

REVIEWED

LEGAL COUNSEL

For Recording Stamp Only

**DOCUMENT NO. 2022-957
AMENDING DESCHUTES COUNTY CONTRACT NOS. 2022-197 AND 2022-790**

THAT CERTAIN AGREEMENT, Deschutes County Contract No. 2022-197 dated February 28, 2022, by and between DESCHUTES COUNTY, a political subdivision of the State of Oregon (“County”) and Sunwest One Inc., dba **SunWest Builders** (“Contractor”), and Amendment No. 1 to the Contract, Document No. 2022-790 dated October 19, 2022, are amended, effective upon signing of all parties, as set forth below. Except as provided herein, all other provisions of the contract remain the same and in full force.

County’s performance hereunder is conditioned upon Contractor’s compliance with provisions of ORS 279B.220, 279B.225, 279B.230, and 279B.235, which are hereby incorporated by reference. In addition, Standard Contract Provisions contained in Deschutes County Code Section 2.37.150 are hereby incorporated by reference. Contractor certifies that the representations, warranties and certifications contained in the original Contract are true and correct as of the effective date of this Amendment and with the same effect as though made at the time of this Amendment.

The above listed contract is amended as follows:

**EXHIBIT 1
DESCHUTES COUNTY SERVICES CONTRACT
Contract No. 2022-197
STATEMENT OF WORK, COMPENSATION
PAYMENT TERMS and SCHEDULE**

3. Consideration

a. The County and the Construction Manager hereby amend the Contract to establish a Guaranteed Maximum Price. As agreed by the County and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager’s Fee plus the Cost of the Work.

The total Contract Sum including Amendment No. 1 to the Contract, Document No. 2022-790 **(\$2,966,855.00)**, and Amendment No. 2 to the Contract, Document No. 2022-957 **(\$2,619,271.00)** is guaranteed by the Construction Manager not to exceed **Five Million Five Hundred Eighty Six Thousand One Hundred Twenty Six Dollars and Zero Cents (\$5,586,126.00)**, subject to additions and deductions by Change Order as provided in the Contract Documents.

Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, allowances, contingencies, and the Construction Manager’s Fee, and other items for Amendment No. 1 and Amendment No.2 : SEE ATTACHMENT “A” and ATTACHMENT “B”.

The Guaranteed Maximum Price is based upon Amendment No. 1, 244 Kingwood Bid & Permit Set plans and specifications prepared by Pinnacle Architecture, dated 06/09/2022, submitted to City of Redmond Building Department on 06/24/2022; and Amendment No. 2, 236 Kingwood Bid & Permit Set plans and specifications prepared by Pinnacle Architecture, dated 07/27/2022, submitted to City of Redmond Building Department on 08/12/2022.

All cost savings in relation to itemized statements, ATTACHMENT "A" and ATTACHMENT "B", to be documented and returned to the County as a credit subtracted from the Contract Sum.

Effective Date and Termination Date. The effective date of this Amendment No. 2 shall be December 7, 2022 or the date, on which each party has signed this Contract, whichever is later. Unless extended or terminated earlier in accordance with its terms, this Contract shall terminate when County accepts Contractor's completed performance, or on September 7, 2023, whichever date occurs last. Contract termination shall not extinguish or prejudice County's right to enforce this Contract with respect to any default by Contractor that has not been cured.

CONTRACTOR: SunWest Builders.

DocuSigned by:

Steve Buttner

Steve Buttner, President

Dated this 7th of December, 2022.

COUNTY:

Dated this _____ of _____, 20__

BOARD OF COUNTY COMMISSIONERS

PATTI ADAIR, CHAIR

ANTHONY DeBONE, VICE-CHAIR

PHIL CHANG, COMMISSIONER

Attachment A

Attachment "A" 2022-790

Deschutes County - 244 Kingwood**GMP Estimate**

9/30/22

Project Area... 9,667



CCB #59850

Estimate Summary	Cost
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
Subtotal Direct Costs	\$2,005,874
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
TOTAL BUILDING ESTIMATE	\$241 / sf \$2,334,347
TOTAL SITE WORK ESTIMATE	\$38 / sf \$632,508
TOTAL PROJECT ESTIMATE	\$2,966,855

Estimate based on Construction Doc dated 06-09-22

DS
SB

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
DIVISION 1 - GENERAL CONDITIONS - MANAGEMENT						
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		\$66,139
DIVISION 1 - GENERAL REQUIREMENTS - TEMP SERVICES						
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		\$48,350
DIVISION 2 - ABATEMENT & INTERIOR DEMOLITION						
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		\$134,608
DIVISION 3 - CONCRETE						
Concr Slab - Dowel & Pour Back at MEP (033000)	1	estimate	\$8,340.00	\$8,340		
				\$0.86 /sf		\$8,340
DIVISION 4 - MASONRY						
Masonry Veneer				Excluded		
Masonry Block (042000)				See Site Estimate		
				\$0.00 /sf		\$0
DIVISION 5 - STRUCTURAL & MISCELLANEOUS STEEL						
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		\$27,330
DIVISION 6 - ROUGH CARPENTRY						
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		\$13,860
DIVISION 6 - INTERIOR FINISH WOODWORK & CASEWORK						
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	
DIVISION 7 - THERMAL & MOISTURE PROTECTION						
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 Resistive Selant / 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	
DIVISION 8 - DOORS & WINDOWS						
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	
DIVISION 9 - FINISHES						
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	
DIVISION 10 - ARCHITECTURAL SPECIALTIES						
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	
DIVISION 11 - EQUIPMENT & APPLIANCES						
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	
DIVISION 12 - FURNISHINGS						
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	
DIVISION 13 - SPECIAL CONSTRUCTION						
Special Construction Scope				Excluded		
					\$0	
DIVISION 14 - ELEVATORS / CONVEYING EQUIPMENT						
Upgrade Finishes / Upgrade Systems (142105)				Excluded		
			\$0.00	/sf	\$0	
DIVISION 21 - FIRE SUPPRESSION						
Fire Sprinkler Remodel	1	bid	\$36,250.00	\$36,250		
			\$3.75	/sf	\$36,250	
DIVISION 22 - PLUMBING						
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	
DIVISION 23 - HVAC						
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	
DIVISION 26 - ELECTRICAL SYSTEMS						
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	
DIVISION 27 - LOW VOLTAGE SYSTEMS						
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	
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		

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		
SUB-TOTAL HARD COSTS					\$2,005,874	\$2,005,874

Attachment A**Deschutes County Kingwood - Site Work****GMP Estimate**

9/30/22

Combined Building Area... 16,697



CCB #59850

Estimate Summary	Cost
DIVISION 1 - GENERAL CONDITIONS - MANAGEMENT	\$38,243
DIVISION 1 - GENERAL REQUIREMENTS - TEMP SERVICES	\$11,868
DIVISION 31 - 33 SITE WORK	\$485,005
Subtotal Direct Costs	\$535,116
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
TOTAL CONSTRUCTION ESTIMATE	\$38 / sf \$632,508

**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
DIVISION 1 - GENERAL CONDITIONS - MANAGEMENT						
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	\$38,243
DIVISION 1 - GENERAL REQUIREMENTS - TEMP SERVICES						
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	\$11,868
DIVISION 31 - 33 SITE WORK						
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				Excluded		
Fire Water Service - Pipe, Vaults, Hydrants				Excluded		
Domestic Water Service						
Temporary Water Hook-up / Distribution	1	estimate	\$650.00	\$650		
Temporary Construction Water Service				Excluded		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				Excluded		
Asphalt - Alt #2 - Remove & Replace Existing AC & Base Rock				Excluded		
Site Masonry - Trash Enclosure	1	bid	\$14,088.00	\$14,088		
Site Masonry - Paver Walks & Patios				Excluded		
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				Excluded		
<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 & 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				Excluded		
Tower Footings - 911				Excluded		
Concrete - Monument Sign Base				Excluded		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 & 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)				Excluded		

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)				Excluded		
Gate at Trash Enclosure (6/AS5.10)				Included		
<i>Delete Fence & 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		
SUB-TOTAL HARD COSTS				\$535,116	\$485,005	

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

 DS
 SB

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	