

LINN COUNTY HEALTH SERVICES CRISIS RECEIVING

ALBANY, OREGON



SCHEMATIC DESIGN PACKAGE

PROJECT TEAM

CLIENT

Terri McQueen, Contract & Procurement Manager, Linn County Health Department

Nova Sweet, Mobile Crisis Intervention Team Manager, Linn County Health Department

Tanya Thompson Project Manager, Linn County Mental Health Department

Diana Denham Finance & Human Resources Manager, Linn County Administration







PINNACLE ARCHITECTURE

Briana Manfrass, Project Manager

Mark Rossi, Sr. Project Architect

Mel Delahoz, Project Architect

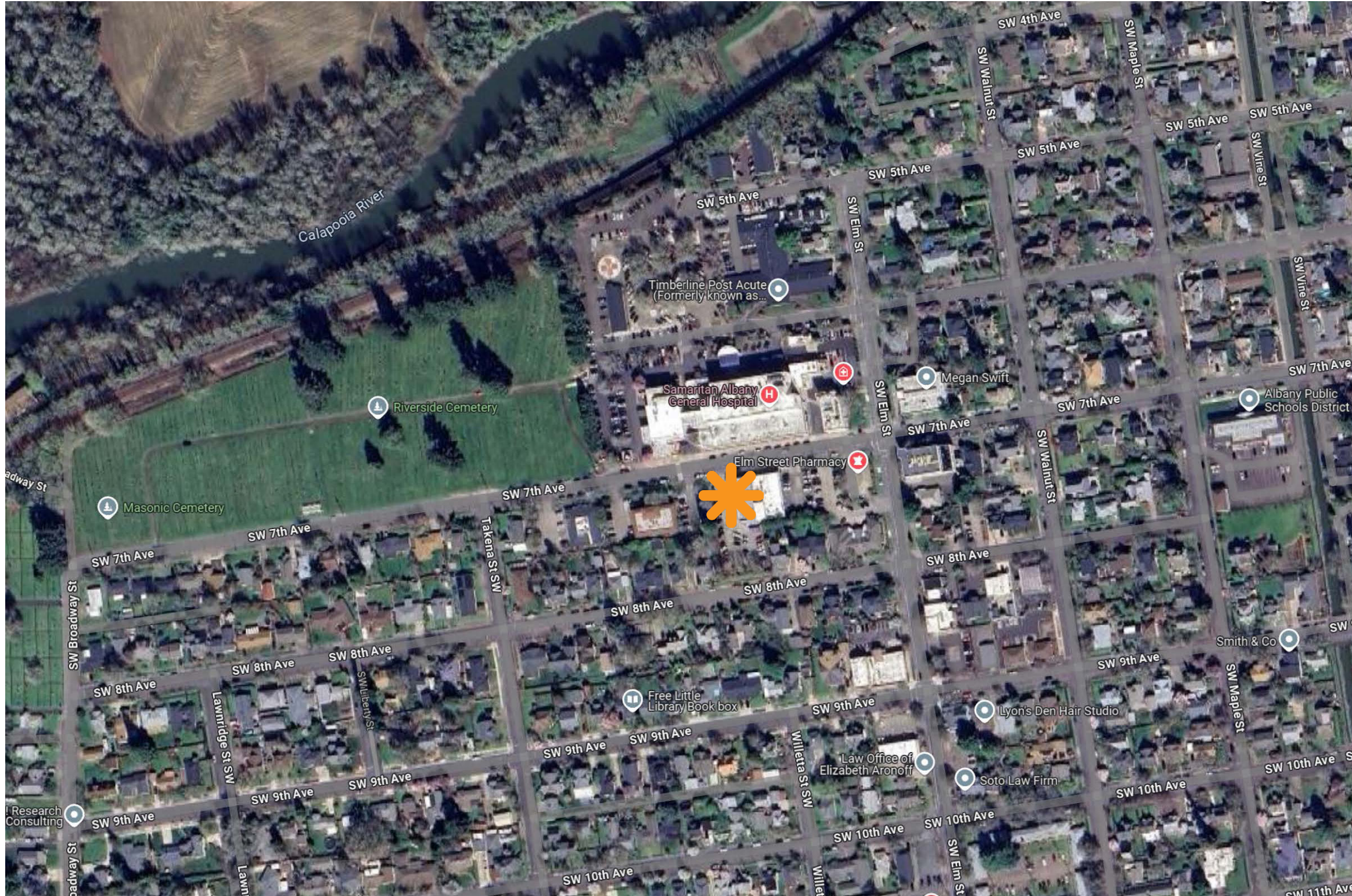
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PROJECT SUMMARY & SITE PLAN

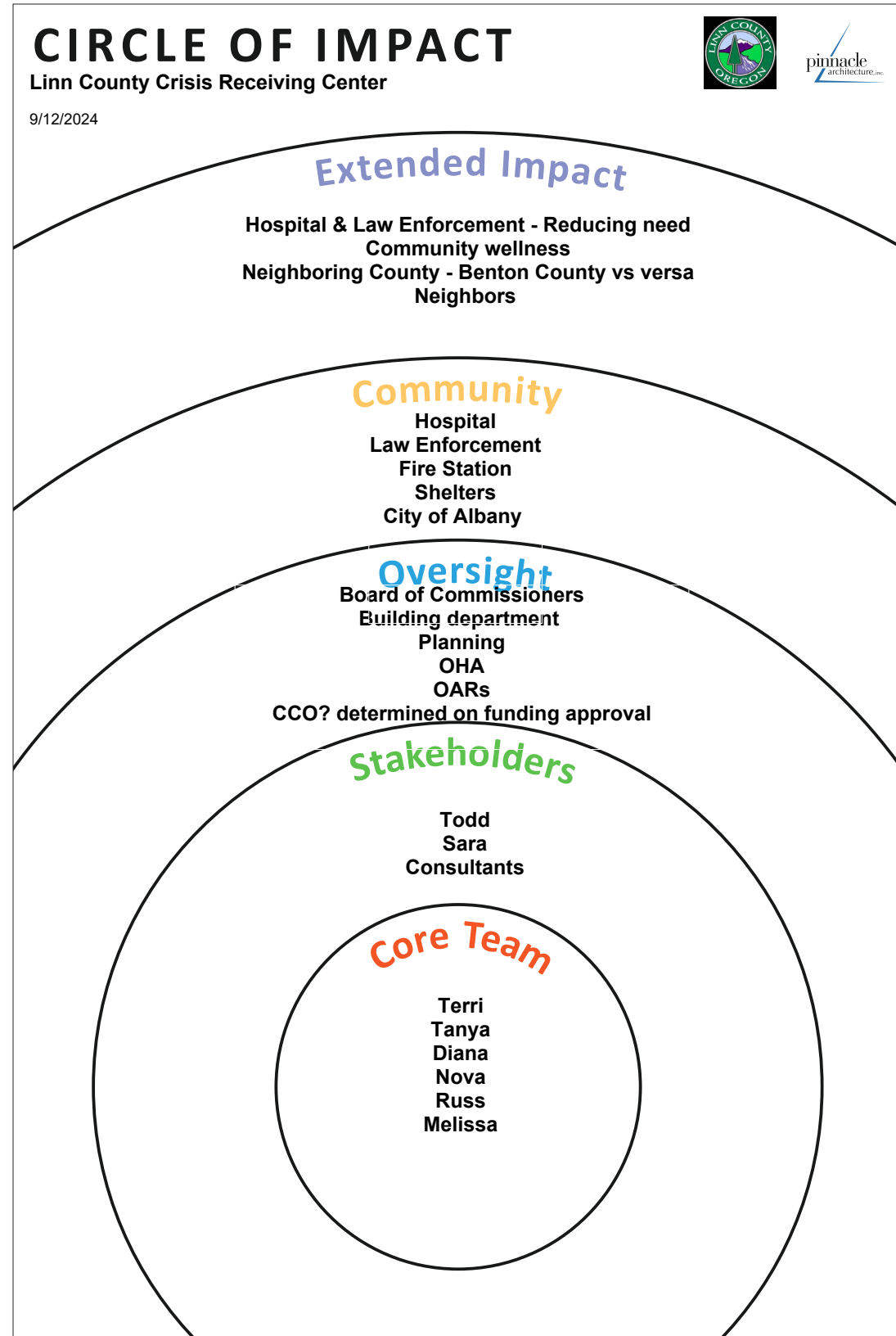
Linn County has purchased a building for the purpose of creating a crisis receiving center for the community. The location is at 1040-1050 7th Avenue SW, Albany, OR. The tenant improvement space is approximately 5,822 SF and consists of public, semi-secure, and private spaces for crisis receiving and for outpatient behavioral health services. Clients will be seen for up to 23-hours, but the crisis receiving area will be open 24/7.

The remaining portion of the building will be utilized for WIC and public health services.



PROJECT IMPACT AND GOALS

Pinnacle met with Linn County staff to discuss the goals of the project on September 12, 2024. The group worked through a “Circle of Impact” exercise to identify all stakeholders for the project and who may be potentially impacted. The group then identified project goals or “Criteria for Success” to ensure the future crisis center meets the needs of the community today and into the future.



CRITERIA FOR SUCCESS

- Completed under budget - provides resources for other items
Everyone is relatively happy with results - minimizes changes later
- Long term operations are sustainable - the program can continue to serve the community
- Create a building that solves problems - adds something to the community vs identifying more gaps.
Clearly communicate services provided to the public
- Trauma informed, client centered, with enough space for clients & staff
- Good Communication between agencies - milestones and needs are clearly communicated.
Able to stay on schedule from both sides meeting expectations.

Meets expectations | Neutral | Does not meet expectations

Meets expectations | Neutral | Does not meet expectations

Meets expectations | Neutral | Does not meet expectations

Meets expectations | Neutral | Does not meet expectations

Meets expectations | Neutral | Does not meet expectations

Linn County Crisis Receiving Center
Albany, OR

The Linn County project team measured the Criteria for Success in their 10/17/24 meeting to ensure the project is meeting their original goals created on 9/12/24.

PROGRAM

Based on information from Linn County, the following program identifies the needed spaces.

Space ID Name	PROPOSED SIZE AND QUANTITY			PROPORTIONS	PROXIMITY DESIRED	# OCCUPANTS	FURNITURE, FIXTURES, AND EQUIPMENT	NOTES:
	#	SF	Total SF					
Vestibule	0	0	0					Not needed - but can help with weather separation from lobby.
Public Lobby	1	200	200		Reception, Public Restroom	10		Separation from adult/children is not needed, but recommended by draft OARs. Would be addressed with moving to an intake room quickly. 30/70 avg split with more adults. Public Restroom would need to controlled access.
Reception	1	100	100		Lobby	1		
Intake/consult	2	81	162	9x9	Public Entrance	3	"Dual access doors to be evaluated."	
Intake Law Enforcement	1	100	100		Separate from public entrance, respite	3		Back of house drop off.
Family Intake/consult	1	120	120		Lobby, away from adults & Police, respite	5		Could be used as a room to separate respite space from adults/ children.
Respite Room	1	550	550		Client restrooms, near exterior	5	"5 chairs. Casework with locking cabinets for snacks and personal items."	Evaluate (1) chair more separated for child or specific situation.
Client bathroom	1	80	80		Respite			
Client bathroom	1	80	80		walk in client			

PROGRAM

	PROPOSED SIZE AND QUANTITY			PROPORTIONS	PROXIMITY DESIRED	# OCCUPANTS	FURNITURE, FIXTURES, AND EQUIPMENT	NOTES:
Client bathroom/shower	1	100	100		Respite			
Observation Room	10	50	500			10	"Cameras for viewing setting area, drop in workstations 4' wide desk, desk partitions"	Mobile crisis, Walk in clinic, backup reception.
Conference room	1	300	300			12		20 could allow for additional larger meetings. Explore partition. 12 min for daily operations.
Offices	4	150	600			4	Desk with soft seating	
Supervisor	3	100	300				Desk, 2 guest chairs	Day, night, swing staff (refine if space constraints.)
Workroom	1	60	60	10x6	Reception		Copier, office supplies	Can be off hallway, does not need to be enclosed.
Flex Room	1	80	80		Open office			Space constraints.
Phone Booth	0	0	0					Not needed, use flex room.
Staff Bathroom	2	80	160					No shower.
Client Storage	1	100	100				Additional furniture, clothing and client supplies	
Employee storage	1	80	80				Office supplies	
Laundry	1	80	80				washer/dryer	Staff only use. Not for client laundry.
Staff Breakroom	1	120	120			5	sink, garbage disposal, dishwasher, microwave, refrigerator.	
Staff Respite	1	120	120			5	Soft Seating	
Janitorial	0	0	0					Utilize hall janitor closet, staff will have access if needed.
Space Totals	37							
Net Totals			3,992 SF					
Net to Gross Factor		1.5	5,988 SF					

PROPOSED FLOORPLAN



- Outpatient Behavioral Health Services
- Crisis Receiving
- Circulation
- Storage (unless otherwise stated)



SYSTEMS & MATERIALS DESCRIPTIONS

SITE WORK:

1. Provide accessible route of way at new exterior doors from lobby, family intake and Police entrance.

STRUCTURAL:

Hold a \$50,000.00 allowance for potential structural work.

EXTERIOR MATERIALS/SYSTEMS:

2. Front Entry lobby/Reception to be revised per drawings. New door to be installed to fit within existing opening with wall assembly infill matching existing material.
3. East Police Entrance to be revised per drawings. Includes new window openings at Respite Room and breakroom. New door at Police Entrance.
4. Existing building re-roofed. Assume existing to remain.

INTERIOR MATERIALS/SYSTEMS:

1. Rough Carpentry:
 - a. Provide blocking for all wall-mounted casework, accessories and equipment, for all items in scope, owner furnished contractor installed, or owner furnished owner installed.
2. Interior Finish Carpentry:
 - a. All interior walls to be at minimum 5/8" GWB o/ RC o/ wood Stud w/ 5/8" GWB all type X to bottom of structure.
 - i. Acoustical ratings and locations:
 1. 55 STC – between bedrooms, not the corridors. (alternatively, drape faced insulation from the top of wall to underside of roof sheathing)
 2. 55 STC – surrounding intake, exam and office walls. Wall to extend to the underside of roof sheathing.
 3. 50 STC – elsewhere
 - b. Mold-resistant GWB to be provided at restrooms, and other wet areas.
 - c. All highlighted walls in drawings to be high impact.

- d. Interior walls in Lobby 101 to be bullet resistant.
- e. Firestopping - separate for NFPA 13 fire sprinkler system.
- f. Joint Sealers - separate for NFPA 13 fire sprinkler system.

3. Architectural Wood Casework:

- a. Typical:
 - i. Cabinets: Custom Grade Plastic Laminate (PLAM) facing over (plywood or MDF) Boxes; fine grain finish.
 1. Full Overlay Face
 2. European Style Hinges, 135 degree opening
 3. Drawers – standard roller slides, full extension, soft-closing, nylon slides
 4. White melamine interiors
 5. Adjustable shelving
 6. U-shape pulls, 4 inches; finish TBD.
 7. Locks anticipated at respite room storage

b. Counters:

- i. High Pressure Decorative Laminate (HPDL) Countertops – staff and intake restrooms, Breakroom, elsewhere not included in Solid Surface.
 1. Post-formed edge, 180 degree wrap edge, built up to 1-1/2 inch.
 2. Coved splash to min 6 inches height to allow for electrical outlets to be installed horizontally in the splash to meet reach range requirements

4. Ceilings:

- a. Ceiling GWB for hard lid areas to be 5/8 inch thick, non-sag, attached to bottom of structure. ZZ
All other ceilings to be suspended acoustical ceilings.

- i. Add in extra cost to cover fabric wrapped acoustical panels in Respite Room 131.
- ii. Existing ceiling to be patched and repaired as needed for tenant improvements.
- iii. Acoustical ceiling tile to assume Armstrong Calla.
- iv. At Conference room provide gypsum soffit perimeter with Armstrong Woodworks Vector 24x48.

5. Finishes:

a. Interior Painting:

- i. Paint level 04 standard, semi-gloss finish typical at GWB walls; water based, low VOC; four to five [4-5] colors.
- ii. HM frames to be oil based, semi-gloss
- iii. Ceilings to be flat finish
- iv. Waterbased epoxy paint at toilets, and wet areas.

b. Linn County Standard Floating Luxury Vinyl Plank where noted; Tarket Performa Urban Ash Commercial Vinyl Sheet.

c. Linn County Standard Carpet tiles used where noted; 7065M Madras Modular in Tweed.

d. Fluid applied epoxy floors and epoxy coved base at ADA Shower Room 139 and Toilet 140.

e. Resilient sheet vinyl with integral cove base at Toilet 1222, Toilet 123, Laundry 124, Toilet 134 and Toilet 135; Tarket Performa Urban Ash Commercial Vinyl Sheet.

6. Typical Base: Thermoset Rubber base, 6 inch roll, coved toe – Roppe 700 Series Rubber Base.

7. Openings:

a. Interior Doors:

- i. Solid core wood doors with hollow metal frames where noted as D1, D2, and D4 in Door Schedule.
- ii. D3 provide Acrovyn barrier-resistant doors.

SYSTEMS & MATERIALS DESCRIPTIONS

- b. Exterior doors:
 - i. Hollow metal door and frame & Storefront to match existing.
 - c. Door Hardware:
 - i. At 100, 101,131, 132, 134, 135, 136, 137, 139, 140 to have anti-ligature and antivandal door hardware.
 - d. Interior Relites:
 - i. To be fixed hollow metal frame with tempered glazing.
 - ii. Bullet proof transaction window with speaker at Lobby 100
 - iii. All other areas to be clear 1/4" thick tempered glass, where shown
 - e. Exterior Windows:
 - i. Provide new aluminum frame windows where indicated per types on sheet A6.10.
 - ii. Add alternate to replace all exterior windows with new aluminum frame windows.
8. Specialties:
- a. At Toilet 122 and 123 include grab bars, toilet paper dispensers, paper towel dispenser, soap dispensers, standalone garbage can, pipe covers at open sink piping, and mirrors. Assume commercial grade.
 - i. Assume surface mount throughout.
 - ii. Toilet per Linn County Standards to be wall mounted American Standard, or equal.
 - b. At Toilet 134, 135, ADA Shower 139 and Toilet 140 include Anti-ligature/Anti-vandal fixtures to be used at lobby toilet, intake rooms, respite room and respite shower/toilet rooms. Use Whitehall Manufacturing products as basis of design:
 - i. Sink Model: WH3776
 - ii. Faucet Model: WH3378-HC
 - iii. Toilet Model: WH2802-SLPT – ADA Series
 - iv. Shower Model: WH458-FH-CSH, WHLD Series Drain

- v. Grab Bars Model: WH1140
 - vi. Mirror Model: WH1864
 - vii. Shower Caddy Model: WH1183
 - viii. Shelves Model: WH1182
 - ix. Toilet Paper Holder Model: WH1847B
 - x. Paper Towel Dispenser Model: WH1181-1
- c. Wall and Door Protection at all exterior corners:
- i. 2" x 2", 4'-0" high corner guards
 - 1. Material: Rigid Vinyl
 - 2. Surface-mounted
 - ii. Rigid Vinyl panels at Jan/Stor.
- d. Signage:
- i. Identification/Information Signage: Exterior Building sign.
 - ii. Room Identification.
 - iii. Bilingual directional signage.
 - iv. Emergency Evacuation Route Signage:
 - v. Exit signage.
- e. Provide cost for fixed 3form panels at half walls or full height partitions between seats in stabilization area.
9. Residential Appliances:
- a. Breakroom:
 - i. One full size refrigerator with freezer and dishwasher.
 - ii. Microwave and coffee maker owner provided
10. Window Shades
- a. Provide cordless roller fabric shades at all exterior windows, UNO. 3% open, manual operation typical.
 - b. At Respite Room and Family Intake provide anti-ligature/ antivandal blackout blinds.

- c. At Respite Room provide window film on all windows (5).
- d. At Family intake provide window film on existing window.

11. Entrance Floor Mats and Frames

- a. Recessed Walk Off Carpet Mat at lobby and police entrance.
- b. 15 staff lockers.

HEATING AND VENTILATION SYSTEMS:

12. Applicable Codes and Standards

- a. Design and construction work shall comply with all applicable building codes, standards, and ordinances adopted by the state of Oregon and all local Authorities Having Jurisdiction. These include but are not limited to the following:
- b. 2022 Oregon Structural Specialty Code (OSSC)
- c. 2022 Oregon Mechanical Specialty Code (OMSC)
- d. 2021 Oregon Plumbing Specialty Code (OPSC)
- e. 2021 Oregon Energy Efficiency Specialty Code (OEESC)
- f. 2019 ASHRAE Standard 62.1 – Ventilation for Acceptable Indoor Air Quality
- g. 2019 ASHRAE Standard 90.1 – Energy Standard for Buildings
- h. National Fire Protection Association (NFPA), Codes, Standards and Recommended Practices
- i. New existing HVAC units to remain – include adjustments and ducting for proposed layout to connect to existing system.

PLUMBING SYSTEMS:

13. Applicable Codes and Standards

- a. Design and construction work shall comply with all applicable building codes, standards, and ordinances adopted by the state of Oregon and all local Authorities Having Jurisdiction. These include but are not limited to the following:
 - i. 2022 Oregon Structural Specialty Code (OSSC)
 - ii. 2021 Oregon Plumbing Specialty Code (OPSC)

SYSTEMS & MATERIALS DESCRIPTIONS

- iii. 2021 Oregon Energy Efficiency Specialty Code (OEESC)
- iv. 2019 ASHRAE Standard 90.1 – Energy Standard for Buildings

- 14. Powder coated stainless steel toilets and sinks with seats in the stabilization restrooms.
- 15. Provide wall mounted sinks at respite shower and toilet room and public restrooms.

ELECTRICAL SYSTEMS:

Applicable Codes and Standards

- 1. Design and construction work shall comply with all applicable building codes, standards, and ordinances adopted by the state of Oregon and all local Authorities Having Jurisdiction. These include but are not limited to the following:
 - a. 2022 Oregon Structural Specialty Code (OSSC)
 - b. 2023 Oregon Electrical Specialty Code (OESC)
 - c. 2021 Oregon Energy Efficiency Specialty Code (OEESC)
 - d. 2019 Oregon Fire Alarm Code (OFAC)
 - e. 2022 Oregon Fire Code (OFC)
 - f. National Fire Protection Association (NFPA), Codes, Standards and Recommended Practices
- 2. The lighting throughout the building will utilize LED luminaires. Occupancy/Vacancy sensors and daylight harvesting sensors (where applicable) will be installed to shut off or dim the lighting when areas are not in use or sufficient ambient lighting is available naturally through fenestration. Since LED luminaires work well with dimming controls, manual dimmers will be installed to allow for lighting level adjustment. Care will be taken to ensure that the lighting is evenly distributed in the various areas and the lighting and control systems will be designed and certified to comply with current OEESC energy code.

- 3. Provide emergency exit and egress lighting for interior paths of egress and at exterior exit discharge areas. Emergency lighting to consist of 90-minute battery back-up exit signs, combination exit/egress lights, individual egress units and exterior remote egress heads. Lighting controls to be commissioned in accordance with the OEESC code.
- 4. Building to have full Fire Alarm system, code min.

DATA/AV/SECURITY SYSTEMS:

- 1. Building to be security ready, rough in. Systems by Owner.
- 2. Entire building to be wired for DATA. Systems by Owner.
- 3. 23 access-controlled doors, FOB. Systems by Owner.

PROJECT BUDGET

PROJECT SQUARE FOOTAGE: 5,822

	ESTIMATE (\$)	COMMENTS
PreDesign and Schematic Design Architect Fees	38,280	Completed
A/E Fees Estimate "Core Services DD-CA" (includes)		
8% of construction		
Architecture		
Interior Design		
Mech/Elec/Plumb		
Structural		
Reimbursable expenses		
	150,675	
Other Consultants not provided by A/E		
Civil Engineering	9,000	Estimated
Survey	0	
Owners Representative	75,000	
Estimated SDC, Building Permit, Building Review, MEP Permits cost at x 6% of construction	102,733	Estimated
Utility Connection Fees		Existing Non Anticipated
Construction Testing (soil compaction/fill compaction)	10,000	Estimated
Owners Insurance 1% of construction	18,834	
FF&E (Furniture, Fixtures, and Equipment) \$15/SF	349,320	Allowance
Security Cameras	25,440	Professional Security Alarm Quote
Soft Cost Contingency 5%	29,516	
Total Soft Costs:	\$808,798	
<i>Construction Costs: Per ACC Estimate dated 11/12/24</i>	1,712,213	Including site and alternates
<i>Owner Construction Contingency 10%</i>	171,221	
<i>Spring of 2025 start, add 5% for each year there after</i>		
Total Construction Costs Including Owner's Contingency:	\$1,883,434	
Site Acquisition		
Land Costs/Appraisals, R.O.W.		Owner to complete
Loan Fees		
Interim Financing Cost		Owner to complete
Interim Financing Interest (Estimate)		Owner to complete
Total Acquisition Costs:		
Total Project Cost:	\$2,692,232	

CONSTRUCTION COST ESTIMATE

Linn Co. 7th St. Crisis Center Remodel Albany, OR Pinnacle Architecture Bend, OR Probable Cost Schematic Design Estimate 1.2	ACC Cost Consultants, LLC Seth J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone: (503) 718-0075 www.archcost.com	Estimate Date: 20-Nov-24 Document Date: 21-Oct-24 Print Date: 20-Nov-24 Print Time: 2:47 PM Constr. Start: Fall 2025
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DIRECT CONSTRUCTION COST SUMMARY

Component	Area	\$ / SF	Total
Building Estimate	5,822 sf	\$275.72 /sf	\$1,605,215
Site Work Estimate			\$62,607
TOTAL DIRECT CONSTRUCTION COST	5,822 sf	\$286.47 /sf	\$1,667,822
ALTERNATES			
01 Replace Exterior Windows with Alum Frame Windows		Add ±	\$44,391

SUMMARY	Base Building	Site Work	Total
DIRECT CONSTRUCTION COSTS	\$ / sf	Cost	Cost
Area	5,822 sf		
02 EXISTING CONDITIONS	\$6.57	\$38,240	\$0
03 CONCRETE	1.54	8,950	
04 MASONRY	0.00	0	
05 METALS	0.00	0	
06 WOOD, PLASTICS & COMPOSITES	13.49	78,524	
07 THERMAL & MOISTURE PROTECTION	0.53	3,110	
08 OPENINGS	37.07	215,810	
09 FINISHES	48.91	284,728	
10 SPECIALTIES	13.61	79,256	
11 EQUIPMENT	0.51	2,975	
12 FURNISHINGS	0.78	4,530	
13 SPECIAL CONSTRUCTION	0.00	0	
14 CONVEYING EQUIPMENT	0.00	0	
21 FIRE SUPPRESSION	0.00	0	
22 PLUMBING	29.91	174,165	
23 HVAC	20.68	120,403	
26 ELECTRICAL	20.91	121,746	
27 COMMUNICATIONS	0.00	0	
28 ELECTRONIC SAFETY & SECURITY	3.67	21,363	
31 EARTHWORK	0.00	0	0
32 EXTERIOR IMPROVEMENTS			45,000
33 UTILITIES			0
SUB-TOTAL	\$198.18	\$1,153,800	\$45,000
Estimating / Design Contingency	15.00%	29.73	173,070
Escalation To Construction Start	3.33%	7.60	44,229
General Conditions / Insurance / Bond	11.50%	27.08	157,677
General Contractor OH & Profit	5.00%	13.13	76,439
TOTAL DIRECT CONSTRUCTION COST	\$275.72	\$1,605,215	\$62,607

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

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

The above estimates assume a construction start date of: Fall 2025. If the start of construction is delayed beyond the date above, the estimates must be indexed at a rate of 3% to 5% per year compounded.

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

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Remodel Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
Demolition						
sawcut / remove exterior wall	70	sf	\$7.50	\$525		
remove casework	158	lf	25.00	3,950		
remove door & frame, exterior	3	ea	150.00	450		
remove door & frame, interior	24	ea	125.00	3,000		
remove window	3	ea	96.00	288		assume 4'x4'
remove partitions	395	lf	25.00	9,875		
remove floor finishes	4,890	sf	1.25	6,113		
remove gyp ceiling	231	sf	1.50	347		
haul & disposal	1	sum	4,910.00	4,910		
remove / salvage act ceiling	5,018	sf	1.75	8,782		
Sub-total	5,822	sf	6.57 /sf		\$38,240	
New Work						
concrete						
pourback at plumbing trench	213	sf	40.00	8,500		
recessed conc slab at walk-off mats	45	sf	10.00	450		
rough carpentry						
structural upgrades, allowance	1	allow	50,000.00	50,000		per narrative
ext wall framing, 2x6 assumed	55	sf	12.50	688		
sheathing	55	sf	3.50	193		
miscellaneous blocking & framing	5,822	sf	0.75	4,367		
casework						
lobby 100						
supported countertop	6.5	sf	60.00	390		includes support brackets
reception 102						
supported countertop	24.0	sf	60.00	1,440		includes support brackets
work alcove 105						
plam base cabinet w/ drawer	6.0	lf	365.00	2,190		
plam countertop	12.0	sf	50.00	600		
plam wall cabinet	9.3	lf	200.00	1,860		
break room 128						
plam base cabinet w/ drawer	3.0	lf	365.00	1,095		
plam open sink base	3.0	lf	325.00	975		
plam base cabinet, drawer unit	1.3	lf	495.00	660		
plam countertop	18.7	sf	50.00	933		
plam wall cabinet	9.3	lf	200.00	1,860		
respite room 131						
plam base cabinet w/ drawer	17.0	lf	365.00	6,205		
plam open sink base	3.0	lf	325.00	975		
plam base cabinet, drawer unit	1.5	lf	495.00	743		
plam countertop	43.0	sf	50.00	2,150		
plam wall cabinet	6.0	lf	200.00	1,200		
exterior						
fibercement lap siding	15	sf	15.00	225		
t-111 panel siding	40	sf	20.00	800		
wrb, self-adhered	58	sf	8.00	462		
vapor barrier	58	sf	0.75	43		
batt insulation, r-21	55	sf	2.25	124		
caulking / firestopping / sealants	5,822	sf	0.25	1,456		

Remodel Estimate

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Remodel Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
New Work - Continued						
doors						
ext - 3x7 wd / hm, flush	1	ea	2,750.00	2,750		
ext - 3x7 wd / hm, full lite	1	ea	3,300.00	3,300		
ext - 3x7 wd / hm, vision lite	1	ea	2,900.00	2,900		
int - 3x7 wd / hm, flush	19	ea	2,500.00	47,500		
int - 3x7 wd / hm, full lite	1	ea	3,050.00	3,050		
int - 3x7 wd / hm, vision lite	7	ea	2,650.00	18,550		
int - 3x7 wd / hm, flush, barrier free	4	ea	3,870.00	15,480		Acrovyn Door quote
int - 6x7 wd / hm, flush	1	pair	3,800.00	3,800		
int - existing doors to remain	1	ea	250.00	250		adjust / repair allowance
anti-ligature / antiviral hardware, premium	10	ea	2,000.00	20,000		
card readers	22	ea	4,000.00	88,000		per door schedule
access doors	1	sum	900.00	900		
windows						
ballistic transaction window, 2'2" x 3'6"	1	ea	2,835.00	2,835		type C, Impact Security, level 3
storefront windows	41	sf	105.00	4,305		type A & D
sam flashing at new windows	50	lf	5.00	250		
window film	78	sf	15.00	1,170		
relites						
hm relites	14	sf	55.00	770		type E
partitions						
gyp bd interior at framing infill	55	sf	3.75	206		
4" partitions	4,410	sf	15.00	66,150		
4" partitions - one sided	158	sf	11.25	1,772		
6" partitions	245	sf	15.75	3,859		
patch / repair existing partitions	5,822	sf	0.20	1,164		
accessories, misc., bracing, etc.	1	sum	4,754.82	4,755		
ballistic wall panels, premium	394	sf	165.00	64,969		Lobby, Impact Security, level 3
stc 55 acoustical batts, premium	2,756	sf	2.25	6,202		
ceilings						
install 2x4 susp act, act-2	2,350	sf	12.00	28,200		
install 2x4 susp wood act, act-1	160	sf	44.00	7,040		Armstrong Woodworks Vector
gyp bd on structure, gyp-3	2,546	sf	5.00	12,730		at Conference Room
framed soffit	120	sf	20.00	2,400		
flooring						
clean / prep floors	4,890	sf	1.25	6,113		
patch / repair floors	4,890	sf	0.25	1,223		
carpet tile	290	sy	55.00	15,939		
epoxy floor	115	sf	18.00	2,070		allowance
luxury vinyl plank	1,732	sf	9.50	16,454		2,484 sf
sealed concrete	239	sf	4.00	956		
sheet vinyl	320	sf	8.50	2,720		
rubber base, 6"	1,496	lf	4.00	5,983		
epoxy coved base	63	lf	14.00	883		
integral sv coved base	156	lf	6.50	1,015		
painting						
exterior painting at siding	55	sf	5.00	275		
paint / finish door & frame	37	lvs	150.00	5,550		
interior painting at new partitions	8,228	sf	1.40	11,519		
interior painting at restroom walls, epoxy	1,295	sf	1.75	2,266		
interior painting at existing partitions	5,822	sf	0.65	3,784		
interior painting at ceilings	2,546	sf	1.75	4,456		

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Remodel Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
New Work - Continued						
specialties						
operable partition, 19'8" x 8'0"h	1	ea	11,060.00	11,060		
privacy screens	5	ea	1,750.00	8,750		Respite Room
grab bars, 3 piece	6	ea	313.20	1,879		wh1140
mirror, anti-ligature	6	ea	1,170.00	7,020		wh1864
shower caddy	1	ea	175.50	176		wh1183
shelf	1	ea	189.00	189		wh1182
tp dispenser	6	ea	357.75	2,147		wh1847B
paper towel dispenser	6	ea	114.75	689		wh1181-1
corner guards, 4' ht. vinyl	20	ea	55.00	1,100		
frp wall panels, to 5' a.f.f.	615	sf	9.00	5,535		storage
lockers	15	frames	333.33	5,000		allowance
fabric wrapped acoustical panels	279	sf	22.00	6,138		at Respite Room
signs, ada & code related	5,822	sf	1.39	8,100		
exterior building signage, allowance	1	sum	20,000.00	20,000		allowance
wayfinding signage, bilingual	5,822	sf	0.15	873		
emerg. evac route signage	1	sum	600.00	600		
equipment						
dishwasher	1	ea	850.00	850		allowance
microwave, ofci	1	ea	50.00	50		
coffee maker, ofci	1	ea	75.00	75		
refrigerator	1	ea	2,000.00	2,000		allowance
furnishings						
blackout shades	78	sf	35.00	2,730		
walk-off mats, recessed	45	sf	40.00	1,800		
final cleaning	5,822	sf	0.70	4,075		
Plumbing						
demolition						
demo sinks, lav's, toilets, and trim	23	ea	345.00	7,935		
demo water heater & associated piping	1	ls	560.00	560		
cut water and waste lines	23	ea	285.00	6,555		cap off below floor
reconnect 3/4" dcw to existing wall hydran	2	ea	164.00	328		
demo existing above grade waste	685	lf	4.30	2,946		includes vent piping
waste drainage systems						
c.i. waste & vent ag 2"	440	lf	23.77	10,459		
c.i. waste & vent ag 3"	245	lf	42.00	10,290		
c.i. waste & vent ug w/ huskey clamps 2"	30	lf	25.33	760		
c.i. waste & vent ug w/ huskey clamps 3"	20	lf	44.78	896		
c.i. waste & vent ug w/ huskey clamps 4"	120	lf	52.40	6,288		
roof flashings (vtr)	4	ea	279.00	1,116		
4" connect to existing line	1	ea	375.00	375		
2" connect to existing line	2	ea	250.00	500		
wall cleanout 2"	3	ea	153.00	459		
excavation & backfill w/ saw-cutting	170	lf	82.00	13,940		concrete removal, compaction
seismic bracing	6	ea	245.00	1,470		

CONSTRUCTION COST ESTIMATE

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Remodel Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
New Work - Continued						
dcw dhw npw tepid piping						
l-cu dist. piping 1/2"	620	lf	18.71	11,600		
l-cu dist. piping 3/4"	500	lf	23.36	11,680		
l-cu dist. piping 1"	60	lf	27.81	1,669		
l-cu dist. piping 1-1/4"-1-1/2"	80	lf	34.22	2,738		
connect to existing 1/2" line	4	ea	150.00	600		
connect to existing 3/4" line	2	ea	200.00	400		
connect to existing 1" line	4	ea	250.00	1,000		
connect to existing 1-1/2" line	1	ea	300.00	300		
connect to existing and provide 1-1/4" rpb	1	ea	1,540.00	1,540		
balancing valves	4	ea	212.00	848		
wha) water hammer arrestor	4	ea	340.00	1,360		
clean up	1	ls	750.00	750		
access panels	4	ea	224.00	896		
piping insulation						
piping insulation - domestic h&c	1,260	lf	16.50	20,790		
commercial plumbing fixtures						
wc-1) surface mounted fv wc ada	4	ea	1,515.00	6,060		
wc-2) service mounted wh2802fv wc ada	2	ea	1,790.00	3,580		
l-1) lavatory - wh3776 w/ wh3378-hc	7	ea	2,661.00	18,627		ADA compliant
s-1) ss sink double compartment bowl	1	ea	2,216.00	2,216		w/ mixing valve; ADA compliant
undercounter insulation kits	7	ea	223.00	1,561		
sh-1) shower wh458 - complete	1	ea	3,275.00	3,275		ADA compliant
ms-1) mop / utility sink - complete	1	ea	1,366.00	1,366		
thermostatic mix valve for lav	6	ea	486.00	2,916		
fd-1) floor drain	2	ea	512.00	1,024		
trap guards	2	ea	224.00	448		
dw-1) dishwasher connection	1	ea	336.00	336		
gdu-1) garbage disposal for s-1	1	ea	540.00	540		
wb-1) washing machine box	1	ea	241.00	241		
imb-1) ice maker box and connection	1	ea	326.00	326		
clean up	1	ls	780.00	780		
plumbing equipment						
ewh-1) electric water heater den-80	1	ea	3,640.00	3,640		
cp-1) circulation pumps	1	ea	684.00	684		
et-1) expansion tank	1	ea	997.00	997		
interconnect piping btwn water htr / pumps	1	ls	1,750.00	1,750		
seismic bracing for water heater	1	ea	500.00	500		
housekeeping pads	1	ea	750.00	750		
rigging	1	ls	1,500.00	1,500		
						\$174,165 plumb total
HVAC						
demolition						
demo ductwork	2,600	lbs	1.10	2,860		
demo grd's [relocate if not worn too bad]	14	ea	35.00	490		
insulation						
ductwork liner	525	sf	2.10	1,103		
ductwork wrap	1,780	sf	2.66	4,735		
hvac equip.						
service existing hvac equipment	1	ls	1,560.00	1,560		prep for new duct conn
ef-1) exhaust fan	1	ea	642.00	642		
ef-2) exhaust fan	1	ea	764.00	764		
ef-3) exhaust fan	1	ea	810.00	810		
backdraft dampers	3	ea	163.00	489		
speed control	3	ea	168.00	504		
spring isolation	3	ea	54.00	162		
clean up	1	ls	350.00	350		

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Remodel Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
New Work - Continued						
ductwork changes and additions						
galvanized rectangular / spiral duct s/a	3,315	lb	11.00	36,465		supply air
galvanized rectangular / spiral duct r/a	1,780	lb	11.00	19,580		return air
galvanized rectangular / spiral duct e/a	1,490	lb	11.00	16,390		exhaust air
seismic bracing	3	loc	245.00	735		
cover duct ends and freight	1	ls	500.00	500		
air dist. accessories						
ceiling diffusers	26	ea	81.00	2,106		
r/a grills	13	ea	79.00	1,027		
ceiling exhaust grills	5	ea	84.00	420		
transfer grills	4	ea	76.00	304		
exterior exhaust discharge hooded outlet	3	ea	135.00	405		
rh-1) roof hood w/curb	1	ea	2,116.00	2,116		
ih-1) roof hood w/curb	1	ea	2,116.00	2,116		
volume dampers	48	ea	115.00	5,520		
controls						
re-programming + commissioning	1	ls	12,640.00	12,640		use existing controls
air & water balancing						
air & water balancing	1	ls	5,610.00	5,610		
						\$120,403 hvac total
Electrical						
demo	1	ls	8,658.00	8,658		
service / distribution						
relocate electrical panels	2	ea	721.50	1,443		
feeders	80	lf	57.46	4,597		
rough in / trim duplex outlet	55	ea	261.95	14,407		
rough in / trim gfci outlet	10	ea	294.45	2,945		
rough in / trim fourplex outlet	2	ea	339.63	679		
home runs / circuiting	1	ls	21,866.00	21,866		
dryer circuit / receptacle	1	ea	739.70	740		
rough in data / tv locations	25	ea	176.80	4,420		systems by owner
rough in door access location	23	ea	209.30	4,814		systems by owner
rough in security-door contacts & keypad	1	ls	1,414.40	1,414		systems by owner
install 2x4 fixture	45	ea	368.23	16,570		
install recessed downlight	50	ea	322.73	16,136		
install exit sign	8	ea	238.23	1,906		
install uc light	6	ea	303.23	1,819		
modify lighting circuits	1	ls	3,478.80	3,479		
em battery	18	ea	149.50	2,691		
install switch	2	ea	147.23	294		
install wall os	12	ea	253.37	3,040		
install wall os / dimmer	18	ea	287.30	5,171		
install ceiling os	10	ea	371.80	3,718		
install daylight sensor	2	ea	469.30	939		
fire alarm						
install / cable fa ps	4	ea	434.20	1,737		
install / cable fa detector	8	ea	369.53	2,956		
install / cable notification	19	ea	382.53	7,268		
install / cable ra	1	ea	938.60	939		
install / cable monitor module	2	ea	404.30	809		
install facp	1	ea	4,477.20	4,477		
fa design / testing	1	ls	3,177.20	3,177		
					1,115,560	\$143,109 elect total

CONSTRUCTION COST ESTIMATE

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Remodel Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
SUB-TOTAL Remodel Estimate				1,153,800	\$1,153,800	
Estimating / Design Contingency			15.00%	173,070		
Escalation To Construction Start	Fall 2025		3.33%	44,229		@ ± 4% per year
General Conditions / Insurance / Bond			11.50%	157,677		
General Contractor OH & Profit			5.00%	76,439	451,415	39.12%
TOTAL DIRECT CONSTRUCTION COST	5,822	sf	\$275.72 /sf		\$1,605,215	

Site Estimate

CONSTRUCTION COST ESTIMATE

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Site Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
New Work						
exterior improvements						
concrete sidewalk upgrades	1	allow	20,000.00	20,000		
site furniture & gazebos	1	allow	25,000.00	25,000		
Sub-total					45,000	
SUB-TOTAL Site Estimate				45,000	\$45,000	
Estimating / Design Contingency			15.00%	6,750		
Escalation To Construction Start	Fall 2025		3.33%	1,725		@ ± 4% per year
General Conditions / Insurance / Bond			11.50%	6,150		
General Contractor OH & Profit			5.00%	2,982	17,607	39.13%
TOTAL DIRECT CONSTRUCTION COST					\$62,607	

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DIRECT CONSTRUCTION COST SUMMARY

Component	Area	\$ / SF	Total
Building Estimate	5,822 sf	\$275.72 /sf	\$1,605,215
Site Work Estimate			\$62,607
TOTAL DIRECT CONSTRUCTION COST	5,822 sf	\$286.47 /sf	\$1,667,822
ALTERNATES			
01 Replace Exterior Windows with Alum Frame Windows		Add ±	\$44,391

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

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

The above estimates assume a construction start date of: Fall 2025. If the start of construction is delayed beyond the date above, the estimates must be indexed at a rate of 3% to 5% per year compounded.

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

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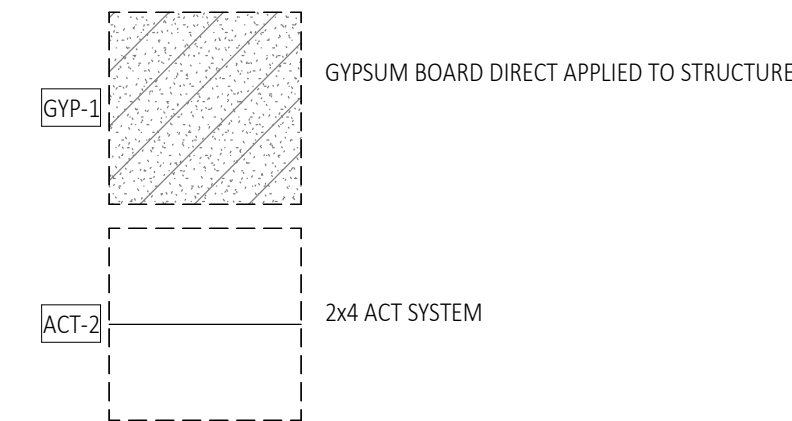
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REFLECTED DEMO CEILING PLAN LEGEND



GENERAL RCP DEMO NOTES

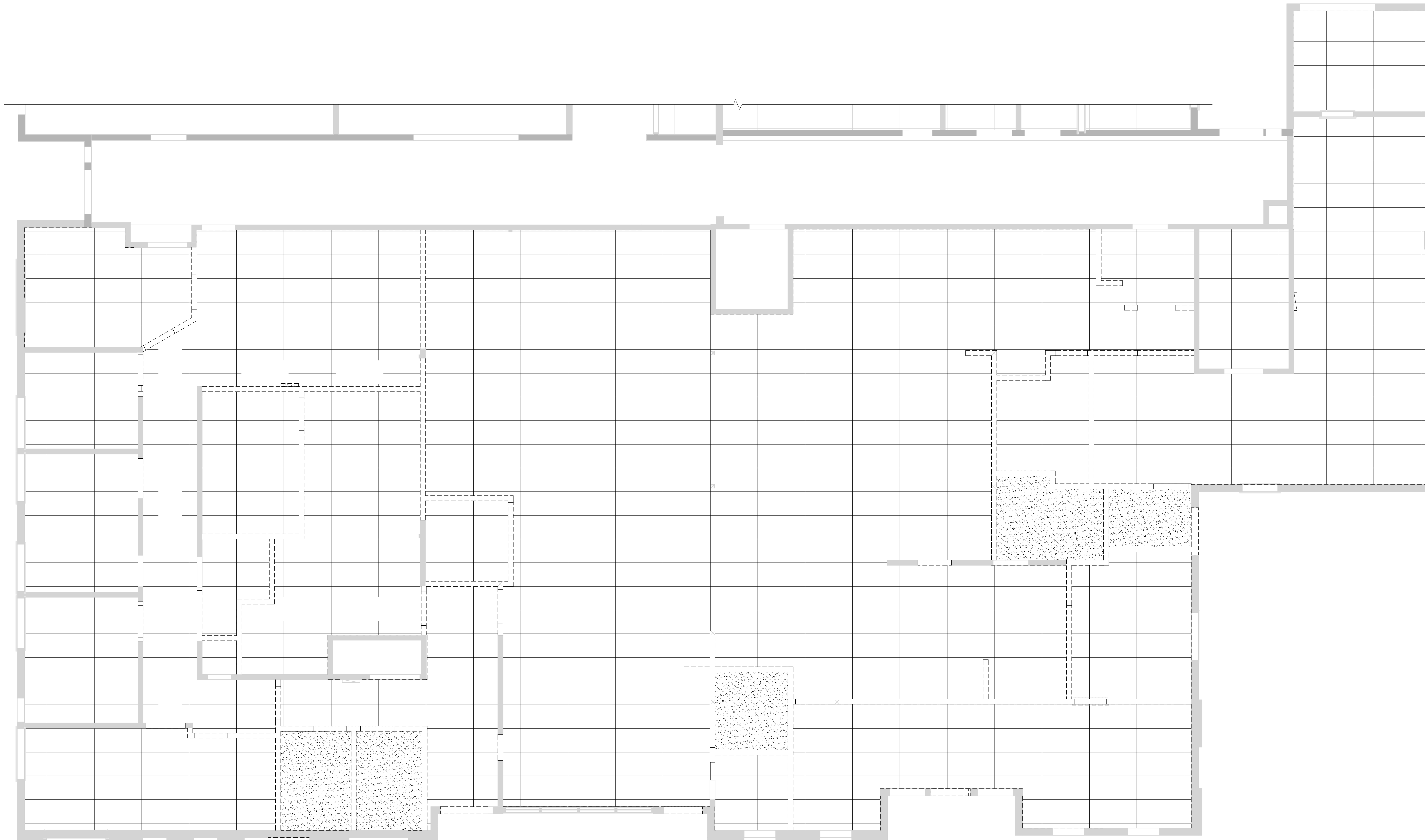
1. PROTECT ANY CEILINGS THAT ARE EXISTING CONDITIONS TO REMAIN. ANY DAMAGE TO EXISTING CEILINGS SHALL BE REPAIRED OR REPLACED TO MATCH EXISTING CONDITIONS.
2. REMOVE ALL CEILING TILE AND FIXTURES. SALVAGE FOR RE-USE. REMOVE ALL GRID.

KEYNOTES - DEMO	
Key Value	Keynote Text



LINN COUNTY HEALTH SERVICES -
CRISIS RECEIVING
CLIENT:
LINN COUNTY HEALTH SERVICES

PROJECT ADDRESS:
1040-1050 7TH AVE. SW
ALBANY, OR 97321



APPROVED FOR	DATE	BY
SCHEMATIC DESIGN	10/21/2024	BRIANA MANFRASS

DESCRIPTION	DATE
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PROJECT NO:	2425.LCM
DRAWN BY:	MEL DELAHOZ
CHECKED BY:	BRIANA MANFRASS
© PINNACLE ARCHITECTURE, INC. 2024 ORIGINAL SHEET SIZE: 30"x42"	

DEMO - REFLECTED CEILING PLAN





Briana Manfrass, Managing Principal
541.388.9897x22
Briana@parch.biz

pinnaclearchitecture.com