

## PLANB ESTIMATE VALIDATION

**Customer:** Oregon Institute of Technology  
**Project:** Oregon Manufacturing Innovation Center R&D  
**Project #:** EDA award #07-01-07446  
**Date:** 02/12/21  
**Revision:** 100% CD Probable Cost Estimate 1.1  
**Estimate Name:** OMIC RetroFit/ACC Cost Consultants, LLC. 12/6/19  
**SOW:** Rennovate existing building for a metals manufacturing research and development facility, including site and utility work.  
**Designer:** Akaan Design



### PURPOSE OF VALIDATION

Requested by Oregon Institute of Technology, I have reviewed the estimate of the OMIC retrofit dated 12/16/19 provided by ACC Cost Consultants. The purpose of this review is to validate the previous estimate for accuracy and verify that it remains applicable to current construction market conditions. My comments are as follows:

### SUMMARY OF COST

	Original	Revised
Direct Cost of Work	\$ 3,493,313	\$ 3,579,698
Design/Construction Contingency at 5%	\$ 174,666	\$ 178,985
Escalation at 2.92%/0.5%	\$ 107,105	\$ 20,297
GCs/Insurance/Bonds at 12%	\$ 453,010	\$ 453,478
General Contractor OH + Profit st 5%	\$ 211,405	\$ 211,623
<b>Total</b>	<b>\$ 4,439,499</b>	<b>\$ 4,444,081</b>

### PLANB REVIEW

We can confirm that we have reviewed, and validated the following:

- 1 Quantities are in line with design package and 100% CD set dated 4/8/2020.
- 2 Labor values/unit rates have been validated as acceptable market rates or changed to reflect current market conditions.
- 3 Material and equipment pricing is in line with current market conditions.
- 4 GC and trade indirects, overhead & profit are in line with current market conditions/pricing.

### ADDITIONAL COMMENTS

- 1 Please review the attached detailed summary of cost broken out by construction division.
- 2 The probable cost of work, without markup, has increased by \$86,385 or approximately 2%. With the addition of markups, the increase in cost of work is offset by the lower escalation rate due to the nearness of the request for proposal. The total increase in construction cost is \$4,582.
- 3 In general, the unit rates provided by ACC Cost Consultants were sufficient.
- 4 Most deltas between the original estimate and the current market values per division were no more than approximately \$9000.
- 5 The largest deltas found in the electrical, exterior improvements, and site utility divisions were due to applying the full 5% escalation rate from the time of the original estimate. In general the unit rates therein were sufficient, but given the breadth of scope in these divisions, it is safer to ensure coverage in the construction budget.
- 6 Verify vendor quote pricing is still valid.

**Reviewed By: Greg Forcum, Cost Manager**

OMIC estimate comparison detailed summary				Estimate validation 2/12/2021	Difference between original estimate less validated budget number
Estimate dated 12/6/2019					
02	Existing conditions		\$63,685	\$60,925	(\$2,760)
03	Concrete		\$21,827	\$25,000	\$3,173
05	Metals		\$85,974	\$91,896	\$5,922
06	Woods, plastics, composites		\$79,467	\$68,057	(\$11,410)
07	Thermal and moisture		\$214,800	\$214,800	\$0
08	Openings		\$283,831	\$292,651	\$8,820
09	Finishes		\$152,204	\$161,176	\$8,972
10	Specialties		\$50,849	\$50,418	(\$431)
11	Equipment		\$71,300	\$71,300	\$0
12	Furnishings		\$40,477	\$40,477	\$0
14	Conveying Equipment		\$145,000	\$145,000	\$0
21	Fire Suppression		\$30,000	\$30,000	\$0
22	Plumbing		\$23,911	\$25,107	\$1,196
23	HVAC		\$474,089	\$497,793	\$23,704
26	Electrical		\$173,254	\$181,917	\$8,663
27	Communications		\$30,160	\$30,160	\$0
28	Electronic safety and security		\$73,410	\$62,050	(\$11,360)
31	Earthwork		\$141,898	\$141,898	\$0
32	Exterior Improvements		\$404,260	\$431,312	\$27,052
33	Utilities		\$496,872	\$521,716	\$24,844
	01/Additional Parking		\$436,045	\$436,045	\$0
Sub-total				\$3,579,698	\$86,385
	Design/construction contingency	5.00%	\$174,666	\$178,985	\$4,319
			<b>\$3,667,979</b>	<b>\$3,758,683</b>	\$90,704
	Escalation	2.92%	\$107,105	\$20,297	(\$86,808)
			<b>\$3,775,084</b>	<b>\$3,778,980</b>	\$3,896
	General conditions/Insurance/Bonds	12.00%	\$453,010	\$453,478	\$468
			<b>\$4,228,094</b>	<b>\$4,232,457</b>	\$4,363
	General Contractor OH and profit	5.00%	\$211,405	\$211,623	\$218
			<b>\$4,439,498</b>	<b>\$4,444,080</b>	\$4,582
<b>Total cost of construction</b>				<b>\$4,444,080</b>	<b>\$4,582</b>