

CIVIC STADIUM NEEDS PROJECTION

Preliminary Estimate

October 2009

The following Needs Projection Estimate was compiled by construction trade members of the Eugene Chamber of Commerce. Working with 4J staff, the team developed the scope of work assumptions for upgrading Civic Stadium.

The estimate assumptions below include architectural, structural, plumbing and electrical upgrades to restore the stadium, playing field, and adjacent grounds to meet current building code compliance and minor league baseball requirements.

Any redevelopment/preservation approach to Civic Stadium will vary in scope and overall costs. The attached estimate represents the magnitude of a comprehensive needs projection using square footage and volume projections, but is not based on a refined scope or precise construction documents.

Assumptions

1. Demolition: The removal most existing plumbing and electrical that exists in the stadium and an allowance for possible asbestos not included in the roofing.
2. Field Improvements: Replace existing outfield infield fences with no provision for replacing advertising. Level the field and provide drainage for a playfield similar to the practice fields at the U of O Autzen Stadium. This will require a concrete wall along the outfield fence. Two banks of field lights will be relocated so they are not on the stadium roof. The infield and the warning track will be brought up to league standards.
3. Parking Lot Modifications: Replace existing parking lot to meet City standards.
4. Stadium Structural Repairs: Repair the stadium structure as recommended by the Building Inspection report and other consultants. Provide for code changes such as wind, seismic and snow loading.
5. Box Seating: Remove and replace box seating. (approximately 1000 seats) No allowance for salvage.
6. Picnic Areas: Repair foundations, floors and handrails as necessary.
7. Dugouts: Remove and replace dugout walls and roofs. Provide for drainage in dugouts.
8. Roofing: Remove and replace all roofing on the stadium roof. Provide for proper disposal of asbestos roofing materials. Provide new roof sheeting for improved strengthening of roof and three tap composite shingles.

9. Painting: Paint stadium and other structures similar to the existing system.
10. Concession: Provide a new kitchen for food and beverage storage and food preparation. Provide three new concession stands for distribution.
11. Restrooms: Provide three new restrooms that meet code. (capacity of 6,800)
12. Locker and Shower Rooms: Provide new locker and shower rooms that meet code and league standards and include office, laundry, equipment, training and area for umpires.
13. Administrative Offices: Upgrade to meet code and fire life safety, ADA and new roofing.
14. ADA Improvements: Insure that facility responds to ADA requirements. The addition of an elevator for access to the press box and announcer's booth may be required. The elevator is included in the budget.
15. Space Conversions: Replace existing opening with door and hardware consistent with the existing structure and convert areas for storage and other uses. (There are spaces that need to have bracing replaced where it has been removed for convenience, locker rooms and kitchen.)
16. Historic Preservation: An allowance for cost associated with possible historic preservation requirements. (approximately 2%)
17. Plumbing: Includes a new water service to the site and the EWEB SDC's and the rerouting of rain drains so that storm water does not go under the stadium.
18. Fire Protection: A new fire sprinkler system (dry system) in the stadium with fire extinguishers.
19. Electrical: Egress lighting in the stadium for emergencies, upgrade low voltage systems in the stadium (communications, intercom, internet and broadcasting). A new electrical service including EWEB SDC's

Civic Stadium**Eugene, Oregon**

REMODEL AND RESTORE TO MINOR LEAGUE AND BUILDING CODES

Oct-09

		Qty	Unit	Unit \$	Total	Division Total
1	Demolition					\$82,000
	Plumbing	1	LS	\$12,000.00	\$12,000	
	Electrical	1	LS	\$20,000.00	\$20,000	
	Asbestos Removal Allowance (other than roofing)	1	LS	\$50,000.00	\$50,000	
2	Field Improvements					\$768,960
	Replace Outfield Fence	700	LF	\$25.00	\$17,500	
	Replace Infield Fence	460	LF	\$16.00	\$7,360	
	Level Field (percolation field)	1	LS	\$130,000.00	\$130,000	
	Retainng Wall at Fence	700	LF	\$125.00	\$87,500	
	New Drainage System	1	LS	\$150,000.00	\$150,000	
	Warning Track	9,000	SF	\$2.00	\$18,000	
	Irrigation @ Turf	126,000	SF	\$0.80	\$100,800	
	Outfield Turf	120,000	SF	\$0.75	\$90,000	
	Infield	16,400	SF	\$2.00	\$32,800	
	Field Lighting Upgrades (Replace Roof Lights)	1	LS	\$120,000.00	\$120,000	
	Relamp Field Lights	1	LS	\$15,000.00	\$15,000	
3	Parking Lot Repairs					\$1,065,800
	New Asphalt Paving	92,000	SF	\$5.50	\$506,000	
	Over excavation	1	LS	\$30,000.00	\$30,000	
	Striping	390	SP	\$20.00	\$7,800	
	Stormwater Filtration	1	LS	\$150,000.00	\$150,000	
	Landscape & Irrigation	24,000	SF	\$5.50	\$132,000	
	Parking Lot Lighting	1	LS	\$240,000.00	\$240,000	
4	Structural Stadium Repairs					\$354,235
	Dryrot Related Repair Allowance	1	LS	\$50,000.00	\$50,000	
	Demolition	1	LS	\$35,000.00	\$35,000	
	Replacement of Cross Bracing	1	LS	\$22,000.00	\$22,000	
	Seismic/Wind Load Mod.Allowance (code compliance	1	LS	\$75,000.00	\$75,000	
	1" Roof Underlayment Replacement (33%)	8,400	SF	\$2.50	\$21,000	
	Reinforce Sheer in Stadiim Walls	25,400	SF	\$2.25	\$57,150	
	2"Deck Replacement @ Seating Area	9,200	SF	\$2.25	\$20,700	
	1" Raiser Replacement	3,700	SF	\$2.00	\$7,400	
	2" Seat Replacement	2,940	SF	\$2.75	\$8,085	
	2" Walkway Replacement	1,800	SF	\$3.00	\$5,400	
	Exterior Siding as Necessary (20%)	6,000	SF	\$3.75	\$22,500	
	Accessibility Allowance	1	LS	\$30,000.00	\$30,000	
5	Box Seating					\$419,000
	Foundations	30	CY	\$350.00	\$10,500	
	Demolition	1	LS	\$6,500.00	\$6,500	
	Structure	7,000	SF	\$36.00	\$252,000	
	Seating	1,000	EA	\$150.00	\$150,000	
6	Picnic Areas					\$27,275
	Foundations Repair Allowance	1	LS	\$9,500.00	\$9,500	
	South Deck Repair	4,800	SF	\$2.25	\$10,800	
	East Deck Repairs	3,100	SF	\$2.25	\$6,975	
7	Dugouts					\$33,000
	Dougout Walls & Roof	2	LS	\$8,500.00	\$17,000	
	Dougout Drainage	2	LS	\$8,000.00	\$16,000	

8 Roofing						\$433,140
	Roofing Removal	25,200	SF	\$1.75	\$44,100	
	Asbestos Removal	1	LS	\$225,000.00	\$225,000	
	New Roof Sheeting (seismic work)	25,200	SF	\$2.45	\$61,740	
	New Roofing (30 yr.)	25,200	SF	\$2.75	\$69,300	
	New Gutters & Downspouts	2,200	LF	\$15.00	\$33,000	
9 Painting						\$90,720
	Stadium Exterior	32,200	SF	\$0.80	\$25,760	
	Stadium Interior	19,600	SF	\$0.80	\$15,680	
	Stadium Seating	31,100	SF	\$0.80	\$24,880	
	Picnic Areas	8,500	SF	\$0.80	\$6,800	
	Concessions/Restrooms/Locker Rooms	22,000	SF	\$0.80	\$17,600	
10 Concessions						\$739,468
	Kitchen					
	Structure	1,250	SF	\$75.00	\$93,750	
	Coolers	1	LS	\$44,000.00	\$44,000	
	Freezers	1	LS	\$12,400.00	\$12,400	
	Refrigerators	1	LS	\$8,500.00	\$8,500	
	Food Service	1	LS	\$99,500.00	\$99,500	
	Finishes	1	LS	\$2,500.00	\$2,500	
	Plumbing	1	LS	\$98,000.00	\$98,000	
	Fire Sprinkler	1,250	SF	\$3.50	\$4,375	
	Electrical	1,250	SF	\$20.00	\$25,000	
	HVAC	1	LS	\$20,000.00	\$20,000	
	Concession Stands					
	Structure	900	SF	\$145.00	\$130,500	
	Food Service	3	LS	\$26,681.00	\$80,043	
	Finishes	3	LS	\$750.00	\$2,250	
	Plumbing	3	LS	\$34,000.00	\$102,000	
	Fire Sprinkler	900	SF	\$3.50	\$3,150	
	Electrical	900	SF	\$10.00	\$9,000	
	HVAC	3	LS	\$1,500.00	\$4,500	
11 Restrooms						\$394,500
	Structures	1,800	SF	\$121.00	\$217,800	
	Finishes	3	LS	\$12,000.00	\$36,000	
	Plumbing	3	LS	\$34,000.00	\$102,000	
	Fire Sprinkler	1,800	SF	\$3.50	\$6,300	
	Electrical	1,800	SF	\$10.00	\$18,000	
	HVAC	3	LS	\$4,800.00	\$14,400	
12 Locker Rooms						\$683,500
	Structure (incl. shower rm., laundry rm., office, equip. rm., training rm., rest rm., umpire rm.,	5,000	SF	\$93.00	\$465,000	
	Finishes (no lockers or furnishings)	2	LS	\$4,500.00	\$9,000	
	Plumbing	2	LS	\$46,000.00	\$92,000	
	Fire Sprinkler	5,000	SF	\$3.50	\$17,500	
	Electrical	5,000	SF	\$8.00	\$40,000	
	HVAC	2	LS	\$30,000.00	\$60,000	
13 Admin Office						\$169,600
	Up Grade Allowance					
	(Repaint, floor covering, roofing, & misc repairs	2,200	SF	\$43.00	\$94,600	
	Elevator	1	LS	\$75,000.00	\$75,000	
14 ADA Improvements						\$150,000
	ADA Improvement Allowance	1	LS	\$150,000.00	\$150,000	
	(elevator, ramps, railings)					

15 Space Conversions						\$40,000
	Allowance (Locker Rooms, Storage & Food Service)	1	LS	\$15,000.00	\$15,000	
	Upgrade Doors and Frames	1	LS	\$25,000.00	\$25,000	
16 Historic Preservation						\$200,000
	Compliance with Historic Status Allowance	1	LS	\$200,000.00	\$200,000	
17 Plumbing						\$68,000
	New water service	1	LS	\$18,000.00	\$18,000	
	EWEB Connection & SDC	1	LS	\$35,000.00	\$35,000	
	Re Route Rain Drains	1	LS	\$15,000.00	\$15,000	
18 Fire Protection						\$377,500
	Sprinklers for Stadium	1	LS	\$325,000.00	\$325,000	
	Fire Extinguishers	1	LS	\$2,500.00	\$2,500	
	Fire Alarm System	1	LS	\$50,000.00	\$50,000	
19 Electrical						\$310,000
	Egress Lighting	1	LS	\$100,000.00	\$100,000	
	Low Voltage Up Grade	1	LS	\$50,000.00	\$50,000	
	New Electrical Service.	1	LS	\$80,000.00	\$80,000	
	EWEB Connection & SDC	1	LS	\$80,000.00	\$80,000	
				Sub-Total:	\$6,406,698	
DN RECAPS:						
1	Demo					\$82,000
2	Field Improvments					\$768,960
3	Parking Lot Repairs					\$1,065,800
4	Stadium Repairs					\$354,235
5	Box Seating					\$419,000
6	Picnic Areas/ Dugouts					\$27,275
7	Dugouts					\$33,000
8	Roofing					\$433,140
9	Painting					\$90,720
10	Concession					\$739,468
11	Restrooms					\$394,500
12	Locker Rooms					\$683,500
13	Admin Upgrades Allowance					\$169,600
14	ADA Improvements					\$150,000
15	Space Conversions					\$40,000
16	Historic Preservation					\$200,000
17	Plumbing					\$68,000
18	Fire Protection					\$377,500
19	Electrical					\$310,000
	Sub-Total Construction Trades					\$6,406,698
17. General Requirements						
	General Conditions (5%)					\$320,335
	Building Permit					\$150,000
	System Development Charges					\$30,000
	Architectural / Structural Design Fee-15%					\$961,005
						\$7,868,038
	Contractor Fee - 10%					\$786,804
					Sub Total:	\$8,654,841
	Contingency - 18%					\$1,557,871
	TOTAL FOR CONSTRUCTION					\$10,212,713