

Deschutes County - 236 Kingwood**GMP Estimate**

11/02/22

Project Area... 9,240



CCB #59850

Estimate Summary	Cost
DIVISION 1 - GENERAL CONDITIONS - MANAGEMENT (partial)	\$126,910
DIVISION 1 - GENERAL REQUIREMENTS - TEMP SERVICES	\$64,640
DIVISION 2 - ABATEMENT & INTERIOR DEMOLITION	\$129,576
DIVISION 3 - CONCRETE	\$14,540
DIVISION 4 - MASONRY	\$0
DIVISION 5 - STRUCTURAL & MISCELLANEOUS STEEL	\$7,350
DIVISION 6 - ROUGH CARPENTRY	\$78,330
DIVISION 6 - INTERIOR FINISH WOODWORK & CASEWORK	\$62,365
DIVISION 7 - THERMAL & MOISTURE PROTECTION	\$37,700
DIVISION 8 - DOORS & WINDOWS	\$128,691
DIVISION 9 - FINISHES	\$388,751
DIVISION 10 - ARCHITECTURAL SPECIALTIES	\$33,858
DIVISION 11 - EQUIPMENT & APPLIANCES	\$10,520
DIVISION 12 - FURNISHINGS	\$14,996
DIVISION 13 - SPECIAL CONSTRUCTION	\$0
DIVISION 14 - ELEVATORS / CONVEYING EQUIPMENT	\$58,250
DIVISION 21 - FIRE SUPPRESSION	\$27,900
DIVISION 22 - PLUMBING	\$99,498
DIVISION 23 - HVAC	\$321,353
DIVISION 26 - ELECTRICAL SYSTEMS	\$472,383
DIVISION 27 - LOW VOLTAGE SYSTEMS	\$171,798
DIVISION 31 - 33 SITE WORK	\$0
Subtotal Direct Costs	\$2,249,409
0.00% Design Completion Contingency	\$0
5.00% Estimate / Construction Contingency	\$112,470
3.00% Cost Escalation Contingency	\$70,856
5.00% Overhead & Profit	\$121,637
0.95% Liability Insurance	\$24,267
LS Preconstruction Services	Included in 244
1.00% P&P Bond	\$25,786
0.00% Builders Risk Insurance (by owner)	Excluded
0.57% Oregon Student Success Act Fee	\$14,845
TOTAL CONSTRUCTION ESTIMATE	\$283 / sf
	\$2,619,271

Estimate based on Construction Doc dated 07-27-22

TASK	COUNT	UNIT	\$/UNIT	COST	TOTAL PER DIVISION	COMMENTS
<i>Estimate based on Construction Doc dated 07-27-22</i>						
1st Floor	7,030	sf	Site Area	45,000	sf	
2nd Floor	2,210	sf				
Remodeled Area	9,240	sf				
Design and Engineering, Plans, Permit Documents				Excluded		By Owner
Permits, Plan Review Fees & SDC				Excluded		By Owner
Hazardous Materials Testing				Excluded		By Owner
Third Party Special Inspections and Testing				Excluded		By Owner
Monthly Utility Usage Costs (power, gas, water, network, etc.)				Excluded		Use existing power service
Builder's Risk Insurance				Excluded		By Owner
DIVISION 1 - GENERAL CONDITIONS - MANAGEMENT (partial)						
Project Superintendent (40%)	5.5	months	\$6,536.00	\$35,948		\$95/hr
Project Manager (as needed)	5.5	months	\$2,236.00	\$12,298		\$130/hr
Project Engineer (as needed)	5.5	months	\$1,651.20	\$9,082		\$80/hr
Project Safety Manager (as needed)	5.5	months	\$300.00	\$1,650		\$105/hr
Director Field Operations / QC (as needed)	5.5	months	\$300.00	\$1,650		\$125/hr
---- Premium for 911 Additional Scope						
Project Superintendent (100%)	2.5	months	\$16,340.00	\$40,850		\$95/hr
Project Manager (as needed)	2.5	months	\$4,945.00	\$12,363		\$130/hr
Project Engineer (as needed)	2.5	months	\$4,128.00	\$10,320		\$80/hr
Project Safety Manager (as needed)	2.5	months	\$550.00	\$1,375		\$105/hr
Director Field Operations / QC (as needed)	2.5	months	\$550.00	\$1,375		\$125/hr
			\$13.73	/sf		\$126,910
DIVISION 1 - GENERAL REQUIREMENTS - TEMP SERVICES						
Printing, Plans and Specs	1.0	estimate	\$2,500.00	\$2,500		
Temp Network / Cellular	8.0	months	\$165.00	\$1,320		
Temp Portable Toilets	8.0	months	\$330.00	\$2,640		
Temp Office - Mob/Demob	2.0	each	\$650.00	\$1,300		
Temp Office - Monthly Rent, Power/Netwrk	8.0	months	\$650.00	\$5,200		
Temp Storage Container(s)	8.0	months	\$185.00	\$1,480		
Office Supplies, Equipment, Drinking Water & Similar	1.0	estimate	\$1,000.00	\$1,000		
Logistics Labor, Safety and Construction Clean-up	8.0	months	\$2,365.00	\$18,920		
Miscellaneous Tools, Lifts, Equipment and Supplies	8.0	months	\$2,350.00	\$18,800		
Trash Haul-off / Waste Management (017419)	12.0	each	\$575.00	\$6,900		
Pedestrian Control, Barricades, Temp Protection	1.0	estimate	\$3,500.00	\$3,500		
Temp Electrical - Monthly Service				Excluded		
Temp Heat				Excluded		
Weather Protection				Excluded		
Closeout / As-builts / O&M's	1.0	estimate	\$1,080.00	\$1,080		
			\$7.00	/sf		\$64,640
DIVISION 2 - ABATEMENT & INTERIOR DEMOLITION						
Asbestos / Haz Materials Abatement				Excluded		
Remove Flooring - Sheet Vinyl, Carpets, etc.	1	bid	\$118,226.00	\$118,226		
Remove Ceilings and Soffits - 1st Floor				Included		
Remove Ceilings and Soffits - 2nd Floor				Included		
Remove Walls, Casework, Doors, Building Items				Included		
Miscellaneous & Minor Demo Detailing				Included		
Demo Equipment, Dumpsters, Protection				Included		
Saw Cut Slab / Remove / Trench - MEP Under Slab	3	each	\$3,500.00	\$10,500		
Saw Cut Slab / Remove - Depression at Lift (3/S-3.1)	1	estimate	\$850.00	\$850		
Exter Skin Demo - Door at Vestibule				Included		
			\$14.02	/sf		\$129,576
DIVISION 3 - CONCRETE						
Concr Slab - Dowel & Pour Back at MEP (033000)	1	estimate	\$8,340.00	\$8,340		
Concr Slab - Slab at Vertical Lift (3/S-3.1)	1	estimate	\$6,200.00	\$6,200		
			\$1.57	/sf		\$14,540
DIVISION 4 - MASONRY						
Masonry Veneer				Excluded		
Masonry Block (042000)				See Site Estimate		
			\$0.00	/sf		\$0
DIVISION 5 - STRUCTURAL & MISCELLANEOUS STEEL						
Miscellaneous & Architectural Steel	1	estimate	\$5,500.00	\$5,500		
Steel - at Vertical Lift	1	estimate	\$1,850.00	\$1,850		
			\$0.80	/sf		\$7,350
DIVISION 6 - ROUGH CARPENTRY						

TASK	COUNT	UNIT	\$/UNIT	COST	TOTAL PER DIVISION	COMMENTS
Wd Framing - Walls, Ceilings & Soffits - Labor	1	bid	\$65,570.00	\$65,570		
Wd Framing - Walls, Ceilings & Soffits - Lumber				Included		
Structural Frmg - Material (S-2.2) (1,200 SF)				Included		
Structural Frmg - Labor (S-2.2)				Included		
Wd Blocking - Material (061000)	1	estimate	\$3,400.00	\$3,400		
Wd Blocking - Labor (061000)	1	estimate	\$9,360.00	\$9,360		
			\$8.48 /sf		\$78,330	
DIVISION 6 - INTERIOR FINISH WOODWORK & CASEWORK						
Casework / Cabinetry (064100) - 1st Floor						
Base Cabinetry	1	bid	\$48,665.00	\$48,665		
Upper Cabinets				Included		
Countertops on Existing Base Cabinets				Included		
Full Height Storage Cabinets or Shelving				Included		
Casework Design Completion Allowance	1	allowance	\$6,500.00	\$6,500		
Staff Lockers / Storage Cubbies				Excluded		
Casework / Cabinetry (064100) - 2nd Floor						
Base Cabinetry				Included		
Upper Cabinets				Included		
Interior Finish Trim	1	estimate	\$7,200.00	\$7,200		
			\$6.75 /sf		\$62,365	
DIVISION 7 - THERMAL & MOISTURE PROTECTION						
Bldg Enclosure - Roof Penetrations	1	estimate	\$3,500.00	\$3,500		
Roofing - Repair Existing Conditions	1	bid	\$3,200.00	\$3,200		
Bldg Enclosure - Repairs & Upgrades ALLOWANCE	1	allowance	\$25,000.00	\$25,000		
Thermal Insulation (072100) - Exter Window Work				Included		
Weather Barriers (072500) - Exter Window Work				Included		
Fiber Cement Siding (074646) - Exter Window Work				Included		
Metal Flashings (076200) - Exter Window Work				Included		
Joint Sealants (079200) - Exter Window Work				Included		
Fire Resistive Selant / Stopping - Interior Remodel	1	estimate	\$2,500.00	\$2,500		
Joint Sealants - Interior Remodel	1	estimate	\$3,500.00	\$3,500		
			\$4.08 /sf		\$37,700	
DIVISION 8 - DOORS & WINDOWS						
Wd Dr/HM Frm/HW (081113, 081416) - 1st Flr	1	bid	\$57,174.00	\$57,174		
Wd Dr/HM Frm/HW (081113, 081416) - 2nd Flr				Included		
Alum Storefront (08413) - New Entrance	1	bid	\$21,623.00	\$21,623		
Install D/F/HW	1	bid	\$12,250.00	\$12,250		
Tubular Skylights (086223)				Excluded		
Key Storage Box (087913)				Excluded		
Louvers & Vents (089000) - potential at new MEP ?				Included		
Exterior Alum Storefront - Replace at Vestibule				Included		
Exterior Window - Repair Trim/Flashing ALLOWANCE	1	allowance	\$28,964.00	\$28,964		
Exterior Window Washing	1	estimate	\$850.00	\$850		
Interior Glass (088000)				Included		
Pass Thru Sliding Windows - Reception				Included		
Mirror at Restrooms - Rms	1	estimate	\$3,150.00	\$3,150		
Doors, Windows, Mirrors - Unload, Inventory, Carting	60	mh	\$78.00	\$4,680		
			\$13.93 /sf		\$128,691	
DIVISION 9 - FINISHES						
Metal Stud - Walls				Excluded		
Metal Stud - Soffits & Gypsum Ceilings	1	bid	\$13,350.00	\$13,350		
Drywall - Walls (092116)	1	bid	\$118,950.00	\$118,950		
Drywall - Soffits & Gyp Ceilings				Included		
Drywall - Patch and Repair Allowance	1	allowance	\$5,500.00	\$5,500		
Acoustical Ceiling (095100)	1	bid	\$79,360.00	\$79,360		
Decorative Drop Ceiling Features				Excluded		
Architectural Finishes Allowance	1	allowance	\$7,500.00	\$7,500		
Flooring - Carpet (096813)	1	bid	\$76,167.00	\$76,167		
Flooring - Sheet Vinyl / LVT / LVP (096500)				Included		
Flooring - Entry Walk Off Mats				Included		
Rubber Base				Included		
Floor Prep	1	estimate	\$3,234.00	\$3,234		

TASK	COUNT	UNIT	\$/UNIT	COST	TOTAL PER DIVISION	COMMENTS
Tile - Floor Public RRs, Staff RR & Lobby				Excluded		
Tile - Walls RR (4' AFF)				Excluded		
Acoustic Insulation - at Remodel Areas	1	bid	\$9,450.00	\$9,450		
Sound Absorbing Wall Paneling				Excluded		
Painting - Interior Walls and Ceilings (099000)	1	bid	\$58,690.00	\$58,690		
Painting - Exterior Walls (099000)				Included		
Interior Final Cleaning & Interior Window Washing	9,240	sf floor	\$1.25	\$11,550		
Temporary Protection of Finishes (L&M)	1	estimate	\$5,000.00	\$5,000		
			\$42.07 /sf		\$388,751	
DIVISION 10 - ARCHITECTURAL SPECIALTIES						
Interior Signage - Room Names (101400)	65	each	\$85.00	\$5,525		
Exterior Building Signage, Logos, Address, etc.	1	allowance	\$7,500.00	\$7,500		
Toilet Compartments & Urinal Screens				Excluded		
Corner Protection (102600)	1	estimate	\$7,050.00	\$7,050		
Ballistics Resistant Panels (102641)				Included		
RR, Brk Rm, Janitor & Sink Accessories (102800)	1	bid	\$4,683.00	\$4,683		
Fire Extinguishers & Cabinet (104400)	1	estimate	\$2,120.00	\$2,120		
Specimen Pass Through (A1.11, FP046)	1	allowance	\$3,500.00	\$3,500		
Staff Lockers / Storage Cubbies				Excluded		
Accessories - Unload, Inventory, Carting, Installation	60	mh	\$58.00	\$3,480		
Glass Marker Boards / Tack Boards				Excluded		
			\$3.66 /sf		\$33,858	
DIVISION 11 - EQUIPMENT & APPLIANCES						
Undercounter Refrigerators (A1.11, FP048)	1	each	\$1,050.00	\$1,050		
Projections Screens / TV Bracket / Projection Mounts				Excluded		
Break Room Kitchen Appliances (113013)	1	bid	\$9,470.00	\$9,470		
Laundry Equipment				Excluded		
			\$1.14 /sf		\$10,520	
DIVISION 12 - FURNISHINGS						
Roller Window Coverings (122400)	1	bid	\$8,500.00	\$8,500		
Exterior Site Furnishings (FFE)				Excluded		
Office Furniture (FFE)				Excluded		
Installation Assistance - FF&E & OFOI Scope (labor)	1	estimate	\$6,496.00	\$6,496		
			\$1.62 /sf		\$14,996	
DIVISION 13 - SPECIAL CONSTRUCTION						
Special Construction Scope				Excluded		
					\$0	
DIVISION 14 - ELEVATORS / CONVEYING EQUIPMENT						
Vertical Lift System	1	estimate	\$58,250.00	\$58,250		
			\$6.30 /sf		\$58,250	
DIVISION 21 - FIRE SUPPRESSION						
Fire Sprinkler Remodel - 1st Flr	1	bid	\$27,900.00	\$27,900		
Fire Sprinkler Remodel - 2nd Flr Preaction System				TBD		
			\$3.02 /sf		\$27,900	
DIVISION 22 - PLUMBING						
Plumbing - Water, Waste, Vent, Condensate, Fixtures	1	bid	\$91,998.00	\$91,998		
Demo, Safe-off, Relocation Allowance	1	estimate	\$7,500.00	\$7,500		
Gas to New & Relocated HVAC Equip				Included		
Plumbing - Permits				Excluded		
			\$10.77 /sf		\$99,498	
DIVISION 23 - HVAC						
HVAC - Replace Equipment, Controls, Rework Duct	1	bid	\$321,353.00	\$321,353		
HVAC - 2nd Floor 911 Area				Included		
Test & Balance				Included		
HVAC - Permits				Excluded		
			\$34.78 /sf		\$321,353	
DIVISION 26 - ELECTRICAL SYSTEMS						
Safe-off / Demolition / Miscellaneous	1	bid	\$464,883.00	\$464,883		
Demo Panels A, B, & C & Feeders				Included		
Power - General Distribution - 1st Floor				Included		
Power - General Distribution - 2nd Floor				Included		
Power - HVAC Power				Included		
Switchgear & Feeders				Included		
Generator / ATS				Excluded		

TASK	COUNT	UNIT	\$/UNIT	COST	TOTAL PER DIVISION	COMMENTS
UPS System				Excluded		
Light Fixtures, Controls & Relamp Exterio Bldg Fixtures				Included		
New Site Pole Lights (See 244 & Site Estimate)				See 244 Estimate		
Temp Construction Power & Lighting	1	estimate	\$7,500.00	\$7,500		
Permits				Excluded		
			\$51.12 /sf		\$472,383	
DIVISION 27 - LOW VOLTAGE SYSTEMS						
Electrical Coordination Allowance	1	estimate	\$7,500.00	\$7,500		
Fire Alarm	1	bid	\$26,775.00	\$26,775		
Voice/Data						
Communication Backbone Conduits	1	bid	\$63,456.00	\$63,456		
Voice/Data - 1st Floor				Included		
Voice/Data - 2nd Floor				Included		
Security & Access Control						
Access Control Pre-Wiring	1	bid	\$9,316.00	\$9,316		
Badge Access - 1st Floor	1	bid	\$29,400.00	\$29,400		
Badge Access - 2nd Floor 911	1	bid	\$12,700.00	\$12,700		
Key Box				Excluded		
Cameras - 2nd Floor 911	1	bid	\$22,651.00	\$22,651		
Rough-in for LV Systems				Included		
Rough-in for HVAC Controls				Included		
Permits				Excluded		
			\$18.59 /sf		\$171,798	
DIVISION 31 - 33 SITE WORK						
Construction Survey / Site Layout				Included in Separate Estimate		
Mob / Traffic Control / Dust Control / Erosion Control				Included in Separate Estimate		
Remove Asphalt, Hardscapes, Clear/Grub				Included in Separate Estimate		
Remove Miscellaneous Site Items				Included in Separate Estimate		
Saw Cut Asphalt				Included in Separate Estimate		
Site Grading (Cut / Fill)				Included in Separate Estimate		
Dry Utilities				Included in Separate Estimate		
Sewer Service - Pipe, Manholes, Pumps, Lift Station				Included in Separate Estimate		
Fire Water Service - Pipe, Vaults, Hydrants				Included in Separate Estimate		
Domestic Water Service				Included in Separate Estimate		
Storm Water Systems				Included in Separate Estimate		
Asphalt				Included in Separate Estimate		
Site Masonry				Included in Separate Estimate		
Site Concrete				Included in Separate Estimate		
Landscape & Irrigation				Included in Separate Estimate		
Fences				Included in Separate Estimate		
Site Amenities				Included in Separate Estimate		
			\$0.00 /sf		\$0	
SUB-TOTAL HARD COSTS				\$2,249,409	\$2,249,409	