

OREGON AREA SENIOR CENTER

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To: Board Members and Staff of the Village of Oregon and the Towns of Rutland and Oregon

From: Rachel Brickner, Director

Date: September 19, 2023

Re: Future Senior Center Building Project Update

The Village of Oregon is moving forward with plans to construct a new Senior Center.

In late 2022, the Village retained Tri-North Builders to prepare an initial space needs analysis and environmental assessment of the block that includes the current Senior Center, Library, and Post Office. Both the Library and Post Office will be vacating their current locations by sometime in 2024.

Tri-North has recommended the Village construct a new facility on that block. The space needs study demonstrated that a new Senior Center building will require approximately 31,000 square feet to meet the future needs of the local older adult population.

Among the highlights of the recommended new space are:

- A gymnasium with an indoor walking track which can be utilized by the broader community
- A commercial kitchen
- An Adult Day Program space large enough to allow expansion to a full-time program
- Ample parking with oversized parking stalls
- A covered, enclosed drive-through for delivery and pick up of food, meals and loan closet equipment

Tri-North estimated a project cost of 13.75 million dollars. The Village's CIP includes 12 million dollars in borrowing for construction in 2025 and 2026. The cost of design work is included in the Village's 2024 CIP.

The Village Board has approved moving the initial concept on to the next phase: gathering public input and further early planning and design work.

Attached in the packet are materials provided to the Village Board at its September 18th meeting, including a memo from Tri-North, site concept, space needs analysis, and cost estimate.



Oregon Senior Center Space Planning

September 18, 2023

The Project

Tri-North Builders was contracted by the Village of Oregon through a competitive proposal process in summer 2022 to evaluate the Village's needs for a future senior center facility and other potential uses for the remainder of the Village-owned property on the block bounded by Brook, Waterman, Spring and Park Streets, which currently include the current senior center, library, and post office facilities.

We worked with Senior Center, Public Works, and Community Development staff to better understand the Senior Center space needs and assessed how that informed the overall site utilization.

The Background

The current Oregon Area Senior Center facility is a former grocery store built in the 1960s. Its last major remodel was in the early 1990s. The building is past its useful life, the community has outgrown the facility, and programmatic needs in senior care and interests have evolved.

Our priority as a team was to work with staff and industry standards to come up with a space-needs analysis for the correct size of a modern senior center that meets the needs of the Village now and into the future. You will see the current version of this finished document attached as appendix item 1.

Additionally, the Village holds a unique opportunity with control of most of a downtown block, with both the library and post office lots soon to be vacated by their current uses. The three lots combined (the Senior Center, Library, and Post Office lots, referred to hereafter as "the Site") make up a roughly 2.2-acre lot. The team did reach out to adjacent property owners on the block as part of this planning process, but owners either declined or expressed minimal interest in collaborating. Oregon Bowl did allow a small vacant parcel under their ownership to be included in the survey and title search work that was completed. Given the size and configuration of the parcel its use to this project, if at all, is likely limited to access or additional parking.

These circumstances led to our combined team looking at the Site with how best to position a Senior Center facility on the lot, with an eye for what else can be done with the remaining space.

The Recommendation

The team has arrived at a recommendation that calls for a building footprint slightly over 30,000 square feet in a single-story building containing a community gym and approximately 114 parking stalls. This recommendation takes the entirety of the Site and rules out any kind of mixed-use development or sale of remaining unused land. Below you will find a narrative of the key decision points made by the team along the way, and why this recommendation was chosen.

The cost estimate – ~\$13,750,000 – see appendix for full breakdown of costs.

Why this recommendation?

Some of the decision points included:

- Standalone building vs. part of a mixed-use development: This was one of the first and largest decision points. Having a large block to redevelop is rare, but there are limiting factors on this site.

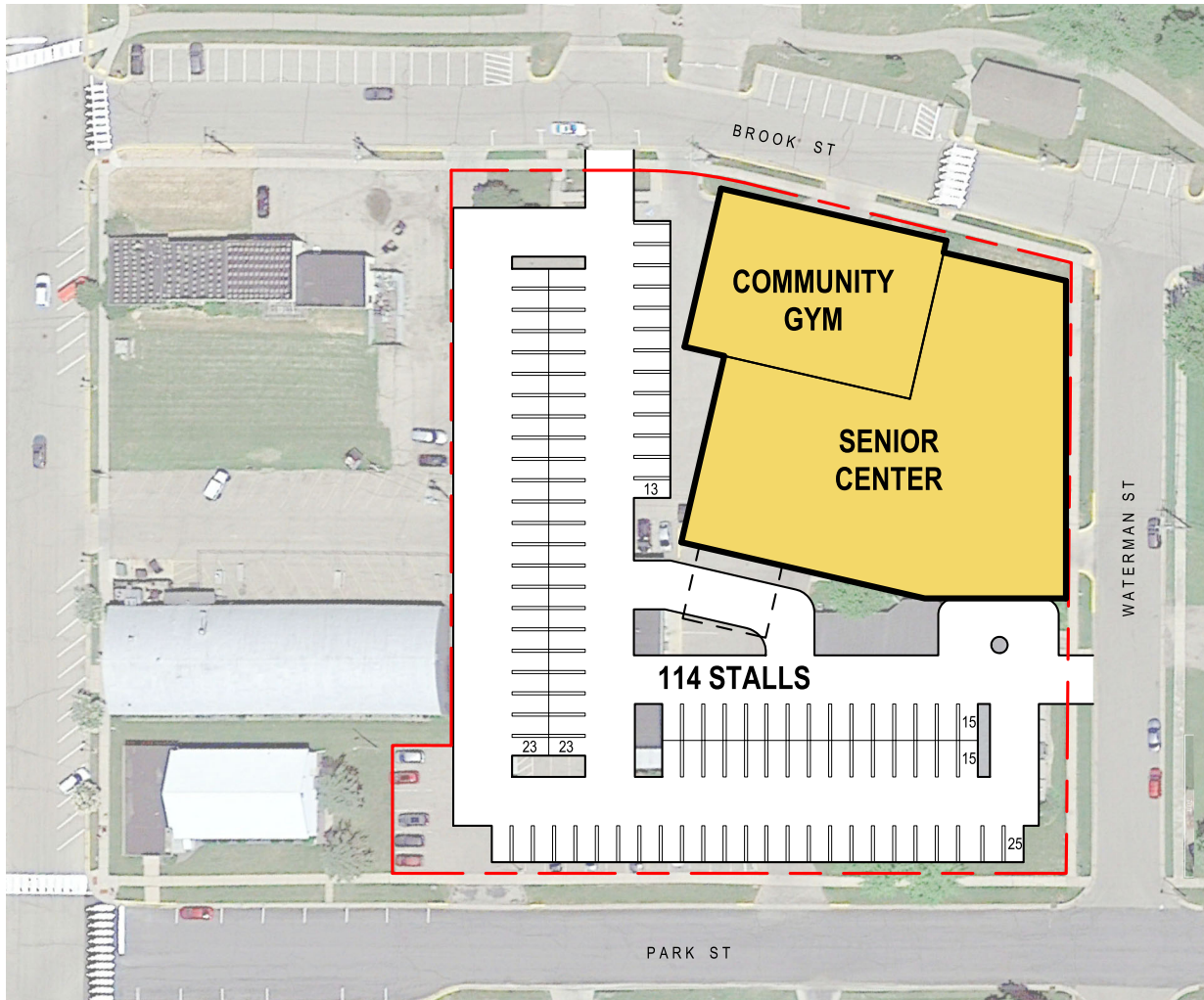
The recommended Senior Center concept (inclusive of the community gym) is about the same size as the new library (~31,427 vs. 30,889 square feet), but the library site is approximately 7 acres, whereas this Site is about 2.2 acres. The Site also has soil type and water table level challenges (see appendix for site reports), which significantly impacts the economics of underground parking, limiting the size of a building the site could take. It also hampered the value of dividing off part of the Site for sale because both buildable footprint and parking options are limited. Maximizing the utility of the building for use as a senior center pointed to the building needing to be a single story, since two stories would pose programming and staffing challenges for the senior center, as well as requiring the expense of an elevator. Given these physical restrictions and limiting underground factors the team felt that the trade-offs needed to make the space usable for mixed use development would hinder the Senior Center facility project too much to recommend that option. The team felt that ensuring the success of the Senior Center project on this site was more important than attempting to contrive two or more sub-standard projects together.

- Kitchen: What should the kitchen look like, and how could pickup and drop-off logistics for the meal programs be improved? We also found that upgrading the kitchen to allow for full production would reduce service interruptions like the Village experienced in early 2023. It is also the County's strong recommendation that all new centers include a full production kitchen.
- Parking: Lot scale was a major hurdle to solve. Village code called for less parking than our recommended iteration shows, but after talking to industry experts, one of the best ways to ensure a senior center facility's success is to provide well thought-out parking with larger-than-average-size-spaces and an emphasis on intuitive wayfinding. This also would allow for additional and needed off-hours downtown parking for park, events, and business use, which also presents further opportunities as part of the downtown master planning process slated for 2024.
- Community Gym: The team also considered activating the site outside of typical Senior Center hours with the idea of a community gym. This would allow for Senior Center use as both a walking track area and for classes during the day, and also for community and recreation use in the evenings which would activate the facility for additional hours as a community asset. Initial data from the Village's ongoing five-year park and open space planning process shows indoor recreation, especially a walking track, to be a high priority for residents.

A full space-needs analysis, budget, site diagrams, and site reports can be found on the following pages. The last eight months have been filled with in-depth discussions on how to make this project successful. The team would welcome any questions you may have on the recommendation or process and look forward to your feedback.

Appendix:

- **Site Plan**
- **Building Program**
- **Estimate Breakdown**
- **Site Reports (ALTA Survey and Phase 1 Environmental Site Assessment)**



COMMUNITY GYM:	8,960 SF
SENIOR CENTER:	22,190 SF
TOTAL BUILDING:	31,150 SF

SITE CONCEPT 6



OREGON SENIOR CENTER

DATE 9/6/23
PROJECT NUMBER 00000
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Oregon Senior Center Pre-Design

9/7/2023

Building Program



Space	Area		Notes
Administration Spaces	2,970	sf	
Director's Office	180	sf	
Assistant Director's Office	120	sf	
Administrative Assistant	120	sf	
Health Office	120	sf	
Health Room	140	sf	Sink, Blood Pressure Check, Foot Care
Consultation Room - 1	120	sf	VA, Energy Assist., Memory Loss Screeners
Consultation Room - 2	120	sf	
Case Manager - 1	200	sf	Includes space for Intern
Case Manager - 2	120	sf	
Case Manager - 3	120	sf	
Admin Copy & Supply	200	sf	Copier, Laminator, Shredder, Mailboxes
Staff Break Room/Meeting Room	450	sf	Includes conference table, mini-fridge, and microwave
Staff Changing Room	100	sf	Acts as Mother's Room - include sink.
Staff Toilet Room	60	sf	
Gift Shop	200	sf	Includes storage
Loan Closet	400	sf	Floor/Mop Sink. Similar to Dog Wash station.
Reception Area	180	sf	Includes waiting area
Volunteer Room	20	sf	Coat Storage, Bulletin Board
Gathering Spaces	4,000	sf	
Multi-Purpose Room	2,000	sf	Includes storage. Stage.
Game Room	600	sf	9' pool table playing area - 14'x18' (252 sq ft)
Lending Closet	100	sf	
Class Room	1,000	sf	Operable partition.
Conference Room	300	sf	
Activity Spaces	2,400	sf	
Fitness Center	1,200	sf	Xccent Fitness Motion Wellness System (30' x 30')
Fitness Storage	200	sf	
Exercise Studio	1,000	sf	
Food Services	3,150	sf	
Commercial Kitchen	600	sf	150-200 meals from scratch. 5 days/week.
Kitchen Storage	70	sf	
Walk-In Cooler	140	sf	Includes Freezer.
Dry Goods Storage	80	sf	Storage for 1 weeks worth.
Meal Site Manager	80	sf	
Coffee Bar	120	sf	
Dining Room	1,720	sf	86 Chair @ 20 sf/person (Assumes 62"-70" Round Table)
Dining Room Storage	300	sf	
(2) Volunteer Areas	40	sf	Coat Storage, Bulletin Board

Adult Day Care	1,920	sf	
ADC - Active Room	1,000	sf	
ADC - Quiet Room	350	sf	Area of Reclining Chair & Walker - 20 sf @ 10 minimum
ADC - Toilet Room (Assisted Use)	60	sf	
ADC - Toilet Room (Assisted Use & Shower)	80	sf	
ADC - Storage	150	sf	
ADC - Office	180	sf	(2) Staff Members, Meet with client/family
ADC - Medication Storage	80	sf	Med storage, sink, and documentation.
Volunteer Areas	20	sf	Coat Storage, Bulletin Board

Building Operations	2,630	sf	
(6) Single User Toilet Rooms	360	sf	60 sq ft per
(2) Single User Toilet Rooms (Assisted Use)	140	sf	70 square feet
Mechanical / Water Service Room	500	sf	
Electrical Room	250	sf	
IT Closet	120	sf	
IT Closet - Secondary	80	sf	
Janitor	120	sf	
Laundry Room	140	sf	
Outdoor Storage	200	sf	
Enclosed Drive Through	720	sf	(2) Cars

Total Net Area	17,070	sf	
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Circulation Factor	5,121	sf	30%
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Senior Center Gross Area:	22,191	sf
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Senior Center Parking:	114 Stalls	6 Cars per 1,000 sf
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Community Gym	8,959	sf	94' x 58' Gym
Basketball Court	5,097	sf	(42'x74') w/ 8' Sides and Ends
Running Track	3,112	sf	3 Lanes @ 36" per Lane
Prefunction/Vestibule	400	sf	Drinking Fountain
(2) Single User Toilet Rooms	160	sf	60 sq ft per
Janitor	40	sf	
Storage	150	sf	

Project Total Area:	31,150	sf
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VILLAGE OF OREGON - SENIOR CENTER 09 08 2023 WITH GYM



JOB NUMBER: 2017015904

Bid Item	Description	Qty	Units	Unit Cost	MHrs	Labor	Material	Equipment	SubContr	Other	Subtotals	Comments
01	GENERAL CONDITIONS	1.00		848,679.05	0.0	0.00	0.00	0.00	0.00	848,679.05	848,679.05	TNB
	GENERAL CONDITIONS	7.00	%	121,239.86	0.0	0.00	0.00	0.00	0.00	848,679.05		
02	BUILDING DEMOLITION	1.00		230,775.00	0.0	0.00	0.00	0.00	230,775.00	0.00	230,775.00	TNB
	BUILDING DEMOLITION - LIBRARY	11,000.00	SF	6.50	0.0	0.00	0.00	0.00	71,500.00	0.00		TNB
	BUILDING DEMOLITION - POST OFFICE	7,150.00	SF	6.50	0.0	0.00	0.00	0.00	46,475.00	0.00		TNB
	BUILDING DEMOLITION - EXISTING SENIOR CENTER	9,000.00	SF	6.50	0.0	0.00	0.00	0.00	58,500.00	0.00		TNB
	HAZARDOUS MATERIAL TESTING & ABATEMENT	27,150.00	SF	2.00	0.0	0.00	0.00	0.00	54,300.00	0.00		TNB
03	SITE WORK & UTILITIES	1.00		529,933.25	0.0	0.00	0.00	0.00	529,933.25	0.00	529,933.25	TNB
	SITE CLEARING	92,420.00	SF	0.75	0.0	0.00	0.00	0.00	69,315.00	0.00		TNB
	SITE GRADING	92,420.00	SF	0.50	0.0	0.00	0.00	0.00	46,210.00	0.00		TNB
	BUILDING EXCAVATION & BACKFILL	30,889.00	SF	4.00	0.0	0.00	0.00	0.00	123,556.00	0.00		TNB
	BASE COURSE @ BUILDING CONCRETE	30,889.00	SF	1.50	0.0	0.00	0.00	0.00	46,333.50	0.00		TNB
	BASE COURSE @ SITE CONCRETE	12,450.00	SF	1.75	0.0	0.00	0.00	0.00	21,787.50	0.00		TNB
	BASE COURSE @ ASPHALT PAVING	59,385.00	SF	1.25	0.0	0.00	0.00	0.00	74,231.25	0.00		TNB
	EROSION CONTROL	1.00	LS	8,500.00	0.0	0.00	0.00	0.00	8,500.00	0.00		TNB
	SITE WATER	100.00	LF	200.00	0.0	0.00	0.00	0.00	20,000.00	0.00		TNB
	SITE SANITARY SEWER	100.00	LF	150.00	0.0	0.00	0.00	0.00	15,000.00	0.00		TNB
	SITE STORM SEWER	1.00	LS	85,000.00	0.0	0.00	0.00	0.00	85,000.00	0.00		TNB
	ROAD PATCH @ SITE UTILITIES	1.00	LS	20,000.00	0.0	0.00	0.00	0.00	20,000.00	0.00		TNB
04	ASPHALT PAVING	1.00		138,386.25	0.0	0.00	0.00	0.00	138,386.25	0.00	138,386.25	TNB
	ASPHALT PAVING	59,385.00	SF	2.25	0.0	0.00	0.00	0.00	133,616.25	0.00		TNB
	LINE MARKING	109.00	EA	30.00	0.0	0.00	0.00	0.00	3,270.00	0.00		TNB
	ADA SIGNAGE	5.00	EA	300.00	0.0	0.00	0.00	0.00	1,500.00	0.00		TNB
05	LANDSCAPING	1.00		81,900.00	0.0	0.00	0.00	0.00	81,900.00	0.00	81,900.00	TNB
	LANDSCAPING	23,400.00	SF	2.50	0.0	0.00	0.00	0.00	58,500.00	0.00		
	IRRIGATIONS SYSTEMS	23,400.00	SF	1.00	0.0	0.00	0.00	0.00	23,400.00	0.00		
06	SITE CONCRETE	1.00		144,350.00	0.0	0.00	0.00	0.00	144,350.00	0.00	144,350.00	TNB
	CONCRETE CURB & GUTTER	2,100.00	LF	35.00	0.0	0.00	0.00	0.00	73,500.00	0.00		TNB

VILLAGE OF OREGON - SENIOR CENTER 09 08 2023 WITH GYM



JOB NUMBER: 2017015904

Bid Item	Description	Qty	Units	Unit Cost	MHrs	Labor	Material	Equipment	SubContr	Other	Subtotals	Comments
06	SITE CONCRETE	1.00		144,350.00	0.0	0.00	0.00	0.00	144,350.00	0.00	144,350.00	TNB
	CONCRETE DRIVE APRON	650.00	SF	12.00	0.0	0.00	0.00	0.00	7,800.00	0.00		TNB
	CONCRETE SIDEWALK	9,700.00	SF	6.50	0.0	0.00	0.00	0.00	63,050.00	0.00		TNB
07	BUILDING CONCRETE	1.00		648,669.00	0.0	0.00	0.00	0.00	648,669.00	0.00	648,669.00	TNB
	FOOTINGS AND FOUNDATIONS	1.00		432,446.00	0.0	0.00	0.00	0.00	432,446.00	0.00		TNB
	SLAB ON GRADE	1.00		216,223.00	0.0	0.00	0.00	0.00	216,223.00	0.00		TNB
08	MASONRY	1.00		273,600.00	0.0	0.00	0.00	0.00	273,600.00	0.00	273,600.00	TNB
	CMU - GYM	11,400.00	SF	24.00	0.0	0.00	0.00	0.00	273,600.00	0.00		TNB - 380 X 30
09	METALS	1.00		1,018,003.50	0.0	0.00	802,225.00	0.00	215,778.50	0.00	1,018,003.50	TNB
	STEEL, JOIST & DECK - MATERIAL	30,889.00	SF	25.00	0.0	0.00	772,225.00	0.00	0.00	0.00		TNB
	STEEL, JOIST & DECK - ERECT	30,889.00	SF	6.50	0.0	0.00	0.00	0.00	200,778.50	0.00		TNB
	METAL FABRICATION - MATERIAL	1.00	LS	30,000.00	0.0	0.00	30,000.00	0.00	0.00	0.00		TNB
	METAL FABRICATION - ERECT	1.00	LS	15,000.00	0.0	0.00	0.00	0.00	15,000.00	0.00		TNB
10	TNB CARPENTRY & MISC MATERIALS	1.00		215,200.00	1,800.0	189,000.00	26,200.00	0.00	0.00	0.00	215,200.00	TNB
	WOOD BLKG - ROOF	860.00	LF	16.10	50.0	5,250.00	8,600.00	0.00	0.00	0.00		TNB
	WOOD BLKG - INTERIOR	1.00	LS	22,100.00	120.0	12,600.00	9,500.00	0.00	0.00	0.00		TNB
	CASEWORK & MILLWORK - INSTALL	1.00	LS	84,600.00	800.0	84,000.00	600.00	0.00	0.00	0.00		TNB
	JAMBS, DOORS & HARDWARE - INSTALL	75.00	EA	630.00	450.0	47,250.00	0.00	0.00	0.00	0.00		TNB
	DIVISION 10 ITEMS - INSTALL	1.00	LS	16,800.00	160.0	16,800.00	0.00	0.00	0.00	0.00		TNB
	MISC ITEMS	1.00	LS	30,600.00	220.0	23,100.00	7,500.00	0.00	0.00	0.00		TNB
11	CASEWORK & MILLWORK	1.00		130,000.00	0.0	0.00	130,000.00	0.00	0.00	0.00	130,000.00	TNB
	CASEWORK & MILLWORK	1.00	LS	130,000.00	0.0	0.00	130,000.00	0.00	0.00	0.00		TNB
12	THERMAL & MOISTURE PROTECTION	1.00		1,037,295.00	0.0	0.00	0.00	0.00	1,037,295.00	0.00	1,037,295.00	TNB
	FOUNDATION INSULATION	3,500.00	SF	2.75	0.0	0.00	0.00	0.00	9,625.00	0.00		TNB
	MEMBRANE AIR BARRIER	19,200.00	SF	3.75	0.0	0.00	0.00	0.00	72,000.00	0.00		TNB
	EPDM ROOFING & FLASHING	30,889.00	SF	30.00	0.0	0.00	0.00	0.00	926,670.00	0.00		TNB
	CAULKING & SEALANTS	1.00	LS	29,000.00	0.0	0.00	0.00	0.00	29,000.00	0.00		TNB

VILLAGE OF OREGON - SENIOR CENTER 09 08 2023 WITH GYM



JOB NUMBER: 2017015904

Bid Item	Description	Qty	Units	Unit Cost	MHrs	Labor	Material	Equipment	SubContr	Other	Subtotals	Comments
13	EXTERIOR FINISHES	1.00		1,135,200.00	0.0	0.00	0.00	0.00	1,135,200.00	0.00	1,135,200.00	INCLUDE @ BID ITEM #08, MASONRY
	BRICK - GYM	8,800.00	SF	45.00	0.0	0.00	0.00	0.00	396,000.00	0.00		TNB
	BRICK - BLDG	9,360.00	SF	45.00	0.0	0.00	0.00	0.00	421,200.00	0.00		TNB - 650 X 16
	METAL WALL PANEL	1,040.00	SF	75.00	0.0	0.00	0.00	0.00	78,000.00	0.00		TNB
	ALUMINUM WINDOWS	3,200.00	SF	75.00	0.0	0.00	0.00	0.00	240,000.00	0.00		TNB
14	JAMBS DOORS & HARDWARE	1.00		217,500.00	0.0	0.00	217,500.00	0.00	0.00	0.00	217,500.00	TNB
	JAMBS, DOORS & HARDWARE	75.00	EA	2,900.00	0.0	0.00	217,500.00	0.00	0.00	0.00		TNB
15	GLASS & GLAZING	1.00		47,500.00	0.0	0.00	0.00	0.00	47,500.00	0.00	47,500.00	TNB
	ALUMINUM ENTRY DOOR SYSTEM WITH VESTIBULE - PAIR	1.00	EA	18,000.00	0.0	0.00	0.00	0.00	18,000.00	0.00		TNB
	ALUMINUM ENTRY DOOR SYSTEM WITH VESTIBULE - SINGLE	2.00	EA	12,000.00	0.0	0.00	0.00	0.00	24,000.00	0.00		TNB
	AUTOMATIC DOOR OPERATOR	1.00	EA	5,500.00	0.0	0.00	0.00	0.00	5,500.00	0.00		TNB
16	METAL STUD & DRYWALL	1.00		804,415.00	0.0	0.00	0.00	0.00	804,415.00	0.00	804,415.00	TNB
	PARTITION - METAL STUD, INSULATION & GYPSUM BOARD	21,989.00	SF	35.00	0.0	0.00	0.00	0.00	769,615.00	0.00		TNB
	CEILING & SOFFIT - METAL STUD & GYPSUM BOARD	2,900.00	SF	12.00	0.0	0.00	0.00	0.00	34,800.00	0.00		TNB
17	ACOUSTICAL CEILINGS	1.00		114,534.00	0.0	0.00	0.00	0.00	114,534.00	0.00	114,534.00	TNB
	ACOUSTIC CEILING	19,089.00	SF	6.00	0.0	0.00	0.00	0.00	114,534.00	0.00		TNB
18	FLOORING	1.00		321,280.00	0.0	0.00	0.00	0.00	321,280.00	0.00	321,280.00	TNB
	FLOORING - ADMIN SPACES	2,910.00	SF	10.00	0.0	0.00	0.00	0.00	29,100.00	0.00		
	FLOORING - GATHERING SPACES	4,000.00	SF	10.00	0.0	0.00	0.00	0.00	40,000.00	0.00		
	FLOORING - ACTIVITY SPACES	2,400.00	SF	10.00	0.0	0.00	0.00	0.00	24,000.00	0.00		
	FLOORING - FOOD SERVICES	1,410.00	SF	15.00	0.0	0.00	0.00	0.00	21,150.00	0.00		
	FLOORING - DINING ROOM	1,720.00	SF	10.00	0.0	0.00	0.00	0.00	17,200.00	0.00		
	FLOORING - ADULT DAYCARE	1,920.00	SF	10.00	0.0	0.00	0.00	0.00	19,200.00	0.00		
	FLOORING - BUILDING OPERATIONS	1,230.00	SF	10.00	0.0	0.00	0.00	0.00	12,300.00	0.00		
	FLOORING - GYM	5,846.00	SF	15.00	0.0	0.00	0.00	0.00	87,690.00	0.00		
	FLOORING - INDOOR RUNNING TRACK	3,112.00	SF	20.00	0.0	0.00	0.00	0.00	62,240.00	0.00		
	FLOORING - RESTROOMS	560.00	SF	15.00	0.0	0.00	0.00	0.00	8,400.00	0.00		

VILLAGE OF OREGON - SENIOR CENTER 09 08 2023 WITH GYM



JOB NUMBER: 2017015904

Bid Item	Description	Qty	Units	Unit Cost	MHrs	Labor	Material	Equipment	SubContr	Other	Subtotals	Comments
19	PAINTING	1.00		120,000.00	0.0	0.00	0.00	0.00	120,000.00	0.00	120,000.00	TNB
	PAINTING	1.00	LS	120,000.00	0.0	0.00	0.00	0.00	120,000.00	0.00		TNB
20	DIVISION 10 ITEMS	1.00		73,000.00	0.0	0.00	43,000.00	0.00	30,000.00	0.00	73,000.00	TNB
	FLAGPOLES	1.00	LS	5,000.00	0.0	0.00	5,000.00	0.00	0.00	0.00		TNB
	INTERIOR SIGNS	1.00	LS	3,500.00	0.0	0.00	3,500.00	0.00	0.00	0.00		TNB
	LOCKERS	60.00	EA	400.00	0.0	0.00	24,000.00	0.00	0.00	0.00		TNB
	FIRE EXTINGUISHERS & CABINETS	6.00	LS	400.00	0.0	0.00	2,400.00	0.00	0.00	0.00		TNB
	OPERABLE PARTITIONS	1.00	LS	30,000.00	0.0	0.00	0.00	0.00	30,000.00	0.00		TNB
	TOILET ACCESSORIES - PER BATHROOM	8.00	EA	700.00	0.0	0.00	5,600.00	0.00	0.00	0.00		TNB
	MISC. SPECIALTIES	1.00	LS	2,500.00	0.0	0.00	2,500.00	0.00	0.00	0.00		TNB
21	COMMERICAL FOOD SERVICE EQUIPMENT	1.00		300,000.00	0.0	0.00	0.00	0.00	300,000.00	0.00	300,000.00	TNB
	COMMERICAL KITCHEN - WALK IN FREEZER	1.00	LS	50,000.00	0.0	0.00	0.00	0.00	50,000.00	0.00		TNB
	COMMERICAL KITCHEN - APPLIANCES	1.00	LS	250,000.00	0.0	0.00	0.00	0.00	250,000.00	0.00		TNB
22	FITNESS / GYM EQUIPMENT	1.00		50,000.00	0.0	0.00	50,000.00	0.00	0.00	0.00	50,000.00	TNB
	GYM EQUIPMENT	1.00	LS	50,000.00	0.0	0.00	50,000.00	0.00	0.00	0.00		TNB
23	LAUNDRY EQUIPMENT	1.00		10,000.00	0.0	0.00	0.00	0.00	10,000.00	0.00	10,000.00	TNB
	LAUNDRY ROOM - LAUNDRY EQUIPMENT	1.00	LS	10,000.00	0.0	0.00	0.00	0.00	10,000.00	0.00		TNB
24	FURNISHINGS	1.00		250,000.00	0.0	0.00	250,000.00	0.00	0.00	0.00	250,000.00	TNB
	FURNISHES	1.00	LS	250,000.00	0.0	0.00	250,000.00	0.00	0.00	0.00		TNB
25	ENCLOSED DRIVE THROUGH	1.00		93,600.00	0.0	0.00	0.00	0.00	93,600.00	0.00	93,600.00	TNB
	ENTRANCE CANOPY	720.00	SF	130.00	0.0	0.00	0.00	0.00	93,600.00	0.00		TNB
26	FIRE PROTECTION	1.00		123,556.00	0.0	0.00	0.00	0.00	123,556.00	0.00	123,556.00	TNB
	FIRE SPRINKLER	30,889.00	SF	4.00	0.0	0.00	0.00	0.00	123,556.00	0.00		TNB
27	PLUMBING	1.00		617,780.00	0.0	0.00	0.00	0.00	617,780.00	0.00	617,780.00	TNB
	PLUMBING	30,889.00	SF	20.00	0.0	0.00	0.00	0.00	617,780.00	0.00		TNB
28	HVAC	1.00		926,670.00	0.0	0.00	0.00	0.00	926,670.00	0.00	926,670.00	TNB
	HVAC	30,889.00	SF	30.00	0.0	0.00	0.00	0.00	926,670.00	0.00		TNB

VILLAGE OF OREGON - SENIOR CENTER 09 08 2023 WITH GYM



JOB NUMBER: 2017015904

Bid Item	Description	Qty	Units	Unit Cost	MHrs	Labor	Material	Equipment	SubContr	Other	Subtotals	Comments
29	ELECTRICAL	1.00		1,081,115.00	0.0	0.00	0.00	0.00	1,081,115.00	0.00	1,081,115.00	TNB
	ELECTRICAL	30,889.00	SF	35.00	0.0	0.00	0.00	0.00	1,081,115.00	0.00		TNB
30	ESTIMATING CONTINGENCY	7.50	%	107,453.82	0.0	0.00	0.00	0.00	0.00	805,903.65	805,903.65	TNB
31	CONTRACTOR FEE	6.00	%	129,726.65	0.0	0.00	0.00	0.00	0.00	778,359.93	778,359.93	TNB
32	GENERAL LIABILITY INSURANCE	1.05	%	136,081.40	0.0	0.00	0.00	0.00	0.00	142,885.47	142,885.47	TNB
33	BUILDING PERMIT - PER SQ FT	30,889.00	SF	0.36	0.0	0.00	11,120.04	0.00	0.00	0.00	11,120.04	TNB
34	DESIGN FEES	4.00	%	107,453.82	0.0	0.00	0.00	0.00	0.00	429,815.28	429,815.28	TNB
					1,800.0	\$189,000.00	\$1,530,045.04	\$0.00	\$9,026,337.00	\$3,005,643.38	\$13,751,025.42	