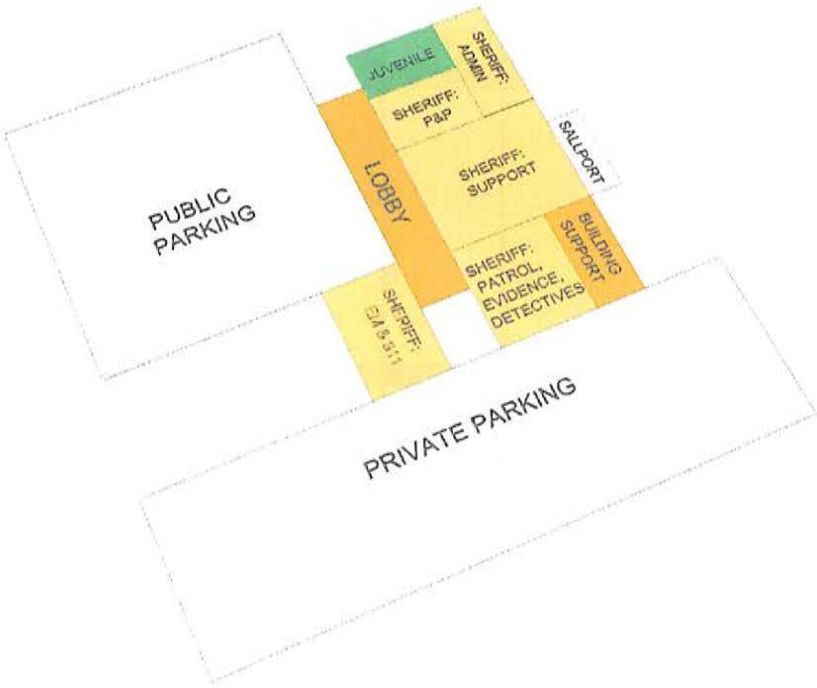
Level	Department	Program BGSF	Notes
LEVEL 1: East Side	Sheriff: Administration	3,191	28,924 SF
	Sheriff: Parole and Probation	2,592	
	Sheriff: Support	5,330	
	Sheriff: Patrol/Evidence/Detectives	7,941	
	Juvenile	2,498	
	Lobby and Public Spaces	4,758	
	Building Support	2,614	
	TOTAL	28,924	
LEVEL 2: West Side	Circuit Court	16,061	27,803 SF
	Building Support	2,614	
	District Attorney	3,638	
	Sheriff: Emergency and 911	5,490	
	TOTAL	27,803	
LEVEL 3:	XXX	0	
	XXX	0	
	XXX	0	
	XXX	0	
	XXX	0	
	XXX	0	
	XXX	0	
	TOTAL	0	
BUILDING TOTAL		56,726	

C

Phase 1C

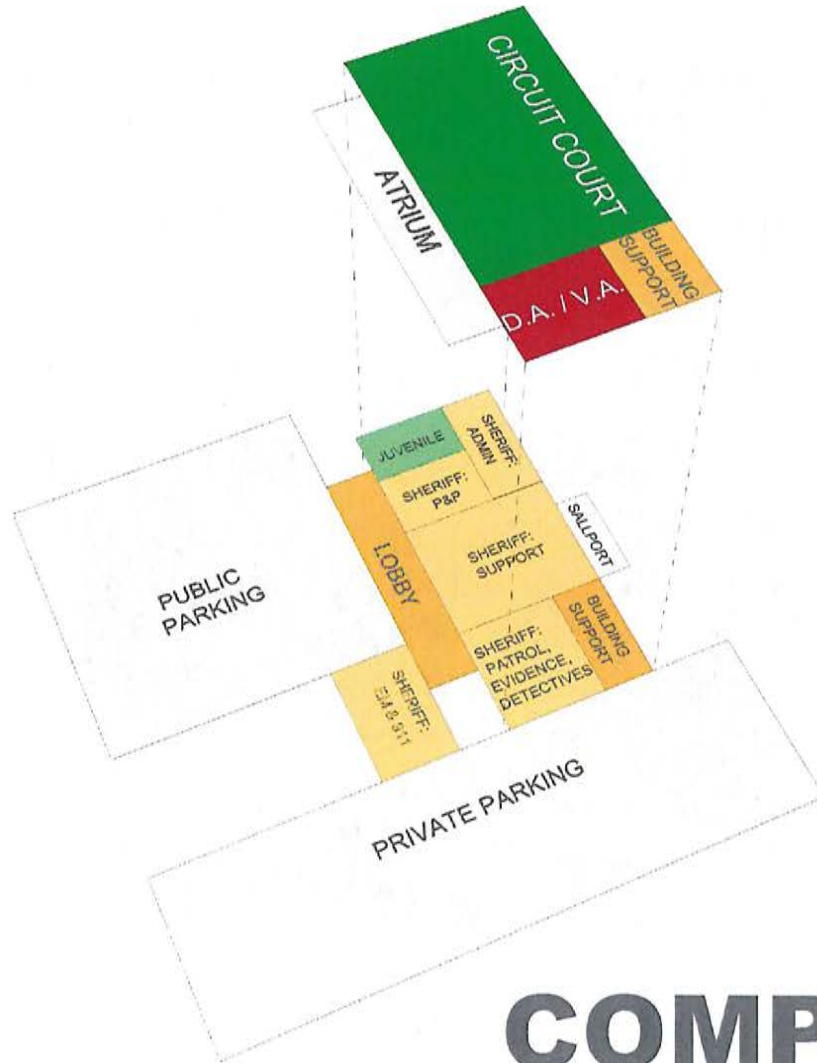
Level 2

Level 1

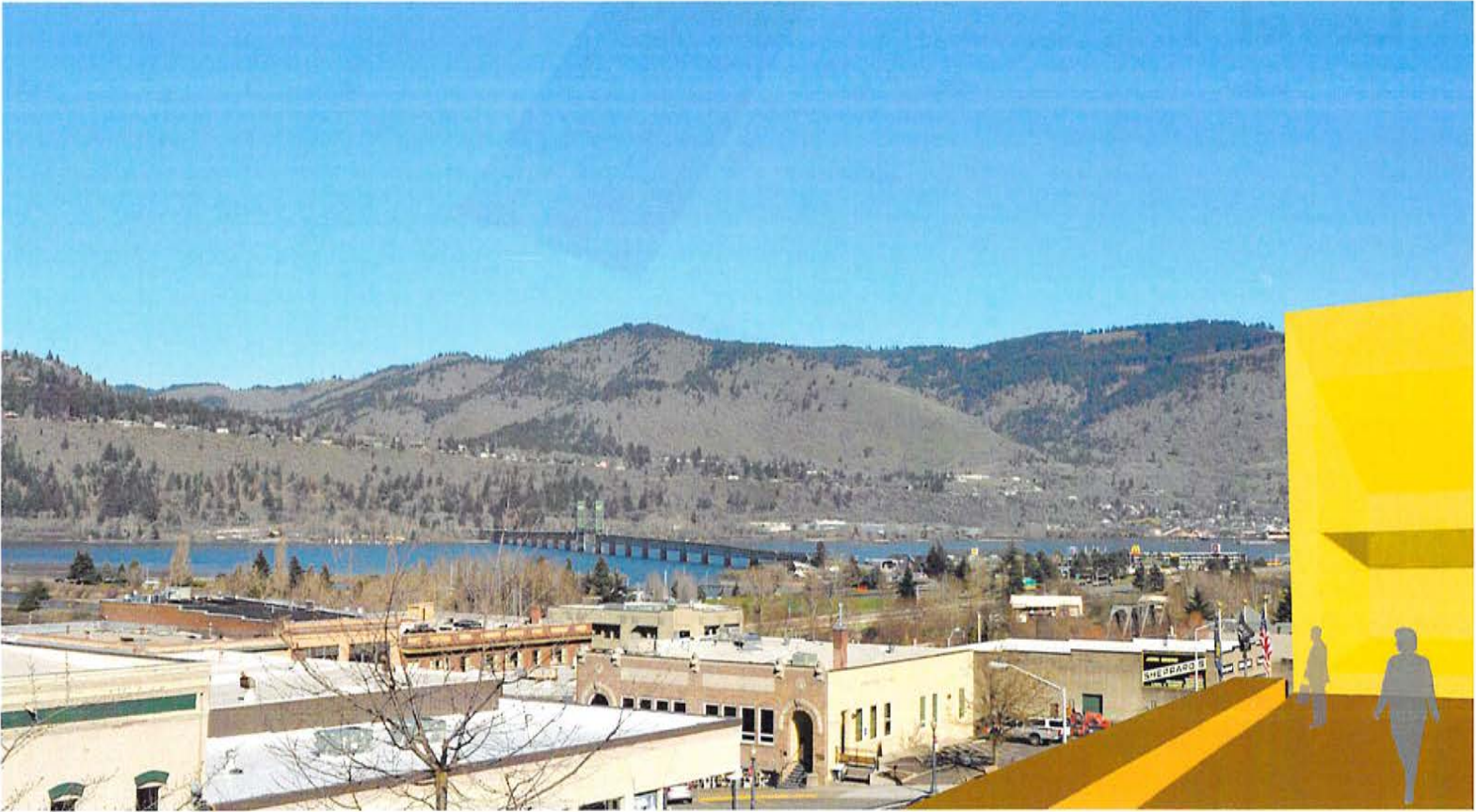


Phase 1C

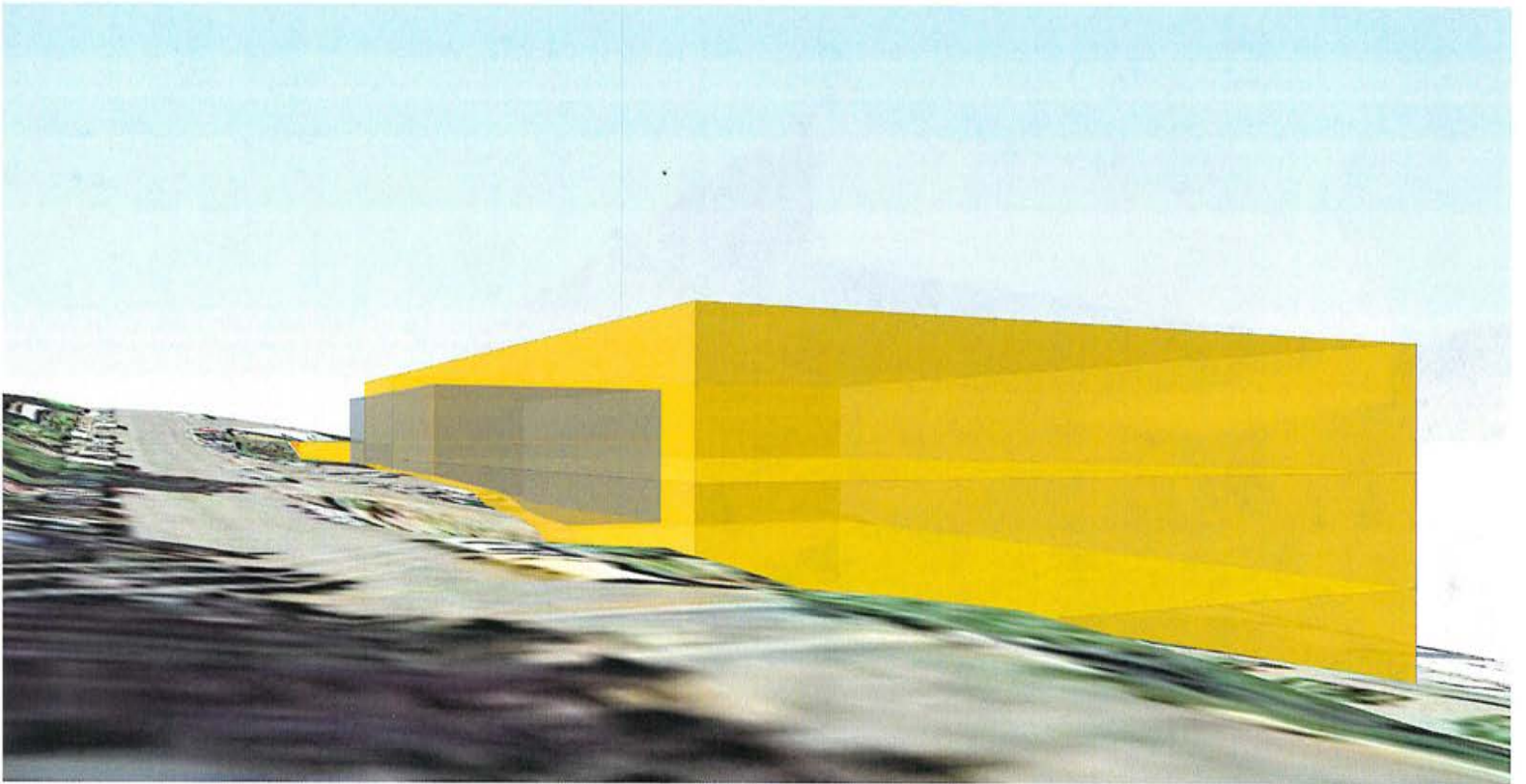
Level 2
Level 1



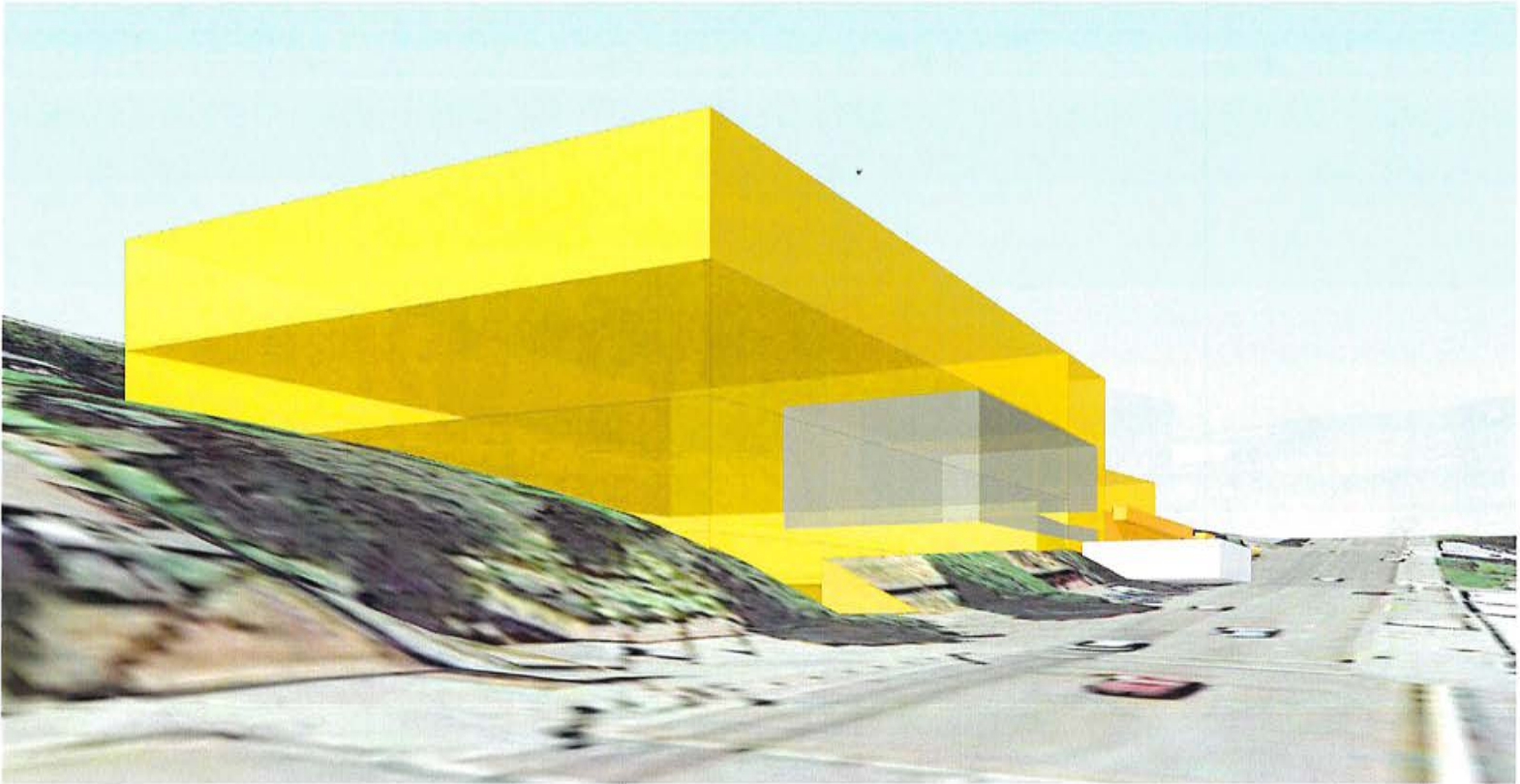
COMPLETE



VIEW FROM MAIN ENTRY



VIEW FROM SHERMAN LOOKING WEST



VIEW FROM STATE LOOKING EAST



VIEW FROM STATE LOOKING WEST

Hood River County Courthouse

12/2/2015

Option	Total SF	Unit Cost \$/SF Q4 2015	Total Cost
Downtown Site - Option A	81,665	\$ 554	\$ 45,239,367
Downtown Site - Option B (Sheriff & Court Only)	56,726	\$ 593	\$ 33,621,501
Theoretical Alt. Site - Option A (3 Story)	81,665	\$ 443	\$ 36,192,481
Theoretical Alt. Site - Option B (2 Story)	81,665	\$ 437	\$ 35,706,902
Theoretical Alt. Site - Option C (Sheriff & Court Only)	56,726	\$ 449	\$ 25,476,574

Hood River County Courthouse
 12/2/2015
 Downtown Site - Option A

Budget	\$	45,239,367
Total sf		81,665
\$/SF	\$	554

Current Unit
 Cost Estimate

ASTM Uniformat
 II

Uniformat III

	Area	Quantity	Unit Cost \$/SF Q4 2015	Total Cost	Notes
A10	Foundations	81,665	\$ 25.52	\$2,084,091	
	A1020	Special Foundations (Geopiers)	-	\$ 14.30	\$0
A20	Basement Construction (Parking per Stall)	153	\$ 20,250.00	\$3,098,250	
	A2020	Structured Construction (Parking per Stall)	80	\$ 20,250.00	\$1,620,000
B10	Superstructure	81,665	\$ 28.47	\$2,324,839	
B20	Exterior Enclosure	81,665	\$ 46.52	\$3,799,056	
B30	Roofing	32,663	\$ 14.62	\$477,533	
C10	Interior construction	81,665	\$ 32.42	\$2,647,579	
C20	Stairs	4	\$ 75,000.00	\$300,000	
C30	Interior Finishes	81,665	\$ 15.70	\$1,282,141	
D10	Conveying (stops)	19	\$ 45,000.00	\$855,000	
D20	Plumbing	81,665	\$ 12.74	\$1,040,412	
D30	HVAC	81,665	\$ 33.36	\$2,724,344	
D40	Fire Protection	81,665	\$ 5.40	\$440,860	
D50	Electrical				
	D5010	Facility Power Generation	81,665	\$ -	\$0 Included in Solar below
	D5020	Electrical Service and Distribution	81,665	\$ 12.66	\$1,033,879
	D5030	General Purpose Electrical Power	81,665	\$ 8.94	\$730,085
	D5040	Lighting	81,665	\$ 10.09	\$824,000
	D5080	Other Electrical	81,665	\$ -	\$0
D60	Communications	81,665	\$ 5.15	\$420,575	
D70	Electronic Safety and Security	81,665	\$ 6.70	\$547,156	
D80	Integrated Automation Facility Controls	81,665	\$ -	\$0 Included in D30	
E10	Equipment	81,665	\$ -	\$0 Included in Owner Project Budget	
E20	Furnishings (Fixed)	81,665	\$ 5.69	\$464,674	
E20	Furnishings (Movable)	81,665	\$ -	\$0 Included in Owner Project Budget	
DEMO	Existing Building Demolition (Allowance)	1	\$ 1,470,600.00	\$1,470,600	
G	Site Excavation (Allowance)	1	\$ 470,047.69	\$470,048	
G	Sitework (Allowance)	0.27	\$ 975,000.00	\$265,739	
SubTotal			\$354.14	\$ 28,920,861	
	1.5% for Solar	1.50%		\$ 433,812.91	
SubTotal			\$359.45	\$ 29,354,674	
	General conditions	8.00%		\$ 2,348,373.88	
	O&P	7.00%		\$ 2,219,213.32	
	Bonds & insurances	2.50%		\$ 848,056.52	
	Phasing contingency	8.00%		\$ 467,956.53	
	Estimating contingency	15.00%		\$ 5,285,741.07	
	Escalation to Q4 2017 (Midpoint of Construction)	11.64%		\$ 4,715,352.35	
Total			\$553.96	\$ 45,239,367	

Hood River County Courthouse

12/2/2015

Downtown Site - Option B (Sheriff & Court Only)

Budget	\$	33,621,501
Total sf		56,726
\$/SF	\$	593

ASTM Uniformat II

Current Unit Cost Estimate

Uniformat III

	Area	Quantity	Unit Cost \$/SF Q4 2015	Total Cost	Notes
A10	Foundations	56,726	\$ 25.52	\$1,447,648	
A1020	Special Foundations (Geopiers)	-	\$ 14.30	\$0	
A20	Basement Construction (Parking per Stall)	153	\$ 20,250.00	\$3,098,250	
A2020	Structured Construction (Parking per Stall)	40	\$ 20,250.00	\$810,000	
B10	Superstructure	56,726	\$ 28.47	\$1,614,876	
B20	Exterior Enclosure	56,726	\$ 46.52	\$2,638,894	
B30	Roofing	20,271	\$ 14.62	\$296,362	
C10	Interior construction	56,726	\$ 32.42	\$1,839,057	
C20	Stairs	4	\$ 75,000.00	\$300,000	
C30	Interior Finishes	56,726	\$ 15.70	\$890,598	
D10	Conveying (stops)	16	\$ 45,000.00	\$720,000	
D20	Plumbing	56,726	\$ 12.74	\$722,689	
D30	HVAC	56,726	\$ 33.36	\$1,892,379	
D40	Fire Protection	56,726	\$ 5.40	\$306,230	
D50	Electrical				
D5010	Facility Power Generation	56,726	\$ -	\$0	Included in Solar below
D5020	Electrical Service and Distribution	56,726	\$ 12.66	\$718,151	
D5030	General Purpose Electrical Power	56,726	\$ 8.94	\$507,130	
D5040	Lighting	56,726	\$ 10.09	\$572,365	
D5080	Other Electrical	56,726	\$ -	\$0	
D60	Communications	56,726	\$ 5.15	\$292,139	
D70	Electronic Safety and Security	56,726	\$ 6.70	\$380,064	
D80	Integrated Automation Facility Controls	56,726	\$ -	\$0	Included in D30
E10	Equipment	56,726	\$ -	\$0	Included in Owner Project Budget
E20	Furnishings (Fixed)	56,726	\$ 5.69	\$322,771	
E20	Furnishings (Movable)	56,726	\$ -	\$0	Included in Owner Project Budget
DEMO	Existing Building Demolition (Allowance)	1	\$ 1,470,600.00	\$1,470,600	
G	Site Excavation (Allowance)	1	\$ 470,047.69	\$470,048	
G	Sitework (Allowance)	0.37	\$ 975,000.00	\$363,367	
SubTotal			\$382.08	\$ 21,673,618	
	1.5% for Solar	1.50%		\$ 325,104.27	
SubTotal			\$387.81	\$ 21,998,722	
	General conditions	8.00%		\$ 1,759,897.79	
	O&P	7.00%		\$ 1,663,103.41	
	Bonds & insurances	2.50%		\$ 635,543.09	
	Phasing contingency	3.00%		\$ 131,509.46	
	Estimating contingency	15.00%		\$ 3,928,316.42	
	Escalation to Q4 2017 (Midpoint of Construction)	11.64%		\$ 3,504,408.53	
Total			\$592.70	\$ 33,621,501	

Hood River County Courthouse

12/2/2015

Theoretical Alt. Site - Option A (3 Story)

Budget	\$	36,192,481
Total sf		81,665
\$/SF	\$	443

ASTM Uniformat II

Current Unit
Cost Estimate

Uniformat III

	Area	Quantity	Unit Cost \$/SF Q4 2015	Total Cost	Notes
A10	Foundations	81,665	\$ 25.52	\$2,084,091	
	A1020 Special Foundations (Geopiers)	39,247	\$ 14.30	\$561,232	
A20	Basement Construction (Parking per Stall)	-	\$ 20,250.00	\$0	
	A2020 Structured Construction (Parking per Stall)	-	\$ 20,250.00	\$0	
B10	Superstructure	81,665	\$ 28.47	\$2,324,839	
B20	Exterior Enclosure	81,665	\$ 46.52	\$3,799,056	
B30	Roofing	39,247	\$ 14.62	\$573,791	
C10	Interior construction	81,665	\$ 32.42	\$2,647,579	
C20	Stairs	4	\$ 75,000.00	\$300,000	
C30	Interior Finishes	81,665	\$ 15.70	\$1,282,141	
D10	Conveying (stops)	15	\$ 45,000.00	\$675,000	
D20	Plumbing	81,665	\$ 12.74	\$1,040,412	
D30	HVAC	81,665	\$ 33.36	\$2,724,344	
D40	Fire Protection	81,665	\$ 5.40	\$440,860	
D50	Electrical				
	D5010 Facility Power Generation	81,665	\$ -	\$0	Included in Solar below
	D5020 Electrical Service and Distribution	81,665	\$ 12.66	\$1,033,879	
	D5030 General Purpose Electrical Power	81,665	\$ 8.94	\$730,085	
	D5040 Lighting	81,665	\$ 10.09	\$824,000	
	D5080 Other Electrical	81,665	\$ -	\$0	
D60	Communications	81,665	\$ 5.15	\$420,575	
D70	Electronic Safety and Security	81,665	\$ 6.70	\$547,156	
D80	Integrated Automation Facility Controls	81,665	\$ -	\$0	Included in D30
E10	Equipment	81,665	\$ -	\$0	Included in Owner Project Budget
E20	Furnishings (Fixed)	81,665	\$ 5.69	\$464,674	
E20	Furnishings (Movable)	81,665	\$ -	\$0	Included in Owner Project Budget
DEMO	Existing Building Demolition (Allowance)	0	\$ 1,470,600.00	\$0	
G	Site Excavation (Allowance)	0	\$ 470,047.69	\$0	
G	Sitework (Allowance)	1.00	\$ 975,000.00	\$975,000	
SubTotal			\$287.13	\$ 23,448,714	
	1.5% for Solar	1.50%		\$ 351,730.70	
SubTotal			\$291.44	\$ 23,800,444	
	General conditions	8.00%		\$ 1,904,035.55	
	O&P	7.00%		\$ 1,799,313.59	
	Bonds & insurances	2.50%		\$ 687,594.84	
	Phasing contingency	0.00%		\$ -	
	Estimating contingency	15.00%		\$ 4,228,708.25	
	Escalation to Q4 2017 (Midpoint of Construction)	11.64%		\$ 3,772,384.82	
Total			\$443.18	\$ 36,192,481	

Hood River County Courthouse
 12/2/2015
 Theoretical Alt. Site - Option B (2 Story)

Budget	\$	35,706,902
Total sf		81,665
\$/SF	\$	437

ASTM Uniformat II

Current Unit
 Cost Estimate

Uniformat III

	Area	Quantity	Unit Cost \$/SF Q4 2015	Total Cost	Notes
A10	Foundations	81,665	\$ 25.52	\$2,084,091	
	A1020 Special Foundations (Geopiers)	45,033	\$ 14.30	\$643,972	
A20	Basement Construction (Parking per Stall)	-	\$ 20,250.00	\$0	
	A2020 Structured Construction (Parking per Stall)	-	\$ 20,250.00	\$0	
B10	Superstructure	81,665	\$ 25.88	\$2,113,490	
B20	Exterior Enclosure	81,665	\$ 46.52	\$3,799,056	
B30	Roofing	45,033	\$ 14.62	\$658,382	
C10	Interior construction	81,665	\$ 32.42	\$2,647,579	
C20	Stairs	4	\$ 75,000.00	\$300,000	
C30	Interior Finishes	81,665	\$ 15.70	\$1,282,141	
D10	Conveying (stops)	10	\$ 45,000.00	\$450,000	
D20	Plumbing	81,665	\$ 12.74	\$1,040,412	
D30	HVAC	81,665	\$ 33.36	\$2,724,344	
D40	Fire Protection	81,665	\$ 5.40	\$440,860	
D50	Electrical				
	D5010 Facility Power Generation	81,665	\$ -	\$0	Included in Solar below
	D5020 Electrical Service and Distribution	81,665	\$ 12.66	\$1,033,879	
	D5030 General Purpose Electrical Power	81,665	\$ 8.94	\$730,085	
	D5040 Lighting	81,665	\$ 10.09	\$824,000	
	D5080 Other Electrical	81,665	\$ -	\$0	
D60	Communications	81,665	\$ 5.15	\$420,575	
D70	Electronic Safety and Security	81,665	\$ 6.70	\$547,156	
D80	Integrated Automation Facility Controls	81,665	\$ -	\$0	Included in D30
E10	Equipment	81,665	\$ -	\$0	Included in Owner Project Budget
E20	Furnishings (Fixed)	81,665	\$ 5.69	\$464,674	
E20	Furnishings (Movable)	81,665	\$ -	\$0	Included in Owner Project Budget
DEMO	Existing Building Demolition (Allowance)	0	\$ 1,470,600.00	\$0	
G	Site Excavation (Allowance)	0	\$ 470,047.69	\$0	
G	Sitework (Allowance)	0.95	\$ 975,000.00	\$929,416	
SubTotal			\$283.28	\$ 23,134,112	
	1.5% for Solar	1.50%		\$ 347,011.68	
SubTotal			\$287.53	\$ 23,481,124	
	General conditions	8.00%		\$ 1,878,489.89	
	O&P	7.00%		\$ 1,775,172.95	
	Bonds & insurances	2.50%		\$ 678,369.66	
	Phasing contingency	0.00%		\$ -	
	Estimating contingency	15.00%		\$ 4,171,973.42	
	Escalation to Q4 2017 (Midpoint of Construction)	11.64%		\$ 3,721,772.29	
Total			\$437.24	\$ 35,706,902	

Hood River County Courthouse

12/2/2015

Theoretical Alt. Site - Option C (Sheriff & Court Only)

Budget	\$	25,476,574
Total sf		56,726
\$/SF	\$	449

ASTM Uniformat II

Current Unit
Cost Estimate

Uniformat III

	Area	Quantity	Unit Cost \$/SF Q4 2015	Total Cost	Notes	
A10	Foundations	56,726	\$ 25.52	\$1,447,648		
	A1020	Special Foundations (Geopiers)	28,924	\$ 14.30	\$413,613	
A20	Basement Construction (Parking per Stall)	-	\$ 20,250.00	\$0		
	A2020	Structured Construction (Parking per Stall)	-	\$ 20,250.00	\$0	
B10	Superstructure	56,726	\$ 25.88	\$1,468,069		
B20	Exterior Enclosure	56,726	\$ 46.52	\$2,638,894		
B30	Roofing	28,924	\$ 14.62	\$422,869		
C10	Interior construction	56,726	\$ 32.42	\$1,839,057		
C20	Stairs	4	\$ 75,000.00	\$300,000		
C30	Interior Finishes	56,726	\$ 15.70	\$890,598		
D10	Conveying (stops)	7	\$ 45,000.00	\$315,000		
D20	Plumbing	56,726	\$ 12.74	\$722,689		
D30	HVAC	56,726	\$ 33.36	\$1,892,379		
D40	Fire Protection	56,726	\$ 5.40	\$306,230		
D50	Electrical					
	D5010	Facility Power Generation	56,726	\$ -	\$0 Included in Solar below	
	D5020	Electrical Service and Distribution	56,726	\$ 12.66	\$718,151	
	D5030	General Purpose Electrical Power	56,726	\$ 8.94	\$507,130	
	D5040	Lighting	56,726	\$ 10.09	\$572,365	
	D5080	Other Electrical	56,726	\$ -	\$0	
D60	Communications	56,726	\$ 5.15	\$292,139		
D70	Electronic Safety and Security	56,726	\$ 6.70	\$380,064		
D80	Integrated Automation Facility Controls	56,726	\$ -	\$0 Included in D30		
E10	Equipment	56,726	\$ -	\$0 Included in Owner Project Budget		
E20	Furnishings (Fixed)	56,726	\$ 5.69	\$322,771		
E20	Furnishings (Movable)	56,726	\$ -	\$0 Included in Owner Project Budget		
DEMO	Existing Building Demolition (Allowance)	0	\$ 1,470,600.00	\$0		
G	Site Excavation (Allowance)	0	\$ 470,047.69	\$0		
G	Sitework (Allowance)	1.08	\$ 975,000.00	\$1,056,328		
SubTotal			\$290.98	\$ 16,505,994		
	1.5% for Solar	1.50%		\$ 247,589.91		
SubTotal			\$295.34	\$ 16,753,584		
	General conditions	8.00%		\$ 1,340,286.71		
	O&P	7.00%		\$ 1,266,570.94		
	Bonds & insurances	2.50%		\$ 484,011.04		
	Phasing contingency	0.00%		\$ -		
	Estimating contingency	15.00%		\$ 2,976,667.88		
	Escalation to Q4 2017 (Midpoint of Construction)	11.64%		\$ 2,655,453.17		
Total			\$449.12	\$ 25,476,574		