

**Rep. Lyman**

**Request Name:** Oljato Trading Post Rehabilitation

**Description:** The purpose of this project is to stabilize and rehabilitate the historic Oljato Trading Post so it can serve as an asset for community and tourism purposes in the region.

**Agency:** Economic Development

**Funding Amount:** Education Fund - \$400,000 – 2020 (One-time) and \$400,000 – 2021 (one-time)

# Oljato Trading Post Estimated Rehabilitation Costs\*

## Building 1

Sq. Ft. / Level:		# Levels:	TOTAL Sq. Ft.:				
3,500		1	3,500				
Section No.	Section Name	Description	Quantity	Unit	Cost / Unit	Total Cost	Cost / Sq. ft.
1	Exterior Envelope	Windows Wood (Replacement)	30	Each	\$ 500.00	\$ 15,000.00	
		Doors Wood (Replacement)	6	Each	\$ 750.00	\$ 4,500.00	
		Stone Repair / Repointing	1	Lot	\$ 45,000.00	\$ 45,000.00	
		Foundation (Repair)	1	Lot	\$ 50,000.00	\$ 50,000.00	
		Stairs / Ramp	1	Lot	\$ 10,000.00	\$ 10,000.00	
		Roofing (Replacement) & Insulation	1	Lot	\$ 50,000.00	\$ 50,000.00	
		<b>Section Subtotal</b>				<b>\$ 174,500.00</b>	<b>\$ 49.86</b>
2	Interior	Wall/ Ceiling & Floor Finishes / Insulation	1	Lot	\$ 150,000.00	\$ 150,000.00	
		<b>Section Subtotal</b>				<b>\$ 150,000.00</b>	<b>\$ 42.86</b>
3	Structural	Structure Upgrade / Reframing	1	Lot	\$ 50,000.00	\$ 50,000.00	
		<b>Section Subtotal</b>				<b>\$ 50,000.00</b>	<b>\$ 14.29</b>
4	MEP/FP	Electrical	1	Lot	\$ 45,000.00	\$ 45,000.00	
		Mechanical	1	Lot	\$ 35,000.00	\$ 35,000.00	
		Plumbing	1	Lot	\$ 25,000.00	\$ 25,000.00	
		N/A	1	Lot	\$ -	\$ -	
		<b>Section Subtotal</b>				<b>\$ 105,000.00</b>	<b>\$ 30.00</b>
5	Accessibility	Ramps, etc	1	Lot	\$ 25,000.00	\$ 25,000.00	
		<b>Section Subtotal</b>				<b>\$ 25,000.00</b>	<b>\$ 7.14</b>
6	Misc.	Selective Demolition	1	Each	\$ 50,000.00	\$ 50,000.00	
		Selective Demolition	0	Each	\$ -	\$ -	
		<b>Section Subtotal</b>				<b>\$ 50,000.00</b>	<b>\$ 14.29</b>
<b>TOTAL ESTIMATED HARD CONSTRUCTION COSTS</b>						<b>\$ 554,500.00</b>	<b>\$ 158.43</b>
10% Multiplier for Low and High Cost Range:							
Low Range:						\$ 499,050.00	\$ 142.59
High Range:						\$ 609,950.00	\$ 174.27
7	Soft Costs	Estimated Contractor O&P	15.0%			\$ 83,175.00	
		Estimated General Conditions	15.0%			\$ 83,175.00	
		Estimated A/E Design Fees	7.0%			\$ 38,815.00	
		Estimated Contingency	20.0%			\$ 110,900.00	
<b>TOTAL ESTIMATED COSTS</b>						<b>\$ 870,565.00</b>	<b>\$ 248.73</b>
10% Multiplier for Low and High Cost Range:							
Low Range:						\$ 783,508.50	\$ 223.86
High Range:						\$ 957,621.50	\$ 273.61

\* The costs outlined above are preliminary and represent a probable cost scenario based on known project conditions. The numbers should only be used for general planning purposes.

**Other Potential Work Items\***

<b>8</b>						
	Restrooms (New Building)	1	Lot	\$ 50,000.00	\$	50,000.00
	Hogan (Rehabilitation)	1	Lot	\$ 15,000.00	\$	15,000.00
	Building 2 (Rehabilitation)	1	Lot	\$ 35,000.00	\$	35,000.00
	Site Work (Landscape, Paving, Hardscape Parking Areas, Site Lighting, Site Furnishings)	1	Lot	\$ 150,000.00	\$	150,000.00
	<b>Section Subtotal</b>				\$	<b>250,000.00</b>
<b>9 Soft Costs</b>						
	Estimated Contractor O&P	15.0%			\$	37,500.00
	Estimated General Conditions	15.0%			\$	37,500.00
	Estimated A/E Design Fees	7.0%			\$	17,500.00
	Estimated Contingency	20.0%			\$	50,000.00

**TOTAL ESTIMATED COSTS** **\$ 392,500.00**

10% Multiplier for Low and High Cost Range:  
 Low Range: \$ 353,250.00  
 High Range: \$ 431,750.00

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**COMBINED ESTIMATED TOTAL PROJECT COSTS**

**TOTAL ESTIMATED COSTS** **\$ 1,263,065.00**

10% Multiplier for Low and High Cost Range:  
 Low Range: \$ 1,136,758.50  
 High Range: \$ 1,389,371.50

## Oljato Trading Post Rehabilitation

### Performance Measures

This project is very timely given that the Navajo Nation is investing in Oljato and the surrounding areas. Monument Valley is already one of the States greatest tourism destinations. This rehabilitated trading post will greatly enhance the cultural experience of visitors to the area. It will also be a tremendous sense of pride for those people who have called Monument Valley home for the past millennium.

As this project develops, the community of Oljato, San Juan County, and the state of Utah will see a return on their investment in terms of visitation, sales tax, and tourism taxes. But more important than the financial return is the cultural capital that this project brings to one of the most underserves areas of the state. When completed, this project be one of Utah most unique and culturally meaningful venues.