



**Planning Department**  
231 NE Fifth Street ◦ McMinnville, OR 97128  
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Received by CD

## Certificate of Approval (Demolition, ~~Moving or New Construction~~)

### Applicant Information

Applicant is:  Property Owner  Contract Buyer  Option Holder  Agent  Other Architect

Applicant Name Ernie Munch Phone 503.936.1062

Contact Name \_\_\_\_\_ Phone \_\_\_\_\_  
*(If different than above)*

Address 111 SW Oak Street Suite 300

City, State, Zip Portland, OR 97204

Contact Email Ernie@ErnieMunch.com

### Property Owner Information

Property Owner Name Historic 3rd and Ford, LLC Phone 707.836.2049  
*(If different than above)*

Contact Name Seth Caillat Phone \_\_\_\_\_

Address 425 Aviation Blvd.

City, State, Zip Portland, OR

Contact Email Seth.Caillat@jfwmail.com

### Site Location and Description

*(If metes and bounds description, indicate on separate sheet)*

Property Address 618 NE 3rd Street McMinnville OR

Assessor Map No. R4 1 21 - BC - 1040 Total Site Area 2,400sf

Subdivision Rowlands Block 6 Lot W 1/2 Lot 3

Comprehensive Plan Designation Commercial Zoning Designation C-3

1. What is the classification of the historic building? Building: Formerly Contributing. Site Significant

2. Architect Name Ernie Munch Phone 503 963.1062  
(Engineer or Other Designer)

Contact Name Ernie Munch Phone \_\_\_\_\_

Address 111 SW Oak Street Suite 300

City, State, Zip Portland OR 97204

Contact Email Ernie@ErnieMunch.com

3. Contractor Name The Grant Company Phone 503.845.6035

Contact Name Jay Augustus Phone 503.313.0598

Address 135 E Charles Street

City, State, Zip Mt. Angle OR 97204

Contact Email Jaya@thegrantcompanyinc.com

4. The existing use of the property. Vacant commercial

5. The intended use of the property. Commercial and Vacation Rentals

6. What is the reason(s) for the request (e.g., meet building code requirements, redevelopment, etc.).

Increase economic viability of the site and the Downtown Historical District. Honor the site's association with a  
significant person in MicMinnville's past. Better the site's compliance with the Downtown Design Guidelines. Meet  
building codes. Support the viability of the adjacent, restored, primary resource at 608 NE Third Street.

7. Attach a written narrative that describes:

A. The proposed project in detail (specific structures to be removed, new buildings being constructed, etc.);

B. How the proposed project meets the applicable Comprehensive Plan policies;

C. The reasonableness of the proposed project and a description of the economic use of the historic resource, and how those factors relate to the alternative action (preservation of the historic resource);

D. The current value and significance of the historic resource, and how those factors relate to the proposed project;

E. The physical condition of the historic resource, and how the condition relates to the proposed project;

F. Whether the historic resource constitutes a hazard to the safety of the public or its occupants;

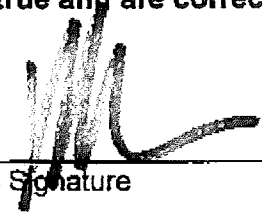
G. Whether the historic resource is a deterrent to an improvement project of substantial benefit to the City which overrides the public interest in its preservation; and

H. Whether retention of the historic resource would be in the best interests of a majority of the citizens of the City.

In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), showing the information listed in the information sheet.
- If applicable, architectural drawings, including elevations of the proposed demolition or alteration. The elevations shall include descriptions of the proposed finish material.
- Photographs and/or drawings of the existing structure.

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.

  
\_\_\_\_\_  
Applicant's Signature

05/14/2019  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Property Owner's Signature

05/14/19  
\_\_\_\_\_  
Date

# Certificate of Approval Narrative, Demolition Structure at 618 NE Third Street, McMinnville

## SECTION 7

### A. *The proposed project described in detail:*

**It is proposed to remove the existing structure at 618 NE Third Street and replace it with a two story structure which recalls the original structure on that site.**

**The new structure will take advantage of the improvements currently being made to the adjacent Taylor-Dale building which include a full seismic upgrade, a fire protection system, new electrical and mechanical systems, building services, and improvements for accessibility and egress.**

**The second floor will have two additional Vacation Rental by Owner (VRBO) units. The ground floor will be a commercial use, currently planned as a small restaurant.**

**While the new construction will technically be an addition to the Taylor-Dale Building to the west, it will appear to be a separate building. The façade of the new construction will match the ground floor and cornice of the structure that was built there in 1911, documented in a 1919-1920 photo and remained on site until at least 1928. The new construction will have a second story inserted between the ground floor façade and the cornice allowing it to match the height of the existing Taylor-Dale building to the west. The new construction will be differentiated from the Taylor-Dale building by the coloring and pattern of the face brick, fenestration on the first and second stories, and parapet decoration. It will be in the Victorian-Italianate style of the original building on this site.**

**The new storefront façade will reflect the original tripartite configuration, with a central recessed entry, two lightly-constructed shop window bays with a lower base course and upper transom windows. In its new/original form, the facade will comply with the current Downtown Design Guidelines, where the existing structure falls short.**

**Plans and illustrations are attached.**

### B. *How does the proposed plan meet the applicable Comprehensive Plan Policies?*

**GOAL: TO PRESERVE AND PROTECT SITES, STRUCTURES, AREAS, AND OBJECTS OF HISTORICAL, CULTURAL, ARCHITECTURAL, OR ARCHEOLOGICAL SIGNIFICANCE TO THE CITY OF McMINNIVILLE.**

**Comprehensive Plan Policy 15.00: The City of McMinnville shall establish a program for the identification and preservation of significant sites, structures, objects and areas.**

#### **RESPONSE:**

**618 NE Third Street can be considered a significant site, but not a contributing structure.**

**A building on this site was constructed circa 1911 by Sara A and James L. Fletcher, who owned the property and the adjacent corner lot #4. That building was 20 feet wide, wood framed, metal**

clad, and housed the Standard Electric Co., a business which was listed in the 1909 McMinnville directory as owned by James L. Fletcher and a Harry O. Wheeler. At that time, the business was located on Third Street between D and E streets. In 1910, Fletcher was listed as the sole proprietor of Standard at the same address. Shortly after moving Standard to 616 Third Street, (now 618 NE Third Street), Fletcher sold the business to Oliver E. Vanoose, who was listed as a McMinnville Water and Light Commissioner, in the 1909 directory.

From 1913 to 1923, the Standard Electric Company was owned by Milton H. McGuire. The business was also listed as McGuire Electric during that period. When McGuire began his employment with McMinnville Power & Light in 1920, he moved the business to 413 East Third Street and hired electrician Howard Miller manage the store. By 1923, Miller owned the company and name had changed to Miller Electric. In 1927, the building at 618 East Third Street was occupied by the McMinnville Plumbing Co. In 1932, the property was sold by the widowed, Sarah Fletcher to W. C. Hagerty and Lila Haggerty, and H.L. Toney and Pearl Toney. Later, the building was incorporated into the adjacent Taylor Hardware business, at 608 SW Third Street. The heirs of Hagerty and Toney sold the property to the Taylor-Dale Hardware Co. in 1964. After Taylor Hardware closed its doors in 1993, 618 NE Third Street housed a coffee roasting business, a shop for an adjacent furniture store and a bead shop.

In retrospect, the most notable figure to be associated with the site was Milton H. McGuire who, after he sold the Standard Electric Company, went on to become the superintendent of the electric division of McMinnville Water & Light, and then the manager of the electric and power division. McGuire led that division through major expansions and to national recognition, until 1957. His stewardship is defined as “The McGuire Years” by that organization. The founding of McMinnville Water & Light and its expansion and continuance as a locally-owned utility was a key to the growth and success of present day McMinnville.

During McGuire’s occupation of this site, the building appeared as it did in the attached circa 1920 streetscape photo, a 1927 overview photo, and a 1928 Sanborn map. Afterward, in the period between 1928 and 1948, (the date of the next Sanborn map), the building became an adjunct to the Taylor Hardware business at 618 NE Third Street. Its east and west walls and roof were removed, and a new roof was built, extending the full 24 feet between its east and west neighbors. A new concrete floor slab was poured to match the height of a regraded Third Street. The Third Street façade was replaced, and two additions were made to the south. The last of those additions was modified afterward to reestablish a stairway allowing egress from the second floor of the two story brick building to the west, at 618 NE Third Street.

All that remains of the building that was once occupied by Milton McGuire is a portion of the brick embossed metal siding from the original Third Street façade which was recycled on the side of the rear stairway and a large sliding door facing the back alley.

The current building has no architectural merit or clearly identifiable style. The national inventory’s designation of the 618 building style as “Craftsman” is both ironical and erroneous.

The stepped eave and stucco finish is a clumsy attempt to imitate its neighbor to the east which is vaguely Dutch in architectural style. The original thin lined, tripartite storefront façade, with

recessed entry was removed and replaced by a heavy, two bay, unbalanced, misaligned mixture of doors, windows and a blank panel.

The current façade does not meet the following design criteria of section 17.59.050, B, (3):

*b. A bulkhead at the street level:* **Sub-RESPONSE:** There is no bulkhead for half of the building façade because of a three-part, large vehicle door. On the other half the area under the windows is distinguished from the wall finish by neither material, finish, color, nor design.

*d. A recessed entry and transom with transparent door;* **Sub-Response:** The entry is not recessed.

*e. Decorative cornice or cap at the roofline.* **Sub-Response:** There is no decorative element on the cornice to match the adjacent building at 620 NE Third Street which 618 clumsily tries to copy.

*17.59.050, B, (5). The primary entrance to a building shall open on to the public right-of-way and should be recessed.* **Sub-RESPONSE:** The primary entrance to the building is not recessed.

*17.59.050, B, (7). The scale and proportion of altered or added building elements, such as new windows or doors, shall be visually compatible with the original architectural character of the building.* **Sub-RESPONSE:** The scale and proportion of altered or added building elements, such as new windows or doors, ARE NOT visually compatible with the original architectural character of the as documented in the 1918-1920 photo. The existing storefront lacks the proportion, delicateness and elegance of the original storefront.

*17.59.050, B, (8). Buildings shall provide a foundation or base, typically from ground floor to the lower windowsills.* **Sub-RESPONSE:** The existing storefront has no base below the lower windows. The stucco wall finish runs down to the sidewalk. The proposed rendition of original storefront will add the foundation under the sill of the bulkhead.

The proposal to remove the existing façade and create a near replica of the original façade will correct the design errors and craftsmanship of the current façade, and thus make a greater contribution to the Downtown Historic District as a whole.

The current north street façade and south alley additions give the appearance of a hodge-podge of piecemeal, ill-considered, ill-proportioned, poorly-crafted, and under-funded work.

Comprehensive Plan Policy 16.00: The City of McMinnville shall support special assessment programs as well as federal grants-in-aid programs and other similar legislation in an effort to preserve structures, sites, objects, or areas of significance to the City.

**RESPONSE:**

**NA. The property does not enjoy a special assessment in support of historic preservation.**

Comprehensive Plan Policy: 17.00 The City of McMinnville shall enact interim measures for protection of historic sites and structures. Those measures are identified in the McMinnville Comprehensive Plan, Volume I, Chapter III.

**RESPONSE:**

NA. This program is applying for approval under Chapter 17.59 and 17.65, not under interim measures.

*Comprehensive Plan Policy: 17.01* The City of McMinnville will, by the time of the first plan update (1985), conduct a thorough study (consistent with the requirements of Statewide Planning Goal No. 5) of the 515 resources included in the 1980 historical survey and the properties VOLUME II Goals and Policies Page 3 listed on the 1976 Inventory of Historical Sites (Figure III-1, Volume I, McMinnville Comprehensive Plan) and place those structures and sites which are found to warrant preservation on a list of historic buildings and places. The City shall also study other buildings and sites which were not included on the 1976 and 1980 inventories and place those so warranted on the list of historic buildings and places. The City shall then adopt a historic preservation ordinance which is consistent with the requirements of Statewide Planning Goal No. 5 and which protects the structures and sites included on the list (as amended by Ord. 4218, Nov. 23, 1982).

**RESPONSE:**

**NA. This program is applying for approval under Chapter 17.59 and 17.65, not under interim measures.**

- C. *The reasonableness of the proposed project and a description of the economic use of the historic resource and how those factors relate to the alternative action, (Preservation of the historic resource).*

**RESPONSE:**

- 1. The existing building is mischaracterized as an historic resource. The site carries more significance than the building.**
- 2. The proposed use and structure will accommodate more tourists and visitors in a manner appropriate to McMinnville's historic district. Two second floor VRBO units and a ground floor commercial use are proposed. Linking this space with the VRBO now under construction will allow for the presentation of a high quality experience for the visitor. This will boost McMinnville's tourism numbers and its image.**

**The removal of the existing structure will allow for the construction of a replacement which is more compatible with the restored landmark at 608 NE Third Street and the historic district. It will be more pedestrian friendly, more accessible, and more in tune with the original building when occupied by a person of significance to McMinnville's history. The proposed action will**

gain additional VRBO rooms without additional stairs, another elevator and another lobby and service rooms. This will make greater use of the investment in the infrastructure now being made at Taylor-Dale building, and more efficient use of the limited space available at the subject property.

Retention of the existing structure would hamper the accommodation of a more economical use and detract from the investment made in the adjacent Taylor-Dale Building, a Distinctive Resource.

*D. The current value and significance of the historic resource, and how those factors relate to the proposed Project.*

**RESPONSE:**

**618 NE Third Street can be considered a significant site, but not a contributing structure.**

**A building on this site was constructed circa 1911 by Sara A and James L. Fletcher, who owned the property and the adjacent corner lot #4. That building was 20 feet wide, wood framed, metal clad, and housed the Standard Electric Co., a business which was listed in the 1909 McMinnville directory as owned by James L. Fletcher and a Harry O. Wheeler. At that time, the business was located on Third Street between D and E streets. In 1910, Fletcher was listed as the sole proprietor of Standard at the same address. Shortly after moving Standard to 616 Third Street, (now 618 NE Third Street), Fletcher sold the business to Oliver E, Vanoose, who was listed as a McMinnville Water & Light Commissioner, in the 1909 directory.**

**From 1913 to 1923, the Standard Electric Company was owned by Milton H. McGuire. The business was also listed McGuire Electric during that period. When McGuire began his employment with McMinnville Water & Light in 1920, he moved the business to 413 East Third Street and hired electrician Howard Miller to manage the store. By 1923, Miller owned the company and name had changed to Miller Electric. In 1927, the building at 618 East Third Street was occupied by the McMinnville Plumbing Co. In 1932, the property was sold by widowed, Sarah Fletcher to W. C. Hagerty and Lila Haggerty, and H.L. Toney and Pearl Toney. At some point, the building was incorporated into the adjacent Taylor Hardware business, at 608 SW Third Street. The heirs of Hagerty and Toney sold the property to the Taylor-Dale Hardware Co. in 1964. After Taylor Hardware closed its doors in 1993, 618 NE Third Street housed a coffee roasting business, a shop for an adjacent furniture store and a bead shop.**

**The most notable figure to be associated with the site was Milton H. McGuire who, after he sold the Standard Electric Company, went on to become the superintendent of the electric division of McMinnville Water & Light, and then the manager of its electric and power division. McGuire led that division through major expansions and to national recognition, until 1957. His stewardship is defined as "The McGuire Years" by that organization. The founding of McMinnville Water & Light, its expansion and continuance as a locally-owned utility was a key to the growth and success of present day McMinnville.**



During McGuire's occupation of this site, the building appeared as it did in the attached, circa 1920, streetscape photo, a 1927 overview photo, and a 1928 Sanborn map. Afterward, in the period between 1928 and 1948, (the date of the next Sanborn map), the building became an adjunct to the Taylor Hardware business at 618 NE Third Street. Its east and west walls roof were removed, and a new roof built extending the full 24 feet between its east and west neighbors. A new concrete floor slab was poured to lift it to the height of a regraded Third Street. The Third Street façade was replaced, and two additions were made to the south. The last of those additions could have been modified afterward to reestablish a stairway allowing egress from the second floor of the two-story brick building to the west, at 618 NE Third Street.

All that remains of the building that was once occupied by Milton McGuire is a portion of the brick embossed metal siding from the original Third Street façade which was recycled on the side of the rear stairway and the adjacent large sliding door facing the back alley.

The current building has no architectural merit or clearly identifiable style. The national inventory's designation of the 618 building style as "Craftsman" is both ironical and erroneous.

The stepped eave and stucco finish is a clumsy attempt to imitate its neighbor to the east which is vaguely Dutch in architectural style. The original thin lined, tripartite storefront façade, with recessed entry was removed and replaced by a heavy, two-bay, unbalanced, misaligned mixture of doors, windows and a blank panel.

- E. *What is the physical condition of the historic resource, and how does the condition relate to the proposed project.*

**RESPONSE:**

**The street façade of the existing building is showing signs of rot as the result of poor detailing. Rot of window and door framing and sheathing was detected in areas shown in the attached photos. The extent of damage to the main structural framing is unknown and cannot be determined without further destructive investigation.**

**The west support of the 3<sup>rd</sup> Street façade has shifted toward the street, indicating an out-of-plane structural failure. The reason for this movement, the competency of its restraint, could be discovered through destructive investigation. Its rate of movement has not been determined. If the building is undergoes a seismic retrofit, this building element would need to be rebuilt with a moment frame, and separated from the neighboring façades by 3"- 4" minimum gap.**

The structure lacks east and west walls. The structure has no lateral structural system and is not isolated from its east and west neighbors, and hence it will be the victim of differing oscillations of the other buildings during a seismic event. **A letter from the structural engineer is attached.**

The main entrance does not meet the accessible code. **It appears that the interior floor level was raised to allow for a regrading of 3<sup>rd</sup> Street, sometime in the past. This resulted in a threshold which exceeds the 1/2" maximum rise allowed by the ADA code. The lack of a recessed entrance inhibits a resolution of this issue.**

**The lack of a recessed entry could inhibit its conversion to an A occupancy as an out-swinging egress door is required by section 1008.1.2 of the Oregon Structural Specialty Code, and doors are not allowed to swing over the right of way by section 3202.2 of the same code.**

To upgrade the existing structure, the roof, and north and south walls would need to be removed. New east and west walls would need to be built with a fire rating and lateral supports isolated from the neighboring structures, (The level structural diaphragms of Taylor-Dale Building could not be extended to meet the new sloping roof of a one story building.) A new street façade and exterior alley wall would need to be built. (A recreation of the existing Third Street façade would not meet the Downtown Design Standards and Guidelines.)

F. *Does the historic resource constitute a hazard to the safety of the public or its occupants?*

**RESPONSE:**

**The street façade is showing signs of rot as the result of poor detailing. Rot of window and door framing and sheathing was detected in areas shown in the attached photos. The extent of damage to the main structural framing is unknown and cannot be determined without further destructive investigation.**

**The west support of the 3<sup>rd</sup> Street façade has shifted toward the street, indicating an out-of-plane structural failure. The reason for this movement, the competency of its restraint, could be discovered through destructive investigation. Its rate of movement has not been determined. If the building is undergoes a seismic retrofit, this building element would need to be rebuilt with a moment frame, and separated from the neighboring façades by 3" - 4" minimum gap.**

The structure has no lateral structural system of its own. Because it not isolated from its east and west neighbors, it will be the victim of differing oscillations of the other buildings during a seismic event. The difficulty of restoring the structure to code is described in part above in the response to section E.

G. *Is the currently designated resource a deterrent to an improvement project of substantial benefit to the City which overrides the public interest in its preservation?*

**RESPONSE:**

**Retaining the existing structure would be a detriment to the success of Taylor-Dale restoration project and an impediment to the revitalization of that block face of the Downtown Historic District.**

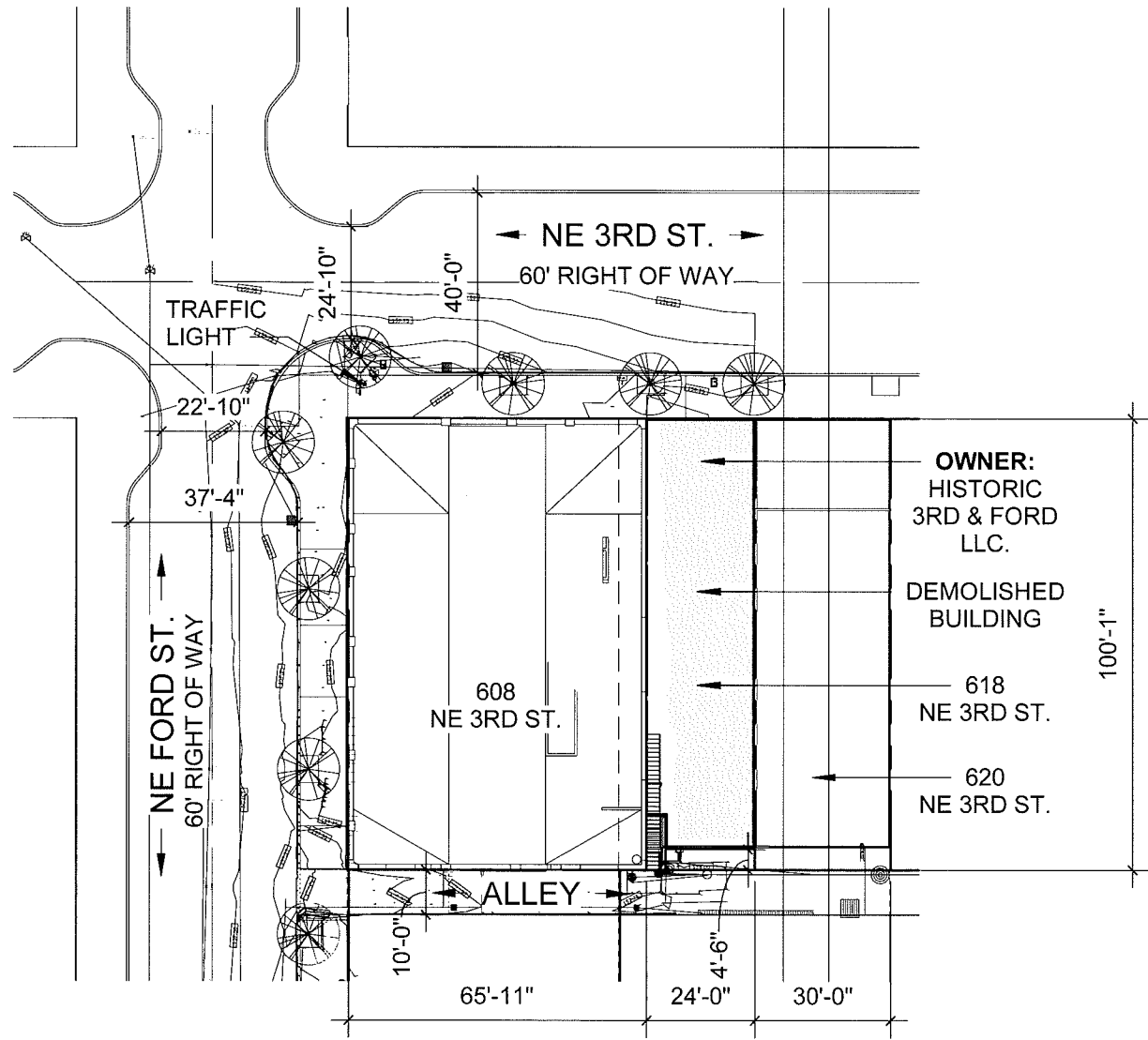
H. *Would the retention of the historic resource be in the best interest of a majority of the citizens of the City?*

**RESPONSE:**

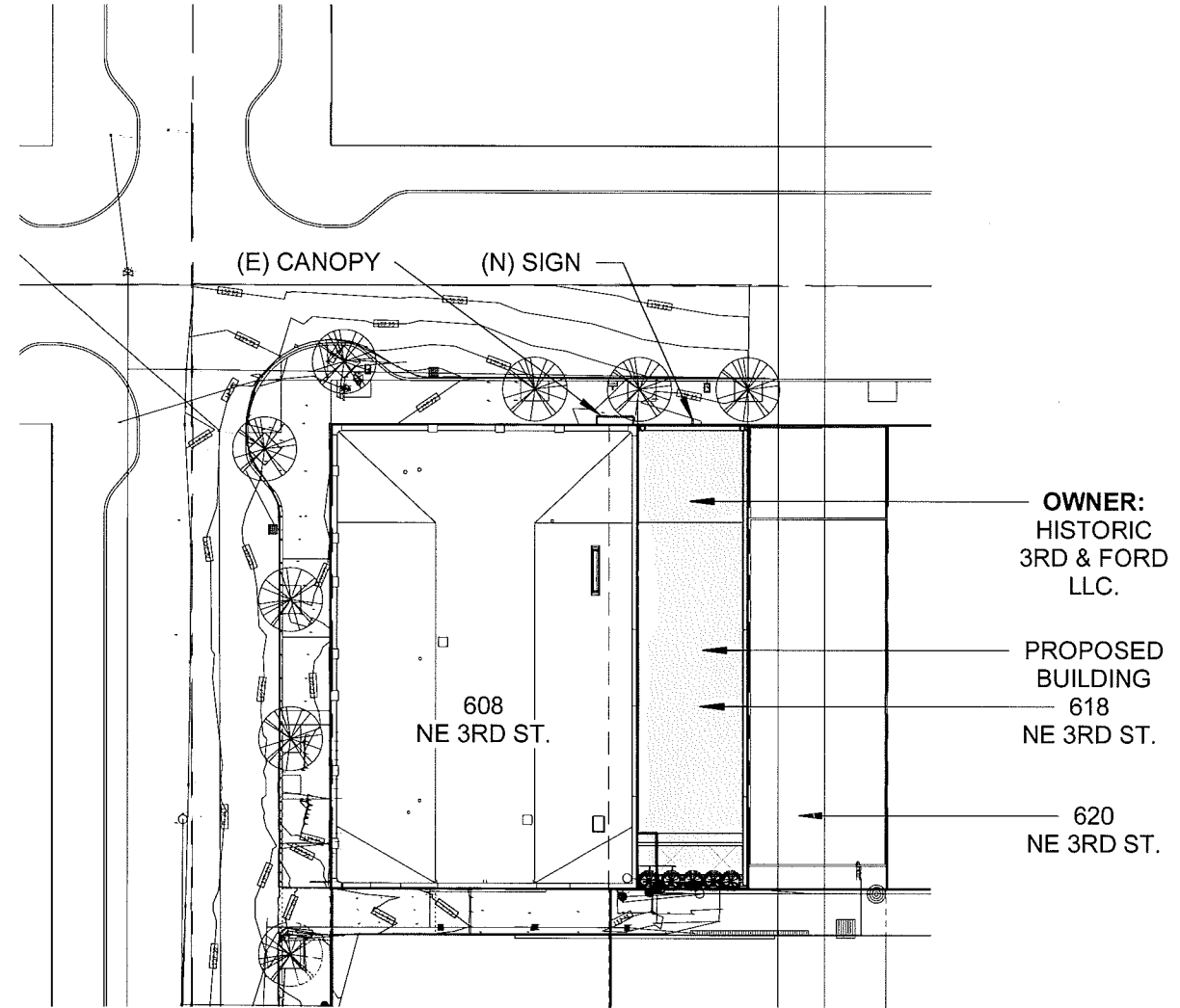
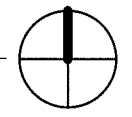
**The structure at 618 NE Third Street is unsafe and misclassified as an historic resource. It does not comply with the stated goals and policies of the Comprehensive Plan and Design Standards and Guidelines for McMinnville's Downtown. It stands in the way of a more economical, more meaningful, more compliant structure on a historically significant site.**

Note: This narrative is supported by the attached report:

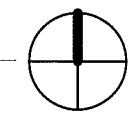
**The History of Buildings at 608 and 618 Northeast Third Street, McMinnville OR.**



1 EXISTING SITE PLAN  
1" = 40'-0"



2 PROPOSED SITE PLAN  
1" = 40'-0"



TAYLOR/DALE 2.0  
618 NE 3rd Street  
McMinnville, OR 97128

05/20/19

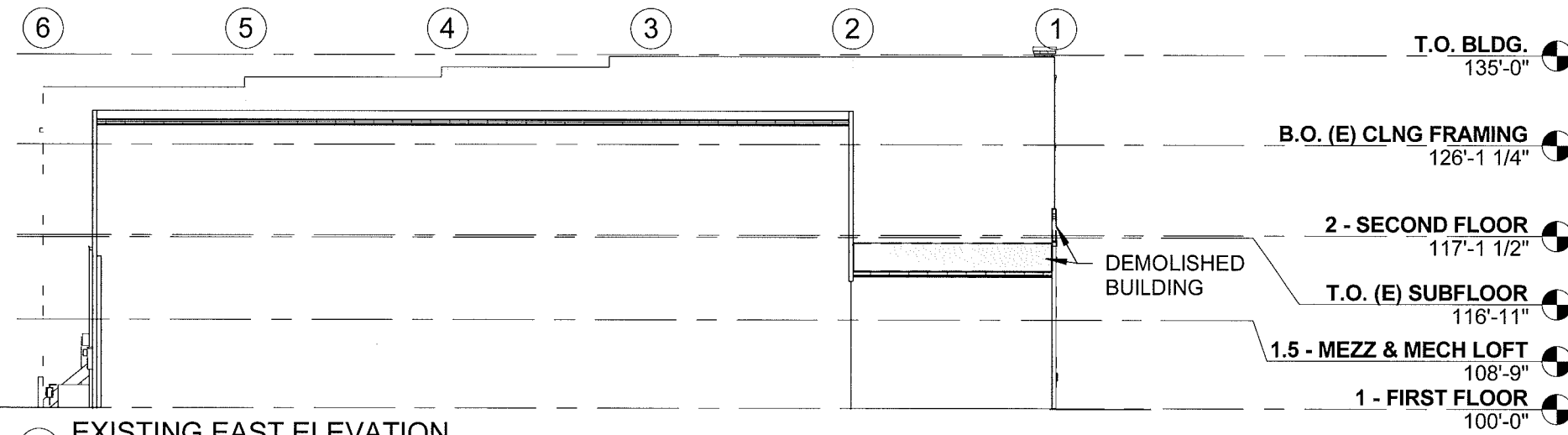
SD-1

EMA  
Ernest R. Munch  
Architecture • Urban Planning, LLC  
111 S.W. Oak Street, Ste 300 | Portland, Oregon 97204  
phone: 503.224.1282 | www.ernestmunch.com

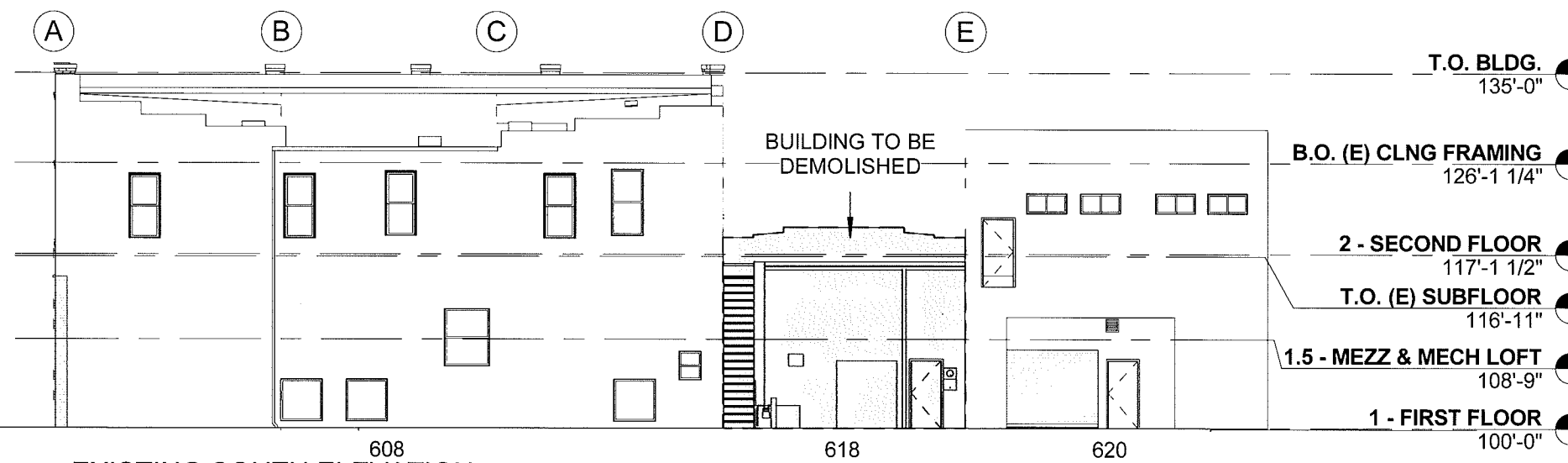
NOT FOR  
CONSTRUCTION



1 EXISTING NORTH ELEVATION  
1/16" = 1'-0"



2 EXISTING EAST ELEVATION  
1/16" = 1'-0"



3 EXISTING SOUTH ELEVATION  
1/16" = 1'-0"

NOT FOR  
CONSTRUCTION

**EMA**  
Ernest R. Munch  
Architecture - Urban Planning, LLC  
111 S.W. Oak Street, Ste 300 | Portland, Oregon 97204  
office: 503.224.1286 | www.ernestmunch.com

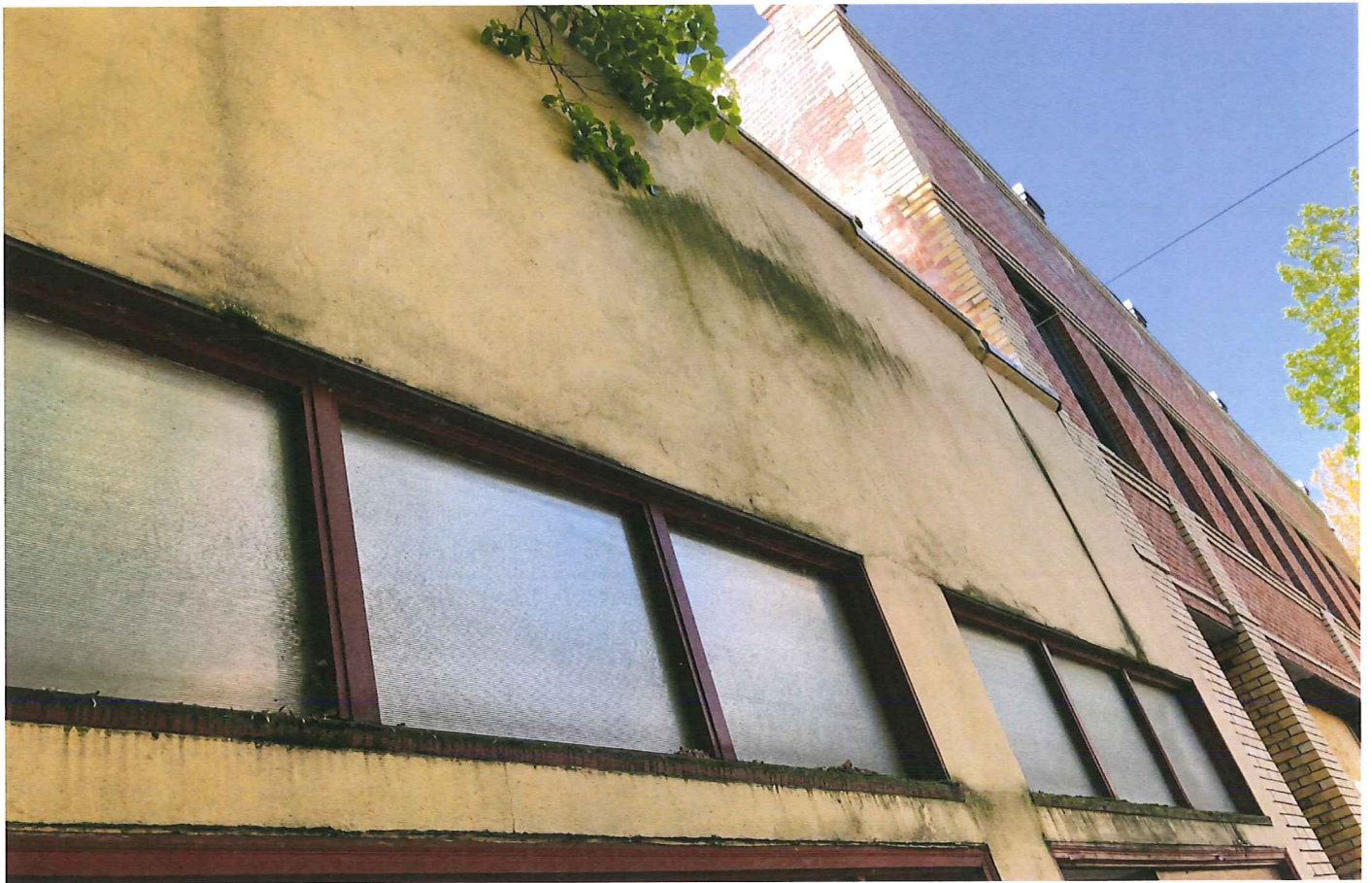
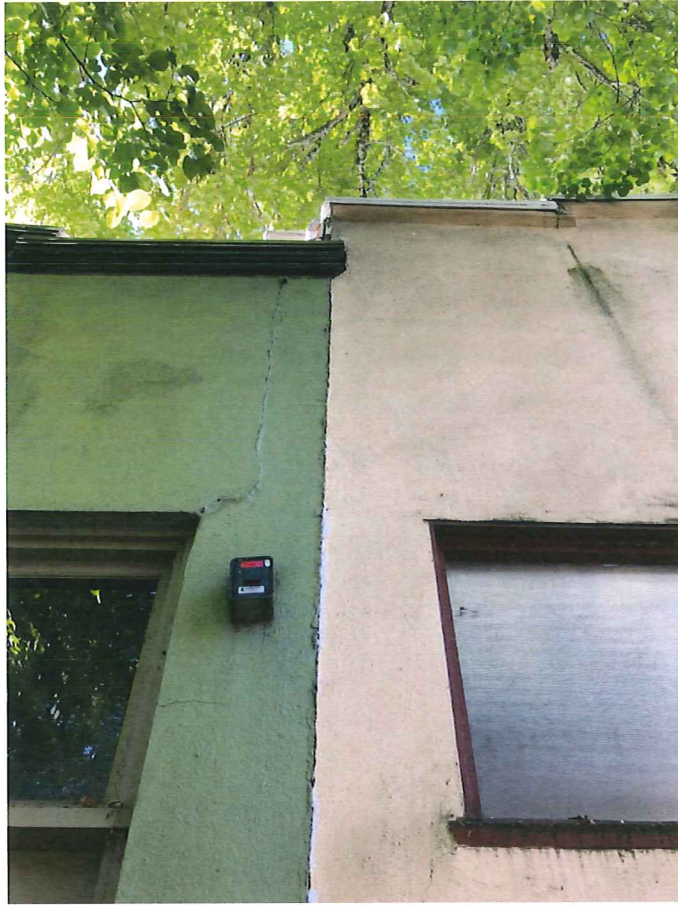
**TAYLOR/DALE 2.0**  
618 NE 3rd Street  
McMinnville, OR 97128

05/20/19

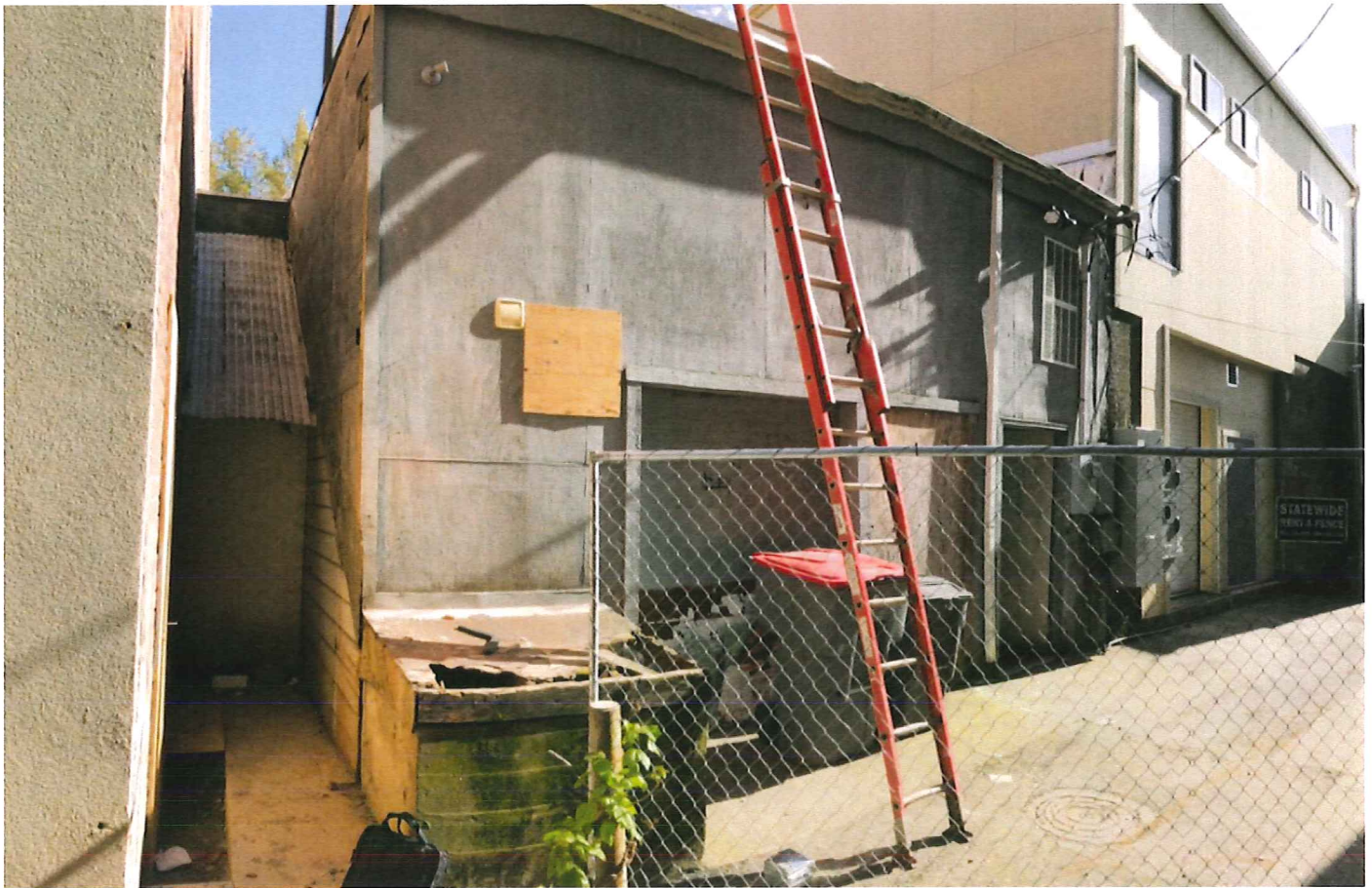
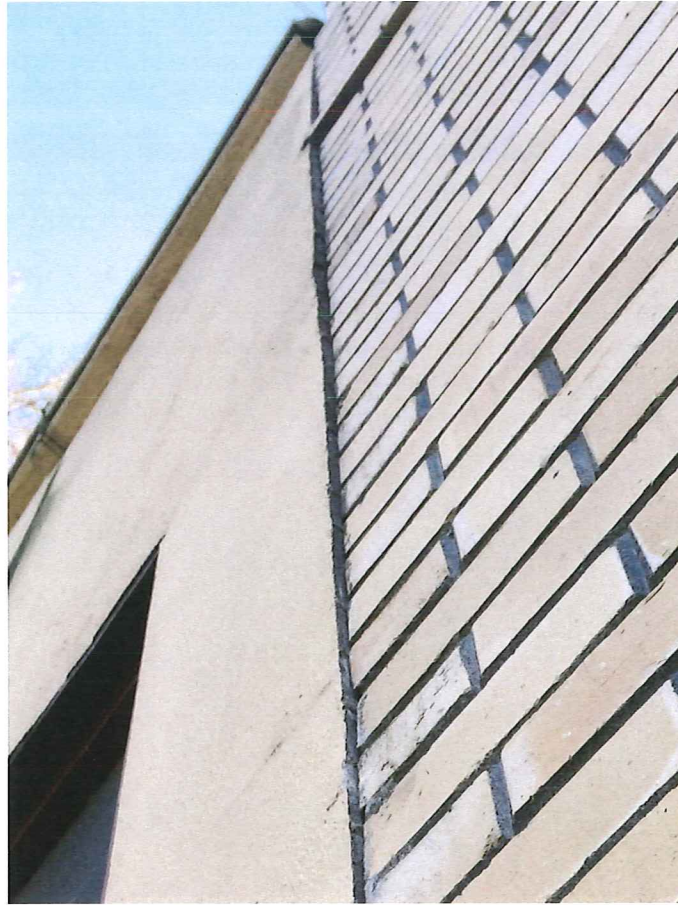
SD-2

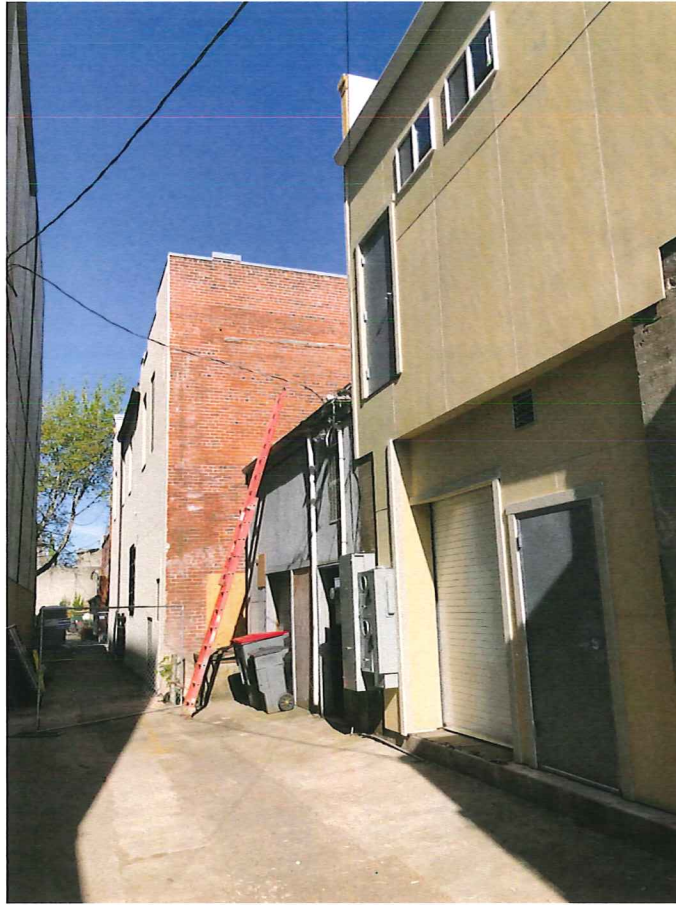








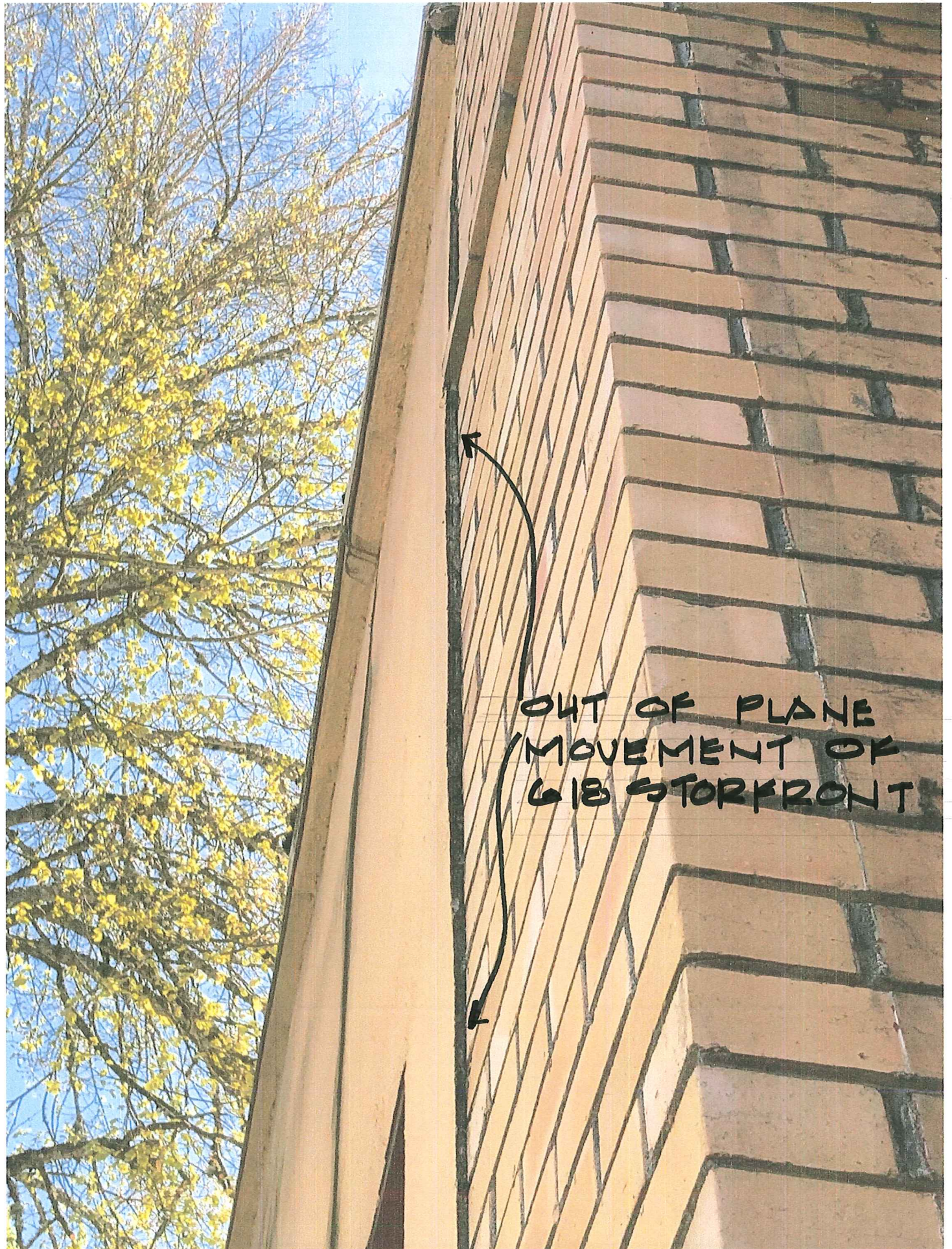












OUT OF PLANE  
MOVEMENT OF  
GIB STOREFRONT



ROTTED SUBSTRATE  
SUSPECTED

ROTTED FRAME



SUBSTRATE OK.





TRANSOM WINDOW HEAD



TRANSOM WINDOW HEAD



TRANSOM WINDOW SILL  
CONDITION

## Demolition Request Narrative: Criteria for Approval Structure at 618 NE Third Street

17.65.050 Demolition,

B. *The Historic Landmarks Committee shall base its decision on the following criteria:*

- 1) *The City's historic policies set forth in the comprehensive plan and the purpose of this ordinance;*

*GOAL: TO PRESERVE AND PROTECT SITES, STRUCTURES, AREAS, AND OBJECTS OF HISTORICAL, CULTURAL, ARCHITECTURAL, OR ARCHEOLOGICAL SIGNIFICANCE TO THE CITY OF McMinnville.*

*Comprehensive Plan Policy 15.00: The City of McMinnville shall establish a program for the identification and preservation of significant sites, structures, objects and areas.*

### **FINDING:**

**618 NE Third Street can be considered a significant site, but not a contributing structure.**

**The original building on this site was constructed circa 1911 by Sarah A. and James L. Fletcher and first housed the Standard Electric Co. That business which is first listed in 1909, was owned by business partners James L. Fletcher and Harry O. Wheeler. The business was then located on "Third Street between D and E streets". In 1910, Fletcher was listed as the sole proprietor of Standard, and at that same address. (Wheeler went into the clothing business.) The electrical supply store is shown on the 1912 Sanborn map and listed at that address in the 1915 directory. Shortly after moving Standard to 616 Third Street (now 618 NE Third Street), Fletcher sold the business to Oliver E. Vanoose, who was listed as a McMinnville Water & Light Commissioner, in 1909.**

**From 1913 to 1923, the Standard Electric Company was owned by Milton H. McGuire. The business was also listed as McGuire Electric during that period. When McGuire was hired by McMinnville Water & Light in 1920, he moved the business to 413 NE Third Street and hired electrician Howard Miller to manage the store. By 1923 Miller owned the company and the name had changed to Miller Electric. In 1927, the building at 618 NE Third Street was occupied by the McMinnville Plumbing Co.**

**In 1932, the property at 608 and 618 NE Third Street was sold by the widowed Sarah A. Fletcher. Two couples, W. C. Hagerty and Lila Haggerty, and H.L. Toney and Pearl Toney purchased the property. Later, the building at 618 NE Third Street was incorporated into the adjacent Taylor Hardware business, which had been operating at 608 NE Third Street since 1918. The Hagerty and Toney heirs sold the property to the Taylor-Dale Hardware Co. in 1964. After Taylor Hardware closed its doors in 1993, 618 NE Third Street housed a coffee-roasting business, a shop for an adjacent furniture store and a bead shop.**

**In retrospect, the most notable figure to be associated with the site was Milton H. McGuire who, after he sold the Standard Electric Company, went on to become the**

superintendent of the electric division of McMinnville Water & Light, and then the manager of the electric and power division. McGuire led that division through major expansions and to national recognition until 1957. His stewardship is defined as “The McGuire Years” by that organization. The founding of McMinnville Water & Light and its expansion and continuance as a locally-owned utility was a key to the growth and success of present day McMinnville.

During McGuire’s occupation of this site, the building appeared as it did in the circa 1920 photo, as seen in Figure 16 of the attached history report.

After that photo was taken, between 1928 and 1948, whether at once or in stages, the building had its east and west walls and roof removed. A new roof was built that extended to the walls of its neighbors on either side. A new concrete floor slab was poured, and the NE Third Street façade was replaced. Two additions were made to the south as well. Those additions were altered later to reestablish a stairway allowing egress from the second floor brick building at 618 Northeast Third Street. All that remains of the building once occupied by Milton McGuire is some of the brick-embossed metal siding from the original street façade which was recycled beside the rear stairway and on the large sliding door off the alley.

The current building has no architectural merit or clearly identifiable style. The national inventory’s designation of the 618 building style as “Craftsman” is both ironical and erroneous.

The stepped eave and stucco finish is a clumsy attempt to imitate its neighbor to the east which is vaguely Dutch in architectural style. The original thin lined, tripartite storefront façade, with recessed entry was removed and replaced by a heavy, two bay, unbalanced, misaligned mixture of doors, windows and a blank panel. The existing north street façade and south alley additions give the appearance of a hodge-podge of piecemeal, ill-considered, ill-proportioned, poorly crafted, and under-funded work.

The original building on the site was much more the model for buildings in the Downtown Historic District when compared through the lens of the adopted design criteria.

The existing façade does not meet the following design criteria of section 17.59.050, B, (3):

*b. A bulkhead at the street level:* **Sub-FINDING:** There is no bulkhead for ½ of the building façade because of a three-part, large vehicle door. On the other half the area under the windows is not distinguished from the wall finish in material, finish, color, or design.

*d. A recessed entry and transom with transparent door;* **Sub-FINDING:** The existing entry is not recessed. The original entry was recessed.

*e. Decorative cornice or cap at the roofline.* **Sub-FINDING:** There is no decorative ornamentation on the cornice to match the adjacent building at 620 NE Third Street which 618 clumsily tries to copy. The original façade had a molded cornice and finials.

*17.59.050, B, (5). The primary entrance to a building shall open on to the public right-of-way and should be recessed. Sub-FINDING: The primary entrance to the existing building is not recessed. The entrances to the original building and the proposed building was and will be recessed.*

*17.59.050, B, (7). The scale and proportion of altered or added building elements, such as new windows or doors, shall be visually compatible with the original architectural character of the building. Sub-FINDING: The scale and proportion of altered or added building elements, such as new windows or doors, ARE NOT visually compatible with the original architectural character of the as documented in the 1918-1920 photo. The existing storefront lacks the proportion, delicateness and elegance of the original storefront.*

*17.59.050, B, (8). Buildings shall provide a foundation or base, typically from ground floor to the lower windowsills. Sub-FINDING: On the existing storefront there is not base below the lower windows. The stucco wall finish runs down to the sidewalk. The proposed rendition of original storefront will add the foundation under the sill of the bulkhead.*

**The current north street façade and south alley additions give the appearance of a hodge-podge of piecemeal, ill-considered, ill-proportioned, poorly crafted, and underfunded work.**

**The proposal to remove the existing façade and create a near replica of the original façade will correct the design errors and craftsmanship of the current façade, and thus make a greater contribution to the Downtown Historic District.**

*Comprehensive Plan Policy 16.00: The City of McMinnville shall support special assessment programs as well as federal grants-in-aid programs and other similar legislation in an effort to preserve structures, sites, objects, or areas of significance to the City.*

**FINDING:**

**NA. The property does not enjoy a special assessment in support of historic preservation.**

*Comprehensive Plan Policy: 17.00 The City of McMinnville shall enact interim measures for protection of historic sites and structures. Those measures are identified in the McMinnville Comprehensive Plan, Volume I, Chapter III.*

**FINDING:**

**NA. This program is applying for approval under Chapter 17.59 and 17.65, not under interim measures.**

*Comprehensive Plan Policy: 17.01* The City of McMinnville will, by the time of the first plan update (1985), conduct a thorough study (consistent with the requirements of Statewide Planning Goal No. 5) of the 515 resources included in the 1980 historical survey and the properties VOLUME II Goals and Policies Page 3 listed on the 1976 Inventory of Historical Sites (Figure III-1, Volume I, McMinnville Comprehensive Plan) and place those structures and sites which are found to warrant preservation on a list of historic buildings and places. The City shall also study other buildings and sites which were not included on the 1976 and 1980 inventories and place those so warranted on the list of historic buildings and places. The City shall then adopt a historic preservation ordinance which is consistent with the requirements of Statewide Planning Goal No. 5 and which protects the structures and sites included on the list (as amended by Ord. 4218, Nov. 23, 1982).

**FINDING:**

**NA. This program is applying for approval under Chapter 17.59 and 17.65, not under interim measures.**

*The Purposes of the Ordinance 17.65 Historic Preservation:*

*Ordinance Purpose A: Stabilize and improve property values through restoration efforts;*

**FINDING:**

**The owners contemplate a substantial investment in the property at 618 NE 3<sup>rd</sup> Avenue, one which will add vitality to the historic district, and support the investment already made historic building at 608 NE Third Street.**

*Ordinance Purpose B: Promote the education of local citizens on the benefits associated with an active historic preservation program;*

**FINDING:**

**The history of McMinnville is a story of good people with foresight and business acumen acting together to build a community. Those people built alliances and institutions and left behind artifacts, many of which are focused on Downtown McMinnville's NE Third Street, its commercial axis. The properties at 608 and 618 NE Third Street tell the stories of Sarah A. and James L. Fletcher, of A.L. Jameson, Milton McGuire, and the Taylor-Dale families. The current owners are in the process of restoring the Taylor-Dale Building, a valued piece of architecture, at 608 NE Third Street and propose to honor another piece of history at 618 NE Third Street in a way which will economically support improvements at both addresses and the community's interest in the Downtown Historic District. This is being done with the care and foresight needed to sustain the artifacts and the stories for another 100 years.**

*Ordinance Purpose C: Foster civic pride in the beauty and noble accomplishments of the past;*

**FINDING:**

The project will use the image of an older building that once occupied the same site as a model to create a more pedestrian friendly, more elegant at the street level, and more economically viable contribution to the city. It will reflect the architecture when it was occupied by the Standard Electric Co. and Milt McGuire. McGuire was the management force which pushed McMinnville Water & Light into the modern age of electricity.

*Ordinance Purpose D: Protect and enhance the City's attractions for tourists and visitors; and*

**FINDING:**

The new façade, a reflection of the original façade, will be more attractive and accessible to visitors. The ground floor use will be a key part of the experience of staying at the VRBO and in McMinnville. The second floor will provide two additional high-quality rooms for visitors.

*Ordinance Purpose E: Strengthen the economy of the City.*

**FINDING:**

The proposed use and structure will accommodate more tourists and visitors in a manner appropriate to McMinnville's historic district. A ground floor commercial use is proposed. Linking this space with the VRBO now under construction will allow for the presentation of a high-quality experience for the visitor. This will boost McMinnville's tourism numbers and its image.

- 2) *The economic use of the historic resource and the reasonableness of the proposed action and their relationship to the historic resource preservation or renovation;*

**FINDING:**

**The reconstruction of the existing one story building and its north façade as a separate building would cost more than the proposed construction of the proposed two story addition to the Taylor-Dale landmark at 608. Preliminary cost estimates for both options are attached. The cost of replicating the support systems for the one story free-standing structure tips the balance in favor of the two story addition. The return on investment would also be dramatic, for both the owner and the public. Two luxury vacation units would not exist in the single story building and the replicated supporting would lessen the amount of revenue generation space available. The 2-story option would be 86% of the**



**cost of the 1-story recreation of the existing façade and would be 5.4 to 6.2 times more productive than the 1-story option.**

The removal of the existing structure will allow for the construction of a replacement which is more compatible with the restored landmark at 608 NE Third Street and the historic district, friendlier and more accessible at the pedestrian level, and more reflective of the original building on this site. The proposed action will gain the economic value of additional rooms without the associated costs of providing additional stairs, another elevator and another lobby and service rooms. This will make greater use of the investment in the infrastructure now being made at Taylor-Dale building, more efficient use of the limited space available at the subject property, and greater economic gain for the community.

- 3) The value and significance of the historic resource;  
**FINDING:**

The building as it originally existed was the home of Standard Electric Co. and its owner Milton McGuire. When McGuire joined McMinnville Water & Light in 1920, he led the power and electricity divisions and became the management force which pushed that organization and McMinnville into the modern age of electricity. Only some recycled, brick-embossed metal siding from that building survives today.

The proposed project intends to save the remaining embossed metal siding for preservation and educational purposes, but it will not be used as an exterior finish.

- 4) The physical condition of the historic resource;

**FINDING:**

Currently the building is in poor condition. It has no east or west walls or lateral system in either direction. The plumbing and electrical systems are out of date and partially nonfunctional. The flat slab concrete floor is no longer flat. It is either sinking along the east and west sides or rising in the center. Photos are attached.

The building requires new roofing, but the condition of the roof structure is unknown.

The building's lack of a lateral structural system constitutes a danger to the occupants of the existing building and those adjoining it. If a major remodel is undertaken the roof will need to be trimmed away from the neighboring buildings and re-supported between two new east and west walls. It is difficult to see how these walls could be built without removing the existing roof structure entirely.

The street façade is showing signs of rot as the result of poor detailing. Rot of window and door framing and sheathing was detected in areas shown in the attached photos. The extent of damage to the main structural framing is unknown and cannot be determined without further destructive investigation.

The west support of the 3<sup>rd</sup> Street façade has shifted toward the street, indicating an out-of-plane structural failure. The reason for this movement, the competency of its restraint, could be discovered through destructive investigation. Its rate of movement has not been determined. If the building is retrofitted undergoes a seismic retrofit, this building element would need to be rebuilt with a moment frame, and separated from the neighboring façades by 3"- 4" minimum gap.

- 5) Whether the historic resource constitutes a hazard to the safety of the public or its occupants;

#### **FINDING**

The building is currently in poor condition. The plumbing and electrical systems are out of date and partially nonfunctional.

The street façade is showing signs of rot as the result of poor detailing. Rot of window and door framing and sheathing was detected in areas shown in the attached photos. The extent of damage to the main structural framing is unknown and cannot be determined without further destructive investigation.

The west support of the 3<sup>rd</sup> Street façade has shifted toward the street, indicating an out-of-plane structural failure. The reason for this movement, the competency of its restraint, could be discovered through destructive investigation. Its rate of movement has not been determined. If the building is retrofitted undergoes a seismic retrofit, this building element would need to be rebuilt with a moment frame, and separated from the neighboring façades by 3"- 4" minimum gap.

The structure lacks east and west walls. The structure has no lateral structural system and is not isolated from its east and west neighbors, and hence it will be the victim of differing oscillations of the other buildings during a seismic event. In this condition, the existing structure constitutes a risk to its occupants and those in the flanking buildings, and which are historically designated buildings themselves. A letter from the Structural Engineer is attached.

The main entrance does not meet accessible code. By observation, it appears that the interior floor level was raised to allow for a regrading of 3<sup>rd</sup> Street, sometime in the past. This resulted in a threshold which exceeds the 1/2" maximum rise allowed by the ADA code. The lack of a recessed entrance inhibits a resolution of this issue.

**The lack of a recessed entry could inhibit its conversion to an A occupancy as an out-swinging egress door is required by section 1008.1.2 of the Oregon Structural Specialty Code, and doors are not allowed to swing over the right of way by section 3202.2 of the same code.**

To upgrade the existing structure, the roof, and north and south walls would need to be removed. New east and west walls would need to be built with a fire rating and lateral supports isolated from the neighboring structures, (The level structural diaphragms of Taylor-Dale Building could not be extended to meet the new sloping roof of a one story building.) A new street façade and exterior alley wall would need to be built. (A recreation of the existing Third Street façade would not meet the Downtown Design Standards and Guidelines.)

- 6) Whether the historic resource is a deterrent to an improvement program of substantial benefit to the City which overrides the public interest in its preservation;

**FINDING:**

**It is too early to determine if the current building will have an effect on the results of the pending Third Street Study.**

**It appears that the existing floor level was raised up to meet the street grade, which was raised after the original building was first constructed. However, the floor level is still low compared to the existing curb and street levels and this may inhibit a future regrading of Third Street.**

- 7) Whether retention of the historic resource would cause financial hardship to the owner not outweighed by the public interest in the resource's preservation; and

**FINDING:**

**The historic relevance lies with the site not the existing building.**

**The building's lack of a lateral structural system constitutes a danger to the occupants of the existing building and those adjoining it.**

**A full seismic upgrade could follow two approaches:**

- 1) Treating 618 as a separate building and,**
- 2) Tying 618 to 608 and using the lateral system installed in 608 to work for 618.**

**Using the first approach, remodeling the building as a structure separate from neighboring buildings at 608 and 620, the subject building would require its own lateral system. The roof would need to be held back from the neighboring buildings and re-supported**

between two new east and west fire rated walls. Those walls would need to be spaced away from the neighboring walls to allow for seismic drift of all three buildings. It is difficult to see how these walls could be built without removing the existing roof structure entirely. This approach would be a costly and yield precious little for the owner and the community.

The second approach, tying a new light-weight structure on the 618 site to the lateral system now being established for 608, is more promising.

- First, the code allows a 10% increase over the design load of the extant lateral system. This can be done with a light weight design/construction of the building at 618.
- Second, only one fire-rated wall needs to be drift protected, that to the east and adjacent to 620. This saves a great deal of cost.
- Third, the approach requires the addition of a second story in order to align the sloping roof planes with each other. This gains two additional units for tourist accommodation and leads to other economies. With the existing egress stairs and elevator shared, and utilities and service spaces not replicated, there is less cost, and more usable space can be gained on the 618 property.
- Fourth, the community gains a piece of architecture that is more in line with its design standards and economic expectations and more representative of the site's historical designation and the story of McMinnville and its builders.
- Fifth, it is estimated that the reconstruction of the existing 1-story building and its north façade as a separate building would cost 16% more than the proposed construction of the proposed 2-story addition to the Taylor-Dale landmark at 608. Preliminary cost estimates for both options are attached. The cost in dollars and space of replicating the support systems for the one story free-standing structure tips the balance in favor of the two-story addition.
- The return on investment would also differ dramatically for both the owner and the public. The 2-story option is estimated to bring in 5.4 to 6.2 times more revenue than the 1-story option. Two luxury vacation units would not exist in the single story option lessening the economic ripple effect in the community. That broader effect has not been calculated.
- Given the cost and return projections, it is unclear if the 1-story addition would be economically viable.

In short it appears that the cost of rehabilitating the existing structure outweighs the long-term potential economic and historical value of the existing structure. Thus the building may inhibit the overall improvement of the Downtown Historic district and detract from the owner's investment in the preservation of the Taylor-Dale building. It is difficult to see what would be gained by the community or the owner by restoring the existing façade. Additionally, restoration of the existing façade would not meet the Downtown Design Standards and Guidelines.

- 8) Whether retention of the historic resource would be in the best interests of a majority of the citizens of the City, as determined by the Historic Landmarks Committee, and, if not, whether the historic resource may be preserved by an alternative means such as through photography, item removal, written description, measured drawings, sound retention or other means of limited or special preservation.

**FINDING:**

**It appears that the cost of rehabilitation of the existing structure would outweigh its potential long-term economic value. Thus the building may, for a period of time, inhibit the overall improvement of the Downtown Historic District and detract from the owner's investment in the Taylor-Dale building.**

**It would be reasonable to document the building through photos and digital measurement and move forward with another solution which would better support the City's Historic District and the owners' investment in the neighboring landmark.**

**The remaining original brick embossed metal siding will be saved for both preservation and educational purposes but not be reused as an exterior finish.**

Note: This narrative is supported by the attached report:

**The History of Buildings at 608 and 618 Northeast Third Street, McMinnville OR.**

Ernie Munch  
EMA Ernest Munch Architects  
111 SW Oak Suite 300  
Portland, Oregon 97204  
ernie@ermunch.com

June 6, 2019

**RE: Taylor Dale 2 Building  
McMinnville Oregon  
Project Number: 219094**

Dear Ernie:

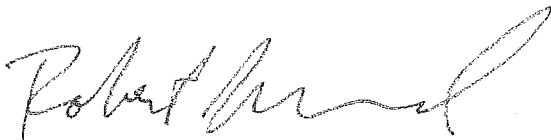
As discussed, we have reviewed the condition of the single-story building East of the Taylor Dale building which is under renovation. We are referring to this building as Taylor Dale 2. The primary concerns regarding this building are as follows.

1. There is no seismic separation between this building, Taylor Dale Building, and the buildings to the East. In a seismic event these, buildings will sway at different periods and possibly create significant damage to the existing facades. We have calculated the separation requirement between Taylor Dale and Taylor Dale 2 to be 4 to 5 inches. The requirement for building seismic separation was calculated per the requirements of Chapter 12 of ASCE 7-14 and the Oregon State Structural Specialty Code OSSC.
2. The roof support for this single-story building is a shared wall at the Taylor Dale building and the building to the East. These walls should be independent structural walls and not shared.

It is our belief that these issues are significant in nature and should be addressed. The most practical solution would be reconstruction with an appropriate building for the site that addresses these basic requirements and fits within the desired context of the site.

Not fixing this these condition does present a danger to the general public and the occupants during a significant seismic event. The roof structure could collapse and debris from the storefront could fall into the sidewalk and public ROW.

Please call me at (503) 244-7014 if you have any questions regarding this recommendation.



Robert J. Grummel P.E. S.E.  
Grummel Engineering, LLC

**JFW TD2 ONE STORY OPTION**  
**for budgeting use on TD 2**  
**Based on EMA initial design**

<b>Project name</b>	TD2 ONE STORY OPTION Mc Minnville Or
<b>Architect</b>	Ernie Munch
<b>Estimator</b>	MG
<b>Labor rate table</b>	Standard
<b>Equipment rate table</b>	Standard
<b>Job size</b>	2300 sf
<b>Duration</b>	6 mo
<b>Bid date</b>	6/8/2019
<b>Notes</b>	Assumes; This project will have to stand alone in a year or more. It assumes no cellar, and only a vanilla shell below with the same finishes upstairs as phase 1.  Without a schedule I assume 6 months  Excluded; permits Basement Main floor finishes except for the polished concrete floor and the heavy timber post and beams envisioned Fire sprinklers including street connections  Includes New Electrical gear Plumbing Grease Interceptor  3 Moment frames assume creating existing facade  require 400 sq support spaces

Notes

Report format

Sorted by 'Group phase/Phase'  
'Detail' summary  
Allocate addons  
Print sort level notes



Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
1000.00		<b>GENERAL CONDITIONS</b>					
	1140.00	Project Development, Pre construction Project Development & re Estimating	1.00 sum	TD 2		9,676	
	1141.00	Project Development, Pre construction Project Management Project Manager Allowance	24.00 week	TD 2		103,767	
		Project Management				103,767	Construction management is tied to this scope and only allows for minor changes.
							Additional scope changes will require more PM expense.
	1141.50	Superintendent GC Computer & wireless service onsite	6.00 mo	TD 2		645	
		Superintendent/ PM	24.00 week	TD 2		86,011	
		Superintendent				86,657	Onsite Project Superintendent, managing crews, subs, materialmen, inspectors, Safety, Schedules, documentation.
	1141.85	Equipment Operators/ Hoisting/ Mat Handling Mat, Handling Onsite general/ in the absence of a crane	2.00 mo	TD 2		16,724	
		Equipment Operators/ Hoisting/ Mat Handling				16,724	Moves materials to sites in absence of crane and machine accesses
	1341.00	Safety - Rails etc Safety Rails 2x4 nail on @ openings	50.00 lft	TD 2		475	
		Roof parapet railing bolt on	150.00 lf	TD 2		1,055	
		Safety - Rails etc				1,529	
	1345.00	Safety - First Aid Equip First Aid Equip	8.00 mnth	TD 2		466	
		Safety - First Aid Equip				466	
	1350.10	Safety -Provisions / eqp rent Fire Extinguishers on site and maintenance	4.00 ea	TD 2		230	
		Safety -Provisions / eqp rent				230	
	1365.15	Temp protection plastic/ protecting finishes	2,000.00 sf	TD 2		2,059	
		Temp protection				2,059	Protecting existing finishes
	1511.00	Temp - Utilities Temporary Large Light Setup	2.00 ea	TD 2		400	
		string lighting	3.00 ea	TD 2		1,207	
		50 amp Heat Fan units/ 2 ea	9.00 eamo	TD 2		838	
		Temp Electricity by owner	4.00 mo	TD 2		2,235	
		Spyder Electrical Box and chords/ 2 floors	14.00 mo	TD 2		1,223	
		Temp Toilet (rental)	6.00 mnth	TD 2		873	
		Temp - Utilities				6,776	
	1520.00	Temp - Staging area Temp fence/alley / dumpster/ gradall parking	150.00 lf	TD 2		880	
		Temp - Staging area				880	
	1531.00	Temp - Fence Temp Tree protection	3.00 ea	Base structure		472	
		Temp - Fence				472	
	1590.05	Site Prints Blue Prints Allowance	4.00 each	TD 2		531	
		Site Prints				531	Allowance
	1591.00	Job, Temp Office Job Trailer Mid Size/Medium Crew	6.00 mo	TD 2		1,685	
		Steel Lock Boxes	2.00 ea	TD 2		116	
		Office supplies	1.00 sum	TD 2		335	
		Office eqp/ large printer/ software	8.00 mo	TD 2		1,034	
		Job, Temp Office				3,170	
	1592.10	Control - Traffic Closure permits (street or sidewalk)	10.00 day	TD 2		167	City said no cost to them just get permit
		Control - Traffic				167	
	1600.00	Scaffolding Scaffolding Contractor front wall	3.00 mo	TD 2		2,808	main floor wall work and clgs
		Scaffolding				2,808	
	1600.50	Equipment Hauling Equipment hauling	1.00 sum	TD 2		2,255	
		Equipment Hauling				2,255	
	1601.50	Equipment Repair Replace Budget Eqp repairs/ replacement	5.00 mnth	TD 2		3,964	

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
	1601.50	Equipment Repair Replace Budget Sharpening & tool replacement	24.00 week	TD 2		1,397	
		Equipment Repair Replace Budget				5,361	
	1601.75	Small mat & Hardware Small materials & Hardwares	1.00 sum	TD 2		408	
		Small mat & Hardware				408	
	1602.50	Eqp. Fuels Diesel & Gas (equipment)	6.00 mnth	TD 2		2,795	
		Diesel & Gas (trucks)	6.00 mnth	TD 2		4,192	
		Eqp. Fuels				6,986	
	1650.00	Permit Fees/ NIC <b>permits excluded</b>	<b>sum</b>	<b>TD 2</b>			
	1675.00	Testing Requirements Testing Budget	1.00 sum			23,802	
		Testing Requirements				23,802	By owner
	1680.00	Environ Hazards Assessmt <b>Hazardous Mat Expenses by owner</b>	<b>1sum</b>	<b>TD 2</b>			
	1701.00	Layout Wall Layout over slab	1.00 ea	TD 2		836	
		Layout bdg /batter boards	4.00 Bbd			2,054	
		Layout				2,890	
	1705.00	Clean Up - Ongoing Current Cleanup & trash hauling / past concrete	24.00 week	TD 2		40,139	
		Clean Up - Ongoing				40,139	
	1706.00	Dumpster/ curb placed/ covered Rent Dumpster	6.00 eamo			12,466	
		Dumpster/ curb placed/ covered				12,466	
	1711.00	Clean Up - Final Final Cleanup Sub/	2,300.00 SQFT	TD 2		1,292	
		Clean Up - Final				1,292	
	1725.00	Project Closeout Punchlist & Detailing	1.00 sum	TD 2		5,668	
		Project Closeout				5,668	
	1741.00	Project Vehicle Project Vehicle	6.00 mo	TD 2		9,781	
		Project Vehicle				9,781	
		<b>GENERAL CONDITIONS</b>				<b>346,957</b>	
<b>2050.00</b>		<b>DEMOLITION</b>					
	2075.16	Rem Conc - Walls Concrete foundation demol/ walls only assumed/ leave flgs	150.00 lf			5,840	
		Rem Conc - Walls				5,840	
	2075.30	Rem Conc -Slab on Grade Demo Conc Slab/ machine	100.00 cuyd	TD 2	GC Est	27,759	depths and hidden mat unknown allowance
		Demo Conc Sidewalks	cuyd	TD 2	GC Est	2,246	
		Demo Conc Slab/ machine at alley	30.00 cuyd	TD 2	GC Est	8,328	depths and hidden mat unknown allowance
		Rem Conc -Slab on Grade				38,333	
	2078.00	Shoring of structures Post & Beam shoring of upper structure	100.00 lf			8,955	
		Shoring of structures				8,955	
	2078.10	Rem WD-Roof Structure Remove roof sheeting and frame/ hand work	2,300.00 sf	TD 2		16,340	
		Rem WD-Roof Structure				16,340	
		<b>DEMOLITION</b>				<b>69,467</b>	<b>Our liability insurance does not allow us to do hazardous material removal. So this must be a direct owner cost and paid directly by them.</b>
<b>2100.00</b>		<b>SITework</b>					
	2105.00	Excav - Sub Budgets Mobilization	1.00 sum	TD 2	GC Est	6,738	
		Sidewalk prep and rock	1.00 sum	TD 2	GC Est	3,369	
		Hot tap	1.00 sum	TD 2	lawson	24,707	
		Foundation Excav. complete/	1.00 sum	TD 2	lawson	71,811	
		Rain drain connection to storm/ in pbg	lf	TD 2	GC Est	7,300	
		Fdn & Rain Drain sub	248.00 lf			5,570	
		Excav - Sub Budgets				110,295	
	2112.00	Underground Locates Locales on phone elect.gas H2O	1.00 ea			337	

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
	2141.00	Underground Locates Dewater - General				337	
		<b>Dewatering All Types</b>	8.00 each	TD 2	GC Est	3,085	
	2380.01	Dewater - General				3,085	
		Sidewalks					
		S-walks by GC unit priced/ no exc.	250.00 sf		GC Est	4,312	
	2511.00	Sidewalks				4,312	
		Paving Asphalt					
		<b>Paving 3" &amp; 6" Base Rock Subcontr.</b>	11,000.00 sf	TD 2		61,767	
	2527.00	Paving Asphalt				61,767	
		Curbs Poured Conc.					
		<b>City Curb Subcontracted</b>	33.00 lf		GC Est	1,816	
	2900.01	Curbs Poured Conc.				1,816	
		Landscape-General					
		<b>Landscape Subcontract</b>	1.00 sum			11,230	
		Landscape-General				11,230	
		<b>SITWORK</b>				<b>201,843</b>	
<b>3000.00</b>		<b>CONCRETE</b>					
	3013.00	Concrete lump sums					
		<b>Monolithic fdn &amp; slab / total cost see notes</b>	2,400.00 sf	TD 2	GC Est	48,516	I suggest a heavy slab so we can drive eqp on it
		Footings per Cuydw / rebar/ cut up/ GC researched	12.00 yd			11,952	
		2016					
		Concrete lump sums				60,468	
	3204.00	Rebar Subcontract					
		<b>Rebar Supplier bids generic/ ton</b>	9.00 ton			11,624	
		Rebar Installer Sub	18,000.00 lb			10,107	
		Rebar Subcontract				21,731	
	3274.00	Concrete polishing / budget/ main floor					
		<b>Slab grinding staining and densifying/ Allowance</b>	2,350.00 sf		GC Est	17,155	include joint treatment
		Concrete polishing / budget/ main floor				17,155	Always an allowance
		<b>CONCRETE</b>				<b>99,353</b>	
<b>5000.00</b>		<b>METALS</b>					
	5001.00	Steel Detailing reviews					
		<b>GC Shop drawing review</b>	1.00 set	TD 2	GC Est	1,672	by general contractor
	5010.00	Steel Detailing reviews				1,672	
		Steel Fab Supplier					
		<b>Steel Fab materials</b>	1.00 sum	TD 2	GC Est	17,180	
		<b>Steel installation</b>	1.00 sum	TD 2	GC Est	6,451	
		Steel Fab Supplier				23,632	
	5055.00	Fastner-Col J Bolts					
		<b>Anchor Bolt Template</b>	10.00 each	TD 2	GC Est	1,254	
		<b>Bolt Anchor J 5/8x10" to concrete</b>	100.00 each	TD 2	GC Est	523	
		Fastner-Col J Bolts				1,777	
	5056.00	Wood to Wood Bolts					
		<b>ASTM 307 Bolts 3/4" * 8</b>	100.00 each	TD 2	GC Est	1,556	assumed misc beams
		Wood to Wood Bolts				1,556	
	5110.10	Structural - I Beams					
		<b>W Shape W- 16 x 45 moment frame w/ w12 posts welded</b>	69.00 lft			59,067	
		Structural - I Beams				59,067	
	5110.40	Structural - HP Shapes					
		<b>Remove and Reuse historic H beam</b>	1.00 ea			2,196	
		Structural - HP Shapes				2,196	
	5420.01	Structural - ColdRoll Frm					
		<b>Beam Side plates decorative</b>	12.00 ea		GC Est	3,018	
		Post base blade plates	6.00 ea		GC Est	2,179	
		Structural - ColdRoll Frm				5,197	
	5715.00	Ornamental Misc					
		<b>Architectural steel plate work/ possibly at entry and brick wall openings</b>	1.00 each	TD 2	GC Est	17,969	assumes 3 cut in budget for more plate and rivet details perhaps clean up red brick door cutouts
		Ornamental Misc				17,969	
		<b>METALS</b>				<b>113,066</b>	
<b>6000.00</b>		<b>WOOD &amp; PLASTICS</b>					
	6000.25	Carpenter foreman Crew					
		<b>Carpenter Foreman</b>	12.00 week		GC Est	16,055	

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
6000.55		Carpenter foreman Crew				16,055	
		Cranes & operators/ Firewall Hoisting					
		14 ton Crano HR w/ oper.	40.00 hr		GC Est	7,630	
		Spider hydro crane 20 ton w op & Mob/ both long walls from slab	32.00 hr		GC Est	10,580	
6000.65		Cranes & operators/ Firewall Hoisting				18,210	
		Equipment Hauling					
		Gradall Trucking expense	2.00 ea		GC Est	1,204	
		24' PJ truck and trailer 20,000lb	6.00 haul		GC Est	3,252	
6000.75		Equipment Hauling				4,456	
		Equip Rental					
		Trash Carts 1 yd	5.00 mo		GC Est	349	
		Reach Forklift	6.00 mo		GC Est	12,575	
		Vertical Lazer	1.00 mo		GC Est	553	
		Lazer Level	3.00 mo		GC Est	1,048	
		20' Manlift	3.00 mo		GC Est	1,502	
		25' Manlift	3.00 mo		GC Est	1,747	
		10" Table Saw	12.00 wk		GC Est	559	
		Rolo-Hammer medium sized	10.00 day		GC Est	408	
		Large Compressor/ Pneumatics	7.00 mo		GC Est	815	
		Nailers & Hoses	24.00 wk		GC Est	1,118	
		24' Extension Ladders	10.00 wk		GC Est	699	
		Industrial Vacuum	10.00 wk		GC Est	291	
		Portable Welder	1.00 week		GC Est	186	
		Rolling Beam Lift	4.00 wk		GC Est	349	
		48' 4wd GC manlift rental month	2.00 mo		GC Est	5,112	
		Pallet Jack	2.00 mo		GC Est	175	
		Equip Rental				27,485	
6001.00		SIMPSON - Frame Anchors					
		Framing Anchor Budget lump sum	1.00 sum	TD 2	GC Est	12,512	
		SIMPSON - Frame Anchors				12,512	
6051.00		Fasteners - Expansion					
		Para Bolts 1/2 "6/7	100.00 ea	TD 2	GC Est	1,186	
		Fasteners - Expansion				1,186	
6051.25		Fasteners - Titan screw anchors					
		1/2 x 5 titan anchors	100.00 each	TD 2	GC Est	674	
		Fasteners - Titan screw anchors				674	
6054.00		Fasteners - Nails & Screw					
		Fastners Budget w/ pneumatics/ sf bdg	2,300.00 sf	TD 2	GC Est	1,339	
		Fasteners - Nails & Screw				1,339	
6106.00		Framing - Studs 2x4					
		Most Interior walls metal in SR Div	0.00 sf	TD 2	GC Est	0	
		Studs 2 x 4 x 8 S&B/ wood door bucks for nailing	14.00 each	TD 2	GC Est	265	
		Framing - Studs 2x4				265	
6107.00		Framing - Studs 2x6					
		Studs Pony Walls 2"6-7/7' parapets	400.00 sf	TD 2	GC Est	4,817	
		Studs 2 x 6 x 16 S&B lower walls	240.00 each	TD 2	GC Est	15,001	
		Studs 2 x 6 R.L. S&B	1,200.00 Inft	TD 2	GC Est	2,943	
		Studs 2 x 6 R.L. S&B	220.00 Inft	TD 2	GC Est	540	
		Studs 2 x 6 R L Treated	180.00 Inft	TD 2	GC Est	812	
		Studs 2 x 6 R L Treated	110.00 Inft	TD 2	GC Est	496	
		Framing - Studs 2x6				24,609	
6107.33		Heavy Timbers/ Bar & Dining only/ Sandblasted					
		10 x 10 x 14' Select post/ public areas	12.00 ea	TD 2	GC Est	5,388	
		Heavy Timbers/ Bar & Dining only/ Sandblasted				5,388	
6107.34		Glulam Beams					
		5 1/2 x 21 x 24' GL/ headers stroot end of 1st floor	1.00 ea	TD 2	GC Est	1,103	
		Glulam Beams				1,103	
6107.50		Ledgers / Plate backing					
		Ledgers 3x6 PT fit inside channel steel for joist connections	200.00 lf	TD 2	GC Est	5,961	
		Top Plate Backing 2x6 or 8 RL	350.00 lf	TD 2	GC Est	856	
		Ledgers / Plate backing				6,818	
6108.10		Open Web Floor/ Roof Trusses					
		18" Open Web trusses roof uses	46.00 each	TD 2	GC Est	9,945	
		2 x 4 spreaders	200.00 lf	TD 2	GC Est	913	
		Open Web Floor/ Roof Trusses				10,858	Assumes simple slope to roof/ no crickets except sides of parapets
6109.30		Crickets & overbuilds behind mansard					
		Crickets ledger 2x4 @ roof sidewalls	230.00 lf	TD 2	GC Est	639	
		Crickets sill 2x6	230.00 lf	TD 2	GC Est	728	

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
6109.30		Crickets & overbuilds behind mansard					
		Crickets framed w/ 2x4x4" long	115.00 ea	TD 2	GC Est	4,023	
		Crickets sheeted w/ 5/8 CDX	700.00 sf	TD 2	GC Est	3,042	
		Crickets & overbuilds behind mansard				8,432	
6109.40		Roof Curbs Framing					
		Skylight Curbs 2x8 & underframing tapered	200.00 lf	TD 2	GC Est	4,367	
		Roof Curbs Framing				4,367	
6110.01		Blocking					
		2*6 Fire Blocking 10' oc/ truss blocking	650.00 lf	TD 2	GC Est	3,998	
		Blocking				3,998	
6115.50		Siding Concrete					
		1/2 x 2 pt rain screene spacers 16" oc	3,200.00 lf	TD 2	GC Est	3,145	
		5/16" Hardi Plank Sheets 4x8x8' primed/ 2@ party wall/ and alley wall	3,200.00 sf	TD 2	GC Est	10,795	
		Siding Concrete				13,940	
6115.80		Plywd Wall Sheathing					
		Plywood 1/2 CDX @ walls	3,200.00 sqft	TD 2	GC Est	9,225	
		Plywd Wall Sheathing				9,225	
6115.50		Gyp exterior 5/8" sheatng					
		Gypboard Sheeting 5/8 hand nailed/ 2 layers/ party wall only	3,200.00 sqft	TD 2	GC Est	6,660	
		Gypboard Sheeting 5/8 hand nailed/ street wall	805.00 sqft	TD 2	GC Est	1,675	
		Gyp exterior 5/8" sheatng				8,335	
6117.00		Roof Sheathing Plywd					
		3/4 T&G CDX, Plywood	2,400.00 sf	TD 2	GC Est	4,296	
		Roof Sheathing Plywd				4,296	
6182.00		Headers - Solid					
		6x12x 10' headers/ wdos , doors	24.00 lf	TD 2	GC Est	660	
		4x8 fir headers	35.00 lf	TD 2	GC Est	272	
		Headers - Solid				933	
6400.00		Casework Subcontract					
		Casework lump per TD1	1.00 ea	TD 2	GC Est	6,513	
		Pulls were excluded allowance/	0.00 sum	TD 2	GC Est	0	
		Casework Subcontract				8,513	
6410.05		Casework Install					
		Casework Installation	41.33 lnft	TD 2	GC Est	3,456	
		Casework Install				3,456	
6413.20		Door.or Wdo Casing Int					
		1 x 5 fir trim/ plane edge square to jamb/ ease edge	140.00 lf	TD 2	GC Est	2,143	
		1 x 6 Fir head casing	20.00 lf	TD 2	GC Est	306	
		Door.or Wdo Casing Int				2,450	
6413.25		Door.or Wdo Crown Mould					
		bead Mould / Classic design	20.00 lf	TD 2	GC Est	232	
		Crown Mould / H740	20.00 lf	TD 2	GC Est	300	
		Crown Mould / H354 crown columns	10.00 lf	TD 2	GC Est	150	
		Door.or Wdo Crown Mould				683	
6414.05		Windows and sills					
		Entry window walls in restaurant	4.00 ea	TD 2	GC Est	12,094	
		Window Sills (Fir 2x12 with special bead edge and jointed to wdo sill	10.00 lf	TD 2	GC Est	905	
		Windows and sills				12,999	
6414.12		Wdo- jamb extensions					
		Wood windows	3.00 ea	TD 2	GC Est	3,543	3 more of monitor windows
		wdo jamb extensions 1 x 8 fir dato joint	60.00 lf	TD 2	GC Est	1,942	
		Wdo- jamb extensions				5,485	
6450.01		1 Trim - Wood Base					
		Oak 3/4" quarter round mould	320.00 lf	TD 2	GC Est	2,027	
		H740 Moulding atop base	320.00 lnft	TD 2	GC Est	2,403	
		Wood Base 1x6 CVG	320.00 lnft	TD 2	GC Est	5,643	
		1 Trim - Wood Base				10,073	
6450.13		1 Trim - Interior Cornice/ Facia					
		FJP 514	425.00 lnft	TD 2	GC Est	6,280	
		H 740	425.00 lnft	TD 2	GC Est	5,786	
		1 Trim - Interior Cornice/ Facia				12,066	
6450.20		X trim cedar wdo casings					
		1 x 1 ext Cedar window trims to brick / monitor supplied	60.00 lnft	TD 2	GC Est	418	
		X trim cedar wdo casings				418	
6450.75		X Trim - Column Capitals					
		Column Capitals	2.00 each	TD 2	GC Est	451	

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
7000.00	6450.85	X Trim - Column Capitals X Trim - Cedar Batts 1x3 RS Cedar Batts tie knot/ alley siding joints X Trim - Cedar Batts	300.00 lf	TD 2	GC Est	451 851 851	
		<b>WOOD &amp; PLASTICS</b>				<b>241,929</b>	
		<b>THERMAL MOISTURE PROT.</b>					
	7110.00	Roofing Subcontract Roofing Sub	2,300.00 sf	TD 2	GC Est	56,152	
	7185.00	Roofing Subcontract Vapor Barriers Wall Stazo Wrap Moisture barrier /taped/ 1st Vapor Barriers Wall	2,066.00 sf 3,200.00 sf	TD 2	GC Est	56,152 1,911	
	7192.00	Flashings Flexible/ remember 2 layers Fortiflash 9"x 75' stick on/ first layer Fortiflash 6"x 75' stick on/2ed layer Flashings Flexible/ remember 2 layers	100.00 lf 30.00 lf	TD 2	GC Est GC Est	413 97	
	7192.02	Flashings Flexible/ remember 2 layers Vapor Barriers Underfloor Stogo 15ml w/ tape cost/ Whitecap Vapor Barriers Underfloor	2,400.00 sf			510 2,565	
	7200.00	Fire caulk fire caulking/ 3 beads per wall or floor connection/ East wall only Fire caulk	600.00 lf	TD 2	GC Est	1,135	
	7210.01	Insulation - Subcontract Insulation SF per TD 1 Insulation - Subcontract	2,300.00 sf	TD 2	GC Est	7,749	
	7212.10	Insulation - Rigid Foam Dow 2" rigid blue board perimeter field laid Insulation - Rigid Foam	600.00 sqft			973	
	7600.01	Sheetmetal - Sub Sheet Metal wall cap/ TD 1 was 265/lf tie to neighbors/ terrace sm Sheetmetal - Sub	165.00 lf	TD 2	GC Est	27,795	Assumes nice cap only at street and to side at neighbors wall
	7620.01	Sheetmetal - Flashing - 4 x 1/2 x 4" 22 ga Z flashing at firewall at siding Sheetmetal - Flashing -	272.00 lf	TD 2	GC Est	1,594	
	7620.20	Gutters Custom Cu gutters & DS sub allowance Gutters	1.00 sum	TD 2	GC Est	2,808	
	7800.00	Caulking Subcontractors Caulking sub masonry/ Wdo Phase allowance Caulking Subcontractors	lf	TD 2	GC Est	1,685	
	8000.00	<b>THERMAL MOISTURE PROT.</b>				<b>104,877</b>	
		<b>DOORS &amp; WINDOWS</b>					
8110.00	HM Door budgets Ext Specialty Electronic Door Hardware supplier Doors & Hdwr Supplier HM/ Doors & Hdwr install labor HM Door budgets Ext	1.00 sum 4.00 sum 11.00 ea	TD 2 TD 2 TD 2	GC Est GC Est GC Est	13,477 14,712 9,198		
8210.01	HM Door budgets Ext Doors - Wood Custom Entry door install/w/ hdwr/ 3/0x7/0 Fir Interior door Doors - Wood	1.00 ea 7.00 Ea	TD 2 TD 2	GC Est GC Est	5,973 2,049		
8305.00	Doors - Access Door Access Call Up Mill 2'6"sq Doors - Access	1.00 each	TD 2	GC Est	4,122		
8500.00	Glazing Subs Mirrors Glazing Subs	0.33 sum	TD 2	GC Est	1,248		
8545.00	Skyllites 2-0x2-0 Skylite Skyllites	6.00 ea	TD 2	GC Est	1,248 5,530		
8610.01	Windows - Wood Storefront Glass WAG Windows - Wood	0.33 ea	TD 2	GC Est	27,820	Allowance	
9000.00	<b>DOORS &amp; WINDOWS</b>				<b>84,129</b>		
		<b>FINISHES</b>					

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
	9230.00	Stucco Sub Stucco Subcontractor Bid	1,100.00 sf			43,799	
		Stucco Sub				43,799	
	9252.50	SR Sub Costs & TI Drywall Subcontract	1.00 sum	TD 2	GC Est	95,459	
		SR Sub Costs & TI				95,459	
	9686.00	Ceramic Tile Tile and slate Sub complete	0.33 sum	TD 2	GC Est	16,846	
		back splashes	0.33 sum	TD 2	GC Est	2,309	
		saw/backer rod/caulk for expansion joint	0.33 sum	TD 2	GC Est	973	
		Ceramic Tile				28,127	
	9920.01	Painting - interior Interior painting sub/ specified walls only	0.33 sum	TD 2	GC Est	9,624	
		painting sub	0.33 sum	TD 2	GC Est	29,328	
		Painting - Interior				38,951	
	9930.01	Painting - TransparentFin Finish Transp Varnsh Wood Trim/ cabinets confirmed	0.33 lf	TD 2	GC Est	0	Flaquered w/ toned material 3 coats at 150 lf/ hr F-hse
		Painting - TransparentFin				0	
	9965.00	Countertops Pental Quartz Cinza/ 1/3 of TD 1	sqft	TD 2	GC Est	4,492	
		Countertops				4,492	
		<b>FINISHES</b>				<b>202,829</b>	
<b>10000.00</b>		<b>SPECIALTIES</b>					
	10523.00	Fire Extinguisher Portable Cress Ext Co2 10 lb Squeeze Grp	3.00 each	TD 2	GC Est	304	
		Fire Extinguisher Portable				304	
	10800.01	Misc Toilet/Bath Equip Phase 2	15.00 ea	TD 2	GC Est	4,377	Allowance on mat
		Misc Toilet/Bath Equip				4,377	
		<b>SPECIALTIES</b>				<b>4,681</b>	
<b>15000.00</b>		<b>MECHANICAL</b>					
	15100.10	HVAC HVAC budget	1.00 sum	TD 2	GC Est	80,286	
		seismic for mechanical roof units	1.00 sum	TD 2	GC Est	689	
		HVAC design	1.00 sum	TD 2	GC Est	80,286	
		Heating & Cooling Eqp	1.00 sum	TD 2	GC Est	11,230	
		Mechanical Ventilation Lovres, automated	1.00 sum	TD 2	GC Est	0	
		Automated controll systems	1.00 lsum	TD 2	GC Est	0	
		HVAC				172,471	
	15200.00	Plumbing Plumbing budget phase 2	1.00 sum	TD 2	GC Est	93,197	to include greasei interceptor installation
		Plumbing finish phases	1.00 sum	TD 2	GC Est	0	
		Gas Service	1.00 sum	TD 2	GC Est	0	
		Plumbing				93,197	
		<b>MECHANICAL</b>				<b>265,668</b>	
<b>16000.00</b>		<b>ELECTRICAL</b>					
	16100.10	Electrical Electrical design	1.00 sum	TD 2		11,230	
		Electrical Subcontract	1.00 sum	TD 2		134,765	
		<i>Fire &amp; Alarm Syst. sub</i>	<i>sum</i>	<i>TD 2</i>			
		<i>Security Syst. sub</i>	<i>sum</i>	<i>TD 2</i>			
		<i>Phone &amp; Data Syst. budget</i>	<i>sum</i>	<i>TD 2</i>			
		<i>Comcast</i>	<i>sum</i>	<i>TD 2</i>			
		<i>Time projection clock phase 2</i>	<i>sum</i>	<i>TD 2</i>			
		<i>Security Camera's NIC</i>	<i>sum</i>	<i>TD 2</i>			
		Electrical				145,996	
		<b>ELECTRICAL</b>				<b>145,996</b>	

Estimate Totals

Description	Amount	Totals	Rate	Cost Basis	Percent of Total
Labor	488,943				26.00%
Material	78,024				4.15%
Subcontract	1,238,979				65.88%
Equipment	66,843				3.55%
Other	8,005				0.43%
	1,880,794	1,880,794			100.00%
<b>Total</b>		<b>1,880,794</b>			



**Spreadsheet Report**  
**JFW TD2 TWO STORY OPTION****JFW TD2 TWO STORY OPTION**  
**for budgeting use on TD 2**  
**Based on EMA initial design**

<b>Project name</b>	JFW TD2 TWO STORY OPTION Mc Minnville Or
<b>Architect</b>	Ernie Munch
<b>Estimator</b>	MG
<b>Labor rate table</b>	Standard
<b>Equipment rate table</b>	Standard
<b>Job size</b>	4700 sf
<b>Duration</b>	8 mo
<b>Bid date</b>	4/29/2019
<b>Notes</b>	<p>Assumes;</p> <p>This project will have to stand alone in a year or more. It assumes no cellar, and only a vanilla shell below with the same finishes upstairs as phase 1. very little sub bidding is in this estimate so it is only an initial budgeting for consideration by the team.</p> <p>Without a schedule I assume 8 months</p> <p>Excluded;</p> <p>permits Basement Main floor finishes except for the polished concrete floor and the heavy timber post and beams envisioned</p> <p>Includes All finishes matching TD1 upstairs Entire structure, utilizing the many point of connections in TD1</p>

**Spreadsheet Report**  
**JFW TD2 TWO STORY OPTION**

**Report format**

- Sorted by 'Group phase/Phase'
- 'Detail' summary
- Allocate addons
- Print sort level notes

Estimate Totals

Description	Amount	Totals	Rate	Cost Basis	Cost per Unit	Percent of Total
Labor	540,839				115.072 /sf	33.31%
Material	133,345				28.371 /sf	8.21%
Subcontract	878,038				166.817 /sf	54.08%
Equipment	68,806				14.640 /sf	4.24%
Other	2,618				0.557 /sf	0.16%
	1,623,646	1,623,646			345.457 /sf	100.00%
<b>Total</b>		<b>1,623,646</b>			<b>345.457 /sf</b>	

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
1000.00		<b>GENERAL CONDITIONS</b>					
	1140.00	Project Development, Pre construction Project Development & re Estimating	1.00 sum	TD 2		9,479	
	1141.00	Project Development, Pre construction Project Management Project Manager Allowance Project Management	32.00 week	TD 2		103,705	Construction management is tied to this scope and only allows for minor changes.  Additional scope changes will require more PM expense.
	1141.50	Superintendent GC Computer & wireless service onsite Superintendent/ PM Superintendent	8.00 mo 34.00 week	TD 2 TD 2		842 119,371	
	1141.75	Laborers minor movement to 2ed floor Laborers	10.00 day	TD 2		4,096 4,096	
	1141.85	Equipment Operators/ Hoisting/ Mat Handling Mat. Handling Onsite general/ in the absence of a crane Equipment Operators/ Hoisting/ Mat Handling	2.00 mo	TD 2		16,384	Moves materials to sites in absence of crane and machine access
	1341.00	Safety - Rails etc Safety Rails 2x4 nail on @ openings Window rails 2x4 doubled Roof parapet railing bolt on Safety - Rails etc	50.00 inft 30.00 lf 150.00 lf	TD 2 TD 2 TD 2		465 82 1,033	
	1345.00	Safety - First Aid Equip First Aid Equip Safety - First Aid Equip	8.00 mnth	TD 2		456 456	
	1350.10	Safety -Provisions / eqp rent Fire Extinguishers on site and maintenance Safety -Provisions / eqp rent	4.00 ea	TD 2		225 225	
	1365.15	Temp protection Carpet Masking plastic/ protecting finishes Temp protection	2,000.00 sf	TD 2		2,017	Protecting existing finishes
	1511.00	Temp - Utilities Temporary Large Light Setup string lighting 50 amp Heat Fan units/ 2 ea Temp Electricity by owner Spyder Electrical Box and chords/ 2 floors Temp Toilet (rental) Temp - Utilities	2.00 ea 3.00 ea 9.00 eamo 0.00 mo 14.00 mo 8.00 mnth	TD 2 TD 2 TD 2 TD 2 TD 2 TD 2		392 1,182 821 0 1,197 1,140	
	1520.00	Temp - Staging area Temp fence/alley / dumpster/ gradall parking Temp - Staging area	150.00 lf	TD 2		882 362	
	1531.00	Temp - Fence Temp Fence Sub 12 mo Temp - Fence	200.00 inft	TD 2		604 604	
	1590.00	Blue Prints Blue Prints Allowance Blue Prints	4.00 each	TD 2		519	Allowance
	1591.00	Job. Temp Office Office in basement setup/moved Staging in basement cleaned out eventually Steel Lock Boxes setup each floor Office supplies Office eqp/ large printer/ software Job. Temp Office	1.00 ea 1.00 ea 2.00 ea 1.00 sum 8.00 mo	TD 2 TD 2 TD 2 TD 2 TD 2		1,866 1,673 114 328 1,012	
	1592.10	Control - Traffic Closure permits (street or sidewalk) Control - Traffic	10.00 day	TD 2		164	City said no cost to them just get permit
	1600.00	Scaffolding Scaffolding Contractor front wall	3.00 mo	TD 2		164 2,747	main floor wall work and clgs

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
	1600.50	Scaffolding				2,747	
		Equipment Hauling					
		Equipment hauling	1.00 sum	TD 2		2,208	
	1601.50	Equipment Hauling				2,208	
		Equipment Repair Replace Budget					
		Eqp repairs/ replacement	5.00 mnth	TD 2		3,883	
		Sharpening & tool replacement	24.00 week	TD 2		1,368	
	1601.75	Equipment Repair Replace Budget				5,254	
		Small mat & Hardware					
		Small materials & Hardwares	1.00 sum	TD 2		399	
		Small mat & Hardware				399	
	1602.50	Eqp. Fuels					
		Diesel & Gas (equipment)	6.00 mnth	TD 2		2,736	
		Diesel & Gas (trucks)	8.00 mnth	TD 2		5,472	
		Eqp. Fuels				8,209	
	1650.00	Permit Fees/ NIC					
		<b>All permits excluded</b>	sum	TD 2			
	1675.00	Testing Requirements					
		<b>Testing Expenses by owner</b>	sum	TD 2			
		<b>Special Inspections Fees by owner</b>	sum	TD 2			
	1680.00	Environment Hazards Assessmt					
		<b>Hazardous Mat Expenses by owner</b>	1sum	TD 2			
	1701.00	Layout					
		Wall Layout over slab	1.00 ea	TD 2		819	
		Layout bdg /batter boards	4.00 BBd			1,029	
		Layout				1,848	
	1705.00	Clean Up - Ongoing					
		Current Cleanup & trash hauling / past concrete	24.00 week	TD 2		39,322	
		Clean Up - Ongoing				39,322	
	1706.00	Dumpster/ curb placed/ covered					
		Rent Dumpster N side of bdg	6.00 mnth	TD 2		7,911	
		Dump chule setup	4.00 mnth	TD 2		1,534	
		Dumpster/ curb placed/ covered				9,445	
	1711.00	Clean Up - Final					
		Final Cleanup Sub/	4,700.00 SQFT	TD 2		2,582	
		Clean Up - Final				2,582	
	1725.00	Project Closeout					
		Punchlist & Detailing	1.00 sum	TD 2		5,553	
		Project Closeout				5,553	
	1741.00	Project Vehicle					
		Project Vehicle	8.00 mo	TD 2		12,769	
		Project Vehicle				12,769	
		<b>GENERAL CONDITIONS</b>				<b>360,363</b>	
<b>2050.00</b>		<b>DEMOLITION</b>					
	2075.10	Rem Conc - Walls					
		Concrete foundation demol walls only assumed/ leave figs	150.00 lf			5,719	
		Rem Conc - Walls				5,719	
	2075.30	Rem Conc -Slab on Grade					
		Demo Conc Slab/ machine	50.00 cuyd	TD 2	GC Est	9,736	depths and hidden mat unknown
		Demo Conc Sidewalks	cuyd	TD 2	GC Est	2,198	
		Rem Conc -Slab on Grade				11,934	
	2076.65	Rem Masonry - Misc					
		Remove Misc Masonry for door openings	3.00 ea	TD 2	GC Est	8,241	
		Rem Masonry - Misc				8,241	
	2078.10	Rem WD-Roof Structure					
		Remove existing structure w/ maching	8,500.00 sf	TD 2	GC Est	13,927	
		Rem WD-Roof Structure				13,927	
	2079.50	Rem Brick Veneer					
		Remove Brick Plaster Sandblast/ new beams blasted also for aged look	500.00 sqft	TD 2	GC Est	10,201	
		Rem Brick Veneer				10,201	
		<b>DEMOLITION</b>				<b>50,022</b>	<b>Our liability insurance does not allow us to do hazardous material removal. So this must be a direct owner cost and paid directly by them.</b>
<b>2100.00</b>		<b>SITWORK</b>					
	2105.00	Excav - Sub Budgets					

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
2105.00		Excav - Sub Budgets					
		Mobilization	1.00 sum	TD 2	GC Est	6,592	
		Sidewalk prep and rock	1.00 sum	TD 2	GC Est	3,296	
		Foundation Ex mono slab/ gravel/ trenching/ guess	1.00 sum	TD 2	GC Est	21,975	
		Rain drain connection to storm/ in pbg	lf	TD 2	GC Est	0	
2141.00		Excav - Sub Budgets				31,864	
		Dewater - General					
		Dewatering All Types	8.00 each	TD 2	GC Est	1,858	
		Dewater - General				1,858	
2380.01		Sidewalks					
		S-walks by GC unit priced/ no exc.	250.00 sf		GC Est	1,822	
		Sidewalks				1,822	
2511.50		Paving Repair / Resurface					
		Paving Repair and Resurface	100.00 sf	TD 2	GC Est	2,307	
		Paving Repair / Resurface				2,307	
2527.00		Curbs Poured Conc.					
		City Curb Subcontracted	23.00 lf		GC Est	303	
		Curbs Poured Conc.				303	
		<b>SITWORK</b>				<b>38,154</b>	<b>All points of connection are in place in basement of TD1</b>
<b>3000.00</b>		<b>CONCRETE</b>					
3013.00		Concrete lump sums					
		Monolithic fdn & slab / total cost see notes	2,350.00 sf	TD 2	GC Est	25,821	I suggest a heavy slab so we can drive eqp on it
		Concrete lump sums				25,821	
3274.00		Concrete polishing / budget/ main floor					
		Slab grinding staining and densifying/ Allowance	2,350.00 sf		GC Est	16,783	include joint treatment
		Concrete polishing / budget/ main floor				16,783	Always an allowance
		<b>CONCRETE</b>				<b>42,604</b>	
<b>4000.00</b>		<b>MASONRY</b>					
4900.00		Metro Brick Veneer					
		Metro Brick backing panel screwed on	1,100.00 sf		GC Est	4,307	
		Metro Brick glue and place	1,100.00 sf		GC Est	22,406	
		Metro Brick point joints/ standard brick	1,100.00 sf		GC Est	9,143	
		Acid wash and clean brick	1,100.00 sf		GC Est	1,209	
		Metro Brick Veneer				37,064	
		<b>MASONRY</b>				<b>37,064</b>	
<b>5000.00</b>		<b>METALS</b>					
5001.00		Steel Detailing reviews					
		GC Shop drawing review	1.00 set	TD 2	GC Est	1,638	by general contractor
		Steel Detailing reviews				1,638	
5010.00		Steel Fab Supplier					
		Steel Fab materials	1.00 sum	TD 2	GC Est	16,809	
		Steel installation	1.00 sum	TD 2	GC Est	6,313	
		Steel Fab Supplier				23,122	
5055.00		Fastner-Col J Bolts					
		Anchor Bolt Template	10.00 each	TD 2	GC Est	1,229	
		Bolt Anchor J 5/8x10" to concrete	100.00 each	TD 2	GC Est	512	
		Fastner-Col J Bolts				1,741	
5056.00		Wood to Wood Bolts					
		ASTM 307 Bolts 3/4" *8	100.00 each	TD 2	GC Est	1,524	assumed misc beams
		Wood to Wood Bolts				1,524	
5110.40		Structural - HP Shapes					
		Remove and Reuse historic H beam	1.00 ea			2,151	
		Structural - HP Shapes				2,151	
5420.01		Structural - ColdRoll Frm					
		Beam Side plates decorative	12.00 ea		GC Est	2,955	
		Post base blade plates	6.00 ea		GC Est	2,134	
		Structural - ColdRoll Frm				5,089	
5510.07		Misc - Drag Struts					
		Drag strut installation/upper floor and roof assumed	8.00 ea	TD 2	GC Est	12,713	assumed tied to TD 1
		Misc - Drag Struts				12,713	
5510.40		Misc - Angle Bolted Masry					
		Assumes masonry wall angles are installed in TD 1 for floor connections	0.00 ea	TD 2	GC Est	0	

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
	5715.00	Misc - Angle Bolted Masry Ornamental Misc Architectural steel plate work possibly at entry and brick wall openings	1.00 each	TD 2	GC Est	17,580	assumes 3 cut in budget for more plate and rivet details perhaps clean up red brick door cutouts
		Ornamental Misc				17,580	
<b>6000.00</b>		<b>METALS</b>				<b>65,558</b>	
		<b>WOOD &amp; PLASTICS</b>					
	6000.25	Carpenter foreman Crew Carpenter Foreman	12.00 week		GC Est	15,729	
		Carpenter foreman Crew				15,729	
	6000.55	Cranes & operators/ Firewall Hoisting 14 ton Crane HR w/ oper. Spider hydro crane 20 ton w op & Mob/ both long walls from slab	10.00 hr 16.00 hr		GC Est GC Est	1,866 5,178	
		Cranes & operators/ Firewall Hoisting				7,044	
	6000.65	Equipment Hauling Gradall Trucking expense 24' PJ truck and trailer 20,000lb	2.00 ea 6.00 haul		GC Est GC Est	1,179 3,185	
		Equipment Hauling				4,363	
	6000.75	Equip Rental Trash Carts 1 yd Reach Forklift Vertical Lazer Lazer Level 20' Manlift 25' Manlift 10" Table Saw Roto-Hammer medium sized Large Compressor/ Pneumatics Nailers & Hoses 24' Extension Ladders Industrial Vacuum Portable Welder Rolling Beam Lift 48' 4wd GC manlift rental month Pallet Jack	5.00 mo 6.00 mo 1.00 mo 3.00 mo 3.00 mo 3.00 mo 12.00 wk 10.00 day 7.00 mo 28.00 wk 10.00 wk 10.00 wk 1.00 week 4.00 wk 2.00 mo 2.00 mo		GC Est GC Est GC Est GC Est GC Est GC Est GC Est GC Est GC Est GC Est GC Est GC Est GC Est GC Est GC Est GC Est GC Est	342 12,313 542 1,026 1,471 1,710 547 399 798 1,277 684 285 182 342 5,005 171	
		Equip Rental				27,094	
	6001.00	SIMPSON - Frame Anchors Framing Anchor Budget lump sum SIMPSON - Frame Anchors	1.00 sum	TD 2	GC Est	12,254	
		SIMPSON - Frame Anchors				12,254	
	6049.00	Adhesives Panel Glue (framing type)	1,000.00 lf		GC Est	324	
		Adhesives				324	
	6051.00	Fasteners - Expansion Para Bolts 1/2 "6"/ basement plates	100.00 ea	Base structure	GC Est	1,161	
		Fasteners - Expansion				1,161	
	6051.25	Fasteners - Titan screw anchors 1/2 x 5 titan anchors	100.00 each	Base structure	GC Est	660	
		Fasteners - Titan screw anchors				660	
	6051.50	Epoxy Anchors Anchors @ masonry	100.00 ea	Base structure	GC Est	2,500	
		Epoxy Anchors				2,500	
	6054.00	Fasteners - Nails & Screw Fastners Budget w/ pneumatics/ sf bdg	4,700.00 sf	Interior phase	GC Est	2,679	
		Fasteners - Nails & Screw				2,679	
	6105.00	Framing - Studs 2x4 Most Interior walls metal in SR Div	0.00 sf	Interior phase	GC Est	0	
		Studs 2 x 4 x 8 S&B/ wood door bucks for nailing	14.00 each	Interior phase	GC Est	260	
		Framing - Studs 2x4				260	
	6107.00	Framing - Studs 2x6 Studs Pony Walls 2'-6"-7' paraphets Studs 2 x 6 x 16 S&B lower walls Studs 2 x 6 x 18 S&B for 9" walls Studs 2 x 6 R.L. S&B Studs 2 x 6 R.L. S&B Studs 2 x 6 R L Treated Studs 2 x 6 R L Treated	400.00 sf 165.00 each 65.00 each 360.00 lnft 220.00 lnft 180.00 lnft 110.00 lnft		GC Est GC Est GC Est GC Est GC Est GC Est GC Est	4,719 10,103 6,006 885 529 796 486	

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
		Framing - Studs 2x6				23,502	
6107.33		Heavy Timbers/ Bar & Dining only/ Sandblasted 10 x 10 x 14" Select post/ public areas	12.00 ea		GC Est	5,277	
		Heavy Timber 10"x18"x16" 3 in each room of dining/ over bath walls	6.00 ea		GC Est	5,780	
6107.34		Heavy Timbers/ Bar & Dining only/ Sandblasted Glulam Beams				11,058	
		5 1/2 x 21 x 24' GL/ headers street end of 1st floor	1.00 ea	Base structure	GC Est	1,080	
		Glulam Beams				1,080	
6107.50		Ledgers / Plate backing Ledgers 3x8 PT fit inside channel steel for joist connections	200.00 lf		GC Est	5,840	
		Top Plate Backing 2x6 or 8 RL	350.00 lf		GC Est	839	
		Ledgers / Plate backing				6,679	
6108.10		Open Web Floor/ Roof Trusses 18" Open Web trusses floor uses/ top hanger support	51.00 each		GC Est	10,054	
		18" Open Web trusses roof uses	46.00 each		GC Est	9,739	
		2 x 4 spreaders	200.00 lf		GC Est	894	
		Open Web Floor/ Roof Trusses				20,686	Assumes simple slope to rear/ no crickets except sides of parapets
6109.00		Rafters, side furring to form arch clgs in main bedrooms Rafters 2 x 6 x 24 S&B	51.00 each		GC Est	3,553	
		Rafters, side furring to form arch clgs in main bedrooms				3,553	These would simply nail alongside the web joists in a soft arch to economically provide a classy ceiling and loose the sloped framing of the trusses look They would also provide a flat ceiling in the bathrooms and entry hall We could also frame from the opposing direction and form a peaked curvature with a skylight centering in it.
6109.30		Crickets & overbuilds behind mansard Crickets ledger 2x4 @ roof sidewalls	230.00 lf		GC Est	626	
		Crickets sill 2x8	230.00 lf		GC Est	713	
		Crickets framed w/ 2x4x 4' long	115.00 ea		GC Est	3,941	
		Crickets sheeted w/ 5/8 CDX	700.00 sf		GC Est	2,980	
		Crickets & overbuilds behind mansard				8,260	
6109.40		Roof Curbs Framing Skylight Curbs 2x8 & underframing tapered	100.00 lf	Base structure	GC Est	2,139	
		Roof Curbs Framing				2,139	
6110.01		Blocking 2"6 Fire Blocking 10' oc/ truss blocking	650.00 lf	Base structure	GC Est	3,917	
		Blocking				3,917	
6114.00		Subfloor Plywd Subfloor 3/4" Cdx Plywood	2,350.00 sqft		GC Est	4,424	
		Subfloor Plywd				4,424	
6115.50		Siding Concrete 1/2 x 2 pt rain screene spacers 16" oc	4,000.00 lf		GC Est	3,851	
		5/16" Hardi Plank Sheets 4x8x8' primed/ 2@ party wall/ and alley wall	4,305.00 sf		GC Est	14,224	
		Siding Concrete				18,075	
6116.00		Plywd Wall Sheathing Plywood 1/2 CDX @ walls	5,200.00 sqft	Base structure	GC Est	14,684	
		Plywd Wall Sheathing				14,684	
6116.50		Gyp exterior 5/8" sheeeting Gypboard Sheeeting 5/8 hand nailed/ 2 layers/ party wall only	7,000.00 sqft		GC Est	14,270	
		Gypboard Sheeeting 5/8 hand nailed/ street wall	605.00 sqft		GC Est	1,641	
		Gyp exterior 5/8" sheeeting				15,911	
6117.00		Roof Sheathing Plywd 3/4 T&G CDX Plywood	2,350.00 sf	Base structure	GC Est	4,119	
		Roof Sheathing Plywd				4,119	
6182.00		Headers - Solid 6x12x 10' headers/ wdos , doors	24.00 lf	Base structure	GC Est	647	
		4x8 fir headers	35.00 lf		GC Est	267	
		Headers - Solid				913	
6260.30		Paneling Wood Carved fireplace enclosures supplier	2.00 ea	Interior phase	GC Est	13,295	
		Paneling Wood				13,295	
6400.00		Casework Subcontract					



Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
6408.00		Casework Subcontract					
		Casework lump per TD1	2.00 ea	Interior phase	GC Est	16,657	splitting TDI x 6 since small room is plain
		Casework & FP casework movement from lobby to rooms	0.00 sum	Interior phase	GC Est	0	
		Pulls were excluded allowance/	0.00 sum	Interior phase	GC Est	0	
6410.05		Casework Subcontract				16,657	
		Casework install					
		Casework installation	41.33 inft	Interior phase	GC Est	3,386	
		Casework install				3,386	
6413.20		Door, or Wdo Casing Int					
		1 x 5 fir trim/ plane edge square to jamb/ ease edge	140.00 lf	Interior phase	GC Est	2,100	
		1 x 6 Fir head casing	20.00 lf	Interior phase	GC Est	300	
		Door, or Wdo Casing Int				2,400	
6413.25		Door, or Wdo Crown Mould					
		bead Mould / Classic design	20.00 lf	Interior phase	GC Est	227	
		Crown Mould / H740	20.00 lf	Interior phase	GC Est	294	
		Crown Mould / H354 crown columns	10.00 lf	Interior phase	GC Est	147	
		Door, or Wdo Crown Mould				669	
6414.05		Windows and sills					
		Entry window walls in restaurant	4.00 ea	Interior phase	GC Est	11,845	
		Window Sills (Fir 2x12 with special bead edge and jointed to wdo sill	10.00 lf	Interior phase	GC Est	887	
		Windows and sills				12,731	
6414.12		Wdo- jamb extensions					
		Wood windows	3.00 ea	Interior phase	GC Est	1,759	3 more of monitor windows
		wdo jamb extensions 1 x 8 fir dato joint	60.00 lf	Interior phase	GC Est	1,902	
		Wdo- jamb extensions				3,661	
6450.01		1 Trim - Wood Base					
		Oak 3/4" quarter round mould	320.00 lf	Interior phase	GC Est	1,986	
		H740 Moulding atop base	320.00 inft	Interior phase	GC Est	2,354	
		Wood Base 1x6 CVC	320.00 inft	Interior phase	GC Est	5,527	
		1 Trim - Wood Base				9,867	
6450.13		1 Trim - Interior Cornice/ Facia					
		FJP 514	425.00 inft	Interior phase	GC Est	6,151	
		H 740	425.00 inft	Interior phase	GC Est	5,668	
		1 Trim - Interior Cornice/ Facia				11,819	
6450.20		X trim cedar wdo casings					
		1 x 1 ext Cedar window trims to brick / monitor supplied	60.00 inft	Interior phase	GC Est	410	
		X trim cedar wdo casings				410	
6450.75		X Trim - Column Capitals					
		Column Capitals	2.00 each		GC Est	442	
		X Trim - Column Capitals				442	
6450.85		X Trim - Cedar Balts					
		1x3 RS Cedar Balts tile knot/ alley siding joints	300.00 lf		GC Est	834	
		X Trim - Cedar Balts				834	
<b>7000.00</b>		<b>WOOD &amp; PLASTICS</b>				<b>289,241</b>	
		<b>THERMAL MOISTURE PROT.</b>					
7110.00		Roofing Subcontract					
		Roofing Sub	2,066.00 sf	Base structure	GC Est	29,510	
		Roofing Subcontract	2,066.00 sf			29,510	
7114.00		Tremco Vulcum Products					
		Waterproof Liquid Tremco w/pavers on pedestals/ Terrace	200.00 sqft		GC Est	9,323	
		Tremco Vulcum Products				9,323	
7165.00		Vapor Barriers Wall					
		Stazo Wrap Moisture barrier /taped/ 1st	5,200.00 sf		GC Est	3,043	
		Vapor Barriers Wall				3,043	
7192.00		Flashings Flexible/ remember 2 layers					
		Fortiflash 9"x 75' stick on/ first layer	100.00 lf		GC Est	404	
		Fortiflash 6"x 75' stick on/2ed layer	30.00 lf		GC Est	95	
		Flashings Flexible/ remember 2 layers				499	
7200.00		Fire caulk					
		fire caulking/ 3 beads per wall or floor connection/ East wall only	1,200.00 lf		GC Est	2,224	
		Fire caulk				2,224	
7210.01		Insulation - Subcontract					
		Insulation SF per TD 1	4,700.00 sf	Base structure	GC Est	11,000	

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
	7600.01	Insulation - Subcontract				11,000	
		Sheetmetal - Sub					
		Sheet Metal wall cap/ TD 1 was 265/111 tie to neighbors/ terrace sm	165.00 lf	Base structure	GC Est	27,194	Assumes nice cap only at street and to side at neighbors wall
	7620.01	Sheetmetal - Sub				27,194	
		Sheetmetal - Flashing -					
		4 x 1/2 x 4" 22 ga Z flashing at firewall at siding	100.00 lf	Base structure	GC Est	574	
	7620.20	Sheetmetal - Flashing -				574	
		Gutters					
		Custom Cu gutters & DS sub allowance	1.00 sum		GC Est	2,747	
		Gutters				2,747	
	7900.00	Caulking Subcontractors					
		Caulking sub masonry/ Wdo Phase allowance	lf	Base structure	GC Est	1,648	
		Caulking Subcontractors				1,648	
		<b>THERMAL MOISTURE PROT.</b>				<b>87,762</b>	
<b>8000.00</b>		<b>DOORS &amp; WINDOWS</b>					
	8110.00	HM Door budgets Ext					
		HM Doors & Hdwr Supplier	1.00 sum	Base structure	GC Est	1,099	
		Doors & Hdwr Supplier	7.00 sum	Interior phase	GC Est	25,190	
		HM/ Doors & Hdwr install labor	7.00 ea	Interior phase	GC Est	5,734	
		HM Door budgets Ext				32,023	
	8210.01	Doors - Wood					
		Custom Door & Ramp installed at entry	1.00 ea	Base structure	GC Est	1,869	
		Custom Entry door install/w/ hdwr/	1.00 ea	Base structure	GC Est	5,852	
		3/0x7/0 Fir Interior door	7.00 Ea	Interior phase	GC Est	2,007	
		Doors - Wood				9,728	
	8305.00	Doors - Access					
		Door Access Cell Up Mtl 2'6"sq	1.00 each	Base structure	GC Est	345	
		Doors - Access				345	
	8500.00	Glazing Subs					
		Shower doors	0.33 sum	Interior phase	GC Est	8,275	3/8 tempered glass, chrome hardware, coating included
		Mirrors	0.33 sum	Interior phase	GC Est	1,221	
		Wel bar glass	0.33 sum	Interior phase	GC Est	268	
		STC Window Krieger sonic	0.33 sum	Interior phase	GC Est	4,822	
		Glazing Subs				14,366	
	8545.00	Skylites					
		2-0x2-0 Skylite	3.00 ea	Base structure	GC Est	2,708	
		Skylites				2,708	
	8610.01	Windows - Wood					
		Wood Wdos in div 6	ea	Base structure	GC Est	0	
		Storefront Glass WAG	0.33 ea	Base structure	GC Est	27,218	Allowance
		Windows - Wood				27,218	
		<b>DOORS &amp; WINDOWS</b>				<b>86,408</b>	
<b>9000.00</b>		<b>FINISHES</b>					
	9252.50	SR Sub Costs & TI					
		Drywall Subcontract/ guess only	1.00 sum	Base structure	GC Est	164,812	Entire lower 2 floors are framed and finished along with the ceiling of lease space and lobby
		SR Sub Costs & TI				164,812	
	9540.00	Gyp-Crete Flooring					
		Gyp-Crete subfloor and added acoustics	2,000.00 sf	Interior phase	GC Est	12,855	added mat is for acoustics added to TD 1
		Gyp-Crete Flooring				12,855	
	9560.01	Wood Flooring					
		hall floor/	1.00 sum	Interior phase	GC Est	8,790	
		Wood Flooring				8,790	
	9685.00	Flooring Carpet					
		Carpet Comm Wool 42oz Hvy Trf	176.00 sqyd	Interior phase	GC Est	10,797	
		Flooring Carpet				10,797	
	9688.00	Ceramic Tile					
		Tile and slate Sub complete	0.33 sum	Interior phase	GC Est	41,686	
		Fireplace tile	0.33 sum	Interior phase	GC Est	2,687	
		back splashes	0.33 sum	Interior phase	GC Est	2,259	
		Lobby #100 tile and wonderboard with waterproofing	0.33 sum	Interior phase	GC Est	2,829	
		saw/backer rod/caulk for expansion joint	0.33 sum	Addendum 4	GC Est	952	
		Ceramic Tile				50,413	
	9820.01	Painting - Interior					

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
	9920.01	Painting - Interior					
		Interior painting sub/ specified walls only	0.33 sum	Base structure	GC Est	9,415	
		painting sub	0.33 sum	Interior phase	GC Est	28,693	
	9930.01	Painting - Interior					
		Painting - TransparentFin				38,109	
		Finish Transp Vamsh Wood Trim/ cabinets confirmed	0.33 lf	Interior phase	GC Est	0	laquered w/ toned material 3 coats at 150 lf/ hr F-use
	9965.00	Painting - TransparentFin				0	
		Countertops					
		Pental Quartz Cinza/ 1/3 of TD 1	sqft	Interior phase	GC Est	13,784	Caesarstone lagos blues #4350 polished calls for #4350H , this color is not available in Honed finish.
							THIS IS CHANGING TO Pental Quartz in Cinza BQ8808P
		Countertops					cost increase but floor factors has options to reduce costs
		<b>FINISHES</b>				13,784	
<b>10000.00</b>		<b>SPECIALTIES</b>				<b>299,560</b>	
	10523.00	Fire Extinguishr Portable					
		Cress Ext Co2 10 lb Squeeze Grp	1.00 each	Base structure	GC Est	99	
		Fire Extinguishr Portable				99	
	10880.01	Misc Toilet/Bath Equip					
		Phase 2	15.00 ea	Interior phase	GC Est	4,284	Allowance on mat
		Misc Toilet/Bath Equip				4,284	
<b>11000.00</b>		<b>SPECIALTIES</b>				<b>4,383</b>	
	11040.00	Appliance Installation					
		eqp specified	4.00 ea	Interior phase	GC Est	11,159	
	11456.00	Appliance Installation					
		Fireplaces Metal Prefab				11,159	
		Fireplace budget	2.00 ea	Interior phase	GC Est	3,739	
		Fireplace install budget allowance	2.00 ea	Interior phase	GC Est	1,426	
	12530.01	Fireplaces Metal Prefab				5,166	
		Draperies					
		<b>NIC</b>	ea	Interior phase	GC Est		
<b>15000.00</b>		<b>EQUIPMENT</b>				<b>16,324</b>	
	15100.10	<b>MECHANICAL</b>					
		HVAC					
		HVAC budget	1.00 sum	Base structure	GC Est	67,563	Assumes simple Heat pumps on roof and venting and kitchen hood chase.
		seismic for mechanical roof units	1.00 sum	Base structure	GC Est	655	and a system for the restaurant
		Heating & Cooling Eqp	1.00 sum	Base structure	GC Est	0	
		Mechanical Ventilation Lovres, automated	1.00 sum	Base structure	GC Est	0	
		Automated control systems	1.00 lsum	Base structure	GC Est	0	
		HVAC				0	
	15200.00	Plumbing				68,219	
		Plumbing budget phase 2	1.00 sum	Base structure	GC Est	91,183	to include grease/ interceptor installation
		Plumbing finish phases	1.00 sum	Interior phase	GC Est	0	
		Gas Service	1.00 sum	Base structure	GC Est	0	
		Plumbing				0	
	15300.00	Fire Protection Systems				91,183	
		Fire Sprinkler bid	1.00 sum	Base structure	GC Est	32,962	0
		Fire Protection Systems				32,962	
<b>16000.00</b>		<b>MECHANICAL</b>				<b>192,365</b>	
	16100.10	<b>ELECTRICAL</b>					
		Electrical					
		Electrical design	1.00 sum	Base structure		4,395	
		Electrical Subcontract	1.00 sum	Base structure		49,444	
		Fire & Alarm Syst. sub	sum	Base structure			
		Security Syst. sub	sum	Base structure			
		Phone & Data Syst. budget	sum	Base structure			
		Comcast	sum	Base structure			

Group	Phase	Description	Takeoff Quantity	Location	Sub Name	Grand Total	Notes
	16100.10	Electrical					
		<i>Time projection clock phase 2</i>	<i>sum</i>	<i>Base structure</i>			
		<i>Security Camera's NIC</i>	<i>sum</i>	<i>Base structure</i>			
		Electrical				53,839	
		<b>ELECTRICAL</b>				<b>53,839</b>	