

Section 7 – Detail Construction Cost for Project Components:

Figures 7.1, 7.2, and 7.3 are summarized cost estimates for each Component/Task. Cost are based on similar past projects and/or prices provided by other consultants that specialize in this type of construction and/or providing equipment & installation and current equipment bids for parts of this project. The totals of all these estimates are summed up in the SF-424C Spreadsheet.

Summarized Engineer's Cost Estimate	
Task #1 Fiber-to-the-Home / Community Broadband Project	
11/4/2020 Revised 1-5-2021	
<i>Description of Improvements: Expand the development of an open-access network to support connectivity to various community and public agency facilities in the region. The network expansion will also support greater resiliency and redundancy of critical government and first responder communications in the event of natural disasters and emergency situations. The proposed network expansion will also allow for efficient information distribution to the general public for potential emergency events (see Commstructure Feasibility & OPC Report for additional detail).</i>	
Segments of Task #1	UNIT PRICE
Grant County Regional Airport - FCDNC & OTC	\$397,240.00
Grant County Circuit Court and Sheriff	\$67,154.20
Innovation Gateway	\$237,857.80
City of John Day Aquatic Center/Sports Complex	\$42,934.60
Blue Mountain Hospital	\$66,734.60
Oregon Telephone Company - Existing Valley View Phase I	\$441,705.00
Oregon Telephone Company - City of John Day	\$106,230.00
Oregon Telephone Company - Gateway Industrial Park	\$48,410.00
Sub Total	\$1,408,266.20
Construction Contingency (10%)	\$140,826.62
Engineering, Bid Assistance, & Construction Oversight	\$193,000.00
Topography Survey, ROW Survey, Construction Staking (Included in Engineering)	\$0.00
Prevailing Wage (Included in Construction Costs for Labor Items Only)	\$0.00
Project Estimate Total	\$1,742,092.82
Grant Administration Fee (1%)	\$17,420.93

Figure 7.1 Cost Summary for each Segment of Task #1

Attachment 'A' is a detailed cost breakdown of the individual items needed for each of these Segments.

Engineer's Cost Estimate				
Task #2 Emergency Communications Equipment Upgrades				
11/4/2020 (Revised 11-24-2020)				
<i>Description of Improvements: Emergency communications equipment upgrades will replace 20-year old analog equipment currently in use with digital infrastructure to help with disaster recovery and resilience. The Avtec Scout console is a standards-based, vendor-agnostic, software platform that supports multiple radio technologies with redundant IP networks. Three consoles packages will be procured. Each package includes: a console; PC; LED touch screen; push-to-talk (PTT) footswitch; communications headset; USB hub and peripherals. The system also includes radio controllers, a redundant 24-port Gigabit networking switch, radio controllers, racks and other mounting hardware, plus installation costs and a 5-year extended service/maintenance warranty.</i>				
DESCRIPTION	QUAN.	UNIT	UNIT PRICE	TOTAL PRICE
AVTEC SCOUT Console				
AVTEC Console (Operator) Hardware/Software	1	Package	\$ 55,662.00	\$55,662.00
Gateways and Endpoint Hardware/Software	1	Package	\$ 30,051.00	\$30,051.00
Racking Equipment	1	Package	\$ 622.00	\$622.00
Recommended Spare Equipment	1	Package	\$ 1,176.00	\$1,176.00
Scoutcare Tier 1 Warranty (Hardware/Software)	1	Package	\$ 8,803.25	\$8,803.25
Scoutcare 5-Year Extended Warranty	5	Package	\$ 6,640.80	\$33,204.00
Stancil Logging Recorder				
Stancil Digital Recording System	1	Item	\$ 6,592.00	\$6,592.00
Supply system with internal hard drive	1	Item	\$ 520.00	\$520.00
Installation and training	1	Labor	\$ 2,160.00	\$2,160.00
Freight	1	Item	\$ 100.00	\$100.00
			Sub Total	\$138,890.25
Construction Contingency (Included in Service)				\$0.00
Engineering, Bid Assistance, & Construction Oversight				\$0.00
Topography Survey, ROW Survey, Construction Staking				\$0.00
Legal, Permits & Administration				\$0.00
Project Estimate Total				\$138,890.25
Grant Administration Fee (1%)				\$1,388.90
GRAND TOTAL				\$140,279.15

Figure 7.2 Cost summary for Task #2

Engineer's Cost Estimate				
Task #3 Grant County Co-working Space				
11/4/2020 (Revised 11-24-2020)				
<i>Description of Improvements: Grant County Co-Works is a home-base and shared office environment for remote workers, solo-entrepreneurs, those that want to work on their own, and those that desire occasional group interaction. It is intended to encourage Adult Distance Learning, innovation and entrepreneurship, by providing the technology, workspace and environment necessary for success.</i>				
DESCRIPTION	QUAN.	UNIT	UNIT PRICE	TOTAL PRICE
Land, Structure, ROW and Appraisals				
Environmental Assessment and Abatement	1	Estimate	\$ 15,000.00	\$15,000.00
Legal, Title Fees and Closing Costs	1	Estimate	\$ 10,000.00	\$10,000.00
Building Purchase Price (241 W. Main Street)	1	Building	\$ 80,000.00	\$80,000.00
Other Architectural and Engineering Fees				
Interior Design / Branding (DiTroen Inc.)	1	Agreement	\$ 15,500.00	\$15,500.00
Site Work				
Main Floor Tenant Improvements	3378	SF	\$ 25.00	\$84,450.00
Furniture, Fixtures and Equipment	3378	SF	\$ 6.22	\$21,011.16
Demolition and Removal	1	LS	\$ 10,000.00	\$10,000.00
Sub Total				\$235,961.16
			Construction Contingency (10%)	\$12,500.00
			Civil Engineering- Preliminary, Design, Bid Assistance, & Construction Oversight	\$10,000.00
			Project Inspection Fees	\$0.00
			Topography Survey, ROW Survey, Construction Staking	\$0.00
			Legal & Administration	\$0.00
			Project Estimate Total	\$258,461
			Grant Administration Fee (1%)	\$2,584.61
GRAND TOTAL				\$261,045.77

Figure 7.3 Cost summary for Task #3

Section 8 – Real property acquisition:

An MAI appraisal was performed on the 241 W. Main building by Hyde Valuations, Inc. (Parma, ID) in 2013. Hyde determined the market value of the property, in the fee simple estate, as of July 6, 2012 to be \$310,000. The building was not sold at this price, was subsequently foreclosed on by Old West Federal Credit Union (lender) who has now taken full ownership of the building, Old West Federal updated the MAI in 2019 with a broker price opinion (BPO) from a local realtor (Duke Warner Realty) which compared the site to other locations in John Day, including the 131/135/139 E. Main Street alternate location. The BPO valued the building at between \$150,000 and \$180,000 (recommended \$180,000). Old West Federal is willing to make the building available to the City of John Day for use as a co-working space for \$80,000 – over a 50% price reduction below the 2019 BPO.