



## BOARD OF COMMISSIONERS

# AGENDA REQUEST & STAFF REPORT

**MEETING DATE:** December 7, 2022

**SUBJECT:** SunWest Builders Guaranteed Maximum Price Amendment No. 2 to Contract No. 2022-197

**RECOMMENDED MOTION:**

Move approval of Board Signature of Document No. 2022-957 amending Deschutes County Contract No. 2022-197 and also amending Document No. 2022-790 with SunWest Builders for the remodel of 236 Kingwood in Redmond

**BACKGROUND AND POLICY IMPLICATIONS:**

In February of 2022, the Board of County Commissioners approved a contract with SunWest Builders (SWB) to provide Construction Manager/General Contractor services for the North County Campus, comprised of two buildings at 236 and 244 Kingwood in Redmond. The initial contract for pre-construction services was for \$21,000. Amendment No. 1 provided for the remodel of 244 Kingwood and related site improvements. This Amendment, No. 2, provides for the remodel of 236 Kingwood.

Based on early conceptual cost estimates, staff budgeted \$2.2M for the 236 Kingwood project, including soft costs like architectural design and permitting. Of those costs, \$1.77M was allocated for hard construction for Public Health and shared County office space on the first floor. Deschutes County 9-1-1 budgeted \$850,000 separately for all construction costs related to the 9-1-1 backup dispatch center, which will be located on the second floor. The Guaranteed Maximum Price (GMP) estimate provided for the Public Health/Shared Office space is \$1,902,462. The GMP for the 9-1-1 Backup Dispatch is \$716,809, which falls under the budgeted amount of \$850,000.

The following table illustrates the proposed funding contributions to meet the increased project requirements for the Public Health and shared County office space based on the final square footage allocated to each department and drop-in space to be shared across County departments and offices:

Campus Improvements Fund 463 Construction Costs Budget—FY23	\$1,770,000
Health Services/Public Health	\$108,751
Veterans' Services	\$3,709
Information Technology	\$4,371
Fund 463 Project Contingency: Drop-In Space and Clerk's Office	\$15,631
<b>1<sup>st</sup> Floor Public Health and Shared County Offices Total Construction Cost</b>	<b>\$1,902,462</b>
9-1-1 Service District—Backup Dispatch Center	\$716,809
<b>236 Kingwood Total Guaranteed Maximum Price including 9-1-1 Backup Dispatch Center</b>	<b>\$2,619,271</b>

**BUDGET IMPACTS:**

If approved, Contract No. 2022-197 with SunWest Builders will be amended for a total contract amount of \$5,586,126 for the remodel of 236 and 244 Kingwood and related site improvements.

**ATTENDANCE:**

Lee Randall, Facilities Director  
 Briana Manfrass, Pinnacle Architecture  
 Shaun Clifford, Pinnacle Architecture  
 Kevin Link, SunWest Builders  
 Adam Bowles, SunWest Builders