



DC# 2023-130

Date: 1/4/2023

Prime Contract Change Order Number 004

Deschutes County Parole and Probation / Sheriff's Office WorkProject # 4120013-000

Skanska USA Building Inc.

To Contractor:

Skanska USA Building Inc.
2275 NE Doctors Drive
Suite 3
Bend, OR 97701

Architect's Project No:

Contract Date: 4/16/2020
Contract Number: GC-001

The Contract is hereby revised by the following items:

Wellness Remodel

AR	CE	Description	Amount
	0001	APR #02 - Wellness Remodel	\$635,149.00

The following request and associated cost is identified and agreed to become a modification to the GMP Contract

Please see the attached cost breakdown and backup associated with the Wellness Room Remodel. Cost includes all labor, material, and equipment required to complete the following work as detailed in the attached and as listed below

- Convert the existing dormitory into a wellness room per the attached BLRB Drawings and markups

This request is to ADD \$635,149.00 to the GMP Contract Amount

The original Contract Value was	\$6,356,969.00
Sum of changes by prior Prime Contract Change Orders	\$541,533.67
The Contract Value prior to this Prime Contract Change Order was	\$6,898,502.67
The Contract Value will be changed by this Prime Contract Change Order in the amount of	\$635,149.00
The new Contract Value including this Prime Contract Change Order will be	\$7,533,651.67
The Contract duration will be changed by	0 days
The revised Substantial Completion date as of this Prime Contract Change Order is	

Skanska USA Building Inc

CONTRACTOR

2275 NE Doctors Drive
Suite 3
Bend, OR 97701

Address Joe Schneider

BY _____

SIGNATURE _____

DATE January 4, 2023



Deschutes County

OWNER

1300 NW Wall St. Bend, OR 97703

Address

BY Anthony DeBone, Chair

SIGNATURE _____

DATE _____



Attachment A: Summary of Costs

Deschutes County

Wellness Remodel

GMP Proposal

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Exhibit 1 - Estimate Summary

2350 SF

Description	GMP Budget	Comments
DIVISION 1 - LOGISTICS & INFECTION CONTROL	\$ 7,220	
DIVISION 2 - SITEWORK & DEMOLITION	\$ 64,934	
DIVISION 3 - CONCRETE	\$ 17,000	
DIVISION 4 - MASONRY	\$ -	
DIVISION 5 - METALS	\$ 11,800	
DIVISION 6 - WOOD & PLASTICS	\$ 8,520	
DIVISION 7 - THERMAL & MOISTURE PROTECTION	\$ 2,800	
DIVISION 8 - DOORS & WINDOWS	\$ 44,513	
DIVISION 9 - FINISHES	\$ 89,485	
DIVISION 10 - SPECIALTIES & EQUIPMENT	\$ -	
DIVISION 15 - MECHANICAL/FIRE PROTECTION/PLUMBING	\$ 125,670	
DIVISION 16 - ELECTRICAL	\$ 91,544	
Subtotal Direct Costs	\$ 463,486	
Special Inspection or Consultant Fees	\$ -	Excluded
Architectural & Engineering Fees	\$ -	Excluded
Building Permit & Plan Check Fees	\$ -	Excluded
Project Contingency @ 8% of Direct Costs	\$ 37,079	
Subtotal Indirect Costs	\$ 500,565	
General Conditions	\$ 88,940	
SDI @ 1.05%	\$ 5,256	
Payment & Performance Bond @ 1.00%	\$ 5,895	
Insurance @ 1.25%	\$ 7,508	
Builder's Risk Insurance - Excluded	\$ -	By Owner
Fee @ 3.99%	\$ 24,266	
Corporate Activity Tax @ 0.43%	\$ 2,719	
Preconstruction Fee	\$ -	Waived
TOTAL CONSTRUCTION ESTIMATE SUMMARY	\$ 635,149	
Potential Alternates:		
1 Add 2 Ton Ceiling Mount Ductless Mini-Split	\$ 20,295	
2 Add 200 CFM Panasonic ERV	\$ 20,962	
3 Data Cable Upgrades to DCWC	\$ 41,355	
Total With Alternates	\$ 717,762	

SKANSKA**Attachment A: Summary of Costs****Deschutes County**

Wellness Remodel

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General Conditions**SKANSKA**

Labor	Start	Finish	Duration		Projected Hours Per Week	Labor Rates	Projected Weekly Cost	Projected Job Total Costs
Project Duration	01/04/23	05/02/23	17	WKS				
Sr Project Manager - Schlottmann	01/04/23	05/02/23	17	WKS	0	\$125	\$0	\$0
Project Manager - Young	01/04/23	05/02/23	17	WKS	20	\$95	\$1,900	\$32,300
Sr Superintendent - Struck	01/04/23	05/02/23	17	WKS	0	\$125	\$0	\$0
Superintendent - Biever	01/04/23	05/02/23	17	WKS	40	\$95	\$3,800	\$64,600
Sr. Project Engineer - Blevins	01/04/23	05/02/23	17	WKS	0	\$75	\$0	\$0
VE Option 2								\$ (10,000.00)
Subtotal - Labor							\$5,700	\$86,900

Material	Start	Finish	Remaining		Projected QTY Per Week	Actual Cost Per Week	Projected Weekly Cost	Projected Job Total Costs
Field Toilets	01/04/23	05/02/23	17	WKS	2	\$35	\$70	\$1,190
Safety and Signage	01/04/23	05/02/23	17	WKS	1	\$50	\$50	\$850
Subtotal - Material						\$425	\$120	\$2,040
Subtotal - General Conditions							\$5,820	\$88,940

Qualifications:

These GC's are submitted as Lump Sum.

General Conditions will be reduced by \$4,300 per week that this project occurs concurrently with DCPD project, the credit applied will end on Substantial Completion of the DCPD Project.

SKANSKA**Attachment B: List of Plans and Specifications**

Deschutes County
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Drawings & Sketches

Drawing No.	Description	Rev No.	Date
AC2.10	CODE COMPLIANCE PLAN - FIRST FLOOR	11	10/11/2022
AD2.10	DEMOLITION PLAN - FIRST FLOOR	11	10/11/2022
AD6.10	DEMOLITION RCP - FIRST FLOOR	11	10/11/2022
A1.02	SITE PLAN	11	10/11/2022
A1.06	SITE DETAILS	11	10/11/2022
A2.01	ASSEMBLY TYPES	11	10/11/2022
A2.10	REFERENCE FLOOR PLAN - FIRST FLOOR	11	10/11/2022
A5.11	ENLARGED PLANS AND INTERIOR ELEVATIONS	11	10/11/2022
A6.10	REFLECTED CEILING PLAN - FIRST FLOOR	11	10/11/2022
A7.01	DOOR AND WINDOW SCHEDULES	11	10/11/2022

Project Specifications for the Deschutes County Parole & Probation have been included as basis-of-design for this proposal.



Attachment C: Qualifications, Assumptions & Clarifications

Deschutes County

Wellness Remodel

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General Qualifications:

1. Neither the price nor the project schedule upon which said price is based contemplate any project delays, suspensions, disruptions, cost escalations or other impacts caused, directly or indirectly, by Coronavirus.

The Parties recognize and are aware that the impacts of the COVID-19 Coronavirus pandemic are currently unknown and cannot be predicted. However, it is understood that the effects could negatively impact and delay Skanska's Work in connection with many aspects of the Project. Impacts may result from, for example, labor shortages/unavailability due to vaccination requirements, infection, social distancing required by governmental authorities, new PPE requirements, quarantine, or inability of certain people to work on-site due to medical facility closures. Impacts may also result from equipment and material shortages and delivery delays resulting from the closing or reduced production of manufacturing facilities throughout the United States and elsewhere globally. Skanska has not factored any COVID-19 impacts into the contract time, and the Parties agree that delays or costs arising from or related to the effects of the COVID-19 are beyond the control of Skanska.

2. This GMP Estimate does not include any costs associated with further scope clarification or documentation beyond what is included in Attachment B: Plans & Specifications. Additional costs, if any, resulting from design changes shall be submitted for review and approval independently as a change to this GMP.
3. This GMP Estimate is based on Subcontractor proposals based on Bid / Permit Construction Documents provided by BLRB dated, October 11th, 2022.
4. This GMP Estimate includes a Contractor's Contingency of **\$37,079**. The Contractor's Contingency that is included in the Construction GMP is for the Contractor's exclusive use and benefit, and to be used for any and all unforeseen risks assumed by the Contractor that fall within the scope of Work of the Project, that would not otherwise be subject to a change order. Use of this contingency includes, but is not limited to: buy-out overruns and scope gaps; mechanical, electrical, plumbing and fire ("MEPF") routing issues that can be coordinated without impacting architectural or structural design; minor MEPF misses and conflicts; acceleration/schedule recovery (not caused by Owner or Weather Delay); overtime/trade-stacking; trade damage (not caused by Owner's agents); costs to prevent damage or injury in emergencies; labor union strikes and other costs described as cost of the work; costs for corrective work not provided for elsewhere; and means, methods, and materials necessary to complete the work of the Guaranteed Maximum Price Agreement, including site logistics, general requirement and general condition items that were not considered when buying out the Work. Contractor's Contingency shall not be used for Scope Changes, changed work, extra work, unforeseen and differing site conditions, code interpretations or other items properly compensable as a Change Order under any other terms and conditions of this Agreement.
5. There are no individual line item guarantees within the GMP Estimate.
6. This GMP Estimate does not account for any changes to Scope of Work or Project Schedule as a result of Public Agency Reviews, issued comments from Public Agency Reviews, and resulting responses or redesign.



Attachment C: Qualifications, Assumptions & Clarifications

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7. This GMP Estimate does not account for the cost for and securing of the Building Permit and SDC's. We have included mechanical, plumbing, electrical, and fire suppression building permits.
8. Property taxes & other taxes related to the Property & the operation of the project are excluded.
9. Builder's Risk insurance is excluded and provided by the Owner. Insurance deductibles to be reimbursable as part of the project and treated as a Cost of the Work.
10. 3rd party and Agency testing and inspection services is provided by the Owner and not included within this Final GMP.
11. This proposal assumes unfettered, legal access to the Project Site at all times. This proposal does not anticipate any stoppage or interruption of Work as a result of present Owner Operations or other Site restrictions or interferences.
12. Professional service fees associated with the project, such as cost of funds, real estate costs, legal, development fees, are not included.
13. Construction utility fees including gas, electrical and water are provided by the Owner and excluded from this GMP.
14. Design Fees and Consultant fees are not included within this GMP.
15. Third-party commissioning fees are not included within this GMP.
16. This GMP does not include any work outside the limits identified in the Construction Documents.
17. This GMP pricing does not take into consideration any tariff or cost escalation that may take place after the date of the GMP Estimate. This GMP Estimate does not include any increases at this time. Skanska reserves all of its rights to include any increase in cost at a later date should such tariff or escalation in cost take place, and such increase shall be included in a Change Order.
18. A Public Right of Way Bond is excluded from this GMP and shall be provided by the Owner, if required.
19. This GMP excludes all unforeseen conditions.
20. The GMP assumes normal working days and hours, Mon-Fri from 7AM-5PM.
21. Hazardous waste abatement and haul off has been excluded.

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Attachment C: Qualifications, Assumptions & Clarifications

Deschutes County
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SCOPE SPECIFIC QUALIFICATIONS:

General Conditions

1. General Conditions are Lump Sum and based on a 17-Week Construction Schedule.
2. Skanska's General Conditions includes costs for individuals stationed at the job site and off-site for time working on the Project. Including a field office and all associated furniture, equipment, and supplies.

General Requirements / Site Logistics

1. General Requirements are Lump Sum and based on a 17-Week Construction Schedule.
2. Skanska's General Requirements include costs for temporary partitions, protection of existing conditions, periodic cleanup, a storage conex.
3. Facility utility outages may be required to make system connections. Skanska will provide a disruption form that will be submitted (7) calendar days prior to the scheduled shutdown.
4. DCSO staff are to be relocated within the existing building during the remodel.

Sitework / Earthwork

1. An allowance of \$1,500 has been included for pea gravel backfill of the plumbing trenching.

Demolition

1. An allowance of \$5,000 has been included for Engineering and Rental of Shoring.
2. Pricing assumes that there are no hazardous materials present.
3. An allowance of \$1,500 has been included for replacement of the existing fence.

Rough Carpentry

1. An allowance of \$7,840 has been included for patching of hard lid ceilings, glulam headers, plywood wall assemblies, and backing for specialties.

Drywall and ACT

1. Patch and repair at new to existing surfaces only, no skim coat on existing surfaces.
2. Seismic changes to existing has been excluded.
3. An allowance of \$5,000 has been included for patching and repairing.

Flooring

1. Minor floor prep is included. Extensive floor prep and/or moisture mitigation is excluded.

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Attachment C: Qualifications, Assumptions & Clarifications

Deschutes County
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Mechanical and Building Controls

1. We have included modifications to the mechanical systems as shown in the contract drawings. Engineering and design have not been included. Please refer to the bid alternates #01 and #02 for suggested mechanical scope that will need to be evaluated by the Mechanical Engineer of Record.
2. An allowance of \$5,000 has been included for adding an exhaust fan.
3. No seismic upgrades to the existing MEPFS systems have been included.
4. No MEPFS permit fees have been included.

Fire Suppression

1. This GMP includes design and permitting with the city or authority having jurisdiction.

Electrical, Low Voltage and Fire Alarm

1. New lights in the Wellness side have been included.
2. Removal and reinstallation of the Dormitory lights have been included.
3. Removal and reinstallation of existing fire alarm devices have been included.

Access Control and Security

1. Access control and security devices are assumed to tie into existing panels.
2. Wiring to the existing exterior badge reader is assumed to be in place.
3. Access control and security devices may be installed after Substantial Completion of the Wellness Project due to long lead times.

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Attachment C: Qualifications, Assumptions & Clarifications

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Bid Alternate #1 – Add 2-Ton Mini-Split

1. The Mechanical Contractor and Skanska believe that additional air changes and heating/cooling will be required for this modified use of space.
2. If accepted, we suggest a cursory review by the AOR/MEOR/EEOR.
3. An allowance of \$3,500 has been included for power.

Bid Alternate #2 – Add 200 CFM Panasonic ERV

1. The Mechanical Contractor and Skanska believe that additional air changes and heating/cooling will be required for this modified use of space.
2. If accepted, we suggest a cursory review by the AOR/MEOR/EEOR.
3. An allowance of \$3,500 has been included for power.

Bid Alternate #3 – Data Cable Upgrades to DCWC

1. Install (2) CAT6e cabling and jacks from rack to (21) locations.
2. Install CAT6e from security panel to (21) camera locations.



Attachment D: List of Value Engineering Options

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Deschutes County Wellness Remodel							
ATTACHMENT D - List of Value Engineering Options							
VE Pricing Summary Contingent upon Incorporation into Construction Documents							
					Date: 1/4/2023		
		Alternates	Accepted VE	Further Study	Rejected		
Alternates							
1	Add 2 Ton Ceiling Mount Ductless Mini-Split	\$	20,295				
2	Add 200 CFM Panasonic ERV	\$	20,962				
Option Value Engineering							
1	Project Concurrent with DCPD			\$	-		
2	Project Concurrent with Parking Lot		\$	(10,000)			
3	Superintendent Supplement Demo Crew		\$	(6,800)			
4	Explore New Plumbing Contractor			\$	(20,000)		
5	Reduce Gypsum Patch and Repair Allowance		\$	(5,000)			
6	Owner Supply and Install All Specialties and Owner Furnishings		\$	(3,700)			
7	Owner Furnish Access Control and Security				\$ (16,000)		
8	Reduce Contingency to 8%		\$	(9,170)			
9	Explore Salvage of Hard Lid Ceiling Framing			\$	(7,000)		
10	Remove Connex		\$	(3,000)			
11	Remove Snow Removal Allowance		\$	(1,500)			
12	Superintendent Supplement Doors, Frames, Hardware Crew		\$	(6,000)			
13	Build New Fence with Slatted Chain Link rather than CMU		\$	(30,278)			
		Subtotals:	\$	41,257	\$ (75,448)	\$ (27,000)	\$ (16,000)