



SPECIAL CALLED CITY COUNCIL Agenda

222 NE 2nd Avenue, Canby, OR, 97013 | Ph: (503) 266-4021 | www.canbyoregon.gov

OCTOBER 9, 2024

The City Council meeting may be attended in person in the Council Chambers at
222 NE 2nd Avenue, Canby, OR 97013

The meetings can be viewed on YouTube at:

<https://www.youtube.com/channel/UCn8dRr3QzZYXoPUEF4OTP-A>

The public can register to attend the meeting virtually by contacting the Deputy City Recorder;
ridgleyt@canbyoregon.gov or call 503-266-0637.

For questions regarding programming, please contact: Willamette Falls Studio (503) 650-0275;
media@wfmstudios.org

EXECUTIVE SESSION – 6:00 PM

EXECUTIVE SESSIONS ARE CLOSED TO THE PUBLIC. Representatives of the news media and designated staff may attend Executive Sessions. Representatives of the news media are specifically directed not to report on any of the deliberations during the Executive Session, except to state the general subject of the session as previously announced. No Executive Session may be held for the purpose of taking final action or making any final decision.

1. **CALL TO ORDER**
2. **EXECUTIVE SESSION:** Pursuant to ORS 192.660 (2) (a) to consider the employment of a public officer, employee, staff member or individual agent.
3. **ADJOURN**

WORK SESSION – 7:00 PM

1. **CALL TO ORDER**
2. **JOINT CITY COUNCIL AND PARKS AND RECREATION ADVISORY BOARD MEETING**
 - Pedal Park Discussion Pg. 1
 - Parks Capital Improvement Discussion Pg. 3
 - Aquatics Building Remodel Update Pg. 19
 - Pg. 21

3. ADJOURN

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to Teresa Ridgley at 503-266-0637. A copy of this Agenda can be found on the City's web page at www.canbyoregon.gov.



CITY COUNCIL WORK SESSION STAFF REPORT

Meeting Date: 10/9/2024

To: The Honorable Mayor Hodson & City Council

Thru: Eileen Stein, City Administrator

From: Jerry Nelzen, Public Works Director

Eric Laitinen, Aquatics Director

Agenda Item: Joint Meeting with Parks and Recreation Advisory Board

Goal: Develop a More Robust Parks and Recreation Program Aligned with the Parks Master Plan

Summary

This meeting is being held at the request of the Parks and Recreation Advisory Board (PRAB) to discuss with the City Council the Board's interests in various projects and to revise the parks capital improvement plan (CIP) for FY 24-25.

Background

The agenda for this meeting includes:

- a. Pedal Park Discussion
- b. Parks Capital Improvement Plan Discussion
- c. Aquatics Building Remodel Update

Discussion

Pedal Park

In September 2024, a small group of representatives of the City Council, the PRAB, and City staff drove to the city of Sandy to learn about that city's construction of a pedal park. The committee desires to share this information with the City Council with the intent of locating such use on the land known as the "Honda Pits". Attached is a PowerPoint presentation on the proposal. Maddie Ferson, representing the American Ramp Company, will be attending via Zoom to make a presentation and answer questions.

Parks CIP

The PRAB would like the City Council to support updating the five-year Capital Improvement Plan for Fiscal Year 2025-2026. When the updated CIP is approved by City Council staff could work with a vendor such as American Ramp Company for design and construction of a pedal park. Staff requests substituting the Pedal Park and the Maple Park parking lot projects for the Wait Park Master Plan improvements in FY 25-26. Wait Park would be moved to implementation in FY 28-29.

Aquatics Building Remodel Update

In December 2023, the Council discussed the remodel of the Canby Swim Center and directed staff to update the cost estimate for the pool infrastructure, office, locker room, and event space improvements. This information has been updated and is attached for review. Three options have been under consideration since the project was first envisioned: Option 2A, 2B and 3A. The updated costs for each are \$497,262, \$562,031, and \$879,397 respectively.

Soft costs in addition to the cost of construction will include things like legal fees, architectural and engineering fees, survey, geotechnical report, land use, building permit and system development charge fees, furnishing and equipment, third party special inspections during construction, and possibly temporary office rental and move costs. These could add up to 20-30% of the cost of construction. The cost of the three projects (locker room, vestibule and event space) is \$1,434,285 so soft costs would add between \$286,857 and \$430,286 to that. Therefore, the updated total costs for the project are estimated at \$1,600,000 up from an estimate of \$1,200,000 identified in 2021 for Option 3A (with the vestibule, but without the classroom.) There is a 15% contingency built into the cost estimates, but the contracting cost estimator suggests adding another 5% to the bottom line.

The FY 24-25 budget for the Swim Center contains \$2.076 million as Reserved for Future Expenditure, so the funding is in place to undertake this project. Staff recommend leaving some of this budget in place for future pool repairs but is satisfied with a cost estimate around \$1.6 million to undertake the improvements originally envisioned. Depending on the actual costs when this project is finally bid, the classroom may be able to be completed if the contingency is not needed. Alternatively, the classroom space could be located at the Canby Adult Center once it completes its move to the Canby United Methodist Church.

Attachments

- PowerPoint Presentation on Sandy Pedal Park
- Parks Department Budget and CIP for FY 24-25
- Updated cost estimates for Canby Aquatics Center Improvements



AMERICAN RAMP COMPANY

ACTION SPORTS PARKS

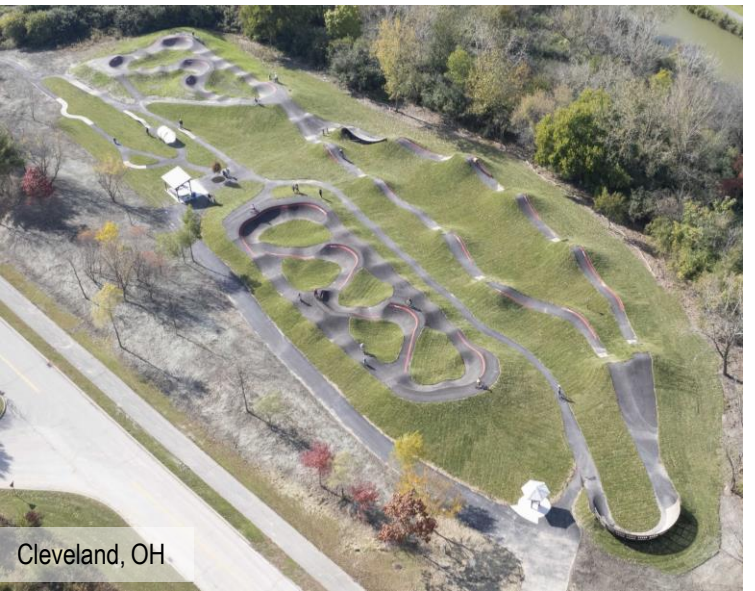
SKATEPARKS, BIKE PARKS, PUMP TRACKS



Montauk, NY



Port Angeles, WA



Cleveland, OH

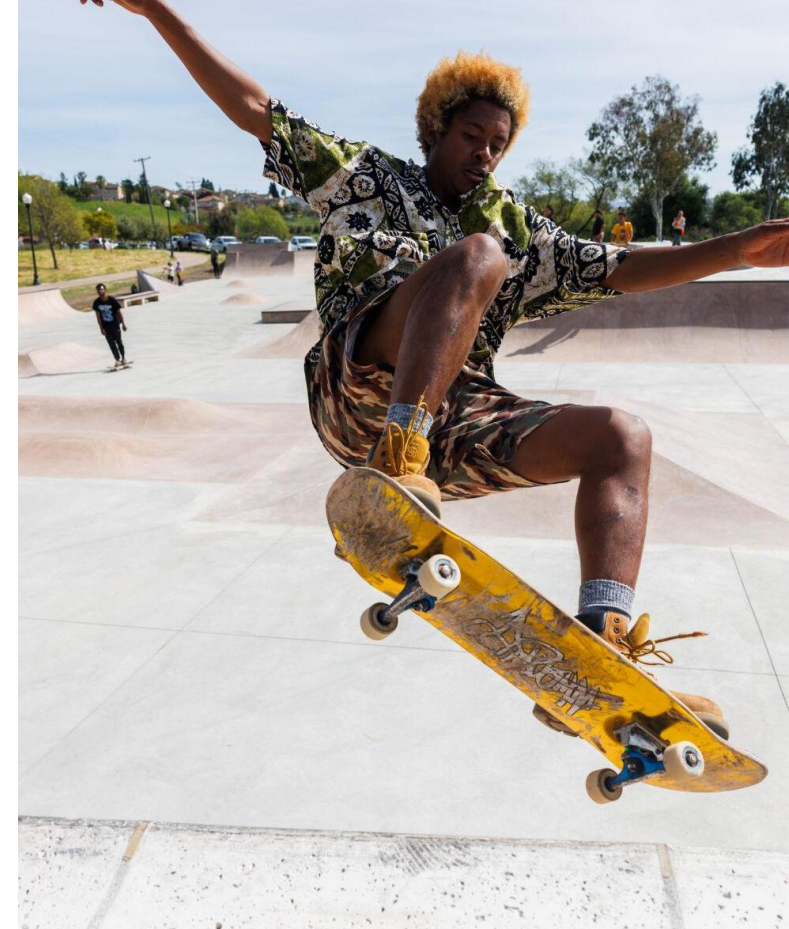


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Thousand Oaks, CA



Laguna Beach, CA



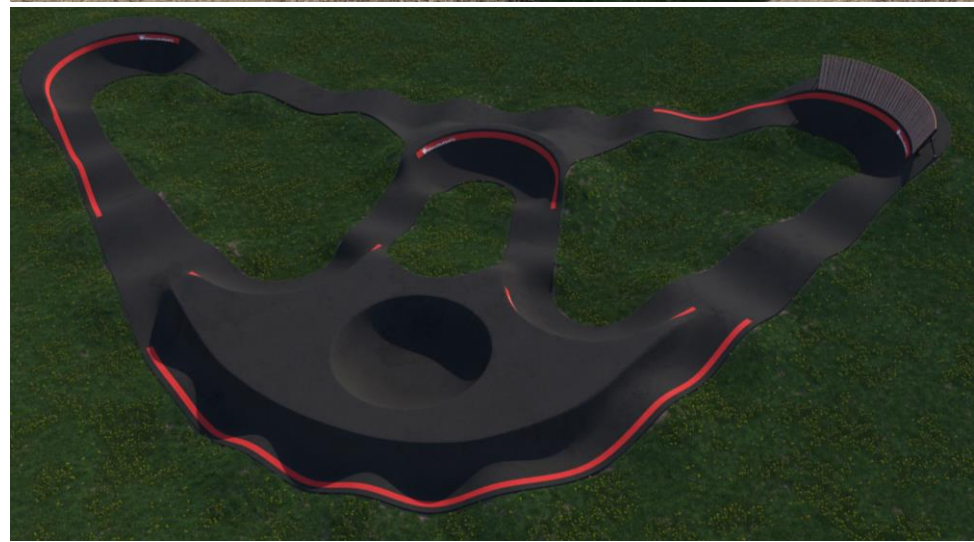
SANDY, OR



SITE VISIT 2022



DESIGN DEVELOPMENT



American Ramp Company
601 McKinley
Joplin, MO 64801
Phone: 877-RAMP-778
sales@americanrampcompany.com



Concept Design Services

American Ramp Company provides professional concept design services geared to create a completely custom design that is unique to your community. Our team of professional skateboarders, BMX riders, mountain bikers, designers, engineers, and visual artists will collaborate with you to generate ideas and develop your one-of-a-kind park.

Our concept design services include the following:

Virtual Kickoff & Site Review

- Meet with project team to review design objectives, budget, schedule, site confirmation, and additional details as needed
- Review proposed site for opportunities, constraints, access locations, spectator viewing, drainage considerations, and supporting amenities as needed

Preliminary Concept

- Develop preliminary concept and cost opinion
- Provide preliminary concept and cost opinion to project team for review and comment
- Receive comments from project team for integration into refined concept

Refined Concept

- Refine preliminary concept and cost opinion
- Provide refined concept and cost opinion to project team for review and comment
- Receive comments from project team for integration into final concept

Final Concept

- Present final concept and cost estimate to project team for review and approval
- Provide final design deliverables upon final concept approval

Deliverables

- Site Evaluation Report
- Final Concept
- Cost Estimate

Cost

Total cost for our professional concept design services is \$45,900.00
Terms are 50% due upon signing and 50% due upon design completion



SANDY, OR

SANDY, OR – BASE CAMP ACTION SPORTS PARK











SAVE THE DATE CEDAR PARK & BASE CAMP GRAND OPENING

Saturday
November 2nd,
2024
12:00pm-2:00pm



Join us for a ribbon cutting, refreshments, and swag.

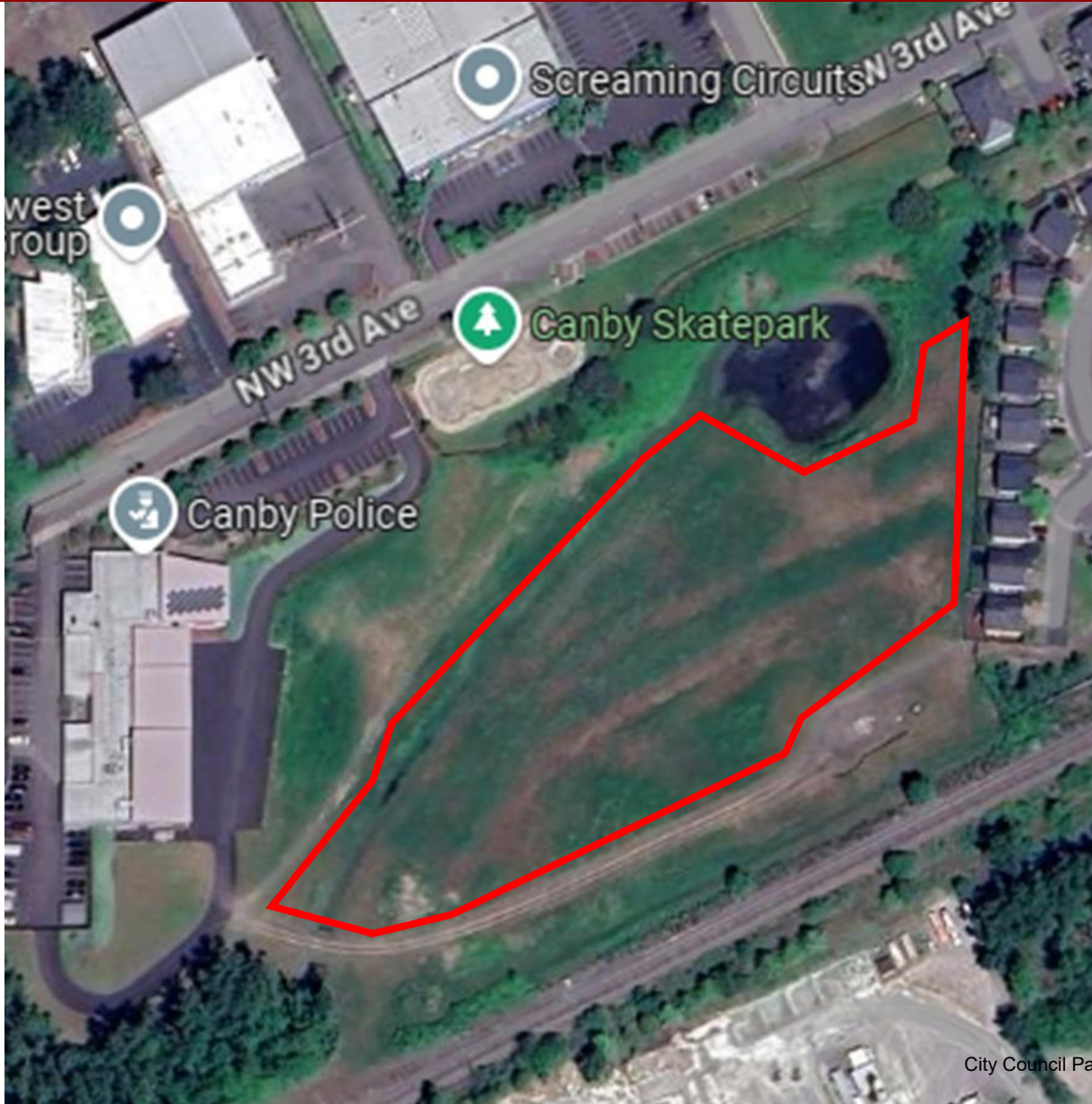
Formal Invitation to follow



SANDY, OR



CANBY, OR



Capital Improvement Plan Overview of Five-Year CIP

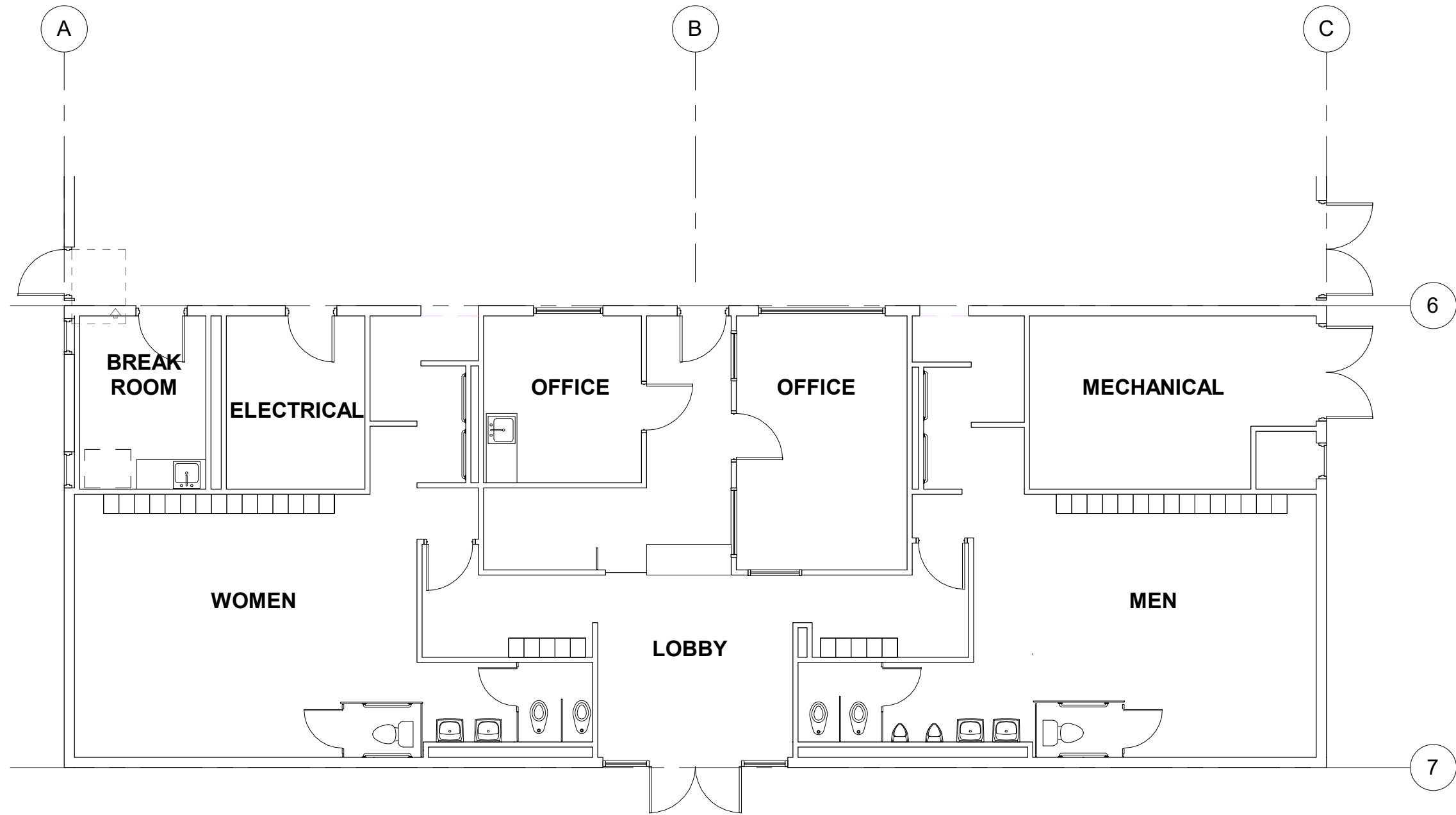
A portion of the total City budget is for capital projects for building or improving the City infrastructure to handle growth. The projects, their total individual fund costs, and shared total costs, if applicable, are detailed below. Expenditures for capital projects may vary dramatically between years, depending on the particular projects in process.

Streets	Estimated					
	Cost	FY25	FY26	FY27	FY28	FY29
Industrial Park Connection to 99E	\$ 5,060,000	\$ 2,685,000	\$ 2,075,000	\$ -	\$ -	\$ -
Street Maintenance Projects	4,800,000	1,300,000	700,000	800,000	800,000	800,000
S Ivy Sidewalk Project	4,239,254	1,826,849	1,826,849	-	-	-
NE 10th Avenue, N. Locust to N Pine	1,530,000	1,405,000	-	-	-	-
North Maple N of Territorial	1,200,000	-	-	1,200,000	-	-
N Pine St Realignment	1,050,000	930,000	-	-	-	-
Maple Street NE 14th to NE Territorial (County Road)	950,000	-	950,000	-	-	-
NE 10 Avenue, N Ivy to N Locust Sidewalks	600,000	-	-	-	600,000	-
N Pine St, NE 8th to 10th	380,000	-	-	380,000	-	-
S Ivy St, S 12th Ave to Bridge	350,000	-	-	350,000	-	-
Public Works Fuel Station	340,000	337,000	-	-	-	-
NE 12th Ave, N Ivy to Cul-de-sac	250,000	-	-	-	-	250,000
URD Downtown Alleyway Improvements	585,000	585,000	-	-	-	-
	\$ 21,334,254	\$ 9,068,849	\$ 5,551,849	\$ 2,730,000	\$ 1,400,000	\$ 1,050,000
Parks						
Initiate Community Park Master Plan Process & Improvements	\$ 4,500,000	\$ -	\$ -	\$ -	\$ 200,000	\$ 4,300,000
Initiate Wait Park Master Plan Process & Improvements	3,300,000	300,000	3,000,000	-	-	-
Maple Street Park and Development (w/Community Input)	2,500,000	2,470,000	-	-	-	-
Auburn Farms Park Development	1,500,000	1,440,000	-	-	-	-
Master Plan Projects (Maple Street, Ivy Ridge)	1,000,000	-	300,000	-	-	-
South Canby Off Leash Dog Park	450,000	-	450,000	-	-	-
Public Works Fuel Station	340,000	335,000	-	-	-	-
ADA Evaluation for all Parks	200,000	-	200,000	-	-	-
Initiate Trails Master Plan (Emerald Necklace)	200,000	-	-	-	200,000	-
Land Acquisition - WIP	150,000	-	150,000	-	-	-
Willamette Wayside Master Plan Update	100,000	-	-	100,000	-	-
	\$ 14,240,000	\$ 4,545,000	\$ 4,100,000	\$ 100,000	\$ 400,000	\$ 4,300,000
Transit						
Construct New Transit Office	\$ 6,000,000	\$ 600,000	\$ 2,150,000	\$ 3,000,000	\$ -	\$ -
Buses	2,750,000	-	750,000	1,000,000	500,000	500,000
Bus Stop Improvements, Part of ODOT project	169,875	32,000	-	-	-	-
Bus Stop Improvements, Not in ODOT project	163,750	100,000	-	-	-	-
	\$ 9,083,625	\$ 732,000	\$ 2,900,000	\$ 4,000,000	\$ 500,000	\$ 500,000
Swim						
Aquatics Center	\$ 2,000,000	\$ 80,000	\$ 825,000	\$ 625,000	\$ 470,000	\$ -
Facilities						
Canby Adult Center (Exterior)	\$ 583,000	\$ -	\$ 583,000	\$ -	\$ -	\$ -

Budget Detail

General Fund - Parks

GENERAL FUND - PARKS	FY2022 Actual	FY2023 Actual	FY2024 Budget	FY2025 Proposed	FY2025 Approved	FY2025 Adopted
RESOURCES						
REVENUE						
Park Rentals	910	2,185	500	1,000	1,000	1,000
Park Maintenance Fee	462,067	484,280	480,000	530,000	530,000	530,000
Miscellaneous Revenue - Parks	900	28,720	-	-	-	-
Total Park Revenue	463,877	515,185	480,500	531,000	531,000	531,000
TRANSFERS IN & OTHER SOURCES						
Transfer from SDC Fund	465,087	66,881	3,570,000	2,000,000	2,000,000	2,000,000
Total Parks Transfers In	465,087	66,881	3,570,000	2,000,000	2,000,000	2,000,000
TOTAL PARK RESOURCES	928,963	582,066	4,050,500	2,531,000	2,531,000	2,531,000
REQUIREMENTS FOR PARKS						
PERSONNEL SERVICES						
Regular Salaries and Wages	375,392	360,948	448,786	458,000	458,000	458,000
Seasonal/Temp Wages	12,988	28,292	20,456	4,000	4,000	4,000
Overtime	5,335	5,604	7,500	8,000	8,000	8,000
Insurance Benefits	95,218	85,010	174,688	150,000	150,000	150,000
Taxes/Other	49,958	34,093	60,713	60,000	60,000	60,000
PERS Contributions	97,195	82,853	93,293	115,000	115,000	115,000
Clothing Allowance	2,800	2,400	3,600	3,600	3,600	3,600
Total Park Personnel Services	638,886	599,199	809,036	798,600	798,600	798,600
FTE	6.3	6.2	7.5	6.2	6.2	6.2
MATERIALS & SERVICES						
Contract Services	14,475	11,525	13,000	43,000	43,000	43,000
Surveys & Master Plans- SDC	104,481	33,241	100,000	50,000	50,000	50,000
Parks Ground Maintenance	11,494	14,870	12,000	65,000	65,000	65,000
Park Bldg Maintenance	73,407	7,390	17,300	67,300	67,300	67,300
Parks Parking Lot Maintenance & Repair	-	-	-	50,000	60,000	60,000
Streetscape Landscaping	11,294	13,768	25,000	25,000	25,000	25,000
Vandalism Repair	283	254	3,000	3,000	3,000	3,000
Copier Lease & Maint	1,030	1,093	1,100	1,100	1,100	1,100
Parks Maint Fee Billing	29,147	28,650	32,500	32,500	32,500	32,500
Canby Kids	-	-	-	80,000	8,000	8,000
Communications	1,865	2,714	2,300	2,300	2,300	2,300
Training/Conf/Travel	1,010	310	2,400	2,400	2,400	2,400
Internal Charge-Fleet	115,898	73,863	63,434	63,836	63,836	63,836
Internal Charge-Facilities	27,490	39,256	35,977	49,755	49,755	49,755
Internal Charge-Tech Services	2,103	6,123	3,766	22,900	22,900	22,900
Supplies & Services	17,058	28,065	30,000	35,000	35,000	35,000
Park Equipment	18,377	16,783	12,000	20,000	20,000	20,000
Utilities	27,754	30,016	30,000	35,000	35,000	35,000
Total Park Materials & Services	457,165	307,922	383,777	648,091	586,091	586,091
CAPITAL OUTLAY						
Equipment	-	26,712	-	-	-	-
Locust Park Shelter	-	111,205	-	-	-	-
Maple Park Sport Court	395,471	20,680	-	-	-	-
Maple Park Splash Pad	874	-	-	-	-	-
Master Plan Projects	-	13,087	-	-	-	-
Dog Park	-	23,736	-	-	-	-
Fuel Station	-	-	200,000	335,000	335,000	335,000
Legacy Park Fitness Court	-	-	220,000	-	-	-
Maple Park Renovation	-	-	1,600,000	2,470,000	2,470,000	2,470,000
Auburn Farms Park Development	-	-	1,500,000	1,440,000	1,440,000	1,440,000
Wait Park Master Plan & Improvements	-	-	-	-	300,000	300,000
South Canby Off Leash Dog Park	-	-	-	450,000	-	-
Total Parks Capital Outlay	396,345	195,421	3,520,000	4,695,000	4,545,000	4,545,000
TOTAL PARK REQUIREMENTS	1,492,397	1,102,543	4,712,813	6,141,691	5,929,691	5,929,691



CANBY SWIM CENTER

EXISTING PLAN

1150 S Ivy Street
 Canby, Oregon
 09/29/20 | JOB # 20132



1/8" = 1'-0"



Canby Swim Center Locker Room Concept Study

2020-0406

Prepared for:

Scott/Edwards Architecture

Prepared by:

Thomas Phuong, PE, LEED AP

Mike Moerlins, PE

Chris Scott, CPD

November 16, 2020

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Project Description

PROJECT LOCATION

1150 S Ivy St., Canby, OR 97013

BUILDING DESCRIPTION

Property is the 2,500 SF locker room facility at the Canby Swim Center

Mechanical

EXISTING CONDITIONS

Heating and Cooling

Office, Lobby, and Staff Break Room Areas

Currently, the two offices are served by ductless split systems. In each office, a ductless wall-mounted fan coil is installed high on the wall and is controlled by a remote thermostat. Each indoor fan coil is served by an outdoor roof-mounted heat pump condensing unit. Refrigerant piping is routed between the indoor and outdoor equipment. Ventilation air is not currently supplied via the indoor fan coil units.

The lobby and staff break room areas include several ceiling HVAC air distribution grilles. However, this system has been decommissioned and is no longer operational. Active HVAC is not provided in these areas.

Men's and Women's Locker Rooms

Currently, the two locker rooms are served by heating only natural gas furnaces. In each locker room, a horizontal furnace unit is installed just below the ceiling and includes a short supply and return air duct section. A wired thermostat is mounted immediately at each furnace. Natural gas piping routes to each furnace and is the heating fuel source. Ventilation supply air is not currently supplied via the furnace units.

Main Electrical Room

Currently, the main Electrical Room is served by a ductless split system. A ductless wall-mounted fan coil is installed high on the wall and is controlled by a remote thermostat. The indoor fan coil is served by an outdoor roof-mounted condensing unit. Refrigerant piping is routed between the indoor and outdoor equipment. Ventilation air is not currently supplied via the indoor fan coil unit.

Ventilation

Office, Lobby, and Staff Break Room Areas

Currently, there does not appear to be an active ventilation air (outside air) supply system serving the lobby, offices, or staff break room. The previous central supply air system has been decommissioned and

replaced with the individual office split systems described above. Existing ceiling air distribution grilles still exist but are inactive.

Men's and Women's Locker Rooms

Currently, the two locker rooms are served by exterior wall-mounted exhaust fans. In each locker room, an up-blast type exhaust fan is mounted to the exterior wall and ducted to a single sidewall exhaust grille on the interior side of the wall. These fans run continuously to provide exhaust for each locker room.

Main Electrical Room

Currently, the main Electrical Room includes a small inline exhaust fan. Exhaust ductwork from this inline fan routes vertically up through the roof above. This fan runs continuously to provide exhaust for the Electrical Room.

RECOMMENDATIONS

Office, Lobby, and Staff Break Room Areas

The ductless split systems serving the two offices appear to have been installed around 2003. At approximately 17 years of age, these systems should be replaced in the next 5 years.

Because the lobby and staff break room areas are not currently served by an active HVAC system. We recommend installing a new rooftop HVAC system to provide heating, cooling, and outside/ventilation air supply for these areas. One 5-ton packaged rooftop HVAC unit will be installed directly above the lobby area. Supply and return air ductwork will route above the ceiling to new ceiling air distribution grilles in each space. New natural gas piping will serve the new packaged rooftop HVAC unit to provide heating. Ventilation/outside air will be integral to the new packaged unit and will be supplied via the main ductwork system. A new wired wall-mounted programmable thermostat will control the new unit.

If desired, the existing office split systems may remain in place and only the required ventilation air will be supplied to these rooms, via the new rooftop HVAC unit. In this scenario, the offices will still maintain individual temperature control, independent of the new rooftop HVAC unit. Alternatively, these split systems can be removed, and all spaces can be served entirely by the new rooftop HVAC unit.

Men's and Women's Locker Rooms

The gas furnaces serving the locker rooms appear to have been installed in 2003. At approximately 17 years of age, these systems should be replaced in the next 5 years.

Unless cooling is desired by the owner, we recommend replacing these furnace units with a similar heating-only gas furnace system.

If cooling is an Owner requirement, we recommend replacing each furnace with a new heat pump split system (approximately 2-ton nominal capacity each). A new horizontal indoor fan coil will be installed in each locker room and will be connected to a roof-mounted heat pump condensing unit via refrigerant piping.

The only code ventilation requirement for the locker rooms is exhaust, which is currently provided by the existing wall-mounted exhaust fans. These exhaust fans were installed within the last year and should not

require replacement or modification, unless Architectural changes require revisions to the fan locations or duct layout.

Main Electrical Room

The split system serving the main electrical room was installed in 2018. At only 2 years of age, this system should be in good working condition and should not require replacement. However, if the current Electrical Room location is proposed to move within the building, we would recommend relocating the split system serving it. Depending on the distance this space will move, the indoor fan coil may be the only equipment required to move. If the resulting refrigerant pipe lengths are still within manufacturer's requirements, the outdoor roof-mounted condensing unit may remain in its current location and only the indoor fan coil would move, and new refrigerant piping be provided.

Similarly, the inline exhaust fan currently serving the Electrical Room should be relocated along with the Electrical Room as necessary.

New Restrooms

Where new restrooms are proposed, code requires exhaust to be provided. For single-use small toilet rooms, we recommend installing a new ceiling-mounted exhaust fan to be interlocked with the restroom light switch. The fan will turn on when the lights are on. For larger multi-person restrooms, we recommend installing a new roof-mounted down-blast type fan to run continuously.

Plumbing

EXISTING CONDITIONS

Office, Lobby, and Staff Break Room Areas

Currently there are sinks installed in the countertops and plumbing to the building water, waste and vent systems. Some sinks have a small tank type water heater sitting under the counter to provide hot water to the sink. Fan coil drain lines are routed down the wall and spill into the sink. Floor drains are located in some of these spaces.

Men's and Women's Locker Rooms

Both restrooms have wall mounted showers with push button controls. Shower panels are flush with wall indicating that all plumbing serving the shower is located within the walls. Both restrooms have lavatories with manual faucets and water closet with manual flushometers. The Men's restroom also has floor mounted urinals with manual flushometers. Floor drains are currently located in these spaces and there is a small trench drain located at the showers.

Main Electrical Room

There is an existing service sink located in this room. The fan coil unit in this room has the condensate drain line spilling into the top of the service sink.

Pool Equipment Room

Currently there is a high efficiency gas water heater located in this room that serves the buildings domestic hot water system.

RECOMMENDATIONS

Office, Lobby, and Staff Break Room Areas

The sinks in these rooms are well worn and should be replaced. The faucets should be replaced as well with water saving faucets. It appears that some of the floor drains and floor cleanouts are also discolored and rusted and should be replaced as well.

Men's and Women's Locker Rooms

The showers appear to be in fair condition and the components inside should be inspected to verify they are still in good working condition. Life expectancy is roughly another 5 years. The shower drains should be replaced with new drains and using materials that prevent rusting. It should also be verified that floor slopes away from bathers and wastewater from one shower does not go in the path of another bather.

Lavatories appear to be in fair condition. Recommendation would be that they be replaced with updated fixtures. Faucets should also be replaced with sensor type faucets or low flow fixtures to reduce water consumption.

Water closets appear to be a mix of tank type and flush valve. Water closets that are flush valve appear to be in fair condition, but the flush valves appear to have discoloration on the finish. Recommendation would be to replace the water closets and flushometers with new fixtures. Dual flush or sensor type flushometers are recommended for water savings. Where tank type water closets are installed, they should be replaced with flushometer type if possible.

Where floor drains or floor cleanouts are discolored and rusty, they should be place with new drains made of materials to prevent rusting such as plastic or stainless steel.

Main Electrical Room

The service sink is in poor condition and should be replaced.

Pool Equipment Room

The existing domestic water heater is in good condition with a life expectancy of another 5 – 10 years. Some of the gas piping within the room appears to be rusted and should be replaced.

Piping and Natural Gas Service

It is anticipated that the domestic water piping should be replaced. Sanitary sewer piping should be scoped and replaced as needed. The existing natural gas service should be able to accommodate any new gas loads.

Electrical

EXISTING CONDITIONS

Electrical and Lighting

Office, Lobby, and Staff Break Room Areas

Existing lighting are surface wraparounds with fluorescent lamps and are controlled by wall toggle switches. Does not meet current code which requires some kind of automatic on/off and multi-switching capability.

Extension cords are used to connect to the power receptacles which appear to not be adequately provided in each room. Receptacles do not meet current code which requires half of them to be switched by means of an automatic sensor.

Men's and Women's Locker Rooms

Lighting are wet listed surface wraps with fluorescent lamps and are controlled by wall toggle switches located in the office hallway.

Main Electrical Room

Existing lighting is a surface striplight with fluorescent lamps and is controlled by a wall toggle switch.

Existing electrical service is 400 amps at 120/240V, 3 phase, 4 wire with GE panels. Canby Utility is the service provider. Utility meter and CT cabinet are located on the exterior of the building on the West side.

Electrical panels appear to be original to when building was built in 1989 and are 31 years old. Life expectancy of electrical equipment panels are usually 25 to 30 years. Based on this the electrical equipment panels are past it's useful life. There is surface rust on the panels.

Below are the following electrical panels in the room:

- Main Panel MDP - 400 amps at 120/240V, 3 phase, 4 wire.
- Panels below are fed from MDP
 - Panel A – 200 amps at 120/240V, 3 phase, 4 wire
 - Panel B – 200 amps at 120/240V, 3 phase, 4 wire
 - Panel C – 100 amp, 120/240V, 1 phase, 3 wire.
 - Spare – 100 amp, 3 pole breaker
 - Panel E, shown on the original as-builts appears to have been removed.

RECOMMENDATIONS

Office, Lobby, and Staff Break Room Areas

New linear surface LED lighting controlled via ceiling mounted occupancy sensors and manual toggle switches.

Provide new receptacles in office and open office with half of them automatically switched as required per current code.

Men's and Women's Locker Rooms

Provide new linear wet listed surface LED lighting, connected to an emergency source such as a lighting inverter. New occupancy sensors to control lighting and wall switches located in main office.

Replace existing receptacles and add new as required.

Main Electrical Room

Provide new linear surface LED lighting, connected to an emergency source such as a lighting inverter.

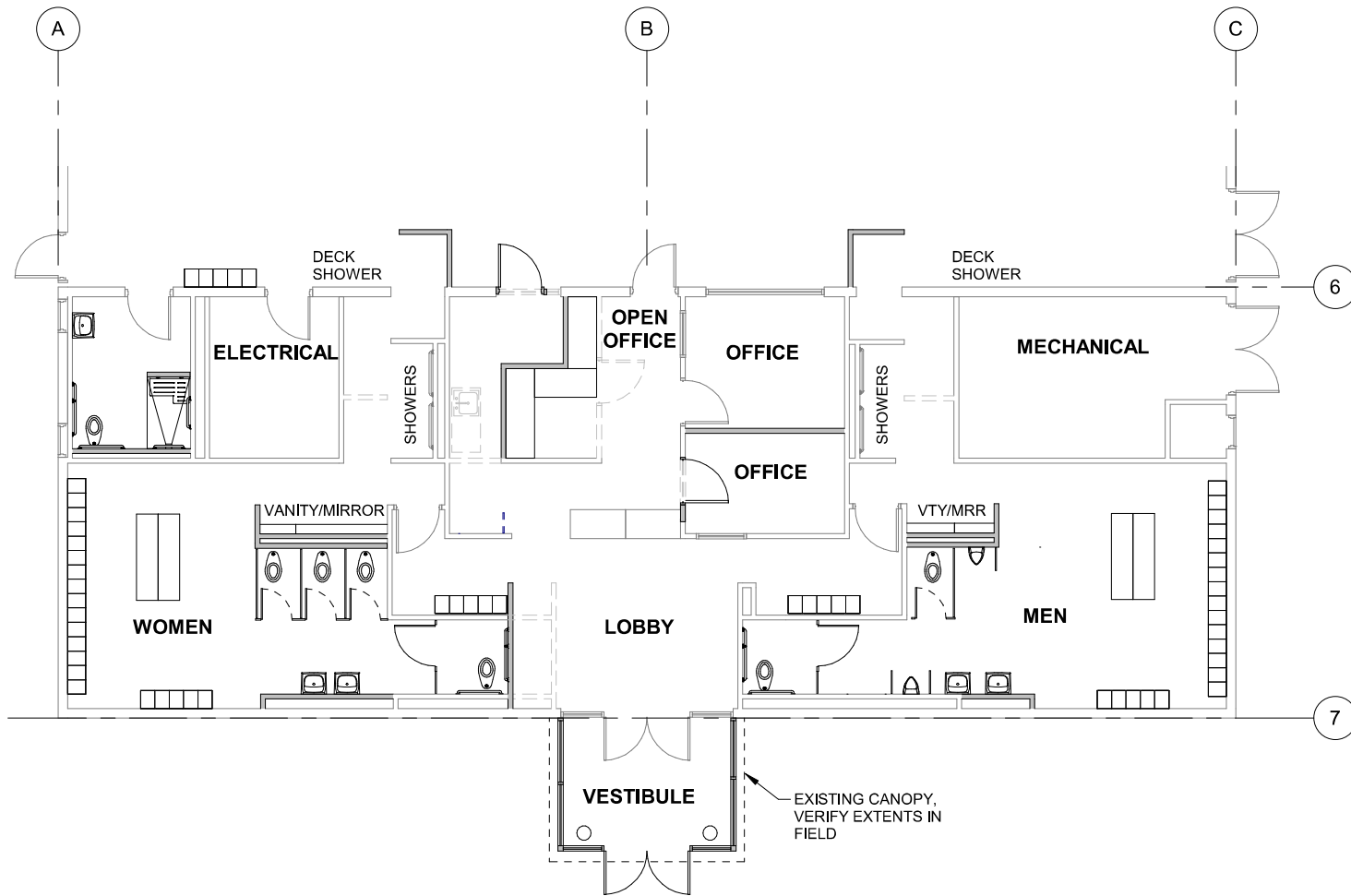
Replace all electrical panels MDP, A, B and C.

Replace existing receptacles.

New Restrooms

Where new restrooms are proposed, provide new surface linear LED lighting and automatic controls.

Provide new receptacle for maintenance.



Option 2A Features:

- New screen walls to block sight lines into Locker Rooms
- Removes intermediate wall in shower areas for improved circulation paths between Locker Rooms and pool deck
- Creates Accessible Family Changing Room in former Break Room
- Adds second plumbing wall to increase fixture count in Locker Rooms
- Subdivides large office to create two offices
- Removes small office to create open office area and circulation path to pool deck
- Adds deck showers
- Adds Vestibule under existing canopy

CANBY SWIM CENTER

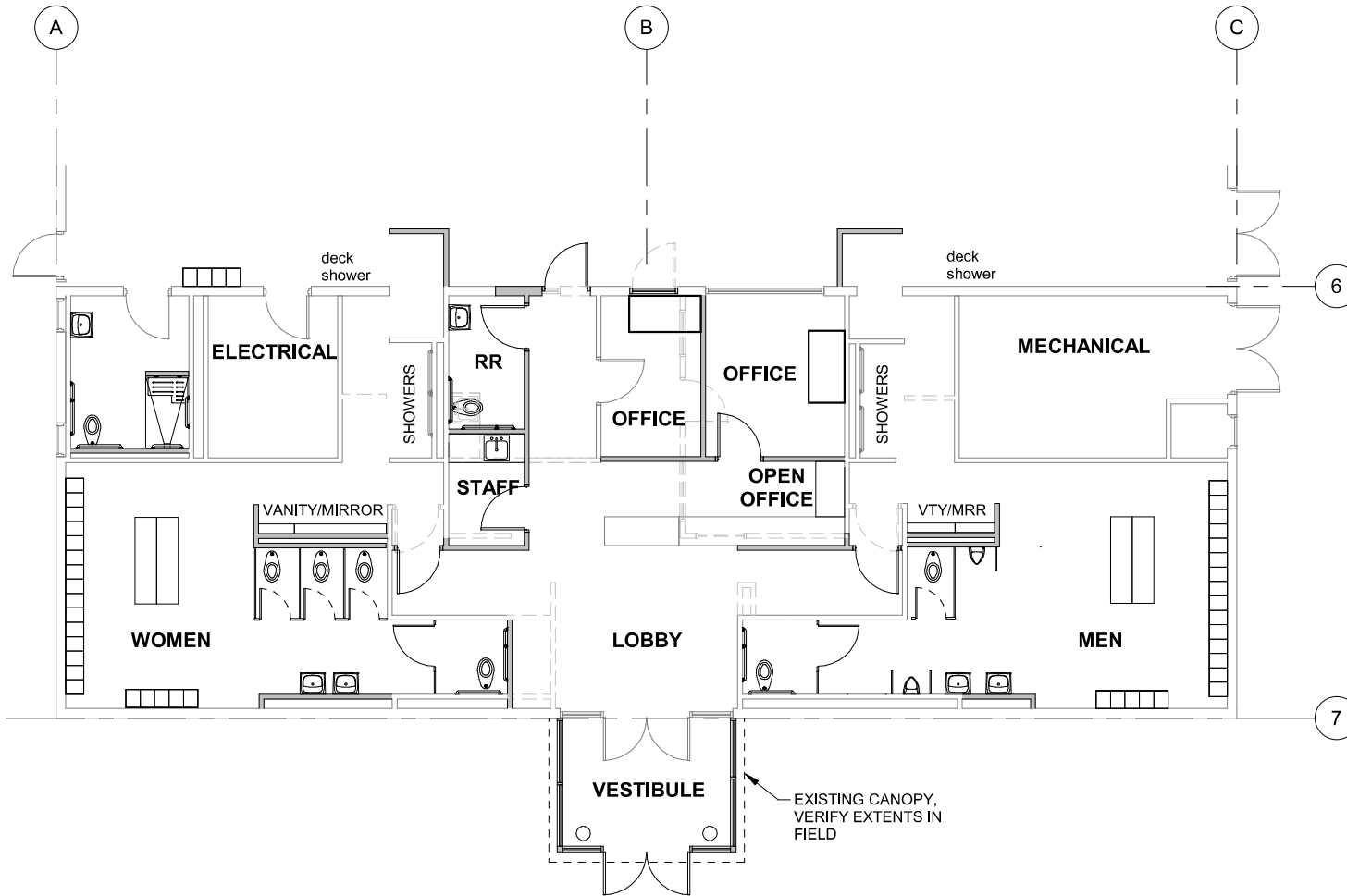
OPTION 2A

1150 S Ivy Street
 Canby, Oregon
 10/25/20 | JOB # 20132



1/8" = 1'-0"





Option 2B Features:

- New screen walls to block sight lines into Locker Rooms
- Removes intermediate wall in shower areas for improved circulation paths between Locker Rooms and pool deck
- Creates Accessible Family Changing Room in former Break Room
- Adds second plumbing wall to increase fixture count in Locker Rooms
- Reconfigures office space to create (2) offices, open office area, small staff room, unisex toilet, and circulation path to pool deck
- Adds deck showers
- Adds Vestibule under existing canopy

CANBY SWIM CENTER

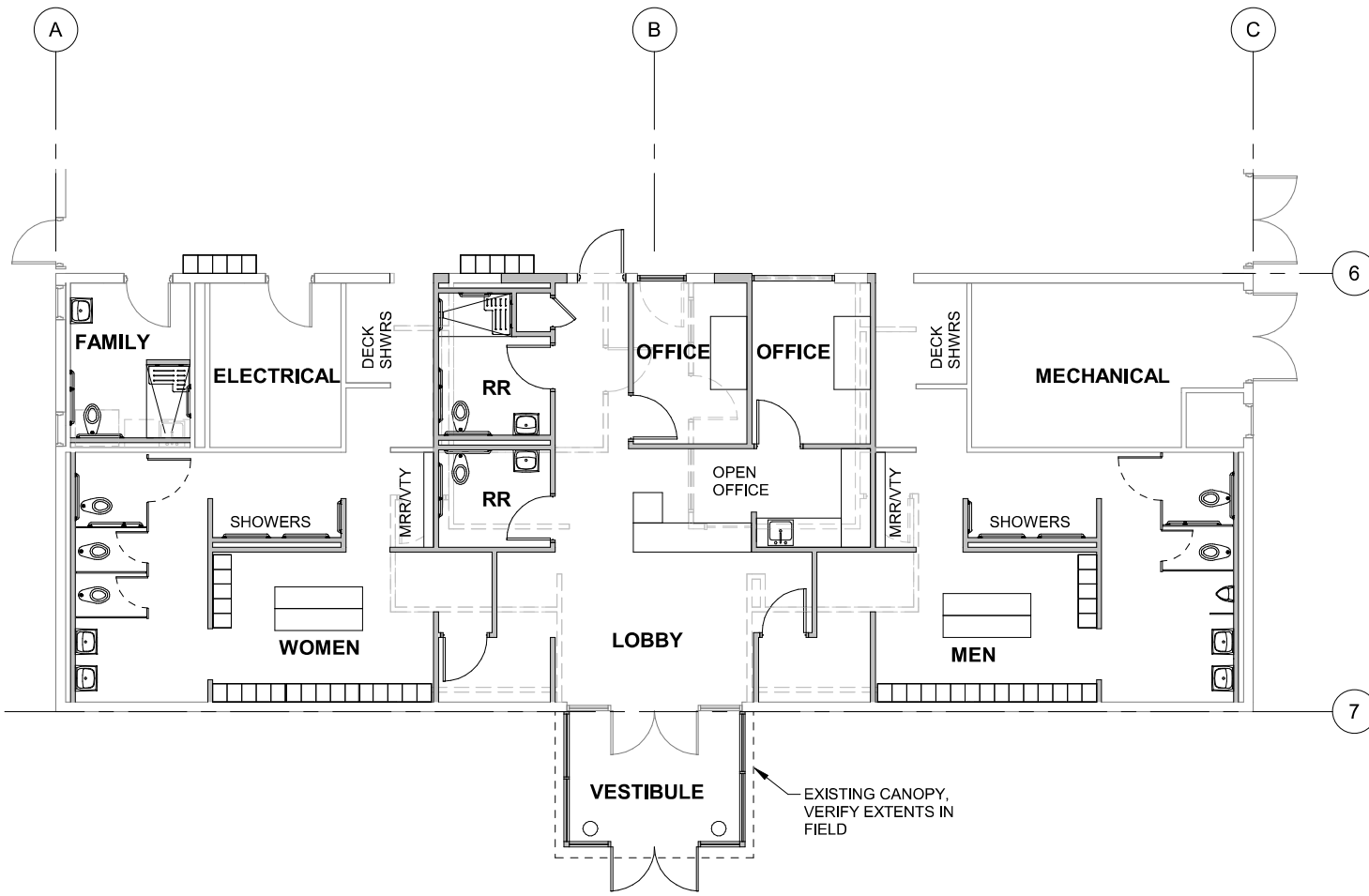
OPTION 2B

1150 S Ivy Street
 Canby, Oregon
 10/25/20 | JOB # 20132



1/8" = 1'-0"





Option 3A Features:

- Creates Accessible Family Changing Room in former Break Room
- Creates new plumbing walls in Locker Rooms for toilet and shower areas.
- Converts existing shower area to circulation path with deck showers
- Creates two offices, open office area and two unisex restrooms.
- Adds Vestibule under existing canopy

CANBY SWIM CENTER

1150 S Ivy Street
 Canby, Oregon
 10/25/20 | JOB # 20132

OPTION 3A



1/8" = 1'-0"



CANBY SWIM CENTER - CANBY, OR
10/25/20 DOCUMENTS - OPTION 2A

2,765 SF

8-9-24

		QUANTITY	UNIT	RATE	TOTAL	NOTES
DIVISION 1	GENERAL					
	SUPERVISION	250	HR	75.00	18,750	
	TRUCK/FUEL/PHONE/ETC.	2.50	MO	800.00	2,000	
	TEMP TOILET/WASHSTATION	2.50	MO	400.00	1,000	
	FIRST AID/SAFETY PROVISIONS	1.00	LS	300.00	300	
	PRINTING FEES	1.00	LS	220.00	220	
	PROJECT MANAGER/PROJECT ENGINEER	1	LS	5,200.00	5,200	
	FINAL CLEANING	2,765	SF	0.50	1,383	
	DUMP FEES	1	LS	2,000.00	2,000	
	UTILITY FEES				BY OWNER	
	TEMP FANS ALLOWANCE	1	LS	300.00	300	
	BUNCH LIST	30	HR	75.00	2,250	
	OWNER CONTENTS - SALVAGE/MOVE				BY OWNER	
						33,403
DIVISION 2	EXISTING CONDITIONS & DEMOLITION					
022001	DEMO SLAB ON GRADE	406	SF	15.00	6,090	
022002	HAND EXCAVATION @ NEW FOOTING LOCATIONS	7	CY	510.00	3,570	
024104	SAWCUT FOR MASONRY WALLS	10	EA	300.00	3,000	
024105	DEMO MASONRY WALLS	50	LF	55.00	2,750	
024105	DEMO CEILING	120	SF	9.00	1,080	
024110	DEMO DOORS	1	EA	130.00	130	
024120	DEMO TOILET PARTITIONS	6	EA	65.00	390	
						17,010
DIVISION 3	CONCRETE					
032000	REINFORCING STEEL	1	LS	2,250.00	2,250	
033001	CONTINUOUS FOOTINGS - 18" WIDE X 8" DEEP	123	LF	50.00	6,150	
033003	NEW SLAB INFILLS	406	SF	16.00	6,496	
033008	EPOXY ANCHORS @ NEW SLAB TIE INS	235	EA	53.00	12,455	
033010	CONCRETE WASHOUT	1	LS	700.00	700	
						28,051
DIVISION 4	MASONRY					
042000	CMU WALLS	1,230	SF	38.00	46,740	
043000	MASONRY DOWELING	1	LS	3,300.00	3,300	
						50,040
DIVISION 5	METALS					
055200	SUPPORT CHANNELS @ DOORWAY	2	EA	650.00	1,300	
						1,300
DIVISION 6	WOODS/PLASTICS/COMPOSITES					
060009	CARPENTRY - ROOF STRUCTURE FOR MECHANICAL	1	LS	4,000.00	4,000	
064100	CASEWORK				BY OWNER	
	DESK @ OPEN OFFICE					
	VANITY ALLOWANCE	16	LF	100.00	1,600	
						5,600
DIVISION 7	THERMAL & MOISTURE PROTECTION					
073200	ROOF CURB ALLOWANCE	3	LS	300.00	900	
075113	ROOF PATCHING FOR MECHANICAL	1	LS	2,500.00	2,500	
						3,400
DIVISION 8	OPENINGS					
081000	NEW DOORS / FRAMES / HARDWARE	2	EA	2,250.00	4,500	
						4,500
DIVISION 9	FINISHES					
092116	DRYW ALL PATCHING/REPAIR	1	LS	2,000.00	2,000	
092121	INSTALL HM FRAMES	1	EA	200.00	200	
093005	TILE	1	LS	3,000.00	3,000	
093006	EPOXY FLOORING PATCH	120	SF	30.00	3,600	
095105	GYP CEILINGS	120	SF	12.00	1,440	
099000	PAINTING	2,765	SF	2.60	7,189	
099003	INTERIOR PAINTING - DOORS/FRAMES	2	EA	130.00	260	
						17,689
DIVISION 10	SPECIALTIES					
101400	SIGNAGE				BY OWNER	
102113	PLASTIC TOILET COMPARTMENTS	6	EA	1,400.00	8,400	
102114	URINAL SCREEN	3	EA	420.00	1,260	
102800	TOILET & BATH ACCESSORIES					
	TOILET PAPER DISPENSER	7	EA	53.00	371	
	WASTE RECEPTACLE	3	EA	175.00	525	
	PAPER TOWEL DISPENSER	5	EA	85.00	425	
	SEAT COVER DISPENSER	7	EA	235.00	1,645	

		QUANTITY	UNIT	RATE	TOTAL	NOTES
	SOAP DISPENSER	5	EA	95.00	475	
	MIRRORS	10	EA	160.00	1,600	
	GRAB BARS	8	EA	80.00	640	
	SHOWER SEAT	1	EA	300.00	300	
	SHOWER CURTAIN	1	EA	100.00	100	
	SANITARY NAPKIN DISPOSAL	5	EA	150.00	750	
DIVISION 22	PLUMBING					
220100	TOILETS	7	EA	2,800.00	19,600	
220101	URINALS	2	EA	2,500.00	5,000	
220102	SINKS	6	EA	2,000.00	12,000	
220103	DECK SHOWERS	2	EA	5,100.00	10,200	
220104	FLOOR DRAIN REPLACEMENT -4M EC + 2 @ SHOWERS	6	EA	2,200.00	13,200	
220105	FLOOR CLEANOUT REPLACEMENT	4	EA	500.00	2,000	
220203	UNDERSLAB WASTE LINE	55	LF	100.00	5,500	
220204	DOMESTIC WATER LINE REPLACEMENT ALLOWANCE	1	LS	20,000.00	20,000	Unknown
DIVISION 23	HVAC					
230500	NEW 5 TON UNIT	1	EA	14,000.00	14,000	
230501	NEW 2 TON UNIT	2	EA	10,500.00	21,000	
230502	GAS PIPING	1	LS	5,200.00	5,200	
230509	COMMISSIONING/BALANCING/OWNER TRAINING	1	LS	1,500.00	1,500	
DIVISION 26,27,28	ELECTRICAL, COMMUNICATIONS, ELECTRONIC SAFETY & SECURITY					
260200	DEMOLITION	1	LS	1,000.00	1,000	
260300	100A PANEL REPLACEMENT	1	EA	3,800.00	3,800	
260301	200A PANEL REPLACEMENT	2	EA	5,200.00	10,400	
260302	400A PANEL REPLACEMENT	1	EA	7,000.00	7,000	
260510	NEW PLUGS/SWITCHES	1	LS	3,200.00	3,200	
261000	EQUIPMENT CONNECTIONS	1	LS	2,000.00	2,000	
261600	LIGHTING/LIGHT CONTROL	2,765	SF	20.00	55,300	
	OPTION 2A DIRECT COST				389,384	
	MARKUP (10%)				38,938	
	SUBTOTAL 1 - DC + MU				428,322	
	CAT TAX				1,927	
	SUBTOTAL 2 - (ST1 + CAT TAX)				430,249	
	BONDING/INSURANCE				8,605	
	SUBTOTAL 3 - (ST2 + B/I)				438,854	
	CONTINGENCY (15% X DIRECT COST)				58,408	
	ESTIMATED OPTION 2A PROJECT TOTAL				497,262	

16,491

87,500

41,700

82,700

**CANBY SWIM CENTER - CANBY, OR
10/25/20 DOCUMENTS - OPTION 2B**

2,765 SF

8-9-24

		QUANTITY	UNIT	RATE	TOTAL		NOTES
DIVISION 1	GENERAL						
	SUPERVISION	250	HR	75.00	18,750		
	TRUCK/FUEL/PHONE/ETC.	2.50	MO	800.00	2,000		
	TEMP TOILET/WASHSTATION	2.50	MO	400.00	1,000		
	FIRST AID/SAFETY PROVISIONS	1.00	LS	300.00	300		
	PRINTING FEES	1.00	LS	220.00	220		
	PROJECT MANAGER/PROJECT ENGINEER	1	LS	5,200.00	5,200		
	FINAL CLEANING	2,765	SF	0.50	1,383		
	DUMP FEES	1	LS	2,000.00	2,000		
	UTILITY FEES				BY OWNER		
	TEMP FANS ALLOW ANCE	1	LS	300.00	300		
	PUNCH LIST	30	HR	75.00	2,250		
	OWNER CONTENTS - SALVAGE/MOVE				BY OWNER		
						33,403	
DIVISION 2	EXISTING CONDITIONS & DEMOLITION						
022001	DEMO SLAB ON GRADE	436	SF	15.00	6,540		
022002	HAND EXCAVATION @ NEW FOOTING LOCATIONS	9	CY	510.00	4,590		
024104	SAWCUT FOR MASONRY WALLS	14	EA	300.00	4,200		
024105	DEMO MASONRY WALLS	88	LF	55.00	4,840		
024105	DEMO CEILING	200	SF	9.00	1,800		
024110	DEMO DOORS	4	EA	130.00	520		
024120	DEMO TOILET PARTITIONS	6	EA	65.00	390		
						22,880	
DIVISION 3	CONCRETE						
032000	REINFORCING STEEL	1	LS	2,860.00	2,860		
033001	CONTINUOUS FOOTINGS - 18" WIDE X 8" DEEP	167	LF	50.00	8,350		
033003	NEW SLAB INFILLS	436	SF	16.00	6,976		
033008	EPOXY ANCHORS @ NEW SLAB TIE INS	320	EA	53.00	16,960		
033010	CONCRETE WASHOUT	1	LS	700.00	700		
						35,846	
DIVISION 4	MASONRY						
042000	CMU WALLS	1,670	SF	38.00	63,460		
043000	MASONRY DOWELING	1	LS	3,800.00	3,800		
						67,260	
DIVISION 5	METALS						
055200	SUPPORT CHANNELS @ DOORWAY	2	EA	650.00	1,300		
						1,300	
DIVISION 6	WOODS/PLASTICS/COMPOSITES						
060009	CARPENTRY - ROOF STRUCTURE FOR MECHANICAL	1	LS	4,000.00	4,000		
064100	CASEWORK				BY OWNER		
	DESK @ OFFICES						
	VANITY ALLOWANCE	16	LF	100.00	1,600		
						5,600	
DIVISION 7	THERMAL & MOISTURE PROTECTION						
073200	ROOF CURB ALLOW ANCE	3	LS	300.00	900		
075113	ROOF PATCHING FOR MECHANICAL	1	LS	2,500.00	2,500		
						3,400	
DIVISION 8	OPENINGS						
081000	NEW DOORS / FRAMES / HARDWARE	5	EA	2,250.00	11,250		
088000	WINDOW @ OFFICE	1	EA	800.00	800		
						12,050	
DIVISION 9	FINISHES						
092116	DRYW ALL PATCHING REPAIR	1	LS	2,900.00	2,900		
092121	INSTALL HM FRAMES	5	EA	200.00	1,000		
093005	TILE	1	LS	3,000.00	3,000		

10/25/20 DOCUMENTS - OPTION 2B

8-9-24

		QUANTITY	UNIT	RATE	TOTAL	NOTES
093006	EPOXY FLOORING PATCH	140	SF	30.00	4,200	
095105	GYP CEILINGS	120	SF	12.00	1,440	
099000	PAINTING	2,765	SF	2.60	7,189	
099003	INTERIOR PAINTING - DOORS/FRAMES	5	EA	130.00	650	
DIVISION 10 SPECIALTIES						
101400	SIGNAGE				BY OWNER	
102113	PLASTIC TOILET COMPARTMENTS	6	EA	1,400.00	8,400	
102114	URINAL SCREEN	3	EA	420.00	1,260	
102800	TOILET & BATH ACCESSORIES					
	TOILET PAPER DISPENSER	8	EA	53.00	424	
	WASTE RECEPTACLE	4	EA	175.00	700	
	PAPER TOWEL DISPENSER	7	EA	85.00	595	
	SEAT COVER DISPENSER	8	EA	235.00	1,880	
	SOAP DISPENSER	7	EA	95.00	665	
	MIRRORS	11	EA	160.00	1,760	
	GRAB BARS	10	EA	80.00	800	
	SHOWER SEAT	1	EA	300.00	300	
	SHOWER CURTAIN	1	EA	100.00	100	
	SANITARY NAPKIN DISPOSAL	6	EA	150.00	900	
DIVISION 22 PLUMBING						
220100	TOILETS	8	EA	2,800.00	22,400	
220101	URNALS	2	EA	2,500.00	5,000	
220102	SINKS	8	EA	2,000.00	16,000	
220103	DECK SHOWERS	2	EA	5,100.00	10,200	
220104	FLOOR DRAIN REPLACEMENT - 4 MISC + 2 @ SHOWERS	6	EA	2,200.00	13,200	
220105	FLOOR CLEANOUT REPLACEMENT	4	EA	500.00	2,000	
220203	UNDERSLAB WASTE LINE	70	LF	100.00	7,000	
220204	DOMESTIC WATER LINE REPLACEMENT ALLOWANCE	1	LS	20,000.00	20,000	Unknown
DIVISION 23 HVAC						
230500	NEW 5 TON UNIT	1	EA	14,000.00	14,000	
230501	NEW 2 TON UNIT	2	EA	10,500.00	21,000	
230502	GAS PIPING	1	LS	5,200.00	5,200	
230509	COMMISSIONING/BALANCING/OWNER TRAINING	1	LS	1,500.00	1,500	
DIVISION 26,27,28 ELECTRICAL, COMMUNICATIONS, ELECTRONIC SAFETY & SECURITY						
260200	DEMOLITION	1	LS	1,000.00	1,000	
260300	100A PANEL REPLACEMENT	1	EA	3,800.00	3,800	
260301	200A PANEL REPLACEMENT	2	EA	5,200.00	10,400	
260302	400A PANEL REPLACEMENT	1	EA	7,000.00	7,000	
260510	NEW PLUGS/SWITCHES	1	LS	3,200.00	3,200	
261000	EQUIPMENT CONNECTIONS	1	LS	2,000.00	2,000	
261600	LIGHTING/LIGHT CONTROL	2,765	SF	20.00	55,300	
OPTION 2A DIRECT COST					440,102	
MARKUP (10%)					44,010	
SUBTOTAL 1 - DC + MU					484,112	
CAT TAX					2,179	
SUBTOTAL 2 - (ST1 + CAT TAX)					486,290	
BONDING/INSURANCE					9,726	
SUBTOTAL 3 - (ST2 + B/I)					496,016	
CONTINGENCY (15% X DIRECT COST)					66,015	
ESTIMATED OPTION 2B PROJECT TOTAL					562,031	

20,379

17,784

95,800

41,700

82,700

**CANBY SWIM CENTER - CANBY, OR
10/25/20 DOCUMENTS - OPTION 3A**

2,765 SF

8-9-24

		QUANTITY	UNIT	RATE	TOTAL		NOTES
DIVISION 1	GENERAL						
	SUPERVISION	300	HR	75.00	22,500		
	TRUCK/FUEL/PHONE/ETC.	3.00	MO	800.00	2,400		
	TEMP TOILET/WASHSTATION	3.00	MO	400.00	1,200		
	FIRST AID/SAFETY PROVISIONS	1.00	LS	300.00	300		
	PRINTING FEES	1.00	LS	220.00	220		
	PROJECT MANAGER/PROJECT ENGINEER	1	LS	6,600.00	6,600		
	FINAL CLEANING	2,765	SF	0.50	1,383		
	DUMP FEES	1	LS	3,300.00	3,300		
	UTILITY FEES				BY OWNER		
	TEMP FANS ALLOW ANCE	1	LS	300.00	300		
	PUNCH LIST	40	HR	75.00	3,000		
	OWNER CONTENTS - SALVAGE/MOVE				BY OWNER		
						41,203	
DIVISION 2	EXISTING CONDITIONS & DEMOLITION						
022001	DEMO SLAB ON GRADE	1,239	SF	15.00	18,585		
022002	HAND EXCAVATION @ NEW FOOTING LOCATIONS	21	CY	510.00	10,710		
024104	SAWCUT FOR MASONRY WALLS	10	EA	300.00	3,000		
024105	DEMO MASONRY WALLS	194	LF	55.00	10,670		
024105	DEMO CEILING	800	SF	9.00	7,200		
024110	DEMO DOORS	5	EA	130.00	650		
024120	DEMO TOILET PARTITIONS	6	EA	65.00	390		
						51,205	
DIVISION 3	CONCRETE						
032000	REINFORCING STEEL	1	LS	6,150.00	6,150		
033001	CONTINUOUS FOOTINGS - 18" WIDE X 8" DEEP	315	LF	50.00	15,750		
033003	NEW SLAB INFILLS	1,239	SF	16.00	19,824		
033008	EPOXY ANCHORS @ NEW SLAB TIE INS	705	EA	53.00	37,365		
033010	CONCRETE WASHOUT	1	LS	1,200.00	1,200		
						80,289	
DIVISION 4	MASONRY						
042000	CMU WALLS	3,150	SF	38.00	119,700		
043000	MASONRY DOWELING	1	LS	6,500.00	6,500		
						126,200	
DIVISION 5	METALS						
055200	SUPPORT CHANNELS @ DOORWAY	2	EA	600.00	1,200		
						1,200	
DIVISION 6	WOODS/PLASTICS/COMPOSITES						
060009	CARPENTRY - ROOF STRUCTURE FOR MECHANICAL	1	LS	4,000.00	4,000		
064100	CASEWORK				BY OWNER		
	DESK @ OPEN OFFICE						
	VANITY ALLOWANCE	14	LF	100.00	1,400		
						5,400	
DIVISION 7	THERMAL & MOISTURE PROTECTION						
073200	ROOF CURB ALLOW ANCE	3	LS	300.00	900		
075113	ROOF PATCHING FOR MECHANICAL	1	LS	2,500.00	2,500		
						3,400	
DIVISION 8	OPENINGS						
081000	NEW DOORS / FRAMES / HARDWARE	8	EA	2,250.00	18,000		
						18,000	
DIVISION 9	FINISHES						
092116	DRYW ALL PATCHING REPAIR	1	LS	5,500.00	5,500		
092121	INSTALL HM FRAMES	8	EA	200.00	1,600		
093005	TILE	1	LS	16,000.00	16,000		
093006	EPOXY FLOORING	1,139	SF	22.00	25,058		

10/25/20 DOCUMENTS - OPTION 3A

8-9-24

		QUANTITY	UNIT	RATE	TOTAL	NOTES
095105	GYP CEILINGS	800	SF	12.00	9,600	
099000	PAINTING	2,765	SF	3.00	8,295	
099003	INTERIOR PAINTING - DOORS/FRAMES	8	EA	130.00	1,040	
DIVISION 10 SPECIALTIES						
101400	SIGNAGE				BY OWNER	
102113	PLASTIC TOILET COMPARTMENTS	5	EA	1,400.00	7,000	
102114	URINAL SCREEN	1	EA	420.00	420	
102800	TOILET & BATH ACCESSORIES					
	TOILET PAPER DISPENSER	9	EA	53.00	477	
	WASTE RECEPTACLE	5	EA	175.00	875	
	PAPER TOWEL DISPENSER	8	EA	85.00	680	
	SEAT COVER DISPENSER	9	EA	235.00	2,115	
	SOAP DISPENSER	8	EA	95.00	760	
	MIRRORS	14	EA	160.00	2,240	
	GRAB BARS	22	EA	80.00	1,760	
	SHOWER SEAT	2	EA	300.00	600	
	SHOWER CURTAIN	2	EA	100.00	200	
	SANITARY NAPKIN DISPOSAL	6	EA	150.00	900	
105000	LOCKER & BENCH RELOCATION - INCLUDING DEMO OF OLD BASES & CONSTRUCT NEW BA	1	LS	14,000.00	14,000	
DIVISION 22 PLUMBING						
220100	TOILETS	8	EA	2,800.00	22,400	
220101	URNALS	1	EA	2,500.00	2,500	
220102	SINKS	9	EA	2,000.00	18,000	
220103	DECK SHOWERS	6	EA	5,100.00	30,600	
220104	FLOOR DRAIN REPLACEMENT - 4 MISC + 4 @ SHOWERS	8	EA	2,200.00	17,600	
220105	FLOOR CLEANOUT REPLACEMENT	6	EA	500.00	3,000	
220203	UNDERSLAB WASTE LINE	203	LF	100.00	20,300	
220204	DOMESTIC WATER LINE REPLACEMENT ALLOWANCE	1	LS	20,000.00	20,000	Unknown
DIVISION 23 HVAC						
230500	NEW 5 TON UNIT	1	EA	14,000.00	14,000	
230501	NEW 2 TON UNIT	2	EA	10,500.00	21,000	
230502	GAS PIPING	1	LS	5,200.00	5,200	
230509	COMMISSIONING/BALANCING/OWNER TRAINING	1	LS	1,500.00	1,500	
DIVISION 26,27,28 ELECTRICAL, COMMUNICATIONS, ELECTRONIC SAFETY & SECURITY						
260200	DEMOLITION	1	LS	1,000.00	1,000	
260300	100A PANEL REPLACEMENT	1	EA	3,800.00	3,800	
260301	200A PANEL REPLACEMENT	2	EA	5,200.00	10,400	
260302	400A PANEL REPLACEMENT	1	EA	7,000.00	7,000	
260510	NEW PLUGS/SWITCHES	1	LS	7,000.00	7,000	
261000	EQUIPMENT CONNECTIONS	1	LS	2,000.00	2,000	
261600	LIGHTING/LIGHT CONTROL	2,765	SF	20.00	55,300	
OPTION 2A DIRECT COST					688,617	
MARKUP (10%)					68,862	
SUBTOTAL 1 - DC + MU					757,478	
CAT TAX					3,409	
SUBTOTAL 2 - (ST1 + CAT TAX)					760,887	
BONDING/INSURANCE					15,218	
SUBTOTAL 3 - (ST2 + B/I)					776,105	
CONTINGENCY (15% X DIRECT COST)					103,292	
ESTIMATED OPTION 3A PROJECT TOTAL					879,397	

67,093

32,027

134,400

41,700

86,500

**CANBY SWIM CENTER - CANBY, OR
4/25/22 DOCUMENTS - EVENT SPACE**

569 SF

8-9-24

		QUANTITY	UNIT	RATE	TOTAL		NOTES
DIVISION 1	GENERAL						
	SUPERVISION	500	HR	75.00	37,500		
	TRUCK/FUEL/PHONE/ETC.	5.00	MO	800.00	4,000		
	TEMP TOILET/WASHSTATION	5.00	MO	400.00	2,000		
	FIRST AID/SAFETY PROVISIONS	1.00	LS	400.00	400		
	PRINTING FEES	1.00	LS	320.00	320		
	PROJECT MANAGER/PROJECT ENGINEER	1	LS	11,360.00	11,360		
	FINAL CLEANING	569	SF	1.00	569		
	DUMP FEES	1	LS	5,100.00	5,100		
	UTILITY FEES				BY OWNER		
	STORAGE CONTAINER/OFFICE	5	MO	300.00	1,500		
	TEMP FENCE	1	LS	1,000.00	1,000		
	PUNCH LIST	40	HR	75.00	3,000		
						66,749	
DIVISION 2	EXISTING CONDITIONS & DEMOLITION						
022001	DEMOLITION	1	LS	3,000.00	3,000		
						3,000	
DIVISION 3	CONCRETE						
033000	BUILDING CONCRETE/REINFORCING/ETC.	1	LS	40,145.00	40,145		
033100	SITE CONCRETE	1	LS	13,744.00	13,744		
						53,889	
DIVISION 5	METALS						
055200	SUPPORT CHANNELS @ DOORWAY & CONCESSION WINDOW	4	EA	600.00	2,400		
						2,400	
DIVISION 6	WOODS/PLASTICS/COMPOSITES						
060009	CARPENTRY - WALL FRAMING, ROOF FRAMING	1	LS	47,210.00	47,210		
064100	CASEWORK						
	LOWERS	19	LF	500.00	9,500		
						56,710	
DIVISION 7	THERMAL & MOISTURE PROTECTION						
072100	THERMAL INSULATION	1	LS	6,215.00	6,215		
075410	METAL SIDING/COMPOSITE SOFFIT/WEATHER BARRIER	1	LS	57,650.00	57,650		
075550	ROOFING	569	SF	45.00	25,605		
076200	MISC FLASHINGS/SHEETMETAL	1	LS	5,950.00	5,950		
079200	JOINT SEALANTS	1	LS	600.00	600		
						96,020	
DIVISION 8	OPENINGS						
081000	NEW DOORS / FRAMES / HARDWARE	1	EA	2,800.00	2,800		
083300	OVERHEAD DOOR	1	LS	11,600.00	11,600		
084100	STOREFRONT/EXTERIOR WINDOWS/DOORS	189	SF	130.00	24,570		
084110	CONCESSIONS WINDOW	1	LS	1,850.00	1,850		
						40,820	
DIVISION 9	FINISHES						
090000	FLOOR PREP	1	LS	600.00	600		
092116	DRYW ALL & CEILNGS	1	LS	17,600.00	17,600		
092121	INSTALL HM FRAMES	1	EA	200.00	200		
096500	RESILIENT FLOORING	569	SF	10.00	5,690		
099000	PAINTING	569	SF	4.50	2,561		
099003	INTERIOR PAINTING - DOORS/FRAMES	1	EA	130.00	130		
						26,781	
DIVISION 10	SPECIALTIES						
101400	SIGNAGE	1	LS	300.00	300		
102260	FOLDABLE PARTITIONS	170	SF	65.00	11,050		
102600	CORNER GUARDS - 4' STAINLESS STEEL	4	EA	80.00	320		
102800	TOILET & BATH ACCESSORIES				BY OWNER		

4/25/22 DOCUMENTS - EVENT SPACE

8-9-24

		QUANTITY	UNIT	RATE	TOTAL	NOTES
104400	FIRE EXTINGUISHER & CABINET	1	LS	360.00	360	
						12,030
DIVISION 22	PLUMBING					
220000	SINKS/WASTE/ETC.	1	LS	18,000.00	18,000	18,000
DIVISION 23	HVAC					
230500	MINI SPLITS	2	EA	7,000.00	14,000	
230509	COMMISSIONING/BALANCING/OWNER TRAINING	1	LS	1,500.00	1,500	15,500
DIVISION 26,27,28	ELECTRICAL, COMMUNICATIONS, ELECTRONIC SAFETY & SECURITY					
260300	100A SUBPANEL	1	EA	3,800.00	3,800	
260510	NEW PLUGS/SWITCHES	1	LS	10,000.00	10,000	
261000	EQUIPMENT CONNECTIONS	3	EA	1,000.00	3,000	
261600	LIGHTING/LIGHT CONTROL	569	SF	20.00	11,380	28,180
DIVISION 31, 33	SITework					
310000	EXCAVATION & UTILITIES	1	LS	19,000.00	19,000	
320000	BIKE RACKS	3	EA	400.00	1,200	20,200
	EVENT SPACE DIRECT COST				440,279	
	MARKUP (10%)				44,028	
	SUBTOTAL 1 - DC + MU				484,306	
	CAT TAX				2,179	
	SUBTOTAL 2 - (ST1 + CAT TAX)				486,486	
	BONDING/INSURANCE				9,730	
	SUBTOTAL 3 - (ST2 + B/I)				496,215	
	CONTINGENCY (15% X DIRECT COST)				66,042	
	ESTIMATED EVENT SPACE OPTION PROJECT TOTAL				562,257	

**CANBY SWIM CENTER - CANBY, OR
10/25/20 DOCUMENTS - VESTIBULE**

119 SF

8-9-24

		QUANTITY	UNIT	RATE	TOTAL		NOTES
DIVISION 2	EXISTING CONDITIONS & DEMOLITION						
022001	DEMO EXTERIOR FLATWORK	314	SF	15.00	4,710		
022002	HAND EXCAVATION @ NEW FOOTING LOCATIONS	4	CY	510.00	2,040	6,750	
DIVISION 3	CONCRETE						
032000	REINFORCING STEEL	1	LS	2,250.00	2,250		
033001	THK EDGE - 18" WIDE X 18" DEEP	56	LF	80.00	4,480		
033003	NEW SLAB & FLATWORK	314	SF	16.00	5,024		
033010	CONCRETE WASHOUT	1	LS	400.00	400	12,154	
DIVISION 7	THERMAL & MOISTURE PROTECTION						
076200	SHEETMETAL/FLASHINGS	1	LS	3,300.00	3,300	3,300	
DIVISION 8	OPENINGS						
081000	STOREFRONT	360	SF	143.00	51,480	51,480	
DIVISION 9	FINISHES						
096814	WALK OFF MAT	154	SF	15.00	2,310		
099000	PAINTING - REPAINT CEILING	154	SF	2.60	400	2,710	
DIVISION 26,27,28	ELECTRICAL, COMMUNICATIONS, ELECTRONIC SAFETY & SECURITY						
261600	LIGHTING/LIGHT CONTROL				EXISTING		
280000	ACCESS CONTROL				BY OWNER		
						0	
	OPTION 2A DIRECT COST				76,394		
	MARKUP (10%)				7,639		
	SUBTOTAL 1 - DC + MU				84,034		
	CAT TAX				378		
	SUBTOTAL 2 - (ST1 + CAT TAX)				84,412		
	BONDING/INSURANCE				1,688		
	SUBTOTAL 3 - (ST2 + B/I)				86,100		
	CONTINGENCY (15% X DIRECT COST)				11,459		
	ESTIMATED VESTIBULE PROJECT TOTAL				97,559		