

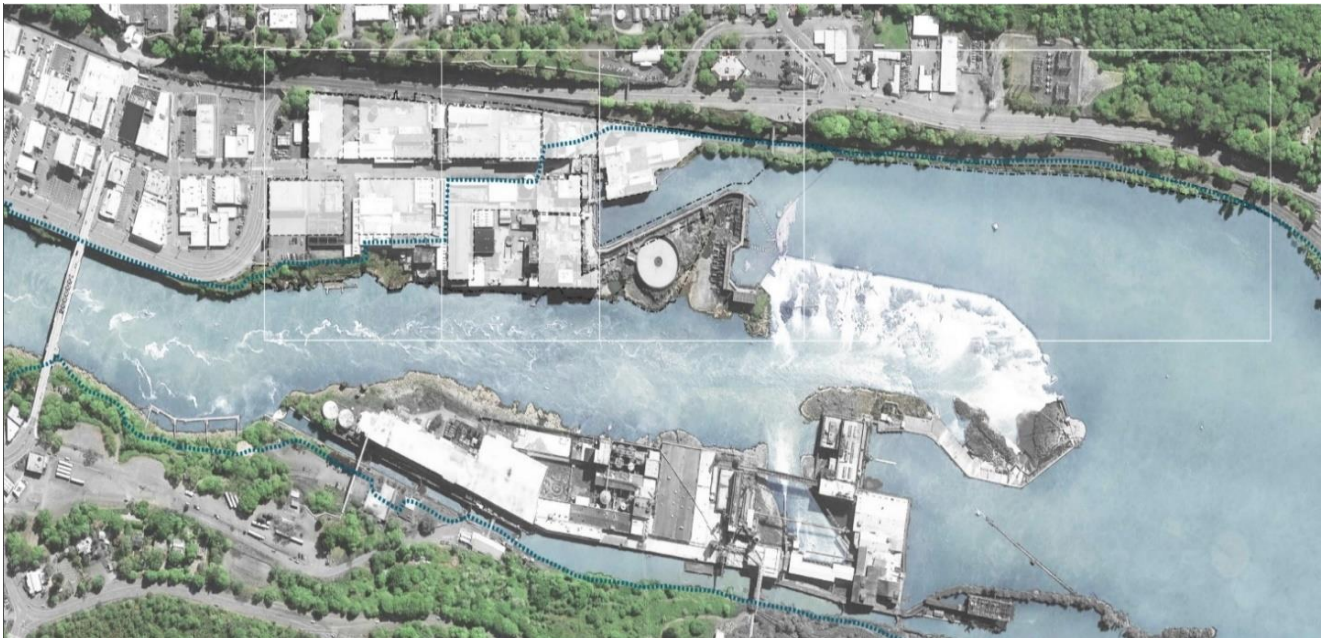


Prepared for:

**Snøhetta**  
**Mayer/Reed**

# Willamette Falls River Walk

## 100% Concept Design



# Willamette Falls River Walk

## 100% Concept Cost Plan

### Scope of Work

#### **Project Scope Description**

The scope of work includes the development of a cost model at the 75% concept level of design for the Willamette Falls Legacy Project Riverwalk. A cost study is provided for distinct areas of the site. The areas are: the Yard and Western Mill Reserve Area, the North Riverfront Area, The Eastern Mill Reserve Area, The PGE Dam Area, The Mill E Area and Bluff Connection (2 Options) and the Canemah Area. This report is organized by phase area and costs are provided for Public Access Elements, Habitat Restoration, and Re-Use and Removals of Specific Structures. Costs for structures acknowledge the prescribed steps for demolition (Selective and complete) ,Interim access, Re-use prep and re-use applications.

#### **Project Design**

This 75% Concept cost plan is based upon Willamette Falls Legacy Project Riverwalk - Habitat workbook, the 01/24/2017 Cost Report Notes and diagrams, Snohetta Concept Design 50% Materials, Snohetta's Pre-Concept Milestone III cost Report and Metro comments and structure diagram dated 1/31/2017 and the Willamette Falls Legacy Project Framework Plan, Order of Magnitude Cost Estimate dated April 23, 2014.

#### **Cost Development Means and Methods**

In preparing this cost study, multiple sources were used. The source information includes a current perspective on codes, technology, energy and water conservation, specific site elements, local general and sub construction markets and labor agreements, material costs and availability and labor efficiencies. These factors are applied to unit cost rate adjustments, considering gross square footage, constructability, access, and all construction related impacts.

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### Basis of Estimate

#### Assumptions and Clarifications

The following clarification statements were developed by Snohetta and Mayer/Reed used to develop costs:

A companion chart was provided by Snohetta in determining the extent of work for each structure. As well, many re-use options are not considered TBD and are not considered in this cost report. A Summary of Costs has not been provided at this time due to multiple options within each element within each phase.

**Structural Removal and Reuse Options:** Specific structures with phased areas as identified within the Snohetta 2/8/17 Memorandum.

**Path A, Step 1: Strategic Demolition** Structures are fully removed from the site. This path is reserved only for those structures that do not have potential benefit for access, interpretation, or potential re-use. Future work may consider salvage and re-use of materials from demolition of these structures.

**Path B, Step 1: Selective Removals, Stabilization, and Safety Elements** of existing structures are selectively removed and/or stabilized to minimize degradation and ensure site safety and security. As noted in narrative text, some structures will require more removals than others: some structures may be largely retained as-is, while others may be reduced to key columns, deck, and beams only. As part of this step, environmental hazards are fully addressed, and seismic concerns are addressed to the extent possible, given the level of knowledge regarding the structure's future potential re-use and proximity to public access. For most historic structures with fill and debris conditions, consider archaeological requirements. The result of this step is that the structure is retained in a stable, safe, and secure state, yet no access is available. Future work may consider salvage and re-use of materials from demolition of these structures.

**Path B, Step 2: Interim Access** Stabilized structures, prior to their complete and final re-use, may be used as means of access through the site. Existing structures will be modified with guardrails, handrails, lighting, fences, screens, hole coverings, safety lighting, and the like. When possible, these introductions are permanent in nature, so as to retain and preserve investment. In the case of some structures it is understood that investment ends at this step, as further re-use is not warranted.

**Path B, Step 3: Re-Use Prep** This step is reserved for structures that have the potential for re-use beyond basic public access described in step 2 above. Prep in this step would not only predicate public Riverwalk related elements that would be included below in step 4 (such as viewing structures, support services, restrooms, vendors, boat storage, and the like), but also potential redevelopment or private tenant re-use scenarios. Additional stabilization and fine-tuned removals, utility servicing, seismic retrofits, not covered in step one above, are implemented to support the final re-use of the given structure. The level of intervention is commiserate to the intended re-use.

**Path B, Step 4: Re-Use** This step represents the last in the removal and re-use sequence. Costs are determined by specific re-use strategies tailored to the particular structure. As the project advances through concept design and

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### Basis of Estimate

**Habitat Restoration:** The existing habitat consists of (6) distinct sections to identify their unique constitution and vegetation:

- Closed Canopy Upland Forest
- Riparian Forest
- Shrubland
- Emergent Wetland (Vegetation in Alcove)
- Prairie (Riparian Basalt)
- In-Channel Alcove Restoration

**Public Access Elements:** Durability built materials to support public interaction with the site. Contingency costs covers interim type elements, unforeseen conditions and provides the ability to develop the design within a determined budget..

Main Path

Secondary Paths (Secondary paths to strategically re-use existing walls, columns, and other structures for vertical structural support. Assume all secondary paths to be elevated and include handrails, guardrails.)

Retaining Walls assumed between habitat and upland areas, as well as between Union Pacific Railroad and Riverwalk Areas.

Event Surfaces (Assume re-use of existing surfaces, with minor additions, reinforcement, and seating)

Boat Access: The Yard and Western Mill Area: Accessible, non motorized boat access ramp. No vehicular access. North Riverfront Area: Dock with mooring for small motorized craft. No vehicular access, or ramp for haul out. Mill E and Bluff Connection Area: Major commercial boat mooring, no haul out, docking only. Canemah Trail: Boat access ramp. No vehicular access.

Utilities (Assume stub from primary service lines on Main Street. Costs assume Public RW utilities only: Stormwater, Electric, Data, Sewer, Gas, Water Utility costs for re-use of existing structures included within structure cost report section).

Plantings

Furnishings

Lighting

Riverwalk Support Structures - Assumed to include permanent restrooms, storage, service and the like. Cost reporting for these elements falls within Yard Area, but elements understood to be included within Mill O or Woolen Mill.

**Utilities:** Complete utility resizing and relocation is anticipated in this cost study. Trenching and conduit will be provided for power and technology. Wiring and site transformers will be provided by the utility franchise and are not

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### Basis of Estimate

#### Mark ups

In addition to the cost of labor and materials (Direct Costs) needed to construct the various projects identified in the Pre-Concept Phase, Mark ups are applied to cover the multitude of other related costs. Below we have included Mark Up categories with line items that are traditionally included within these groups.

#### Construction Cost Mark Ups

Also known as "Hard Costs" these costs are included in the Contractor's Cost estimate. Typically, these cost include:

- Contingency- 20% For construction and design based upon level of design completion. Included within is a 'hazmat' contingency for assumed lead paint and asbestos. The contingency will be monitored and adjusted as the design develops.
- General Conditions- 10% Management staff, trailers, etc.
- General Requirements- 15% Cranes and other project specific equipment
- Overhead and Profit- 4% Contractor's fee
- Bonds and insurance- 2% As required for the contract
- Escalation- 9% (3% per annum) Anticipated construction cost increases from one date to another. Typically, this is provided from initial pricing to the mid-point of the project.

In this exercise the Markups are 60% as a compilation of the percentages listed above.

#### Additional Owner costs to consider:

Typically, there are additional costs imposed on the total project budget that are not included in the costs as noted above but are necessary to provide a complete project cost perspective. These costs can include:

- Project Management
- Staff location expenses
- Site maintenance equipment
- Furniture, fixture and Equipment (FF&E)
- A/V costs
- Security Costs
- Utility Service improvements
- IT Equipment and connections
- Land acquisition and easements
- Land acquisition and easement expenses
- Contingency reserve
- Management reserves

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### Basis of Estimate

#### **Soft Costs**

Soft costs are not included in the cost plan. These costs are typically paid for by the owner and are in addition to the Contractor's costs. These costs can include:

- A/E fees- Architect and consultants under the Architects Contract.
- Engineering fees and studies - Other project specific consultants not under the Architect's contract (Ex: Environmental impact, location work, etc.)
- Permits and Fees- Includes MUP, building permits, Fire Department review, etc.
- Commissioning- Third Party System Commissioning
- GC Pre-construction Only if using CM GC (Construction Manager/General Contractor) contract
- Jurisdictional costs

Typically, these costs, when applied, add approximately 30% to the project, after full scope of the project has been determined.

#### **Operations & Maintenance Costs**

Added cost of operations and maintenance are not associated with mark ups or softs costs. Operations and Maintenance costs are independent, and include the following:

- Staff: dedicated on-site staff, home-office staff, and volunteer coordination.
- Maintenance Operations: daily facility and trash cleanup, work order maintenance, and annual operations.
- Utility Costs: operational costs of the public facilities.

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NORTH RIVERFRONT AREA PHASE						
Site Improvement	Quantity	Unit	RATE	Total	Total w/MU	
<b>Total Area:</b>	<b>42,500</b>	<b>SF</b>			<b>60%</b>	
<b>Demolition and Removals</b>				<b>\$ 382,500</b>	<b>\$</b>	<b>612,000</b>
Fill Removal	4,722	CY	45.00	\$ 212,500	\$	340,000
Miscellaneous site structure removal/stabilization	42,500	SF	4.00	\$ 170,000	\$	272,000
<b>Habitat Restoration</b>				<b>\$ 26,811</b>	<b>\$</b>	<b>42,898</b>
Top soil import	259	CY	35.00	\$ 9,063	\$	14,501
In-Channel River	922	SF	12.00	\$ 11,064	\$	17,702
Off-Channel Alcove		SF	2.00	\$ -	\$	-
Riparian Basalt	14,345	SF	0.28	\$ 4,017	\$	6,427
Riparian Forest	12,700	SF	0.21	\$ 2,667	\$	4,267
Upland Forest		SF	0.50	\$ -	\$	-
Oak Woodland Savana		SF	0.10	\$ -	\$	-
<b>Public Access Elements</b>				<b>\$ 1,710,339</b>	<b>\$</b>	<b>2,736,542</b>
Primary path Surface	1,232	SF	75.00	\$ 92,400	\$	147,840
Utilities - Water, Electric	14,533	SF	18.00	\$ 261,594	\$	418,550
Non-Habitat Plantings, incl. silva cell	2,914	SF	24	\$ 69,643	\$	111,429
Non-Habitat Top Soil Import	108	CY	35.00	\$ 3,777	\$	6,043
Furnishings	1	LS	166,925.00	\$ 166,925	\$	267,080
Lighting	41	EA	15,000.00	\$ 616,000	\$	985,600
Stormwater Management Conveyance				TBD		TBD
Water Street Improvements				TBD		TBD
Water Street Entrance Improvements	1	LS	500,000.00	\$ 500,000	\$	800,000

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FLOUR MILL AREA PHASE						
Site Improvements	Quantity	Unit	RATE	Total	Total w/MU	
<b>Total Area:</b>	<b>79,500</b>	<b>SF</b>			<b>60%</b>	
<b>Demolition and Removals</b>				<b>\$ 980,500</b>	<b>\$ 1,378,000</b>	
Fill Removal	14,722	CY	45.00	\$ 662,500	\$ 1,060,000	
Miscellaneous site structure removal/stabilization	79,500	SF	4.00	\$ 318,000	\$ 318,000	
<b>Habitat Restoration</b>				<b>\$ 50,363</b>	<b>\$ 80,581</b>	
Top soil import	526	CY	35.00	\$ 18,407	\$ 29,451	
In-Channel River		SF	12.00	\$ -	\$ -	
Off-Channel Alcove	10,507	SF	2.00	\$ 21,014	\$ 33,622	
Riparian Basalt	17,438	SF	0.28	\$ 4,883	\$ 7,812	
Riparian Forest	28,854	SF	0.21	\$ 6,059	\$ 9,695	
Upland Forest		SF	0.50	\$ -	\$ -	
Oak Woodland Savanna		SF	0.10	\$ -	\$ -	
				\$ -	\$ -	
<b>Public Access Elements</b>				<b>\$ 4,186,770</b>	<b>\$ 6,239,276</b>	
Retaining Wall	2,550	SF	55.00	\$ 140,250	\$ 224,400	
Primary Path Surface	18,056	SF	75.00	\$ 1,354,200	\$ 2,166,720	
Secondary Paths	500	LF	2,400.00	\$ 1,200,000	\$ 1,920,000	
Boat Access	1	LS	301,500.00	\$ 301,500	\$ 482,400	
Utilities - Water, Electric, Sewer	79,500	SF	8.50	\$ 675,750	\$ 1,081,200	
Non-Habitat Plantings, incl. silva cell	2,198	SF	23.90	\$ 52,548	\$ 84,077	
Non-Habitat Top Soil Import	81	CY	35.00	\$ 2,850	\$ 4,560	
Furnishings	1	LS	172,450.00	\$ 172,450	\$ 275,920	
Lighting	15	EA	15,000.00	\$ 229,000	\$ 366,400	
Stormwater Management Conveyance		LF		TBD	TBD	
Stormwater Management Structure	4,800	SF	12.13	\$ 58,222	\$ 93,156	
				\$ -	\$ -	
<b>Interim Access Elements</b>				<b>\$ 243,181</b>	<b>\$ 389,090</b>	
Interim Parking	41,180	SF	4.00	\$ 164,720	\$ 263,552	
Interim Fencing	3,242	LF	20.50	\$ 66,461	\$ 106,338	
Interim Restrooms	1	LS	12,000.00	\$ 12,000	\$ 19,200	
				\$ -	\$ -	
<b>Structures</b>				<b>\$ -</b>	<b>\$ -</b>	
Flour Mill / Paper Machine 2		SF		\$ -	See Detail	
Mill D Warehouse		LF		\$ -	See Detail	
#3 Paper Machine		LF		\$ -	See Detail	
#3 Paper Machine Addition		LS		\$ -	See Detail	
3rd Street Roof Structure		LS		\$ -	See Detail	



3rd Street Road Structure	LS	\$	-	<i>See Detail</i>
Butler Building	LS	\$	-	<i>See Detail</i>
Mill O	LS	\$	-	<i>See Detail</i>

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FLOUR MILL AREA PHASE				Stabilization	Stabilization
Flour Mill Foundation and Paper Machine 2	Quantity	Unit	RATE	Total	Total w/MU
<b>Total Area:</b>	<b>14,800</b>	<b>SF</b>			<b>60%</b>
<b>Path A, Step 1 Strategic Demolition</b>	<b>SF</b>	<b>Perim</b>			
Flour Mill Foundation and Paper Machine 2				\$	-
	<b>14,800</b>		<b>933.00</b>		
N/A					
<b>Path B, Step 1: Selective Removals, Stabilization, and Safety</b>	<b>SF</b>	<b>Perim</b>			
Flour Mill Foundation and Paper Machine 2					<b>\$ 2,517,646</b>
	<b>14,800</b>	<b>933</b>			
Shoring and equipment	14,800	SF	8.00	\$ 118,400	\$ 189,440
Fencing	933	LF	13.00	\$ 12,129	\$ 19,406
Removal of obstructions and loose equipment/materials	14,800	SF	15.00	\$ 222,000	\$ 355,200
Demolition structure above, artifact preservation below	14,800	SF	55.00	\$ 814,000	\$ 1,302,400
Make safe- Electrical, Mechanical and Plumbing	14,800	SF	9.00	\$ 133,200	\$ 213,120
Make-safe- Structural systems and glazed areas	14,800	SF	14.50	\$ 214,600	\$ 343,360
Remediate from further deterioration	14,800	SF	4.00	\$ 59,200	\$ 94,720
<b>Path B, Step 2: Interim Access</b>	<b>SF</b>	<b>Perim</b>			
Flour Mill Foundation and Paper Machine 2				\$	-
	<b>14,800</b>	<b>933</b>			
N/A				\$	-
<b>Path B, Step 3: Re-Use Prep</b>	<b>SF</b>	<b>Perim</b>			
Flour Mill Foundation and Paper Machine 2					<b>\$ 118,400</b>
Prep for restaurant or light retail	14,800	SF	5.00	\$ 74,000	\$ 118,400
<b>Path B, Step 4: Re-Use</b>	<b>SF</b>	<b>Perim</b>			
Flour Mill Foundation and Paper Machine 2					<b>\$ 5,328,000</b>
Restaurant or Retail Retrofit	14,800	SF	225.00	\$3,330,000	\$ 5,328,000

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### FLOUR MILL AREA PHASE

Mill D Warehouse	Quantity	Unit	RATE	Total	Total w/MU
<b>Total Area:</b>	<b>7,500</b>	<b>SF</b>			<b>60%</b>
<b>Path A, Step 1 Strategic Demolition</b>	<b>SF</b>		<b>Perim</b>		
<b>Mill D Warehouse</b>					<b>\$ -</b>
	<b>7,500</b>		<b>550.00</b>		
N/A					<b>\$ -</b>
<b>Path B, Step 1: Selective Removals, Stabilization, and Safety</b>	<b>SF</b>		<b>Perim</b>		
<b>Mill D Warehouse</b>					<b>\$ 60,000</b>
	<b>7,500</b>		<b>550</b>		
Remove wood structures	7,500	SF	5.00	\$ 37,500	\$ 60,000
<b>Path B, Step 2: Interim Access</b>	<b>SF</b>		<b>Perim</b>		
<b>Mill D Warehouse</b>					<b>\$ 180,000</b>
	<b>7,500</b>		<b>550</b>		
Reinforce concrete slabs and walls	7,500	SF	15.00	\$ 112,500	\$ 180,000
					<b>\$ -</b>
<b>Path B, Step 3: Re-Use Prep</b>	<b>SF</b>		<b>Perim</b>		
<b>Mill D Warehouse</b>					<b>\$ 120,000</b>
	<b>7,500</b>		<b>550</b>		
Provide public utility connections to Main Street Lines	1	LS	75,000.00	\$ 75,000	\$ 120,000
<b>Path B, Step 4: Re-Use</b>	<b>SF</b>		<b>Perim</b>		
<b>Mill D Warehouse</b>					<b>\$ -</b>
	<b>7,500</b>		<b>550</b>		
N/A					

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### FLOUR MILL AREA PHASE

Number 3 Paper Machine	Quantity	Unit	RATE	Total	Total w/MU
<b>Total Area:</b>	<b>5,160</b>	<b>SF</b>			<b>60%</b>
<b>Path A, Step 1 Strategic Demolition</b>	<b>SF</b>		<b>Perim</b>		
<b>Number 3 Paper Machine</b>				\$	-
	<b>5,160</b>		<b>475</b>		
N/A					
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<b>Path B, Step 1: Selective Removals, Stabilization, and Safety</b>	<b>SF</b>		<b>Perim</b>		
<b>Number 3 Paper Machine</b>				\$	<b>611,808</b>
<b>Option 1</b>	<b>5,160</b>		<b>475</b>		
Shoring and equipment	5,160	SF	3.00	\$ 15,480	\$ 24,768
Fencing	475	LF	12.00	\$ 5,700	\$ 9,120
Demolition to structure - Remove wall and roof	5,160	SF	24.00	\$ 123,840	\$ 198,144
Make safe- Electrical, Mechanical and Plumbing	5,160	SF	1.00	\$ 5,160	\$ 8,256
Make-safe- Structural systems (Columns and deck)	5,160	SF	45.00	\$ 232,200	\$ 371,520
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<b>Path B, Step 2: Interim Access</b>	<b>SF</b>		<b>Perim</b>		
<b>Number 3 Paper Machine</b>				\$	<b>99,898</b>
	<b>5,160</b>		<b>475</b>		
Remove structure	3,612	SF	8.00	\$ 28,896	\$ 46,234
Removal of obstructions and loose equipment/materials	5,160	SF	6.50	\$ 33,540	\$ 53,664
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<b>Path B, Step 3: Re-Use Prep</b>	<b>SF</b>		<b>Perim</b>		
<b>Number 3 Paper Machine</b>				\$	-
	<b>5,160</b>		<b>475</b>		
N/A					
<hr/>					
<b>Path B, Step 4: Re-Use</b>	<b>SF</b>		<b>Perim</b>		
<b>Number 3 Paper Machine</b>				\$	-
	<b>5,160</b>		<b>650</b>		
N/A					

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### FLOUR MILL AREA PHASE

#3 Paper Machine Addition	Quantity	Unit	RATE	Total	Total w/MU
<b>Total Area:</b>	<b>6,620</b>	<b>SF</b>			<b>60%</b>
<b>Path A, Step 1 Strategic Demolition</b>	<b>SF</b>		<b>Perim</b>		
<b>#3 Paper Machine Addition</b>					<b>\$ -</b>
	<b>6,620</b>		<b>475.00</b>		
N/A					<b>\$ -</b>
<b>Path B, Step 1: Selective Removals, Stabilization, and Safety</b>	<b>SF</b>		<b>Perim</b>		
<b>#3 Paper Machine Addition</b>					<b>\$ 289,808</b>
	<b>6,620</b>		<b>475</b>		
Shoring and equipment	6,620	SF	3.00	\$ 19,860	\$ 31,776
Fencing	475	LF	12.00	\$ 5,700	\$ 9,120
Removal of obstructions and loose equipment/materials	6,620	SF	4.50	\$ 29,790	\$ 47,664
Demolition to structure -Remove Steel structure to slab	6,620	SF	16.00	\$ 105,920	\$ 169,472
Make safe- Electrical, Mechanical and Plumbing	6,620	SF	1.00	\$ 6,620	\$ 10,592
Make-safe- Structural systems	6,620	SF	2.00	\$ 13,240	\$ 21,184
<b>Path B, Step 2: Interim Access</b>	<b>SF</b>		<b>Perim</b>		
<b>#3 Paper Machine Addition</b>					<b>\$ 106,979</b>
	<b>6,620</b>		<b>475</b>		
Remove structure	4,634	SF	8.00	\$ 37,072	\$ 59,315
Removal of obstructions and loose equipment/materials	6,620	SF	4.50	\$ 29,790	\$ 47,664
<b>Path B, Step 3: Re-Use Prep</b>	<b>SF</b>		<b>Perim</b>		
<b>#3 Paper Machine Addition</b>					<b>\$ -</b>
	<b>6,620</b>		<b>475</b>		
N/A					
<b>Path B, Step 4: Re-Use</b>	<b>SF</b>		<b>Perim</b>		
<b>#3 Paper Machine Addition</b>					<b>\$ -</b>
	<b>6,620</b>		<b>475</b>		
N/A					

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### FLOUR MILL AREA PHASE

3rd Street Roof Structure	Quantity	Unit	RATE	Total	Total w/MU
<b>Total Area:</b>	<b>7,580</b>	<b>SF</b>			<b>60%</b>
<b>Path A, Step 1 Strategic Demolition</b>	<b>SF</b>	<b>Perim</b>			
3rd Street Roof Structure					\$ 103,088
Complete demolition	7,580	SF	8.50	\$ 64,430	\$ 103,088
<b>Path B, Step 1: Selective Removals, Stabilization, and Safety</b>	<b>SF</b>	<b>Perim</b>			
3rd Street Roof Structure					\$ -
	7,580				
N/A					\$ -
<b>Path B, Step 2: Interim Access</b>	<b>SF</b>	<b>Perim</b>			
3rd Street Roof Structure					\$ -
	7,580				
N/A					\$ -
<b>Path B, Step 3: Re-Use Prep</b>	<b>SF</b>	<b>Perim</b>			
3rd Street Roof Structure					\$ -
	7,580				
N/A					
<b>Path B, Step 4: Re-Use</b>	<b>SF</b>	<b>Perim</b>			
3rd Street Roof Structure					\$ -
	7,580				
N/A					

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### FLOUR MILL AREA PHASE

3rd Street Road Structure	Quantity	Unit	RATE	Total	Total w/MU
<b>Total Area:</b>	<b>7,580</b>	<b>SF</b>			<b>60%</b>
<b>Path A, Step 1 Strategic Demolition</b>	<b>SF</b>	<b>Perim</b>			
3rd Street Road Structure					\$ 115,216
Complete demolition	7,580	SF	9.50	\$ 72,010	\$ 115,216
<b>Path B, Step 1: Selective Removals, Stabilization, and Safety</b>	<b>SF</b>	<b>Perim</b>			
3rd Street Road Structure					\$ -
	7,580				
N/A					\$ -
<b>Path B, Step 2: Interim Access</b>	<b>SF</b>	<b>Perim</b>			
3rd Street Road Structure					\$ -
	7,580				
N/A					\$ -
<b>Path B, Step 3: Re-Use Prep</b>	<b>SF</b>	<b>Perim</b>			
3rd Street Road Structure					\$ -
	7,580				
N/A					
<b>Path B, Step 4: Re-Use</b>	<b>SF</b>	<b>Perim</b>			
3rd Street Road Structure					\$ -
	7,580				
N/A					

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### FLOUR MILL AREA PHASE

Butler Building	Quantity	Unit	RATE	Total	Total w/MU
<b>Total Area:</b>	<b>6,400</b>	<b>SF</b>			<b>60%</b>
<b>Path A, Step 1 Strategic Demolition</b>	<b>SF</b>	<b>Perim</b>			
<b>Butler Building</b>				<b>\$</b>	<b>97,280</b>
Complete demolition	6,400	SF	9.50	\$ 60,800	\$ 97,280
<b>Path B, Step 1: Selective Removals, Stabilization, and Safety</b>	<b>SF</b>	<b>Perim</b>			
<b>Butler Building</b>				<b>\$</b>	<b>-</b>
	6,400	475			
N/A				\$	-
<b>Path B, Step 2: Interim Access</b>	<b>SF</b>	<b>Perim</b>			
<b>Butler Building</b>				<b>\$</b>	<b>-</b>
	6,400				
N/A				\$	-
<b>Path B, Step 3: Re-Use Prep</b>	<b>SF</b>	<b>Perim</b>			
<b>Butler Building</b>				<b>\$</b>	<b>-</b>
	6,400				
N/A					
<b>Path B, Step 4: Re-Use</b>	<b>SF</b>	<b>Perim</b>			
<b>Butler Building</b>				<b>\$</b>	<b>-</b>
	6,400				
N/A					



# Willamette Falls River Walk

## 100% Concept Cost Plan

### FLOUR MILL AREA PHASE

MILL O	Quantity	Unit	RATE	Total	Total w/MU
<b>Total Area:</b>	<b>18,855</b>	<b>SF</b>			<b>60%</b>
<b>Path A, Step 1 Strategic Demolition</b>	<b>SF</b>		<b>Perim</b>		
<b>MILL O</b>					<b>\$ -</b>
	<b>18,855</b>		<b>680</b>		
N/A					
<b>Path B, Step 1: Selective Removals, Stabilization, and Safety</b>	<b>SF</b>		<b>Perim</b>		
<b>Mill O- Option 1</b>					<b>\$ 593,790</b>
	<b>18,855</b>		<b>680</b>		
Shoring and equipment	18,855	SF	3.00	\$ 56,565	\$ 90,504
Fencing	680	LF	12.00	\$ 8,160	\$ 13,056
Removal of obstructions and loose equipment/materials	18,855	SF	2.50	\$ 47,138	\$ 75,420
Demolition to structure -Retaining walls and lower slab	18,855	SF	6.75	\$ 127,271	\$ 203,634
Make safe- Electrical, Mechanical and Plumbing	18,855	SF	1.00	\$ 18,855	\$ 30,168
Make-safe- Structural systems and glazed areas	18,855	SF	2.00	\$ 37,710	\$ 60,336
Remediate from further deterioration	18,855	SF	4.00	\$ 75,420	\$ 120,672
<b>Path B, Step 2: Interim Access</b>	<b>SF</b>		<b>Perim</b>		
<b>Mill O</b>					<b>\$ 335,215</b>
	<b>18,855</b>		<b>680</b>		
Equipment	18,855	SF	1.00	\$ 18,855	\$ 30,168
Structural reinforcement - shotcrete	680	LF	195.00	\$ 132,600	\$ 212,160
Provide access points (includes signage)	18,855	SF	0.45	\$ 8,485	\$ 13,576
Provide barriers and rails to manage grade changes	18,855	SF	0.85	\$ 16,027	\$ 25,643
Provide barriers to limit access to hazardous areas	24,480	SF	0.60	\$ 14,688	\$ 23,501
Safety lighting	18,855	SF	1.00	\$ 18,855	\$ 30,168
<b>Path B, Step 3: Re-Use Prep</b>	<b>SF</b>		<b>Perim</b>		
<b>Mill O</b>					<b>\$ 3,372,636</b>
	<b>18,855</b>		<b>680</b>		
Furnishings - stackable tables and chairs	42	SET	4,100.00	\$ 171,790	\$ 274,864
Public utility tie ins - sewer, electric, water	18,855	SF	16.50	\$ 311,108	\$ 497,772
Major seating stair and ramp	6,500	SF	250.00	\$1,625,000	\$ 2,600,000

MILL O	Quantity	Unit	RATE	Total	Total w/MU
<b>Total Area:</b>	<b>18,855</b>	<b>SF</b>			<b>60%</b>
<b>Path B, Step 4: Re-Use Mill O</b>	<b>SF</b>	<b>Perim</b>			<b>\$14,077,761</b>
	<b>18,855</b>	<b>680</b>			
Restrooms	1,800	SF	265.00	\$ 477,000	\$ 763,200
Maintenance Closet	100	SF	85.00	\$ 8,500	\$ 13,600
Storage Area	300	SF	55.00	\$ 16,500	\$ 26,400
Kitchen/Vending Area	300	SF	350.00	\$ 105,000	\$ 168,000
Informational Kiosk	225	SF	250.00	\$ 56,250	\$ 90,000
Lighting	18,855	SF	12.50	\$ 235,688	\$ 377,100
AV Equipment	18,855	SF	5.00	\$ 94,275	\$ 150,840
Seasonal space heating equipment	27	EA	500.00	\$ 13,333	\$ 21,333
New Door Structure	10	EA	5,000.00	\$ 50,000	\$ 80,000
Service and Maintenance Room	100	SF	175.00	\$ 17,500	\$ 28,000
Entrance Vestibule	400	SF	225.00	\$ 90,000	\$ 144,000
Flexible use public rooms	600	SF	225.00	\$ 135,000	\$ 216,000
MEP system	18,855	SF	63.00	\$1,187,865	\$ 1,900,584
Replaced glazing - allow	6,800	SF	80.00	\$ 544,000	\$ 870,400
Redevelopment Support Elements					
Structural trusses - allow	47	TN	5,200.00	\$ 245,115	\$ 392,184
One-story redevelopment - office	18,855	EA	265.00	\$4,996,575	\$ 7,994,520
Elevators - incl. mech room	2	EA	185,000.00	\$ 370,000	\$ 592,000
Stairways	1	LS	156,000.00	\$ 156,000	\$ 249,600

# Willamette Falls River Walk

## 100% Concept Cost Plan

THE YARD AREA PHASE						
Site Improvements	Quantity	Unit	RATE	Total	Total w/MU	
<b>Total Area:</b>	<b>124,000</b>	<b>SF</b>			<b>60%</b>	
<b>Demolition and Removals</b>				<b>\$ 5,062,181</b>	<b>\$ 8,099,489</b>	
Fill Removal	28,926	CY	157.86	\$ 4,566,181	\$ 7,305,889	
Miscellaneous site structure removal/stabilization	124,000	SF	4.00	\$ 496,000	\$ 793,600	
<b>Habitat Restoration</b>				<b>\$ 39,588</b>	<b>\$ 63,340</b>	
Top soil import	304	CY	35.00	\$ 10,641	\$ 17,026	
In-Channel River		SF	12.00	\$ -	\$ -	
Off-Channel Alcove	11,805	SF	2.00	\$ 23,610	\$ 37,776	
Riparian Basalt	4,420	SF	0.28	\$ 1,238	\$ 1,980	
Riparian Forest	14,506	SF	0.21	\$ 3,046	\$ 4,874	
Upland Forest	2,105	SF	0.50	\$ 1,053	\$ 1,684	
Oak Woodland Savanna		SF	0.10	\$ -	\$ -	
<b>Public Access Elements</b>				<b>\$ 3,993,118</b>	<b>\$ 4,028,880</b>	
Retaining Wall	3,500	SF	55.00	\$ 192,500	\$ 308,000	
Primary Path Surface	19,629	SF	75.00	\$ 1,472,175	\$ 2,355,480	
Secondary Paths	300	LF	2,400.00	\$ 720,000	\$ 1,152,000	
Event Surfaces	13,350	SF	2.50	\$ 33,375	\$ 53,400	
Boat Access	1	LS	100,000.00	\$ 100,000	\$ 160,000	
Utilities - Water, Electric, Sewer	124,000	LS	8.50	\$ 1,054,000	\$ 1,686,400	
Non-Habitat Plantings	5,451	SF	35.00	\$ 190,785	\$ 305,256	
Non-Habitat Top Soil Import	808	CY	35.00	\$ 28,264	\$ 45,223	
Furnishings	1	LS	186,250.00	\$ 186,250	\$ 298,000	
Stormwater Management Conveyance				TBD	TBD	
Stormwater Management Structure	1,300	SF	12.13	\$ 15,769	\$ 25,230	
3rd Street Improvements				TBD	TBD	
<b>Interim Access Elements</b>				<b>\$ 243,181</b>	<b>\$ 389,090</b>	
Interim Parking	41,180	LS	4.00	\$ 164,720	\$ 263,552	
Interim Fencing	3,242	LS	20.50	\$ 66,461	\$ 106,338	
Interim Restrooms	1	LS	12,000.00	\$ 12,000	\$ 19,200	
<b>Structures</b>				<b>\$ -</b>	<b>\$ -</b>	
Pipe Chase					See Detail	
Pipe Shop					See Detail	
Carpentry Shop					See Detail	
Millwright Shop					See Detail	

Woolen Mill Foundation	<i>See Detail</i>
High Density Stock Cylinder 1	<i>See Detail</i>
Auto Shop	<i>See Detail</i>
South Substation	<i>See Detail</i>
Pump Station	<i>See Detail</i>
Recovery Boiler	<i>See Detail</i>
Butler Building	<i>See Detail</i>
Mill O	<i>See Detail</i>

# Willamette Falls River Walk

## 100% Concept Cost Plan

### THE YARD AREA PHASE

#### PIPE CHASE

Quantity

Unit

RATE

Total

Total w/MU

**Total Area:****13,602****SF****60%****Path A, Step 1 Strategic Demolition****SF****Perim****PIPE CHASE****\$****-****13,602****1,202**

N/A

**Path B, Step 1: Selective Removals, Stabilization, and Safety****SF****Perim****PIPE CHASE****\$****261,654****13,602****1,202**

Shoring and equipment

13,602

SF

3.00

\$ 40,806

\$ 65,290

Fencing

1,202

LF

12.00

\$ 14,424

\$ 23,078

Demolition 1/3 of structure to bedrock- water drainage

6,801

SF

9.00

\$ 61,209

\$ 97,934

Shore/ support upland side of structure

1,860

SF

8.50

\$ 15,810

\$ 25,296

Make safe- Electrical, Mechanical and Plumbing

13,602

SF

0.30

\$ 4,081

\$ 6,529

Make-safe- Structural systems and glazed areas

13,602

SF

1.00

\$ 13,602

\$ 21,763

Remediate from further deterioration

13,602

SF

1.00

\$ 13,602

\$ 21,763

**Path B, Step 2: Interim Access****SF****Perim****PIPE CHASE****\$****124,542****13,602****1,202**

Equipment

13,602

SF

1.00

\$ 13,602

\$ 21,763

Provide access points (includes signage) to upper level

6,801

SF

0.75

\$ 5,101

\$ 8,161

Provide barriers and rails to manage grade changes

13,602

SF

1.55

\$ 21,083

\$ 33,733

Provide barriers to limit access to hazardous areas

2,404

LF

13.00

\$ 31,252

\$ 50,003

Safety lighting

6,801

SF

1.00

\$ 6,801

\$ 10,882

**Path B, Step 3: Re-Use Prep****SF****Perim****PIPE CHASE****\$****413,501****13,602****1,202**

Rough in utilities for future use

13,602

SF

16.50

\$ 224,433

\$ 359,093

Removal of obstructions and loose equipment/materials

13,602

SF

2.50

\$ 34,005

\$ 54,408

**Path B, Step 4: Re-Use****SF****Perim****PIPE CHASE****\$****1,032,912****13,602****1,202**

Seating - multiple rows

1,668

SF

250.00

\$ 417,000

\$ 667,200

Guardrail

278

LF

225.00

\$ 62,550

\$ 100,080

Lighting

6,801

SF

20.00

\$ 136,020

\$ 217,632

Gate

2

EA

15,000.00

\$ 30,000

\$ 48,000

# Willamette Falls River Walk

## 100% Concept Cost Plan

THE YARD AREA PHASE						
PIPE SHOP		Quantity	Unit	RATE	Total	Total w/MU
<b>Total Area:</b>		<b>3,130</b>	<b>SF</b>			<b>60%</b>
Path A, Step 1 Strategic Demolition		<b>SF</b>		<b>Perim</b>		
PIPE SHOP						\$ 42,568
		3,130		452		
Complete Demolition		3,130	SF	8.50	\$ 26,605	\$ 42,568
Path B, Step 1: Selective Removals, Stabilization, and Safety		<b>SF</b>		<b>Perim</b>		
PIPE SHOP						\$ -
		3,130		452		
N/A						\$ -
Path B, Step 2: Interim Access		<b>SF</b>		<b>Perim</b>		
PIPE SHOP						\$ -
		3,130		452		
N/A						\$ -
Path B, Step 3: Re-Use Prep		<b>SF</b>		<b>Perim</b>		
PIPE SHOP						\$ -
		3,130		452		
N/A						
Path B, Step 4: Re-Use		<b>SF</b>		<b>Perim</b>		
PIPE SHOP						\$ -
		3,130		452		
N/A						

# Willamette Falls River Walk

## 100% Concept Cost Plan

### THE YARD AREA PHASE

#### Carpentry Shop

Quantity

Unit

RATE

Total

Total w/MU

**Total Area:****6,730****SF****60%****Path A, Step 1 Strategic Demolition****SF****Perim****Carpentry Shop****\$****-****6,730****452.00**

N/A

**Path B, Step 1: Selective Removals, Stabilization, and Safety****SF****Perim****Carpentry Shop****\$****170,198****6,730****452**

Shoring and equipment

6,730

SF

3.00

\$

20,190

\$

32,304

Fencing

452

LF

12.00

\$

5,424

\$

8,678

Removal of obstructions and loose equipment/materials

6,730

SF

2.50

\$

16,825

\$

26,920

Demolition structure to slab- Selective and salvaged

6,730

SF

8.00

\$

53,840

\$

86,144

Make safe- Electrical, Mechanical and Plumbing

6,730

SF

0.75

\$

5,048

\$

8,076

Make-safe- Structural for access

6,730

SF

0.75

\$

5,048

\$

8,076

**Path B, Step 2: Interim Access****SF****Perim****Carpentry Shop****\$****53,840****6,730****452**

Make footwalls and slab safe for public access

6,730

SF

5.00

\$

33,650

\$

53,840

**Path B, Step 3: Re-Use Prep****SF****Perim****Carpentry Shop****\$****177,672****6,730****452**

Rough in utilities for future use

6,730

SF

16.50

\$

111,045

\$

177,672

**Path B, Step 4: Re-Use****SF****Perim****Carpentry Shop****\$****413,280****6,730****452**

Outdoor event space

Earthwork and paving

5000

SF

12.00

\$

60,000

\$

96,000

Stage

800

SF

26.00

\$

20,800

\$

33,280

Pavilion - Canopy

1500

SF

95.00

\$

142,500

\$

228,000

Event Power, Vault &amp; Lighting

1

LS

35,000.00

\$

35,000

\$

56,000

# Willamette Falls River Walk

## 100% Concept Cost Plan

### THE YARD AREA PHASE

#### Woolen Mill Foundation

Quantity

Unit

RATE

Total

Total w/MU

**Total Area:****8,000****SF****60%****Path A, Step 1 Strategic Demolition****SF****Perim****Woolen Mill Foundation****\$ 96,000****8,000****550.00**

Remove standalone steel structures - allow

1

LS

60,000.00

\$ 60,000

\$ 96,000

**Path B, Step 1: Selective Removals, Stabilization, and Safety****SF****Perim****Woolen Mill Foundation****\$ 411,182****8,000****550**

Shoring and equipment

8,000

SF

3.00

\$ 24,000

\$ 38,400

Fencing

550

LF

12.00

\$ 6,600

\$ 10,560

Excavation of fill material

3,389

CY

55.00

\$ 186,389

\$ 298,222

Removal of obstructions and loose equipment/materials

8,000

SF

2.50

\$ 20,000

\$ 32,000

Make safe- Electrical, Mechanical and Plumbing

8,000

SF

1.00

\$ 8,000

\$ 12,800

Make-safe- Structural systems

8,000

SF

0.75

\$ 6,000

\$ 9,600

Remediate from further deterioration

8,000

SF

0.75

\$ 6,000

\$ 9,600

**Path B, Step 2: Interim Access****SF****Perim****Woolen Mill Foundation****\$ 76,800****8,000****550**

Equipment

8,000

SF

1.00

\$ 8,000

\$ 12,800

Provide access points (includes signage)

8,000

SF

1.00

\$ 8,000

\$ 12,800

Provide barriers and rails to manage grade changes

8,000

SF

2.00

\$ 16,000

\$ 25,600

Provide barriers to limit access to hazardous areas

8,000

SF

1.00

\$ 8,000

\$ 12,800

Safety lighting

8,000

SF

1.00

\$ 8,000

\$ 12,800

**Path B, Step 3: Re-Use Prep****SF****Perim****Woolen Mill Foundation****\$ -****8,000****550**

Furnishings - stackable tables and chairs

18

SET

See Eastern Mill Reserve Area

Public utility tie ins - sewer, electric, water

8,000

SF

See Eastern Mill Reserve Area



Path B, Step 4: Re-Use	SF		Perim
Path B, Step 4: Re-Use			
	<b>8,000</b>		<b>550</b>
Storage area	600	SF	See Eastern Mill Reserve Area
Service and maintenance support room	800	SF	See Eastern Mill Reserve Area
Overlook area			See Eastern Mill Reserve Area
Exterior structural platform	4,800	SF	See Eastern Mill Reserve Area
Guardrail with integrated interp. Elements	280	LF	See Eastern Mill Reserve Area
Furnishings - stackable tables and chairs	11	SET	See Eastern Mill Reserve Area
Lighting	4,800	SF	See Eastern Mill Reserve Area
Stone paving	4,800	SF	See Eastern Mill Reserve Area

# Willamette Falls River Walk

## 100% Concept Cost Plan

THE YARD AREA PHASE				Stabilization	Stabilization
Millwright Shop				Total	Total w/MU
Quantity	Unit	RATE			
<b>Total Area:</b>		<b>6,870</b>	<b>SF</b>		<b>60%</b>
<b>Path A, Step 1 Strategic Demolition</b>		<b>SF</b>	<b>Perim</b>		
<b>Millwright Shop</b>					
N/A					
<b>Path B, Step 1: Selective Removals, Stabilization, and Safety</b>		<b>SF</b>	<b>Perim</b>		
<b>Millwright Shop</b>				<b>\$</b>	<b>172,733</b>
		<b>6,870</b>	<b>409</b>		
Shoring and equipment	6,870	SF	3.00	\$ 20,610	\$ 32,976
Fencing	409	LF	12.00	\$ 4,908	\$ 7,853
Removal of obstructions and loose equipment/materials	6,870	SF	2.50	\$ 17,175	\$ 27,480
Demolition structure to slab	6,870	SF	8.00	\$ 54,960	\$ 87,936
Make safe- Electrical, Mechanical and Plumbing	6,870	SF	0.75	\$ 5,153	\$ 8,244
Make-safe- Structural for access	6,870	SF	0.75	\$ 5,153	\$ 8,244
<b>Path B, Step 2: Interim Access</b>		<b>SF</b>	<b>Perim</b>		
<b>Millwright Shop</b>				<b>\$</b>	<b>54,960</b>
		<b>6,870</b>	<b>409</b>		
Make footwalls and slab safe for public access	6,870	SF	5.00	\$ 34,350	\$ 54,960
<b>Path B, Step 3: Re-Use Prep</b>		<b>SF</b>	<b>Perim</b>		
<b>Millwright Shop</b>				<b>\$</b>	<b>-</b>
		<b>6,870</b>	<b>409</b>		
N/A					
<b>Path B, Step 4: Re-Use</b>		<b>SF</b>	<b>Perim</b>		
<b>Millwright Shop</b>				<b>\$</b>	<b>-</b>
		<b>6,870</b>	<b>409</b>		
N/A					

# Willamette Falls River Walk

## 100% Concept Cost Plan

### THE YARD AREA PHASE

High Density Stock Cylinder 1

Quantity

Unit

RATE

Total

Total w/MU

**Total Area:****1,045****SF****60%****Path A, Step 1 Strategic Demolition****SF****Perim****High Density Stock Cylinder 1****\$****-****1,045****115.00**

N/A

**Path B, Step 1: Selective Removals, Stabilization, and Safety****SF****Perim****High Density Stock Cylinder 1****\$****46,516****42 LF DIA****1,045****115**

Shoring and equipment

1,045

SF

3.00

\$ 3,135

\$

5,016

Fencing

115

LF

12.00

\$ 1,380

\$

2,208

Removal of obstructions and loose equipment/materials

1,045

SF

14.50

\$ 15,153

\$

24,244

Make safe- Electrical, Mechanical and Plumbing

1,045

SF

1.00

\$ 1,045

\$

1,672

Make-safe- Structural systems

1,045

SF

8.00

\$ 8,360

\$

13,376

**Path B, Step 2: Interim Access****SF****Perim****High Density Stock Cylinder 1****\$****-****1,045****115***See Eastern Mill Area***Path B, Step 3: Re-Use Prep****SF****Perim****High Density Stock Cylinder 1****\$****-****1,045****115***See Eastern Mill Area***Path B, Step 4: Re-Use****SF****Perim****High Density Stock Cylinder 1****\$****-****1,045****115***See Eastern Mill Area*

# Willamette Falls River Walk

## 100% Concept Cost Plan

### THE YARD AREA PHASE

Auto Shop	Quantity	Unit	RATE	Total	Total w/MU
<b>Total Area:</b>	<b>2,560</b>	<b>SF</b>			<b>60%</b>
<b>Path A, Step 1 Strategic Demolition</b>	<b>SF</b>	<b>Perim</b>			
<b>Auto Shop</b>				<b>\$</b>	<b>-</b>
	<b>2,560</b>		<b>230.00</b>		
N/A					
<b>Path B, Step 1: Selective Removals, Stabilization, and Safety</b>	<b>SF</b>	<b>Perim</b>			
<b>Auto Shop</b>				<b>\$</b>	<b>124,736</b>
	<b>2,560</b>	<b>230</b>			
Shoring and equipment	2,560	SF	3.00	\$ 7,680	\$ 12,288
Fencing	230	LF	12.00	\$ 2,760	\$ 4,416
Removal of obstructions and loose equipment/materials	2,560	SF	2.50	\$ 6,400	\$ 10,240
Demolition to structure -Remove structure to slab	7,000	SF	8.00	\$ 56,000	\$ 89,600
Make safe- Electrical, Mechanical and Plumbing	2,560	SF	1.00	\$ 2,560	\$ 4,096
Make-safe- Concrete Slab	2,560	SF	1.00	\$ 2,560	\$ 4,096
<b>Path B, Step 2: Interim Access</b>	<b>SF</b>	<b>Perim</b>			
<b>Auto Shop</b>				<b>\$</b>	<b>20,480</b>
	<b>2,560</b>	<b>230</b>			
Make footwalls and slab safe for public access	2,560	SF	5.00	\$ 12,800	\$ 20,480
<b>Path B, Step 3: Re-Use Prep</b>	<b>SF</b>	<b>Perim</b>			
<b>Auto Shop</b>				<b>\$</b>	<b>-</b>
	<b>2,560</b>	<b>230</b>			
N/A					
<b>Path B, Step 4: Re-Use</b>	<b>SF</b>	<b>Perim</b>			
<b>Auto Shop</b>				<b>\$</b>	<b>-</b>
	<b>2,560</b>	<b>230</b>			
N/A					

# Willamette Falls River Walk

## 100% Concept Cost Plan

THE YARD AREA PHASE						
South Substation		Quantity	Unit	RATE	Total	Total w/MU
<b>Total Area:</b>		<b>3,470</b>	<b>SF</b>			<b>60%</b>
<b>Path A, Step 1 Strategic Demolition</b>		<b>SF</b>	<b>Perim</b>			
<b>South Substation</b>						<b>\$ 47,192</b>
		<b>3,470</b>		<b>230.00</b>		
Complete Demolition		3,470	SF	8.50	\$ 29,495	\$ 47,192
<b>Path B, Step 1: Selective Removals, Stabilization, and Safety</b>		<b>SF</b>	<b>Perim</b>			
<b>South Substation</b>						<b>\$ -</b>
		<b>3,470</b>		<b>230</b>		
N/A						
<b>Path B, Step 2: Interim Access</b>		<b>SF</b>	<b>Perim</b>			
<b>South Substation</b>						<b>\$ -</b>
		<b>3,470</b>		<b>230</b>		
N/A						
<b>Path B, Step 3: Re-Use Prep</b>		<b>SF</b>	<b>Perim</b>			
<b>South Substation</b>						<b>\$ -</b>
		<b>3,470</b>		<b>230</b>		
N/A						
<b>Path B, Step 4: Re-Use</b>		<b>SF</b>	<b>Perim</b>			
<b>South Substation</b>						<b>\$ -</b>
		<b>3,470</b>		<b>230</b>		
N/A						

# Willamette Falls River Walk

## 100% Concept Cost Plan

### THE YARD AREA PHASE

Acid Cylinder	Quantity	Unit	RATE	Total	Total w/MU
<b>Total Area:</b>	<b>1,185</b>	<b>SF</b>			<b>60%</b>
<b>Path A, Step 1 Strategic Demolition</b>	<b>SF</b>	<b>Perim</b>			
Acid Cylinder				\$	-
	1,185		122.00		
N/A					
<b>Path B, Step 1: Selective Removals, Stabilization, and Safety</b>	<b>SF</b>	<b>Perim</b>			
Acid Cylinder				\$	48,354
39 LF DIA	1,185	122			
Shoring and equipment	1,185	SF	3.00	\$ 3,555	\$ 5,688
Fencing	122	LF	12.00	\$ 1,464	\$ 2,342
Removal of obstructions and loose equipment/materials	1,185	SF	2.50	\$ 2,963	\$ 4,740
Demolition to structure -Remove cheek walls	7,000	SF	2.50	\$ 17,500	\$ 28,000
Make safe- Electrical, Mechanical and Plumbing	1,185	SF		\$ -	\$ -
Make-safe- Structure	1,185	SF	4.00	\$ 4,740	\$ 7,584
<b>Path B, Step 2: Interim Access</b>	<b>SF</b>	<b>Perim</b>			
Acid Cylinder				\$	-
	1,185	122			
N/A					
<b>Path B, Step 3: Re-Use Prep</b>	<b>SF</b>	<b>Perim</b>			
Acid Cylinder				\$	-
	1,185	122			
N/A					
<b>Path B, Step 4: Re-Use</b>	<b>SF</b>	<b>Perim</b>			
Acid Cylinder				\$	-
	1,185	122			
N/A					

# Willamette Falls River Walk

## 100% Concept Cost Plan

### THE YARD AREA PHASE

Pump Station	Quantity	Unit	RATE	Total	Total w/MU
<b>Total Area:</b>	<b>580</b>	<b>SF</b>			<b>60%</b>
<b>Path A, Step 1 Strategic Demolition</b>	<b>SF</b>	<b>Perim</b>			
<b>Pump Station</b>					<b>\$ 8,816</b>
	<b>580</b>		<b>101.00</b>		
Demo all elements - preserve concrete box structure	580	SF	9.50	\$ 5,510	\$ 8,816
<b>Path B, Step 1: Selective Removals, Stabilization, and Safety</b>	<b>SF</b>	<b>Perim</b>			
<b>Pump Station</b>					<b>\$ 12,611</b>
	<b>580</b>	<b>101</b>			
Shoring and equipment	580	SF	3.00	\$ 1,740	\$ 2,784
Fencing	101	LF	12.00	\$ 1,212	\$ 1,939
Removal of obstructions and loose equipment/materials	580	SF	2.50	\$ 1,450	\$ 2,320
Demolition to structure -Remove Steel structure to slab	580	SF	4.00	\$ 2,320	\$ 3,712
Make safe- Electrical, Mechanical and Plumbing	580	SF	1.00	\$ 580	\$ 928
Make-safe- Structural systems	580	SF	1.00	\$ 580	\$ 928
<b>Path B, Step 2: Interim Access</b>	<b>SF</b>	<b>Perim</b>			
<b>Pump Station</b>					<b>\$ 5,800</b>
	<b>580</b>	<b>101</b>			
Equipment	580	SF	1.00	\$ 580	\$ 928
Provide access points (includes signage)	580	SF	1.75	\$ 1,015	\$ 1,624
Provide barriers and rails to manage grade changes	580	SF	2.00	\$ 1,160	\$ 1,856
Provide barriers to limit access to hazardous areas	580	SF	0.50	\$ 290	\$ 464
Safety lighting	580	SF	1.00	\$ 580	\$ 928
<b>Path B, Step 3: Re-Use Prep</b>	<b>SF</b>	<b>Perim</b>			
<b>Pump Station</b>					<b>\$ -</b>
	<b>580</b>	<b>101</b>			
N/A					
<b>Path B, Step 4: Re-Use</b>	<b>SF</b>	<b>Perim</b>			
<b>Pump Station</b>					<b>\$ 59,816</b>
	<b>580</b>	<b>101</b>			
Guardrail	101	LF	185.00	\$ 18,685	\$ 29,896
Lighting	580	SF	15.00	\$ 8,700	\$ 13,920
Fishing support structures	200	SF	50.00	\$ 10,000	\$ 16,000

# Willamette Falls River Walk

## 100% Concept Cost Plan

THE YARD AREA PHASE						
Recovery Boiler	Quantity	Unit	RATE	Total	Total w/MU	
<b>Total Area:</b>	<b>7,200</b>	<b>SF</b>			<b>60%</b>	
<b>Path A, Step 1 Strategic Demolition</b>	<b>SF</b>	<b>Perim</b>				
<b>Recovery Boiler</b>					<b>\$ 437,760</b>	
	<b>7,200</b>		<b>550</b>			
Demo all elements - preserve concrete box structure	7,200	SF	38.00	\$ 273,600	\$	437,760
<b>Path B, Step 1: Selective Removals, Stabilization, and Safety</b>	<b>SF</b>	<b>Perim</b>				
<b>Recovery Boiler</b>					<b>\$ 184,320</b>	
	<b>7,200</b>		<b>550</b>			
Complete Demolition	7,200	SF	16.00	\$ 115,200	\$	184,320
<b>Path B, Step 2: Interim Access</b>	<b>SF</b>	<b>Perim</b>				
<b>Recovery Boiler</b>					<b>\$ -</b>	
	<b>7,200</b>		<b>550</b>			
N/A						
<b>Path B, Step 3: Re-Use Prep</b>	<b>SF</b>	<b>Perim</b>				
<b>Path B, Step 3: Re-Use Prep</b>					<b>\$ -</b>	
	<b>7,200</b>		<b>550</b>			
N/A						
<b>Path B, Step 4: Re-Use</b>	<b>SF</b>	<b>Perim</b>				
<b>Recovery Boiler</b>					<b>\$ -</b>	
	<b>7,200</b>		<b>550</b>			
N/A						



# Willamette Falls River Walk

## 100% Concept Cost Plan

THE YARD AREA PHASE						
Butler Building	Quantity	Unit	RATE	Total	Total w/MU	
<b>Total Area:</b>	<b>6,400</b>	<b>SF</b>			<b>60%</b>	
<b>Path A, Step 1 Strategic Demolition</b>	<b>SF</b>		<b>Perim</b>			
<b>Butler Building</b>					<b>\$</b>	<b>97,280</b>
Complete demolition	6,400	SF	9.50	\$ 60,800	\$	97,280
<b>Path B, Step 1: Selective Removals, Stabilization, and Safety</b>	<b>SF</b>		<b>Perim</b>			
<b>Butler Building</b>					<b>\$</b>	<b>-</b>
	6,400		475			
N/A					\$	-
<b>Path B, Step 2: Interim Access</b>	<b>SF</b>		<b>Perim</b>			
<b>Butler Building</b>					<b>\$</b>	<b>-</b>
	6,400					
N/A					\$	-
<b>Path B, Step 3: Re-Use Prep</b>	<b>SF</b>		<b>Perim</b>			
<b>Butler Building</b>					<b>\$</b>	<b>-</b>
	6,400					
N/A						
<b>Path B, Step 4: Re-Use</b>	<b>SF</b>		<b>Perim</b>			
<b>Butler Building</b>					<b>\$</b>	<b>-</b>
	6,400					
N/A						

# Willamette Falls River Walk

## 100% Concept Cost Plan

### THE YARD AREA PHASE

MILL O	Quantity	Unit	RATE	Total	Total w/MU
<b>Total Area:</b>	<b>18,855</b>	<b>SF</b>			<b>60%</b>
<b>Path A, Step 1 Strategic Demolition</b>	<b>SF</b>		<b>Perim</b>		
<b>MILL O</b>					<b>\$ -</b>
	<b>18,855</b>		<b>680</b>		
N/A					
<b>Path B, Step 1: Selective Removals, Stabilization, and Safety</b>	<b>SF</b>		<b>Perim</b>		
<b>Mill O- Option 1</b>					<b>\$ 593,790</b>
	<b>18,855</b>		<b>680</b>		
Shoring and equipment	18,855	SF	3.00	\$ 56,565	\$ 90,504
Fencing	680	LF	12.00	\$ 8,160	\$ 13,056
Removal of obstructions and loose equipment/materials	18,855	SF	2.50	\$ 47,138	\$ 75,420
Demolition to structure -Retaining walls and lower slab	18,855	SF	6.75	\$ 127,271	\$ 203,634
Make safe- Electrical, Mechanical and Plumbing	18,855	SF	1.00	\$ 18,855	\$ 30,168
Make-safe- Structural systems and glazed areas	18,855	SF	2.00	\$ 37,710	\$ 60,336
Remediate from further deterioration	18,855	SF	4.00	\$ 75,420	\$ 120,672
<b>Path B, Step 2: Interim Access</b>	<b>SF</b>		<b>Perim</b>		
<b>Mill O</b>					<b>\$ 335,215</b>
	<b>18,855</b>		<b>680</b>		
Equipment	18,855	SF	1.00	\$ 18,855	\$ 30,168
Strtuctural reinforcement - shotcrete	680	LF	195.00	\$ 132,600	\$ 212,160
Provide access points (includes signage)	18,855	SF	0.45	\$ 8,485	\$ 13,576
Provide barriers and rails to manage grade changes	18,855	SF	0.85	\$ 16,027	\$ 25,643
Provide barriers to limit access to hazardous areas	24,480	SF	0.60	\$ 14,688	\$ 23,501
Safety lighting	18,855	SF	1.00	\$ 18,855	\$ 30,168
<b>Path B, Step 3: Re-Use Prep</b>	<b>SF</b>		<b>Perim</b>		
<b>Mill O</b>					<b>\$ 3,372,636</b>
	<b>18,855</b>		<b>680</b>		
Furnishings - stackable tables and chairs	42	SET	4,100.00	\$ 171,790	\$ 274,864
Public utility tie ins - sewer, electric, water	18,855	SF	16.50	\$ 311,108	\$ 497,772
Major seating stair and ramp	6,500	SF	250.00	\$ 1,625,000	\$ 2,600,000

MILL O	Quantity	Unit	RATE	Total	Total w/MU
<b>Total Area:</b>	<b>18,855</b>	<b>SF</b>			<b>60%</b>
<b>Path B, Step 4: Re-Use Mill O</b>	<b>SF</b>	<b>Perim</b>			<b>\$14,077,761</b>
	<b>18,855</b>	<b>680</b>			
Restrooms	1,800	SF	265.00	\$ 477,000	\$ 763,200
Maintenance Closet	100	SF	85.00	\$ 8,500	\$ 13,600
Storage Area	300	SF	55.00	\$ 16,500	\$ 26,400
Kitchen/Vending Area	300	SF	350.00	\$ 105,000	\$ 168,000
Informational Kiosk	225	SF	250.00	\$ 56,250	\$ 90,000
Lighting	18,855	SF	12.50	\$ 235,688	\$ 377,100
AV Equipment	18,855	SF	5.00	\$ 94,275	\$ 150,840
Seasonal space heating equipment	27	EA	500.00	\$ 13,333	\$ 21,333
New Door Structure	10	EA	5,000.00	\$ 50,000	\$ 80,000
Service and Maintenance Room	100	SF	175.00	\$ 17,500	\$ 28,000
Entrance Vestibule	400	SF	225.00	\$ 90,000	\$ 144,000
Flexible use public rooms	600	SF	225.00	\$ 135,000	\$ 216,000
MEP system	18,855	SF	63.00	\$ 1,187,865	\$ 1,900,584
Replaced glazing - allow	6,800	SF	80.00	\$ 544,000	\$ 870,400
Redevelopment Support Elements					
Structural trusses - allow	47	TN	5,200.00	\$ 245,115	\$ 392,184
One-story redevelopment - office	18,855	EA	265.00	\$ 4,996,575	\$ 7,994,520
Elevators - incl. mech room	2	EA	185,000.00	\$ 370,000	\$ 592,000
Stairways	1	LS	156,000.00	\$ 156,000	\$ 249,600

# Willamette Falls River Walk

## 100% Concept Cost Plan

### BOILER AREA PHASE

Site Improvements

**Total Area:**

Quantity

Unit

RATE

Total

Total w/MU

**25,250****SF****60%**

#### Demolition and Removals

**\$ 311,417 \$ 498,267**

Fill Removal	4,676	CY	45.00	\$	210,417	\$	336,667
Miscellaneous site structure removal/stabilization	25,250	SF	4.00	\$	101,000	\$	161,600

#### Habitat Restoration

**\$ 14,883 \$ 23,813**

Top soil import	92	CY	35.00	\$	3,215	\$	5,144
In-Channel River		SF	12.00	\$	-	\$	-
Off-Channel River	5,237	SF	2.00	\$	10,474	\$	16,758
Riparian Basalt	3,007	SF	0.28	\$	842	\$	1,347
Riparian Forest	1,677	SF	0.21	\$	352	\$	563
Upland Forest		SF	0.50	\$	-	\$	-
Oak Woodland Savanna		SF	0.10	\$	-	\$	-

#### Public Access Elements

**\$ 1,570,395 \$ 2,512,632**

Secondary Paths	350	LF	2,400.00	\$	840,000	\$	1,344,000
Grated Stairwell	5	EA	35,000.00	\$	175,000	\$	280,000
Utilities - Water, Electric, Sewer	25,250	SF	18.00	\$	454,500	\$	727,200
Non-Habitat Plantings	2,500	SF	18.28	\$	45,692	\$	73,107
Non-Habitat Top Soil Import	370	CY	35.00	\$	12,963	\$	20,741
Furnishings	26	EA	1,650.00	\$	42,240	\$	67,584
Lighting				\$	-		INCL

#### Interim Access Elements

**\$ 104,711 \$ 167,538**

Interim Fencing	3,242	LF	20.50	\$	66,461	\$	106,338
Interim Temp. Scaffolding				\$	-	\$	-
Interim ADA Ramp	350	LF	75.00	\$	26,250	\$	42,000
Interim Restrooms	1	LS	12,000.00	\$	12,000	\$	19,200

#### Structures

Boiler Plant							See Detail
High Density Stock Cylinder 2							See Detail
Brightening Tower							See Detail
THP Reject Refinery							See Detail
Platform Structures Associated with Boiler Plant							See Detail

# Willamette Falls River Walk

## 100% Concept Cost Plan

### BOILER AREA PHASE

Boiler Plant	Quantity	Unit	RATE	Total	Total w/MU
<b>Total Area:</b>	<b>5,900</b>	<b>SF</b>			<b>60%</b>
<b>Path A, Step 1 Strategic Demolition</b>	<b>SF</b>	<b>Perim</b>			
<b>Boiler Plant</b>				<b>\$</b>	<b>-</b>
	<b>5,900</b>		<b>550</b>		
N/A					
<b>Path B, Step 1: Selective Removals, Stabilization, and Safety</b>	<b>SF</b>	<b>Perim</b>			
<b>Boiler Plant</b>				<b>\$</b>	<b>703,840</b>
	<b>5,900</b>		<b>550</b>		
Shoring and equipment	5,900	SF	8.00	\$ 47,200	\$ 75,520
Fencing	550	LF	13.00	\$ 7,150	\$ 11,440
Removal of obstructions and loose equipment/materials	5,900	SF	5.00	\$ 29,500	\$ 47,200
Demolition to structure - Remove exterior cladding system	7,000	SF	26.00	\$ 182,000	\$ 291,200
Make safe- Electrical, Mechanical and Plumbing	5,900	SF	9.00	\$ 53,100	\$ 84,960
Make-safe- Structural systems	5,900	SF	14.50	\$ 85,550	\$ 136,880
Remediate from further deterioration	5,900	SF	6.00	\$ 35,400	\$ 56,640
<b>Path B, Step 2: Interim Access</b>	<b>SF</b>	<b>Perim</b>			
<b>Boiler Plant</b>				<b>\$</b>	<b>344,560</b>
	<b>5,900</b>		<b>550</b>		
Equipment	5,900	SF	3.00	\$ 17,700	\$ 28,320
Provide access points (includes signage)	5,900	SF	8.00	\$ 47,200	\$ 75,520
Provide barriers and rails to manage grade changes	5,900	SF	7.50	\$ 44,250	\$ 70,800
Provide barriers to limit access to hazardous areas	5,900	SF	8.00	\$ 47,200	\$ 75,520
Safety lighting	5,900	SF	10.00	\$ 59,000	\$ 94,400
<b>Path B, Step 3: Re-Use Prep</b>	<b>SF</b>	<b>Perim</b>			
<b>Boiler Plant</b>				<b>\$</b>	<b>424,800</b>
	<b>5,900</b>				
Utilities - Water, Electric, Sewer	5,900	SF	45.00	\$ 265,500	\$ 424,800

Path B, Step 4: Re-Use		SF	Perim			
Boiler Plant					\$	374,016
Storage Kiosk	500	SF	250.00	\$	125,000	\$ 200,000
Seasonal space heating elements	24	EA	500.00	\$	12,000	\$ 19,200
Furnishings - stackable tables and chairs	24	SET	4,100.00	\$	96,760	\$ 154,816

# Willamette Falls River Walk

## 100% Concept Cost Plan

### BOILER AREA PHASE

Highdensity Stock Cylinder 2	Quantity	Unit	RATE	Total	Total w/MU
<b>Total Area:</b>	<b>406</b>	<b>SF</b>			<b>60%</b>
<b>Path A, Step 1 Strategic Demolition</b>	<b>SF</b>	<b>Perim</b>			
<b>Highdensity Stock Cylinder 2</b>				<b>\$</b>	<b>4,872</b>
	<b>406</b>				
Demolition - steel framed shed only.	406	SF	7.50	\$ 3,045	\$ 4,872
<b>Path B, Step 1: Selective Removals, Stabilization, and Safety</b>	<b>SF</b>	<b>Perim</b>			
<b>Highdensity Stock Cylinder 2</b>				<b>\$</b>	<b>90,147</b>
<b>25 LF DIA</b>	<b>406</b>	<b>71</b>			
Shoring and equipment	406	SF	8.00	\$ 3,248	\$ 5,197
Fencing	71	LF	13.00	\$ 923	\$ 1,477
Removal of obstructions and loose equipment/materials	406	SF	15.00	\$ 6,090	\$ 9,744
Demolition to structure -Remove skirt deck and columns at concrete base	406	SF	55.00	\$ 22,330	\$ 35,728
Demolition - remove concrete at water level to create openings	406	SF	35.00	\$ 14,210	\$ 22,736
Make safe- Electrical, Mechanical and Plumbing	406	SF	9.00	\$ 3,654	\$ 5,846
Make-safe- Structural systems	406	SF	14.50	\$ 5,887	\$ 9,419
<b>Path B, Step 2: Interim Access</b>	<b>SF</b>	<b>Perim</b>			
<b>Highdensity Stock Cylinder 2</b>				<b>\$</b>	<b>148,608</b>
	<b>406</b>	<b>71</b>			
Provide internal cantilevered, grated stair, and (4) landings	1	ALW	50,250	\$ 50,250	\$ 80,400
Provide lighting	406	SF	30.00	\$ 12,180	\$ 19,488
Provide barriers and rails to manage grade changes	406	SF	55.00	\$ 22,330	\$ 35,728
Provide barriers to limit access to hazardous areas	406	SF	20.00	\$ 8,120	\$ 12,992
<b>Path B, Step 3: Re-Use Prep</b>	<b>SF</b>	<b>Perim</b>			
<b>Highdensity Stock Cylinder 2</b>				<b>\$</b>	<b>-</b>
	<b>406</b>	<b>71</b>			
N/A					
<b>Path B, Step 4: Re-Use</b>	<b>SF</b>	<b>Perim</b>			
<b>Highdensity Stock Cylinder 2</b>				<b>\$</b>	<b>-</b>
	<b>406</b>	<b>71</b>			
N/A					

# Willamette Falls River Walk

## 100% Concept Cost Plan

### BOILER AREA PHASE

Brightening Tower	Quantity	Unit	RATE	Total	Total w/MU
<b>Total Area:</b>	<b>150</b>	<b>SF</b>			<b>60%</b>
<b>Path A, Step 1 Strategic Demolition</b>	<b>SF</b>	<b>Perim</b>	<b>\$</b>	<b>-</b>	
<b>Brightening Tower</b>					<b>\$ -</b>
	150				
N/A					
<b>Path B, Step 1: Selective Removals, Stabilization, and Safety</b>	<b>SF</b>	<b>Perim</b>			
<b>Brightening Tower</b>				<b>\$</b>	<b>55,280</b>
	150	50			
Shoring and equipment	150	SF	8.00	\$ 1,200	\$ 1,920
Fencing	50	LF	13.00	\$ 650	\$ 1,040
Removal of obstructions and loose equipment/materials	150	SF	18.00	\$ 2,700	\$ 4,320
Make safe- Electrical, Mechanical and Plumbing	150	SF	20.00	\$ 3,000	\$ 4,800
Make-safe- Structural systems	150	SF	165.00	\$ 24,750	\$ 39,600
Remediate from further deterioration	150	SF	15.00	\$ 2,250	\$ 3,600
<b>Path B, Step 2: Interim Access</b>	<b>SF</b>	<b>Perim</b>			
<b>Brightening Tower</b>				<b>\$</b>	<b>720</b>
	150				
Stabilize for re-use	150	SF	3.00	\$ 450	\$ 720
<b>Path B, Step 3: Re-Use Prep</b>	<b>SF</b>	<b>Perim</b>			
<b>Brightening Tower</b>				<b>\$</b>	<b>-</b>
	150				
N/A					
<b>Path B, Step 4: Re-Use</b>	<b>SF</b>	<b>Perim</b>			
<b>Brightening Tower</b>				<b>\$</b>	<b>-</b>
	150				
N/A					



# Willamette Falls River Walk

## 100% Concept Cost Plan

### BOILER AREA PHASE

THP Reject Refinery	Quantity	Unit	RATE	Total	Total w/MU
<b>Total Area:</b>	<b>8,100</b>	<b>SF</b>			<b>60%</b>
<b>Path A, Step 1 Strategic Demolition</b>	<b>SF</b>	<b>Perim</b>			
<b>THP Reject Refinery</b>					<b>\$ 362,880</b>
	<b>8,100</b>		<b>480</b>		
Demolition to structure - remove exterior cladding system	8,100	SF	28.00	\$ 226,800	\$ 362,880
<b>Path B, Step 1: Selective Removals, Stabilization, and Safety</b>	<b>SF</b>	<b>Perim</b>			
<b>THP Reject Refinery</b>					<b>\$ 861,216</b>
	<b>8,100</b>	<b>480</b>			
Shoring and equipment	8,100	SF	8.00	\$ 64,800	\$ 103,680
Fencing	480	LF	12.00	\$ 5,760	\$ 9,216
Removal of obstructions and loose equipment/materials	8,100	SF	15.00	\$ 121,500	\$ 194,400
Demolition to structure - remove roof cover	2,100	SF	15.00	\$ 31,500	\$ 50,400
Demolition to structure - remove all catwalks and decks	2,100	SF	65.00	\$ 136,500	\$ 218,400
Make safe- Electrical, Mechanical and Plumbing	8,100	SF	4.00	\$ 32,400	\$ 51,840
Make-safe- Structural systems	8,100	SF	18.00	\$ 145,800	\$ 233,280
<b>Path B, Step 2: Interim Access</b>	<b>SF</b>	<b>Perim</b>			
<b>THP Reject Refinery</b>					<b>\$ 1,845,600</b>
	<b>8,100</b>	<b>480</b>			
Clean and weatherize existing steel structural elements	1	ALW	15,000	\$ 15,000	\$ 24,000
Equipment	8,100	SF	9.00	\$ 72,900	\$ 116,640
Remove and replace damaged structural steel critical to structure.	1	ALW	40,000	\$ 40,000	\$ 64,000
Interim access stair to upper levels, (13 flights)	1	LS	715,000	\$ 715,000	\$ 1,144,000
Interim access viewing platform	1	LS	100,000	\$ 100,000	\$ 160,000
Provide access points and stairs (includes signage)	8,100	SF	8.00	\$ 64,800	\$ 103,680
Provide barriers and rails to manage grade changes	8,100	SF	5.00	\$ 40,500	\$ 64,800
Provide barriers to limit access to hazardous areas	8,100	SF	3.00	\$ 24,300	\$ 38,880
Safety lighting	8,100	SF	10.00	\$ 81,000	\$ 129,600
<b>Path B, Step 3: Re-Use Prep</b>	<b>SF</b>	<b>Perim</b>			
<b>THP Reject Refinery</b>					<b>\$ 233,280</b>
	<b>8,100</b>	<b>480</b>			
Utilities - sewer and electricity	8,100	SF	18.00	\$ 145,800	\$ 233,280

Path B, Step 4: Re-Use		SF	Perim			
THP Reject Refinery						
		8,100	480			
#1 Structure - Vertical Playground		1,500	SF			
Elevator, (2 stops)	1	LS	190,000.00	\$	190,000	\$ 304,000
Roof-type play structure (5 story)	1	LS	500,000.00	\$	500,000	\$ 800,000
3 tube slide structure (various ht.)	1	LS	750,000.00	\$	750,000	\$ 1,200,000
Lighting	1,500	SF	88.00	\$	132,000	\$ 211,200
Overlook locations (Kid play)	5	EA	40,000.00	\$	200,000	\$ 320,000
#2 Structure - Overlook		2,100	SF			
Overlook - incl. guardrails and benches	1	ALW	178,500.00	\$	178,500	\$ 285,600
Architectural kiosk						
Unisex bathroom	2	EA	76,500.00	\$	153,000	\$ 244,800
Vending area - coffee	1	ALW	45,000.00	\$	45,000	\$ 72,000
Storage space	1	ALW	18,750.00	\$	18,750	\$ 30,000
#3 Structure - Art Grove		4,500	SF			
Demo concrete slab	4,500	SF	30.00	\$	135,000	\$ 216,000
Sub drainage and materials	4,500	SF	20.00	\$	90,000	\$ 144,000
Fill - existing materials from site excavation	2,500	CY	12.00	\$	30,000	\$ 48,000
Topsoil - see Sitework						INCL
Planting - see Sitework						INCL

# Willamette Falls River Walk

## 100% Concept Cost Plan

### BOILER AREA PHASE

Platform Structures	Quantity	Unit	RATE	Total	Total w/MU
<b>Total Area:</b>	<b>1,000</b>	<b>SF</b>			<b>60%</b>
<b>Path A, Step 1 Strategic Demolition</b>	<b>SF</b>	<b>Perim</b>			
<b>Platform Structures</b>				\$	-
N/A	1,000	50			
<hr/>					
<b>Path B, Step 1: Selective Removals, Stabilization, and Safety</b>	<b>SF</b>	<b>Perim</b>			
<b>Platform Structures</b>				\$	112,240
	1,000	50			
Fencing	50	LF	13.00	\$ 650	\$ 1,040
Stabilize for re-use	1,000	SF	20.00	\$ 20,000	\$ 32,000
Removal of obstructions and loose equipment/materials	1,000	SF	18.00	\$ 18,000	\$ 28,800
Make-safe- Structural systems	1,000	SF	16.50	\$ 16,500	\$ 26,400
Remediate from further deterioration	1,000	SF	15.00	\$ 15,000	\$ 24,000
<hr/>					
<b>Path B, Step 2: Interim Access</b>	<b>SF</b>	<b>Perim</b>			
<b>Platform Structures</b>				\$	-
N/A	1,000	50			
<hr/>					
<b>Path B, Step 3: Re-Use Prep</b>	<b>SF</b>	<b>Perim</b>			
<b>Platform Structures</b>				\$	-
N/A	1,000	50			
<hr/>					
<b>Path B, Step 4: Re-Use</b>	<b>SF</b>	<b>Perim</b>			
<b>Platform Structures</b>				\$	-
N/A	1,000	50			
<hr/>					

# Willamette Falls River Walk

## 100% Concept Cost Plan

### EASTERN MILL RESERVE AREA PHASE

Site Improvements

Quantity

Unit

RATE

Total

Total w/MU

**Total Area:****30,500****SF****60%****Demolition and Removals****\$ 376,167 \$ 601,867**

Fill Removal	5,648	CY	45.00	\$	254,167	\$	406,667
Miscellaneous site structure removal/stabilization	30,500	SF	4.00	\$	122,000	\$	195,200

**Habitat Restoration****\$ 21,561 \$ 34,497**

Top Soil Import	250	CY	35.00	\$	8,761	\$	14,018
In-Channel River		SF	12.00	\$	-	\$	-
Off-Channel River	3,795	SF	2.00	\$	7,590	\$	12,144
Riparian Basalt	4,706	SF	0.28	\$	1,318	\$	2,108
Riparian Forest	18,533	SF	0.21	\$	3,892	\$	6,227
Upland Forest		SF	0.50	\$	-	\$	-
Oak Woodland Savanna		SF	0.10	\$	-	\$	-

**Public Access Elements****\$ 21,833 \$ 34,933**

Retaining Wall							N/A
Secondary Paths							N/A
Utilities - Water, Electric							N/A
Non-Habitat Plantings							N/A
Non-Habitat Top Soil Import							N/A
Furnishings							N/A
Lighting							N/A
Stormwater Management Conveyance					TBD		TBD
Stormwater Management Structure	1,800	SF	12.13	\$	21,833	\$	34,933
Main Street Improvements					TBD		TBD
Mill H							See Detail
Woolen Mill							See Detail
Rewind Building							See Detail
High Density Stock Cylinder 1							See Detail
#1 Paper Machine							See Detail

# Willamette Falls River Walk

## 100% Concept Cost Plan

### EASTERN MILL RESERVE AREA PHASE

Mill H	Quantity	Unit	RATE	Total	Total w/MU
<b>Total Area:</b>	<b>13,700</b>	<b>SF</b>			<b>60%</b>
<b>Path A, Step 1 Strategic Demolition</b>	<b>SF</b>	<b>Perim</b>			
<b>Mill H</b>					<b>\$ 186,320</b>
	<b>13,700</b>	<b>512</b>			
Demolition to steel structure	13,700	SF	8.50	\$ 116,450	\$ 186,320
<b>Path B, Step 1: Selective Removals, Stabilization, and Safety</b>	<b>SF</b>	<b>Perim</b>			
<b>Mill H</b>					<b>\$ 546,870</b>
	<b>13,700</b>	<b>512</b>			
Shoring and equipment	13,700	SF	3.00	\$ 41,100	\$ 65,760
Fencing	512	LF	12.00	\$ 6,144	\$ 9,830
Removal of obstructions and loose equipment/materials	13,700	SF	4.50	\$ 61,650	\$ 98,640
Make safe- Electrical, Mechanical and Plumbing	13,700	SF	1.00	\$ 13,700	\$ 21,920
Demolition of structure to Slab	13,700	SF	16.00	\$ 219,200	\$ 350,720
Remediate from further deterioration	13,700	SF	4.00	\$ 54,800	\$ 87,680
<b>Path B, Step 2: Interim Access</b>	<b>SF</b>	<b>Perim</b>			
<b>Mill H</b>					<b>\$ 865,840</b>
	<b>13,700</b>	<b>512</b>			
Equipment	13,700	SF	3.00	\$ 41,100	\$ 65,760
Provide access points (includes signage)	13,700	SF	8.00	\$ 109,600	\$ 175,360
Provide barriers and rails to manage grade changes	13,700	SF	7.50	\$ 102,750	\$ 164,400
Provide barriers to limit access to hazardous areas	13,700	SF	8.00	\$ 109,600	\$ 175,360
Safety lighting	13,700	SF	10.00	\$ 137,000	\$ 219,200
Stabilize for re-use	13,700	SF	3.00	\$ 41,100	\$ 65,760
<b>Path B, Step 3: Re-Use Prep</b>	<b>SF</b>	<b>Perim</b>			
<b>Mill H</b>					<b>\$ -</b>
	<b>13,700</b>	<b>512</b>			
N/A					
<b>Path B, Step 4: Re-Use</b>	<b>SF</b>	<b>Perim</b>			
<b>Path B, Step 4: Re-Use</b>					<b>\$ -</b>
	<b>13,700</b>	<b>512</b>			
N/A					

# Willamette Falls River Walk

## 100% Concept Cost Plan

### EASTERN MILL RESERVE AREA PHASE

Woolen Mill Foundation	Quantity	Unit	RATE	Total	Total w/MU
<b>Total Area:</b>	<b>8,000</b>	<b>SF</b>			<b>60%</b>
<b>Path A, Step 1 Strategic Demolition</b>	<b>SF</b>	<b>Perim</b>			
<b>Woolen Mill Foundation</b>				\$	-
	<b>8,000</b>		<b>550.00</b>		
N/A					See Yard Area Phase
<b>Path B, Step 1: Selective Removals, Stabilization, and Safety</b>	<b>SF</b>	<b>Perim</b>			
<b>Woolen Mill Foundation</b>				\$	-
	<b>8,000</b>	<b>550</b>			
N/A					See Yard Area Phase
<b>Millwright Shop</b>	<b>SF</b>	<b>Perim</b>			
<b>Woolen Mill Foundation</b>				\$	-
	<b>8,000</b>	<b>550</b>			
N/A					See Yard Area Phase
<b>Path B, Step 3: Re-Use Prep</b>	<b>SF</b>	<b>Perim</b>			
<b>Woolen Mill Foundation</b>				\$	327,822
	<b>8,000</b>	<b>550</b>			
Furnishings - stackable tables and chairs	18	SET	4,100.00	\$ 72,889	\$ 116,622
Public utility tie ins - sewer, electric, water	8,000	SF	16.50	\$ 132,000	\$ 211,200
<b>Path B, Step 4: Re-Use</b>	<b>SF</b>	<b>Perim</b>			
<b>Woolen Mill Foundation</b>				\$	894,400
	<b>8,000</b>	<b>550</b>			
Storage area	600	SF	100.00	\$ 60,000	\$ 96,000
Service and maintenance support room	800	SF	125.00	\$ 100,000	\$ 160,000
Overlook area					
Exterior structural platform	4,800	SF	15.00	\$ 72,000	\$ 115,200
Guardrail with integrated interp. elements	280	LF	225.00	\$ 63,000	\$ 100,800
Stone paving	4,800	SF	55.00	\$ 264,000	\$ 422,400

# Willamette Falls River Walk

## 100% Concept Cost Plan

### EASTERN MILL RESERVE AREA PHASE

Paper Rewind	Quantity	Unit	RATE	Total	Total w/MU
<b>Total Area:</b>	<b>3,000</b>	<b>SF</b>			<b>60%</b>
<b>Path A, Step 1 Strategic Demolition</b>	<b>SF</b>	<b>Perim</b>			
<b>Paper Rewind</b>				<b>\$</b>	<b>-</b>
	<b>3,000</b>		<b>210.00</b>		
N/A					
<b>Path B, Step 1: Selective Removals, Stabilization, and Safety</b>	<b>SF</b>	<b>Perim</b>			
<b>Paper Rewind</b>				<b>\$</b>	<b>140,832</b>
	<b>3,000</b>	<b>210</b>			
Shoring and equipment	3,000	SF	3.00	\$ 9,000	\$ 14,400
Fencing	210	LF	12.00	\$ 2,520	\$ 4,032
Removal of obstructions and loose equipment/materials	3,000	SF	4.50	\$ 13,500	\$ 21,600
Selective demolition to remove structure and save columns and beams	3,000	SF	16.00	\$ 48,000	\$ 76,800
Make safe- Electrical, Mechanical and Plumbing	3,000	SF	1.00	\$ 3,000	\$ 4,800
Make-safe- Structural systems	3,000	SF	2.00	\$ 6,000	\$ 9,600
Remediate from further deterioration	3,000	SF	2.00	\$ 6,000	\$ 9,600
<b>Path B, Step 2: Interim Access</b>	<b>SF</b>	<b>Perim</b>			
<b>Paper Rewind</b>				<b>\$</b>	<b>189,600</b>
	<b>3,000</b>	<b>210</b>			
Equipment	3,000	SF	3.00	\$ 9,000	\$ 14,400
Provide access points (includes signage)	3,000	SF	8.00	\$ 24,000	\$ 38,400
Provide barriers and rails to manage grade changes	3,000	SF	7.50	\$ 22,500	\$ 36,000
Provide barriers to limit access to hazardous areas	3,000	SF	8.00	\$ 24,000	\$ 38,400
Safety lighting	3,000	SF	10.00	\$ 30,000	\$ 48,000
Stabilize for re-use	3,000	SF	3.00	\$ 9,000	\$ 14,400
<b>Path B, Step 2: Interim Access</b>	<b>SF</b>	<b>Perim</b>			
<b>Paper Rewind</b>				<b>\$</b>	<b>-</b>
	<b>3,000</b>	<b>210</b>			
N/A					
<b>Path B, Step 4: Re-Use</b>	<b>SF</b>	<b>Perim</b>			
	<b>3,000</b>	<b>210</b>			
N/A					

# Willamette Falls River Walk

## 100% Concept Cost Plan

### EASTERN MILL RESERVE AREA PHASE

High Density Stock Cylinder 1	Quantity	Unit	RATE	Total	Total w/MU
<b>Total Area:</b>	<b>1,045</b>	<b>SF</b>			60%
<b>Path A, Step 1 Strategic Demolition</b>	<b>SF</b>	<b>Perim</b>			
<b>High Density Stock Cylinder 1</b>				<b>\$</b>	<b>14,212</b>
	<b>1,045</b>		<b>115.00</b>		
Complete Demolition	1,045	SF	8.50	\$ 8,883	\$ 14,212
<b>Path B, Step 1: Selective Removals, Stabilization, and Safety</b>	<b>SF</b>	<b>Perim</b>			
<b>High Density Stock Cylinder 1</b>				<b>\$</b>	<b>46,516</b>
<b>42 LF DIA</b>	<b>1,045</b>	<b>115</b>			
Shoring and equipment	1,045	SF	3.00	\$ 3,135	\$ 5,016
Fencing	115	LF	12.00	\$ 1,380	\$ 2,208
Removal of obstructions and loose equipment/materials	1,045	SF	14.50	\$ 15,153	\$ 24,244
Make safe- Electrical, Mechanical and Plumbing	1,045	SF	1.00	\$ 1,045	\$ 1,672
Make-safe- Structural systems	1,045	SF	8.00	\$ 8,360	\$ 13,376
<b>Path B, Step 2: Interim Access</b>	<b>SF</b>	<b>Perim</b>			
<b>High Density Stock Cylinder 1</b>				<b>\$</b>	<b>66,044</b>
	<b>1,045</b>	<b>115</b>			
Equipment	1,045	SF	3.00	\$ 3,135	\$ 5,016
Provide access points (includes signage)	1,045	SF	8.00	\$ 8,360	\$ 13,376
Provide barriers and rails to manage grade changes	1,045	SF	7.50	\$ 7,838	\$ 12,540
Provide barriers to limit access to hazardous areas	1,045	SF	8.00	\$ 8,360	\$ 13,376
Safety lighting	1,045	SF	10.00	\$ 10,450	\$ 16,720
Stabilize for re-use	1,045	SF	3.00	\$ 3,135	\$ 5,016
<b>Path B, Step 3: Re-Use Prep</b>	<b>SF</b>	<b>Perim</b>			
<b>High Density Stock Cylinder 1</b>				<b>\$</b>	<b>27,588</b>
	<b>1,045</b>	<b>115</b>			
Public utility tie ins - sewer, electric, water	1,045	SF	16.50	\$ 17,243	\$ 27,588
<b>Path B, Step 4: Re-Use</b>	<b>SF</b>	<b>Perim</b>			
<b>High Density Stock Cylinder 1</b>				<b>\$</b>	<b>418,000</b>
	<b>1,045</b>	<b>115</b>			
Interior retrofit	1,045	SF	250.00	\$ 261,250	\$ 418,000



# Willamette Falls River Walk

## 100% Concept Cost Plan

### EASTERN MILL RESERVE AREA PHASE

Number One Paper Machine	Quantity	Unit	RATE	Total	Total w/MU
<b>Total Area:</b>	<b>11,662</b>	<b>SF</b>			<b>60%</b>
<b>Path A, Step 1 Strategic Demolition</b>	<b>SF</b>	<b>Perim</b>			
<b>Number One Paper Machine</b>					<b>\$ -</b>
	<b>11,662</b>		<b>550.00</b>		
N/A					
<b>Path B, Step 1: Selective Removals, Stabilization, and Safety</b>	<b>SF</b>	<b>Perim</b>			
<b>Number One Paper Machine</b>					<b>\$ 728,939</b>
	<b>11,662</b>	<b>550</b>			
Shoring and equipment	11,662	SF	3.00	\$ 34,986	\$ 55,978
Fencing	550	LF	12.00	\$ 6,600	\$ 10,560
Removal of obstructions and loose equipment/materials	11,662	SF	4.50	\$ 52,479	\$ 83,966
Demolition to structure -Remove 1/2 of structure -retain columns and beams	11,662	SF	26.00	\$ 303,212	\$ 485,139
Make safe- Electrical, Mechanical and Plumbing	11,662	SF	1.00	\$ 11,662	\$ 18,659
Make-safe- Structural systems	11,662	SF	2.00	\$ 23,324	\$ 37,318
Remediate from further deterioration	11,662	SF	2.00	\$ 23,324	\$ 37,318
<b>Path B, Step 2: Interim Access</b>	<b>SF</b>	<b>Perim</b>			
<b>Number One Paper Machine</b>					<b>\$ 114,626</b>
	<b>11,662</b>	<b>550</b>			
Equipment	11,662	SF	1.00	\$ 11,662	\$ 18,659
Provide access points (includes signage)	11,662	SF	1.00	\$ 11,662	\$ 18,659
Provide barriers and rails to manage grade changes	11,662	SF	2.00	\$ 23,324	\$ 37,318
Provide barriers to limit access to hazardous areas	11,662	SF	0.50	\$ 5,831	\$ 9,330
Secure gate	1	LS	7,500	7,500	12,000
Safety lighting	11,662	SF	1.00	\$ 11,662	\$ 18,659
<b>Path B, Step 3: Re-Use Prep</b>	<b>SF</b>	<b>Perim</b>			
<b>Number One Paper Machine</b>					<b>\$ -</b>
	<b>11,662</b>	<b>550</b>			
					<i>Incl. Above</i>
<b>Path B, Step 4: Re-Use</b>	<b>SF</b>	<b>Perim</b>			
<b>Number One Paper Machine</b>					<b>\$ -</b>
	<b>11,662</b>	<b>550</b>			
TBD					

# Willamette Falls River Walk

## 100% Concept Cost Plan

PGE DAM AREA PHASE						
Site Improvements	Quantity	Unit	RATE	Total	Total w/MU	
<b>Total Area:</b>	<b>170,000</b>	<b>SF</b>			<b>60%</b>	
<b>Demolition and Removals</b>				<b>\$ 895,655</b>	<b>\$ 1,433,047</b>	
Fill Removal	12,593	CY	45.00	\$ 566,667	\$	906,667
Miscellaneous site structure removal/stabilization	82,247	SF	4.00	\$ 328,988	\$	526,381
<b>Habitat Restoration</b>				<b>\$ 102,049</b>	<b>\$ 163,278</b>	
Top soil import	762	CY	35.00	\$ 26,654	\$	42,647
In-Channel River		SF	12.00	\$ -	\$	-
Off-Channel River	30,869	SF	2.00	\$ 61,738	\$	98,781
Riparian Basalt	40,961	SF	0.28	\$ 11,469	\$	18,351
Riparian Forest	10,417	SF	0.21	\$ 2,188	\$	3,500
Upland Forest		SF	0.50	\$ -	\$	-
Oak Woodland Savanna		SF	0.10	\$ -	\$	-
<b>Public Access Elements</b>				<b>\$ 4,767,890</b>	<b>\$ 7,628,623</b>	
PGE Dam Path	1,255	LF	1,720.23	\$ 2,158,890	\$	3,454,223
Secondary Paths	485	LF	2,400.00	\$ 1,164,000	\$	1,862,400
Utilities - Water, Electric	170,000	SF	8.50	\$ 1,445,000	\$	2,312,000
Non-Habitat Plantings						See Clarifier
Non-Habitat Top Soil Import						See Clarifier
Furnishings						Incl. Above
Lighting						Incl.
<b>Structures</b>						
Clarifier						See Detail
Hawley Powerhouse Foundation				-		See Detail

# Willamette Falls River Walk

## 100% Concept Cost Plan

### PGE DAM AREA PHASE

Clarifier	Quantity	Unit	RATE	Total	Total w/MU
<b>Total Area:</b>	<b>21,601</b>	<b>SF</b>			60%

#### Path A, Step 1 Strategic Demolition

Clarifier	SF	Perim			
				\$	839,866
N/A	21,601	541			

#### Path B, Step 1: Selective Removals, Stabilization, and Safety

Clarifier	SF	Perim			
				\$	839,866
	21,601	541			
Shoring and equipment	21,601	SF	3.00	\$ 64,803	\$ 103,685
Fencing	541	LF	12.00	\$ 6,492	\$ 10,387
Removal of obstructions and loose equipment/materials	21,601	SF	8.00	\$ 172,808	\$ 276,493
Make safe- Electrical, Mechanical and Plumbing	21,601	SF	1.00	\$ 21,601	\$ 34,562
Make-safe- Structural systems	21,601	SF	9.00	\$ 194,409	\$ 311,054
Remediate from further deterioration	21,601	SF	3.00	\$ 64,803	\$ 103,685

#### Path B, Step 2: Interim Access

Clarifier	SF	Perim			
				\$	-
	21,601	541			
N/A					

#### Path B, Step 3: Re-Use Prep

Clarifier	SF	Perim			
				\$	1,734,110
	21,601	541			
Demolition - additional portion of clarifier wall	1,785	SF	20.00	\$ 35,706	\$ 57,130
Structural reinforcement - shoring	1,785	SF	24.00	\$ 42,847	\$ 68,556
Structural support - columns, bases, and footings	43	TN	10,500.00	\$ 454,440	\$ 727,104
Water collection system	21,601	SF	2.00	\$ 43,202	\$ 69,123
Irrigation system	21,601	SF	2.50	\$ 54,003	\$ 86,404
Electric and water connections	21,601	SF	16.50	\$ 356,417	\$ 570,266
Drainage and overflow systems to existing structure	21,601	SF	4.50	\$ 97,205	\$ 155,527

Clarifier	Quantity	Unit	RATE	Total	Total w/MU
<b>Total Area:</b>	<b>21,601</b>	<b>SF</b>			60%
<b>Path B, Step 4: Re-Use</b>	<b>SF</b>		<b>Perim</b>		
<b>Path B, Step 4: Re-Use</b>					<b>\$ 2,221,277</b>
	<b>21,601</b>		<b>541</b>		
Import fill material	5,600	CY	35.00	\$ 196,009	\$ 313,615
Import landform - existing basalt	9,896	CY	12.00	\$ 118,757	\$ 190,012
Habitat restoration	21,601	SF	0.50	\$ 10,801	\$ 17,281
Pathway	720	LF	1,188	\$ 854,802	\$ 1,367,683
Railing	720	LF	150.00	\$ 107,930	\$ 172,687
Interpretive Signage	1	LS	100,000.00	\$ 100,000	\$ 160,000

# Willamette Falls River Walk

## 100% Concept Cost Plan

### PGE DAM AREA PHASE

#### Hawley Powerhouse Foundation

Quantity

Unit

RATE

Total

Total w/MU

**Total Area:****4,250****SF****60%**

#### Path A, Step 1 Strategic Demolition

**SF****Perim**

#### Hawley Powerhouse Foundation

**\$****-****4,250****275**

N/A

#### Path B, Step 1: Selective Removals, Stabilization, and Safety

**SF****Perim**

#### Hawley Powerhouse Foundation

**\$****280,680****4,250****275**

Shoring and equipment

4,250

SF

3.00

\$ 12,750

\$ 20,400

Fencing

275

LF

12.00

\$ 3,300

\$ 5,280

Removal of obstructions and loose equipment/materials

4,250

SF

2.50

\$ 10,625

\$ 17,000

Make safe- Electrical, Mechanical and Plumbing

4,250

SF

1.00

\$ 4,250

\$ 6,800

Make-safe- Structural systems

4,250

SF

34.00

\$ 144,500

\$ 231,200

Remediate from further deterioration

4,250

SF

4.00

\$ 17,000

\$ 27,200

#### Path B, Step 2: Interim Access

**SF****Perim**

#### Hawley Powerhouse Foundation

**\$****-****4,250****275**

N/A

#### Path B, Step 3: Re-Use Prep

**SF****Perim**

#### Hawley Powerhouse Foundation

**\$****112,200****4,250****275**

Public utility tie ins - electric, water

4,250

SF

16.50

\$ 70,125

\$ 112,200

#### Path B, Step 4: Re-Use

**SF****Perim**

#### Hawley Powerhouse Foundation

**\$****4,876,000****4,250****275**

Prefabricated structure

4,250

SF

320.00

\$ 1,360,000

\$ 2,176,000

Substructure - steel grate

4,250

SF

350.00

\$ 1,487,500

\$ 2,380,000

Concrete steps and view landings

1

LS

150,000.00

\$ 150,000

\$ 240,000

Preservation of historic artifacts

1

LS

50,000.00

\$ 50,000

\$ 80,000

# Willamette Falls River Walk

## 100% Concept Cost Plan

### MILL E AND BLUFF CONNECTION PHASE OPTION 1

Site Improvements

Quantity

Unit

RATE

Total

Total w/MU

**Total Area:****72,000****SF****60%****Demolition and Removals****\$ 2,360,270 \$ 3,923,340**

Fill Removal	13,333	CY	45.00	\$ 600,000	\$ 960,000
Dredge removal	9,499	CY	155.00	\$ 1,472,270	\$ 2,355,633
Miscellaneous site structure removal/stabilization	72,000	SF	4.00	\$ 288,000	\$ 460,800

**Habitat Restoration****\$ 70,305 \$ 112,488**

Top soil import	615	CY	35.00	\$ 21,512	\$ 34,420
In-Channel River		SF	12.00	\$ -	\$ -
Off-Channel Alcove	15,872	SF	2.00	\$ 31,744	\$ 50,790
Riparian Basalt	12,926	SF	0.28	\$ 3,619	\$ 5,791
Riparian Forest	18,490	SF	0.21	\$ 3,883	\$ 6,213
Upland Forest	19,093	SF	0.50	\$ 9,547	\$ 15,274
Oak Woodland Savanna		SF	0.10	\$ -	\$ -

**Public Access Elements****\$ 2,707,734 \$ 4,332,375**

Retaining Wall		LS		\$ -	\$ -
Primary Path Surface	1	LS	1,533,734	\$ 1,533,734	\$ 2,453,975
Secondary Paths	130	LF	2,400.00	\$ 312,000	\$ 499,200
Boat Access	1	LS	250,000.00	\$ 250,000	\$ 400,000
Utilities - Water, Electric, Sewer	72,000	SF	8.50	\$ 612,000	\$ 979,200
Lighting				<i>Incl. in Secondary Paths Above</i>	
Stormwater Management Conveyance				<i>TBD</i>	<i>TBD</i>
Stormwater Management Structures				<i>Incl. with East Mill Reserve</i>	
Main Street Improvements				<i>TBD</i>	<i>TBD</i>

Mill E					<i>See Detail</i>
Chip Cylinder					<i>See Detail</i>
Bleach Plant					<i>See Detail</i>
Main Street Platform Area - Replacement Platform				<i>TBD</i>	<i>TBD</i>
Main Street Platform Area - Replacement Retaining Wall		LS		<i>TBD</i>	<i>TBD</i>

# Willamette Falls River Walk

## 100% Concept Cost Plan

### MILL E and BLUFF CONNECTION PHASE OPTION 1

Mill E	Quantity	Unit	RATE	Total	Total w/MU
<b>Total Area:</b>	<b>30,000</b>	<b>SF</b>			<b>60%</b>
<b>Path A, Step 1 Strategic Demolition</b>	<b>SF</b>	<b>Perim</b>			
<b>Mill E</b>					<b>\$ 768,000</b>
	<b>30,000</b>		<b>550</b>		
Complete demolition	30,000	SF	16.00	\$ 480,000	\$ 768,000
<b>Path B, Step 1: Selective Removals, Stabilization, and Safety</b>	<b>SF</b>	<b>Perim</b>			
<b>Mill E</b>					<b>\$ -</b>
<b>Option 1</b>	<b>30,000</b>	<b>550</b>			
<b>TBD</b>					
<b>Path B, Step 2: Interim Access</b>	<b>SF</b>	<b>Perim</b>			
<b>Mill E</b>					<b>\$ -</b>
	<b>30,000</b>	<b>550</b>			
<b>TBD</b>					
<b>Path B, Step 3: Re-Use Prep</b>	<b>SF</b>	<b>Perim</b>			
<b>Mill E</b>					<b>\$ -</b>
	<b>30,000</b>	<b>550</b>			
<b>TBD</b>					
<b>Path B, Step 4: Re-Use</b>	<b>SF</b>	<b>Perim</b>			
<b>Mill E</b>					<b>\$ -</b>
	<b>30,000</b>	<b>550</b>			
<b>TBD</b>					

# Willamette Falls River Walk

## 100% Concept Cost Plan

### MILL E and BLUFF CONNECTION PHASE OPTION 1

Chip Cylinder	Quantity	Unit	RATE	Total	Total w/MU
<b>Total Area:</b>	<b>1,149</b>	<b>SF</b>			<b>60%</b>
<b>Path A, Step 1 Strategic Demolition</b>	<b>SF</b>	<b>Perim</b>			
<b>Chip Cylinder</b>				\$	-
	<b>1,149</b>	<b>120</b>			
N/A				\$	-
<b>Path B, Step 1: Selective Removals, Stabilization, and Safety</b>	<b>SF</b>	<b>Perim</b>			
<b>Chip Cylinder</b>				\$	<b>81,355</b>
<b>38 LF DIA</b>	<b>1,149</b>	<b>120</b>			
Shoring and equipment	1,149	SF	3.00	\$ 3,447	\$ 5,515
Fencing	120	LF	12.00	\$ 1,440	\$ 2,304
Removal of obstructions and loose equipment/materials	1,149	SF	15.00	\$ 17,235	\$ 27,576
Selective Demolition for access	1,149	SF	16.00	\$ 18,384	\$ 29,414
Make safe- Electrical, Mechanical and Plumbing	1,149	SF	1.00	\$ 1,149	\$ 1,838
Make-safe- Structural systems	1,149	SF	8.00	\$ 9,192	\$ 14,707
<b>Path B, Step 2: Interim Access</b>	<b>SF</b>	<b>Perim</b>			
<b>Chip Cylinder</b>				\$	<b>28,511</b>
	<b>1,149</b>	<b>120</b>			
Equipment	1,149	SF	1.00	\$ 1,149	\$ 1,838
Provide access points (includes signage)	1,149	SF	1.00	\$ 1,149	\$ 1,838
Provide barriers and rails to manage grade changes	1,149	SF	2.00	\$ 2,298	\$ 3,677
Provide barriers to limit access to hazardous areas	1,149	SF	0.50	\$ 575	\$ 919
Provide barriers and rails to manage grade changes	5,750	SF	2	11,500	18,400
Safety lighting	1,149	SF	1.00	\$ 1,149	\$ 1,838
<b>Path B, Step 3: Re-Use Prep</b>	<b>SF</b>	<b>Perim</b>			
<b>Chip Cylinder</b>				\$	<b>45,960</b>
	<b>1,149</b>	<b>120</b>			
Utility service and support for structure	1,149	SF	25.00	\$ 28,725	\$ 45,960



Chip Cylinder	Quantity	Unit	RATE	Total	Total w/MU
<b>Total Area:</b>	<b>1,149</b>	<b>SF</b>			<b>60%</b>
<b>Path B, Step 4: Re-Use</b>	<b>SF</b>		<b>Perim</b>		
<b>Chip Cylinder</b>					<b>\$ 8,297,829</b>
<b>Elevator and Stair to Bluff Connection</b>					
Bridge Structure	143	LF	\$ 1,820.23	\$ 260,293	\$ 416,469
Full Enclosed Railing	143	LF	\$ 950.00	\$ 135,850	\$ 217,360
Foundation	3100	CY	\$ 750.00	\$2,325,000	\$ 3,720,000
Stair set & Enclosure	1	LS	\$1,265,000	\$1,265,000	\$ 2,024,000
Elevator - 2 Stop	1	LS	\$1,200,000	\$1,200,000	\$ 1,920,000

# Willamette Falls River Walk

## 100% Concept Cost Plan

### MILL E and BLUFF CONNECTION PHASE OPTION 1

Bleach Plant	Quantity	Unit	RATE	Total	Total w/MU
<b>Total Area:</b>	<b>3,800</b>	<b>SF</b>			<b>60%</b>
<b>Path A, Step 1 Strategic Demolition</b>	<b>SF</b>	<b>Perim</b>			
<b>Bleach Plant</b>				\$	-
N/A	<b>3,800</b>	<b>250</b>			
<b>Path B, Step 1: Selective Removals, Stabilization, and Safety</b>	<b>SF</b>	<b>Perim</b>			
<b>Bleach Plant</b>				\$	117,280
	<b>3,800</b>	<b>250</b>			
Shoring and equipment	3,800	SF	3.00	\$ 11,400	\$ 18,240
Fencing	250	LF	12.00	\$ 3,000	\$ 4,800
Removal of obstructions and loose equipment/materials	3,800	SF	2.50	\$ 9,500	\$ 15,200
Selective demolition to remove structure and save columns and beams	3,800	SF	8.00	\$ 30,400	\$ 48,640
Make safe- Electrical, Mechanical and Plumbing	3,800	SF	1.00	\$ 3,800	\$ 6,080
Make-safe- Structural systems	3,800	SF	2.00	\$ 7,600	\$ 12,160
Remediate from further deterioration	3,800	SF	2.00	\$ 7,600	\$ 12,160
<b>Path B, Step 2: Interim Access</b>	<b>SF</b>	<b>Perim</b>			
<b>Bleach Plant</b>				\$	45,440
	<b>3,800</b>	<b>250</b>			
Equipment	3,800	SF	1.00	\$ 3,800	\$ 6,080
Provide access points (includes signage)	3,800	SF	1.00	\$ 3,800	\$ 6,080
Provide barriers and rails to manage grade changes	3,800	SF	2.00	\$ 7,600	\$ 12,160
Provide barriers to limit access to hazardous areas	3,800	SF	0.50	\$ 1,900	\$ 3,040
Secure gate	1	LS	7,500	7,500	12,000
Safety lighting	3,800	SF	1.00	\$ 3,800	\$ 6,080
<b>Path B, Step 3: Re-Use Prep</b>	<b>SF</b>	<b>Perim</b>			
<b>Bleach Plant</b>				\$	-
	<b>3,800</b>	<b>250</b>			
N/A					
<b>Path B, Step 4: Re-Use</b>	<b>SF</b>	<b>Perim</b>			
<b>Bleach Plant</b>					
	<b>3,800</b>	<b>250</b>			
N/A					

# Willamette Falls River Walk

## 100% Concept Cost Plan

### MILL E AND BLUFF CONNECTION PHASE OPTION 2

Site Improvements

Quantity

Unit

RATE

Total

Total w/MU

**Total Area:****72,000****SF****60%****Demolition and Removals****\$ 888,000 \$ 1,567,708**

Fill Removal	13,333	CY	45	\$ 600,000	\$ 960,000
Dredge removal	9,499	CY	155		
Miscellaneous site structure removal/stabilization	72,000	SF	4	\$ 288,000	\$ 460,800

**Habitat Restoration****\$ 70,305 \$ 112,488**

Top Soil Import	615	CY	35.00	\$ 21,512	\$ 34,420
In-Channel River		SF	12.00	\$ -	\$ -
Off-Channel Alcove	15,872	SF	2.00	\$ 31,744	\$ 50,790
Riparian Basalt	12,926	SF	0.28	\$ 3,619	\$ 5,791
Riparian Forest	18,490	SF	0.21	\$ 3,883	\$ 6,213
Upland Forest	19,093	SF	0.50	\$ 9,547	\$ 15,274
Oak Woodland Savanna		SF	0.10	\$ -	\$ -

**Public Access Elements****\$ 4,407,581 \$ 7,052,129**

Retaining Wall	11,283	SF	175.00	\$ 1,974,525	\$ 3,159,240
Primary Path Surface	1	LS	1,259,056	\$ 1,259,056	\$ 2,014,489
Secondary Paths	130	LF	2,400.00	\$ 312,000	\$ 499,200
Boat Access	1	LS	250,000.00	\$ 250,000	\$ 400,000
Utilities - Water, Electric, Sewer	72,000	SF	8.50	\$ 612,000	\$ 979,200
Lighting				<i>Incl. in Secondary Paths Above</i>	
Stormwater Management Conveyance				<i>TBD</i>	<i>TBD</i>
Stormwater Management Structures				<i>Incl. with East Mill Reserve</i>	
Main Street Improvements				<i>TBD</i>	<i>TBD</i>

Mill E *See Detail*Bleach Plant *See Detail*Digesters and Sulphite Plant *TBD*Hawley Building *TBD*#1 Paper Machine *TBD*

# Willamette Falls River Walk

## 100% Concept Cost Plan

### MILL E AND BLUFF CONNECTION PHASE OPTION 2

Mill E	Quantity	Unit	RATE	Total	Total w/MU
<b>Total Area:</b>	<b>30,000</b>	<b>SF</b>			<b>60%</b>
<b>Path A, Step 1 Strategic Demolition</b>	<b>SF</b>	<b>Perim</b>			
Mill E					\$ 456,000
	30,000	Perim			
Complete demolition	30,000	SF	9.50	\$ 285,000	\$ 456,000
<b>Path B, Step 1: Selective Removals, Stabilization, and Safety</b>	<b>SF</b>	<b>Perim</b>			
Mill E					\$ -
	30,000	550			
TBD					
<b>Path B, Step 2: Interim Access</b>	<b>SF</b>	<b>Perim</b>			
Mill E					\$ -
	30,000	550			
TBD					
<b>Path B, Step 3: Re-Use Prep</b>	<b>SF</b>	<b>Perim</b>			
Mill E					\$ -
	30,000	550			
TBD					
<b>Path B, Step 4: Re-Use</b>	<b>SF</b>	<b>Perim</b>			
Mill E					\$ -
	30,000	550			
TBD					

# Willamette Falls River Walk

## 100% Concept Cost Plan

### MILL E AND BLUFF CONNECTION PHASE OPTION 2

Bleach Plant	Quantity	Unit	RATE	Total	Total w/MU
<b>Total Area:</b>	<b>3,800</b>	<b>SF</b>			<b>60%</b>
<b>Path A, Step 1 Strategic Demolition</b>	SF	Perim	\$	-	\$ -
<b>Bleach Plant</b>					
N/A	<b>3,800</b>	<b>250</b>			
<b>Path B, Step 1: Selective Removals, Stabilization, and Safety</b>	SF	Perim			
<b>Bleach Plant</b>				\$	<b>117,280</b>
	<b>3,800</b>	<b>250</b>			
Shoring and equipment	3,800	SF	3.00	\$ 11,400	\$ 18,240
Fencing	250	LF	12.00	\$ 3,000	\$ 4,800
Removal of obstructions and loose equipment/materials	3,800	SF	2.50	\$ 9,500	\$ 15,200
Selective demolition to remove structure and save columns and beams	3,800	SF	8.00	\$ 30,400	\$ 48,640
Make safe- Electrical, Mechanical and Plumbing	3,800	SF	1.00	\$ 3,800	\$ 6,080
Make-safe- Structural systems	3,800	SF	2.00	\$ 7,600	\$ 12,160
Remediate from further deterioration	3,800	SF	2.00	\$ 7,600	\$ 12,160
<b>Path B, Step 2: Interim Access</b>	SF	Perim			
<b>Bleach Plant</b>				\$	<b>51,840</b>
	<b>3,800</b>	<b>250</b>			
Equipment	3,800	SF	1.00	\$ 3,800	\$ 6,080
Provide access points (includes signage)	3,800	SF	1.00	\$ 3,800	\$ 6,080
Provide barriers and rails to manage grade changes	3,800	SF	2.00	\$ 7,600	\$ 12,160
Provide barriers to limit access to hazardous areas	3,800	SF	0.50	\$ 1,900	\$ 3,040
Provide barriers and rails to manage grade changes	5,750	LS	2	11,500	18,400
Safety lighting	3,800	SF	1.00	\$ 3,800	\$ 6,080
<b>Path B, Step 3: Re-Use Prep</b>	SF	Perim			
<b>Bleach Plant</b>				\$	<b>-</b>
	<b>3,800</b>	<b>250</b>			
N/A					
<b>Path B, Step 4: Re-Use</b>	SF	Perim			
<b>Bleach Plant</b>				\$	<b>-</b>
	<b>3,800</b>	<b>250</b>			
N/A					

# Willamette Falls River Walk

## 100% Concept Cost Plan

### MILL E AND BLUFF CONNECTION PHASE OPTION

Digesters and Sulphite Plant	Quantity	Unit	RATE	Total	Total w/MU
<b>Total Area:</b>	<b>10,500</b>	<b>SF</b>			<b>60%</b>

#### Path A, Step 1 Strategic Demolition

\$ - \$ -

TBD

#### Path B, Step 1: Selective Removals, Stabilization, and Safety

Digesters and Sulphite Plant

SF

Perim

\$ 731,424

	<b>10,500</b>		<b>470</b>		
Shoring and equipment	10,500	SF	3.00	\$ 31,500	\$ 50,400
Fencing	470	LF	12.00	\$ 5,640	\$ 9,024
Removal of obstructions and loose equipment/materials	10,500	SF	15.00	\$ 157,500	\$ 252,000
Selective Demolition for access	10,500	SF	16.00	\$ 168,000	\$ 268,800
Make safe- Electrical, Mechanical and Plumbing	10,500	SF	1.00	\$ 10,500	\$ 16,800
Make-safe- Structural systems	10,500	SF	8.00	\$ 84,000	\$ 134,400

#### Path B, Step 2: Interim Access

Digesters and Sulphite Plant

SF

Perim

\$ 101,600

	<b>10,500</b>		<b>470</b>		
Equipment	10,500	SF	1.00	\$ 10,500	\$ 16,800
Provide access points (includes signage)	10,500	SF	1.00	\$ 10,500	\$ 16,800
Provide barriers and rails to manage grade changes	10,500	SF	2.00	\$ 21,000	\$ 33,600
Provide barriers to limit access to hazardous areas	10,500	SF	0.50	\$ 5,250	\$ 8,400
Equipment	5,750	SF	1	5,750	9,200
Safety lighting	10,500	SF	1.00	\$ 10,500	\$ 16,800

#### Path B, Step 3: Re-Use Prep

Digesters and Sulphite Plant

SF

Perim

\$ 420,000

	<b>10,500</b>		<b>470</b>		
Utility service and support for structure	10,500	SF	25.00	\$ 262,500	\$ 420,000

#### Path B, Step 3: Re-Use Prep

Digesters and Sulphite Plant

SF

Perim

\$ 5,180,000

	<b>10,500</b>		<b>470</b>		
Bridge Structure	250	LF	\$ 800.00	\$ 200,000	\$ 320,000
Full Enclosed Railing	250	LF	\$ 950.00	\$ 237,500	\$ 380,000
Foundation	3100	CY	\$ 750.00	\$ 2,325,000	\$ 3,720,000
Elevator - 2 Stop, existing shaft	1	LS	\$ 475,000	\$ 475,000	\$ 760,000

# Willamette Falls River Walk

## 100% Concept Cost Plan

MILL E AND BLUFF CONNECTION PHASE OPTION 2						
Hawley Building	Quantity	Unit	RATE	Total	Total w/MU	
<b>Total Area:</b>	<b>5,750</b>	<b>SF</b>			<b>60%</b>	
<b>Path A, Step 1 Strategic Demolition</b>				\$ -	\$ -	-
TBD						

# Willamette Falls River Walk

## 100% Concept Cost Plan

### CANEMAH AREA PHASE

Site Improvements

	Quantity	Unit	RATE	Total	Total w/MU
<b>Total Area:</b>	<b>115,000</b>	<b>SF</b>			<b>60%</b>
<b>Demolition and Removals</b>				<b>\$ 842,175</b>	<b>\$ 1,869,856</b>
Fill Removal	8,519	CY	45.00	\$ 383,333	\$ 613,333
Fill removal - Expanded water area	8,223	CY	45.00	\$ 370,033	\$ 592,053
Miscellaneous site structure removal/stabilization	22,202	SF	4.00	\$ 88,808	\$ 142,093
<b>Habitat Restoration</b>				<b>\$ 292,453</b>	<b>\$ 467,924</b>
Top Soil Import	972	CY	35.00	\$ 34,033	\$ 54,453
In-Channel River	19,174	SF	12.00	\$ 230,088	\$ 368,141
Off-Channel Alcove		SF	2.00	\$ -	\$ -
Riparian Basalt		SF	0.28	\$ -	\$ -
Riparian Forest	50,308	SF	0.21	\$ 10,565	\$ 16,903
Upland Forest	35,534	SF	0.50	\$ 17,767	\$ 28,427
Oak Woodland Savanna		SF	0.10	\$ -	\$ -
				\$ -	\$ -
<b>Public Access Elements</b>				<b>\$ 7,382,600</b>	<b>\$11,812,160</b>
Retaining Wall Improvements and Safety Barrier	2,250	SF	58.00	\$ 130,500	\$ 208,800
Primary Path Surface	22,500	SF	75.00	\$ 1,687,500	\$ 2,700,000
Secondary Paths	50	LF	1,352.00	\$ 67,600	\$ 108,160
Boat Access	1	LS	12,000.00	\$ 12,000	\$ 19,200
Utilities - Water, Electric	1	LS	250,000.00	\$ 250,000	\$ 400,000
Furnishings	45	EA	3,000.00	\$ 135,000	\$ 216,000
Lighting	45	EA	15,000.00	\$ 675,000	\$ 1,080,000
RR Overpass and roadway improvements	800	LF	5,531.25	\$ 4,425,000	\$ 7,080,000