

**Attachment A**  
**Deschutes County - 244 Kingwood**  
**GMP Estimate**  
**9/30/22**

Attachment "A" 2022-790



Project Area... 9,667

CCB #59850

<b>Estimate Summary</b>	<b>Cost</b>
DIVISION 1 - GENERAL CONDITIONS - MANAGEMENT	\$66,139
DIVISION 1 - GENERAL REQUIREMENTS - TEMP SERVICES	\$48,350
DIVISION 2 - ABATEMENT & INTERIOR DEMOLITION	\$134,608
DIVISION 3 - CONCRETE	\$8,340
DIVISION 4 - MASONRY	\$0
DIVISION 5 - STRUCTURAL & MISCELLANEOUS STEEL	\$27,330
DIVISION 6 - ROUGH CARPENTRY	\$13,860
DIVISION 6 - INTERIOR FINISH WOODWORK & CASEWORK	\$65,858
DIVISION 7 - THERMAL & MOISTURE PROTECTION	\$70,488
DIVISION 8 - DOORS & WINDOWS	\$197,207
DIVISION 9 - FINISHES	\$456,998
DIVISION 10 - ARCHITECTURAL SPECIALTIES	\$27,648
DIVISION 11 - EQUIPMENT & APPLIANCES	\$3,799
DIVISION 12 - FURNISHINGS	\$13,603
DIVISION 13 - SPECIAL CONSTRUCTION	\$0
DIVISION 14 - ELEVATORS / CONVEYING EQUIPMENT	\$0
DIVISION 21 - FIRE SUPPRESSION	\$36,250
DIVISION 22 - PLUMBING	\$74,987
DIVISION 23 - HVAC	\$330,558
DIVISION 26 - ELECTRICAL SYSTEMS	\$247,712
DIVISION 27 - LOW VOLTAGE SYSTEMS	\$182,139
DIVISION 31 - 33 SITE WORK	\$0

<b>Subtotal Direct Costs</b>	<b>\$2,005,874</b>
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0.00%	Design Completion Contingency	\$0
5.00%	Estimate / Construction Contingency	\$100,294
2.00%	Cost Escalation Contingency	\$42,123
5.00%	Overhead & Profit	\$107,415
0.95%	Liability Insurance	\$21,429
LS	Preconstruction Services	\$21,000
1.00%	P&P Bond	\$22,981
0.00%	Builders Risk Insurance (by owner)	Excluded
0.57%	Oregon Student Success Act Fee	\$13,230

<b>TOTAL BUILDING ESTIMATE</b>	<b>\$241 / sf</b>	<b>\$2,334,347</b>
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<b>TOTAL SITE WORK ESTIMATE</b>	<b>\$38 / sf</b>	<b>\$632,508</b>
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<b>TOTAL PROJECT ESTIMATE</b>	<b>\$2,966,855</b>
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*Estimate based on Construction Doc dated 06-09-22*

TASK	COUNT	UNIT	\$/UNIT	COST	TOTAL PER DIVISION	COMMENTS
<i>Estimate based on Construction Doc dated 06-09-22</i>						
1st Floor	9,667	sf	Site Area	45,000	sf	
2nd Floor	-	sf				
Remodeled Area	9,667	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
<b>DIVISION 1 - GENERAL CONDITIONS - MANAGEMENT</b>						
Project Superintendent (40%)	6.0	months	\$6,536.00	\$39,216		\$95/hr
Project Manager (as needed)	6.0	months	\$2,236.00	\$13,416		\$130/hr
Project Engineer (as needed)	6.0	months	\$1,651.20	\$9,907		\$80/hr
Project Safety Manager (as needed)	6.0	months	\$300.00	\$1,800		\$105/hr
Director Field Operations / QC (as needed)	6.0	months	\$300.00	\$1,800		\$125/hr
				\$6.84 /sf		<b>\$66,139</b>
<b>DIVISION 1 - GENERAL REQUIREMENTS - TEMP SERVICES</b>						
Printing, Plans and Specs	1.0	estimate	\$2,500.00	\$2,500		
Temp Network / Cellular	6.0	months	\$165.00	\$990		
Temp Portable Toilets	6.0	months	\$330.00	\$1,980		
Temp Office - Mob/Demob	2.0	each	\$650.00	\$1,300		
Temp Office - Monthly Rent, Power/Netwrk	6.0	months	\$650.00	\$3,900		
Temp Storage Container(s)	6.0	months	\$185.00	\$1,110		
Office Supplies, Equipment, Drinking Water & Similar	1.0	estimate	\$1,000.00	\$1,000		
Logistics Labor, Safety and Construction Clean-up	6.0	months	\$2,365.00	\$14,190		
Miscellaneous Tools, Lifts, Equipment and Supplies	6.0	months	\$2,350.00	\$14,100		
Dumpsters / Trash Haul-off	6.0	each	\$575.00	\$3,450		See 01 demo for demo debris
Pedestrian Control, Barricades, Temp Protection	1.0	estimate	\$2,750.00	\$2,750		
Temp Electrical - Monthly Service				Excluded		Use existing power, paid by others
Temp Heat				Excluded		Use existing heat, paid by others
Weather Protection				Excluded		N/A, interior work
Closeout / As-builts / O&M's	1.0	estimate	\$1,080.00	\$1,080		
				\$5.00 /sf		<b>\$48,350</b>
<b>DIVISION 2 - ABATEMENT &amp; INTERIOR DEMOLITION</b>						
Asbestos / Haz Materials Abatement				Excluded		
Remove Flooring - Sheet Vinyl, Carpets, etc.	1	bid	\$108,500.00	\$108,500		
Remove Ceilings and Soffits - 1st Floor				Included		
Remove Walls, Casework, Doors, Building Items				Included		
Miscellaneous & Minor Demo Detailing	120	mh	\$78.00	\$9,360		
Demo Equipment, Dumpsters, Protection	1	estimate	\$5,000.00	\$5,000		
Saw Cut Slab / Remove / Trench	3	each	\$3,500.00	\$10,500		
Exter Skin Demo - New Man Door at South Side	1	estimate	\$1,248.00	\$1,248		
				\$13.92 /sf		<b>\$134,608</b>
<b>DIVISION 3 - CONCRETE</b>						
Concr Slab - Dowel & Pour Back at MEP (033000)	1	estimate	\$8,340.00	\$8,340		
				\$0.86 /sf		<b>\$8,340</b>
<b>DIVISION 4 - MASONRY</b>						
Masonry Veneer				Excluded		
Masonry Block (042000)				See Site Estimate		
				\$0.00 /sf		<b>\$0</b>
<b>DIVISION 5 - STRUCTURAL &amp; MISCELLANEOUS STEEL</b>						
Structural Rework at Roof Top Unit	1	allowance	\$22,000.00	\$22,000		
Miscellaneous & Architectural Steel	1	estimate	\$5,330.00	\$5,330		Gazebo Steel
				\$2.83 /sf		<b>\$27,330</b>
<b>DIVISION 6 - ROUGH CARPENTRY</b>						
Wd Framing - Exterior Doors & Windows				Included		
Wd Framing - Exterior Doors & Windows - Lumber				Included		
Wd Blocking - Material (061000)	1	estimate	\$4,500.00	\$4,500		
Wd Blocking - Labor (061000)	120	estimate	\$78.00	\$9,360		
				\$1.43 /sf		<b>\$13,860</b>
<b>DIVISION 6 - INTERIOR FINISH WOODWORK &amp; CASEWORK</b>						
Casework / Cabinetry (064100)	1	bid	\$55,158.00	\$55,158		
Base Cabinetry				Included		
Upper Cabinets				Included		
Work Tables / Work Tops				Included		
Full Height Storage Cabinets or Shelving				Included		
Casework Design Completion Allowance				Excluded		
Staff Lockers / Storage Cubbies				See Div 10		

TASK	COUNT	UNIT	\$/UNIT	COST	TOTAL PER DIVISION	COMMENTS
Interior Finish Trim	1	estimate	\$10,700.00	\$10,700		
			\$6.81 /sf		\$65,858	
<b>DIVISION 7 - THERMAL &amp; MOISTURE PROTECTION</b>						
Bldg Enclosure - Siding New Man Doors	1	estimate	\$3,300.00	\$3,300		
Bldg Enclosure - Siding New Windows	1	estimate	\$23,250.00	\$23,250		
Bldg Enclosure - Misc Siding Repairs	1	estimate	\$3,700.00	\$3,700		
Thermal Insulation Repairs (072100)	1	estimate	\$5,800.00	\$5,800		
Weather Barriers (072500)				Included		
Fiber Cement Siding (074646)				Included		See Above
Metal Flashings (076200)				Included		
Fire Resistant Sealant / Stopping - Interior Remodels	1	estimate	\$2,500.00	\$2,500		
Interior Caulking / Joint Sealants - Interior Remodels	1	estimate	\$3,500.00	\$3,500		
Roofing - MEP Roof Penetrations	1	estimate	\$3,500.00	\$3,500		
Roofing - Re-roof at New RTU	1	allowance	\$15,000.00	\$15,000		
Roofing - Repair Existing Conditions	1	estimate	\$9,938.00	\$9,938		Walk Off Mats, Clean Gutters
			\$7.29 /sf		\$70,488	
<b>DIVISION 8 - DOORS &amp; WINDOWS</b>						
Wd Dr/HM Frm/HW (081113, 081416) - Interior	1	bid	\$92,806.00	\$92,806		
New Exterior Doors - Alum Storefront	1	bid	\$29,411.00	\$29,411		
Grout HM Frames	1	bid	\$11,200.00	\$11,200		
Install D/F/HW	1	bid	\$20,780.00	\$20,780		
Tubular Skylights	7	each	\$1,520.00	\$10,640		
Louvers & Vents (089000)				Included		See Division 23
Alum Storefront Openings				Included		
Alum Storefront Window Systems				Included		
Alum Storefront - New Windows S5	1	bid	\$14,252.00	\$14,252		
Exterior Window Washing	1	estimate	\$850.00	\$850		
Interior Glass				Included		
Pass Thru Sliding Windows - Reception	1	bid	\$9,448.00	\$9,448		
Mirror at Restrooms - Rms	1	estimate	\$4,700.00	\$4,700		
Doors, Windows, Mirrors - Unload, Inventory, Carting	40	mh	\$78.00	\$3,120		
			\$20.40 /sf		\$197,207	
<b>DIVISION 9 - FINISHES</b>						
Metal Stud - Interior Walls, Soffits & Gyp Ceilings	1	bid	\$90,126.00	\$90,126		
Metal Stud - Exterior Doors & Windows	1	estimate	\$11,200.00	\$11,200		
Drywall - Walls, Soffits & Gyp Ceilings	1	bid	\$107,950.00	\$107,950		
Suspended Acoustical Ceiling (ACT)	1	bid	\$77,084.00	\$77,084		
Decorative Drop Ceiling Features				Excluded		
Architectural Finishes Allowance	1	allowance	\$6,500.00	\$6,500		
Flooring - Carpet	1	bid	\$61,480.00	\$61,480		
Flooring - Sheet Vinyl / LVT / LVP				Included		
Flooring - Entry Walk Off Mats				Excluded		
Rubber Base				Included		
Floor Prep	1	estimate	\$3,383.45	\$3,383		
Tile - Floor Public RRs, Staff RR & Lobby				Excluded		
Tile - Walls RR (4' AFF)				Excluded		
Acoustic Insulation - at Remodel Areas	1	bid	\$11,394.00	\$11,394		
Sound Absorbing Wall Paneling				Excluded		
Painting - Interior Walls and Ceilings	1	bid	\$70,797.00	\$70,797		Need to discuss stain at soffits
Painting - Exterior Walls				Included		
Interior Final Cleaning & Interior Window Washing	9,667	sf floor	\$1.25	\$12,084		
Temporary Protection of Finishes (L&M)	1	estimate	\$5,000.00	\$5,000		
			\$47.27 /sf		\$456,998	
<b>DIVISION 10 - ARCHITECTURAL SPECIALTIES</b>						
Interior Signage - Room Names (101400)	65	each	\$85.00	\$5,525		2" high room name at every door
Exterior Building Signage, Logos, Address, etc.	1	allowance	\$7,500.00	\$7,500		
Toilet Compartments (102114)				Excluded		
Urinal Screens (102114)				Excluded		
Corner Protection (102227)	1	estimate	\$5,640.00	\$5,640		
Restroom & Break Room Accessories (102800)	1	bid	\$4,078.00	\$4,078		
Fire Extinguishers & Cabinet (104415)	1	estimate	\$1,425.00	\$1,425		5 Locations
Staff Lockers / Storage Cubbies (105115)				Excluded		
Accessories - Unload, Inventory, Carting, Installation	60	mh	\$58.00	\$3,480		
Glass Marker Boards / Tack Boards				Excluded		

TASK	COUNT	UNIT	\$/UNIT	COST	TOTAL PER DIVISION	COMMENTS
			\$2.86	/sf	\$27,648	
<b>DIVISION 11 - EQUIPMENT &amp; APPLIANCES</b>						
Food Service (114005)				Excluded		
Projections Screens / TV Bracket / Projection Mounts				Excluded		
Shop Equipment (115700)				Excluded		
Break Room Kitchen Appliances - L & M	1	estimate	\$3,799.00	\$3,799		
Laundry Equipment				Excluded		
			\$0.39	/sf	\$3,799	
<b>DIVISION 12 - FURNISHINGS</b>						
Roller Window Coverings (122415)	1	bid	\$7,107.00	\$7,107		Save existing window coverings?
Exterior Site Furnishings (FFE)				Excluded		
Office Furniture, Displays, Shelving for Collection (FFE)				Excluded		
Installation Assistance - FF&E & OFOI Scope (labor)	1	estimate	\$6,496.00	\$6,496		
			\$1.41	/sf	\$13,603	
<b>DIVISION 13 - SPECIAL CONSTRUCTION</b>						
Special Construction Scope				Excluded		
					\$0	
<b>DIVISION 14 - ELEVATORS / CONVEYING EQUIPMENT</b>						
Upgrade Finishes / Upgrade Systems (142105)				Excluded		
			\$0.00	/sf	\$0	
<b>DIVISION 21 - FIRE SUPPRESSION</b>						
Fire Sprinkler Remodel	1	bid	\$36,250.00	\$36,250		
			\$3.75	/sf	\$36,250	
<b>DIVISION 22 - PLUMBING</b>						
Plumbing - Water, Waste, Vent, Condensate, Fixtures	1	bid	\$67,487.00	\$67,487		
Demo, Safe-off, Relocation Allowance	1	estimate	\$7,500.00	\$7,500		
Gas to New & Relocated HVAC Equip				Included		
Plumbing - Permits				Excluded		
			\$7.76	/sf	\$74,987	
<b>DIVISION 23 - HVAC</b>						
HVAC - Replace Equipment, Controls, Rework Duct	1	bid	\$315,558.00	\$315,558		Possible Unit VE
Demo, Safe-off, Relocation Allowance	1	estimate	\$15,000.00	\$15,000		
Test & Balance				Included		
HVAC - Controls Allowance				Included		
HVAC - Permits				Excluded		
			\$34.19	/sf	\$330,558	
<b>DIVISION 26 - ELECTRICAL SYSTEMS</b>						
Electrical Distribution & Remodel	1	bid	\$232,712.00	\$232,712		
Safe-off / Demolition / Miscellaneous	1	estimate	\$15,000.00	\$15,000		
New Service Equipment				Excluded		
Permits				Excluded		
			\$25.62	/sf	\$247,712	
<b>DIVISION 27 - LOW VOLTAGE SYSTEMS</b>						
Electrical Coordination Allowance	1	allowance	\$7,500.00	\$7,500		
Fire Alarm	1	bid	\$34,248.00	\$34,248		Need to verify smoke detection
Voice/Data						
Communication Backbone Conduits	1	bid	\$7,340.00	\$7,340		Cable Tray
Voice/Data	1	bid	\$48,750.00	\$48,750		
Security & Access Control						
Pre-Wire	1	bid	\$16,590.00	\$16,590		
Badge Access	1	bid	\$46,789.00	\$46,789		
Keybox S60	1	bid	\$14,922.00	\$14,922		
CCTV / Cameras				Excluded		
Sound Masking System (30 Locations)	1	bid	\$6,000.00	\$6,000		Owner finished
Permits				Excluded		
			\$18.84	/sf	\$182,139	
<b>DIVISION 31 - 33 SITE WORK</b>						
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		

TASK	COUNT	UNIT	\$/UNIT	COST	TOTAL PER DIVISION	COMMENTS
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		
<b>SUB-TOTAL HARD COSTS</b>					<b>\$2,005,874</b>	<b>\$2,005,874</b>

# Attachment A

## Deschutes County Kingwood - Site Work

### GMP Estimate

9/30/22

Combined Building Area... 16,697



CCB #59850

<b>Estimate Summary</b>	<b>Cost</b>
DIVISION 1 - GENERAL CONDITIONS - MANAGEMENT	\$38,243
DIVISION 1 - GENERAL REQUIREMENTS - TEMP SERVICES	\$11,868
DIVISION 31 - 33 SITE WORK	\$485,005
<b>Subtotal Direct Costs</b>	<b>\$535,116</b>
0.00% Design Completion Contingency	\$0
4.00% Estimate / Construction Contingency	\$21,405
2.00% Cost Escalation Contingency	\$11,130
5.00% Overhead & Profit	\$28,383
0.95% Liability Insurance	\$5,662
LS Preconstruction Services	\$21,000
1.00% P&P Bond	\$6,227
0.00% Builders Risk Insurance (by owner)	Excluded
0.57% Oregon Student Success Act Fee	\$3,585
<b>TOTAL CONSTRUCTION ESTIMATE</b>	<b>\$38 / sf \$632,508</b>

**Deschutes Co. North Campus  
Site Improvements Detail - GMP Estimate**

TASK	COUNT	UNIT	\$/UNIT	COST	TOTAL PER DIVISION	COMMENTS
<i>Estimate based on CD Bid Set dated 06-30-22</i>						
	244	9,667	sf	Site Area	45,000	sf
	236	7,030	sf			
		16,697	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
<b>DIVISION 1 - GENERAL CONDITIONS - MANAGEMENT</b>						
Project Superintendent (partial, see 244 & 236)	5.5	months	\$4,085.00	\$22,468		\$95/hr
Project Manager (as needed)	5.5	months	\$1,236.25	\$6,799		\$130/hr
Project Engineer (as needed)	5.5	months	\$1,032.00	\$5,676		\$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
				\$2.29	/sf	<b>\$38,243</b>
<b>DIVISION 1 - GENERAL REQUIREMENTS - TEMP SERVICES</b>						
Printing, Plans and Specs	1.0	estimate	\$500.00	\$500		
Temp Network / Cellular					Included in 244	
Temp Portable Toilets					Included in 244	
Temp Office - Mob/Demob					Included in 244	
Temp Office - Monthly Rent, Power/Netwrk					Included in 244	
Temp Storage Container(s)					Included in 244	
Office Supplies, Equipment, Drinking Water & Similar					Included in 244	
Logistics Labor, Safety and Construction Clean-up	6.0	months	\$473.00	\$2,838		
Miscellaneous Tools, Lifts, Equipment and Supplies	6.0	months	\$500.00	\$3,000		
Dumpsters / Trash Haul-off	4.0	each	\$425.00	\$1,700		See 01 demo for demo debris
Temp Fencing, Traffic Control, Barricades, Signs, etc	1.0	estimate	\$2,750.00	\$2,750		
Temp Electrical - Monthly Service					Excluded	Use existing power, paid by other
Temp Heat					Excluded	Use existing heat, paid by others
Weather Protection					Excluded	N/A, interior work
Closeout / As-builts / O&M's	1.0	estimate	\$1,080.00	\$1,080		
				\$0.71	/sf	<b>\$11,868</b>
<b>DIVISION 31 - 33 SITE WORK</b>						
Construction Survey / Site Layout	1	estimate	\$6,000.00	\$6,000		<i>Reduced Deleted 911 Scope</i>
Mobilization - Site Subcontractor Cost	1	bid	\$4,704.00	\$4,704		
Erosion Control	1	bid	\$1,898.00	\$1,898		
Traffic Control	1	estimate	\$2,500.00	\$2,500		
Dust Control	1	estimate	\$750.00	\$750		
Site Demo - Remove Asphalt, Hardscapes, Clear/Grub	1	bid	\$22,296.00	\$22,296		
Saw Cutting					Included	
Remove Miscellaneous Site Items & Amenities	1	estimate	\$2,500.00	\$2,500		
Drill Holes at Steel Bollards - (#06/AS1.10)	48	each	\$175.00	\$8,400		
<i>Drill Holes at Steel Bollards - Delete 911 Items</i>	<i>48</i>	<i>each</i>	<i>(\$175.00)</i>	<i>(\$8,400)</i>		<i>Deleted 911 Scope</i>
Drill Holes at Light Pole	1	bid	\$600.00	\$600		
Rock Allowance	1	allowance	\$7,500.00	\$7,500		<i>Reduced Deleted 911 Scope</i>
Prep & Base Rock - Asphalt Parking Lot	1	bid	\$18,323.00	\$18,323		
Prep & Base Rock - Concrete Walks & Drive Way	1	bid	\$22,899.00	\$22,899		
Prep & Base Rock - Curbs	1	bid	\$4,739.00	\$4,739		
Prep & Base Rock - Trash Enclosure	1	bid	\$2,722.00	\$2,722		
Prep & Base Rock - 911 Tower Pad & Ftgs	1	bid	\$8,340.00	\$8,340		
<i>Base Rock at 911 Tower - Leave \$ for 2" Gravel</i>	<i>1</i>	<i>estimate</i>	<i>(\$4,500.00)</i>	<i>(\$4,500)</i>		<i>Reduced to 2" Gravel Area</i>
Prep & Base Rock - 911 Generator Pad	1	bid	\$1,326.00	\$1,326		
Gravel Drive to 911 Generator (#23/C-2.0)	1	bid	\$2,382.00	\$2,382		
Dry Utilities - Trenching	1	bid	\$17,081.00	\$17,081		
Trenching/BF - to 911 Tower (144 LF)					Included	
Trenching/BF - for fiber to Bldg 244 (480 LF)					Included	
Trenching/BF - for power to generator (46 LF)					Included	
Trenching/BF - for power to car charger (10 LF)					Included	
Trenching/BF - for LP Gas & Bedding (36 LF)					Included	

**Deschutes Co. North Campus  
Site Improvements Detail - GMP Estimate**

TASK	COUNT	UNIT	\$/UNIT	COST	TOTAL PER DIVISION	COMMENTS
Dry Utilities - Conduit for Communications	1	bid	\$25,800.00	\$25,800		
3" Phone Conduit in Shared Utility Trench (320 LF)				Included		
4" Fiber Optics to Bldg 244 (1,000 LF)				Included		
Dry Utilities - Conduit for Communications	1	bid	\$5,670.00	\$5,670		
2" Power Conduit to Gen, Car Charger & 911 Tower				Included		
Light Poles (Fixture S1, per E100)	1	each	\$5,500.00	\$5,500		
New Light Fixtures (Replace Existing, per E100)	5	each	\$3,250.00	\$16,250		
Sewer Service - Pipe, Manholes, Pumps, Lift Station				<b>Excluded</b>		
Fire Water Service - Pipe, Vaults, Hydrants				<b>Excluded</b>		
Domestic Water Service						
Temporary Water Hook-up / Distribution	1	estimate	\$650.00	\$650		
Temporary Construction Water Service				<b>Excluded</b>		Use existing water, by owner
Storm Water Systems	1	bid	\$14,497.00	\$14,497		
Trench/Backfill & Pipe				Included		
Catch Basins - Replace (2), New (2), Adjust Rims (4)				Included		
Asphalt - 4" AC Patch Back at Remodel Work	1	bid	\$34,184.00	\$34,184		
Crack Seal at Patch Work at Remodel Work				Included		
Repair Existing Cracking & Settling	1	allowance	\$25,000.00	\$25,000		
Asphalt - Grind & Replace Existing w/ 2" Overlay				<b>Excluded</b>		
Asphalt - Alt #2 - Remove & Replace Existing AC & Base Rock				<b>Excluded</b>		
Site Masonry - Trash Enclosure	1	bid	\$14,088.00	\$14,088		
Site Masonry - Paver Walks & Patios				<b>Excluded</b>		
Site Concrete	1	bid	\$86,050.00	\$86,050		
Walks				Included		
Raised Cross Walk in Parking Lot				Included		
Curbs				Included		
Walk at 911 Tower Area				<b>Excluded</b>		
<i>Walk at 911 Tower Area - Deleted 911 Items</i>	<i>1</i>	<i>bid</i>	<i>(\$10,605.00)</i>	<i>(\$10,605)</i>		<i>Reduced to 2" Gravel Area</i>
Driveway Approach - to 911 Generator (#22 / C-2.0)				Included		
Bollard - Install and Fill with Concrete				Included		See below for furnish
<i>Delete Bollards at 911 Tower &amp; Generator</i>	<i>1</i>	<i>bid</i>	<i>(\$6,000.00)</i>	<i>(\$6,000)</i>		<i>Reduced to 2" Gravel Area</i>
Trash Enclosure (6/AS5.10)	252	sf	\$27.00	\$6,804		
Trash Enclosure - Plinths at Corners (qty 5)	5	each	\$1,950.00	\$9,750		
<i>Delete Concrete Plinths at Corners of Trash Enclosure</i>	<i>5</i>	<i>each</i>	<i>(\$1,950.00)</i>	<i>(\$9,750)</i>		<i>Addendum #2 deleted</i>
Generator Pad (#2/C-2.0 indicates 4" walk)	220	sf	\$17.50	\$3,850		
Light Pole Bases (#8/AS1.10)	1	each	\$1,150.00	\$1,150		
Gazebo Footings	1	estimate	\$4,500.00	\$4,500		
Tower Footings / Tower Bldg / LP Tank - 911				<b>Excluded</b>		
Tower Footings - 911				<b>Excluded</b>		
Concrete - Monument Sign Base				<b>Excluded</b>		Reuse Existing
Landscape & Irrigation - Rework Existing & New	1	bid	\$37,247.00	\$37,247		
Landscape & Irrigation - Top Soil Allowance	1	allowance	\$3,000.00	\$3,000		
Gazebo Structure	1	allowance	\$25,000.00	\$25,000		
Steel Bollards - (911 #06/AS1.10) - Furnish	48	each	\$250.00	\$12,000		Labor inc. above
<i>Delete Bollards at 911 Tower &amp; Generator</i>	<i>48</i>	<i>bid</i>	<i>(\$250.00)</i>	<i>(\$12,000)</i>		
Bike Racks (29/AS1.10)	5	each	\$350.00	\$1,750		
Fence & Gates - Cedar Plank	1	bid	\$8,400.00	\$8,400		
Cedar at Staff Break Areas (#26/AS1.10)				Included		
Fence & Gates - Chain Link	1	bid	\$28,700.00	\$28,700		
Chain Link at 911 Tower (991 #09/AS1.10)				Included		
Chain Link at Generator (991 #03/AS1.10)				<b>Excluded</b>		



**Deschutes Co. North Campus  
Site Improvements Detail - GMP Estimate**

TASK	COUNT	UNIT	\$/UNIT	COST	TOTAL PER DIVISION	COMMENTS
Chain Link at 911 Tower (991 #08/AS1.10)				Included		
Gate at Generator (991 #08/AS1.10)				<b>Excluded</b>		
Gate at Trash Enclosure (6/AS5.10)				Included		
<i>Delete Fence &amp; Gate at Generator</i>	<i>1</i>	<i>estimate</i>	<i>(\$3,440.00)</i>	<i>(\$3,440)</i>		
Temporary Fencing	1,000	lf	\$6.50	\$6,500		
Striping, ADA Wall Mount Parking Signs & Wheel Stops	1	estimate	\$3,750.00	\$3,750		
Site Amenities - Furniture CFCI (#4/AS1.10)	5	allowance	\$2,500.00	\$12,500		
Protection Device at Power Pole	1	estimate	\$3,500.00	\$3,500		
<i>Delete Protection at Power Pole</i>	<i>1</i>	<i>estimate</i>	<i>(\$3,500.00)</i>	<i>(\$3,500)</i>		
Signage - Monument & Wayfinding OFCI (6 & 9/AS1.10)	1	allowance	\$5,000.00	\$5,000		Scope unknown
Weather Protection / Summer Heat Procedures	1	allowance	\$1,500.00	\$1,500		Assumes Summer Execution
Site Logistics - Pedestrian Safety, Misc. Labor	80	mh	\$55.00	\$4,400		
Site Logistics - Equipment & Barricades	1	each	\$1,250.00	\$1,250		
			\$29.05	/sf	<b>\$485,005</b>	
<b>SUB-TOTAL HARD COSTS</b>				<b>\$535,116</b>	<b>\$535,116</b>	