



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: June 14, 2023

SUBJECT: SunWest Builders Change Order No. 1—North County Campus

RECOMMENDED MOTION:

Move approval of Chair signature of Document No. 2023-592, Change Order No. 1 to Deschutes County Contract No. 2022-197 with SunWest Builders for additional scope of remodel work for 244 Kingwood.

BACKGROUND AND POLICY IMPLICATIONS:

In December of 2022, the Board of County Commissioners approved a second Guaranteed Maximum Price (GMP) amendment to the contract with SunWest Builders (SWB) to provide Construction Manager/General Contractor services for the North County Campus. The second amendment added the cost of 236 Kingwood to the previously approved 244 Kingwood remodel. The combined cost of two buildings and associated site work is \$5,586,126.

Subsequently, 1,874 SF of former leased space became available in the 244 Kingwood building. Design of the new space and permitting are now complete and a change order has been prepared to remodel the additional square footage for \$498,966.

Deschutes County Behavioral Health will utilize the additional area for the Intensive Youth Services program. It includes two restrooms, laundry facilities, two treatment rooms, eight offices, and an open-concept “drop” space for clients. The remodel work will connect the former leased space with the remainder of the building. The scope of work also includes accessibility upgrades, new HVAC equipment and controls, doors and finishes to match the rest of the building, and access controls to separate public areas from staff areas.

BUDGET IMPACTS:

If approved, the total cost of Contract No. 2022-197 with SunWest Builders will be increased by \$498,996 to \$6,085,122. The cost of this additional work is budgeted in Fund 463 for FY 23 and FY 24 through a transfer from Health Services.

ATTENDANCE:

Shannon Brister-Raugust, Behavioral Health Program Manager
Holly Harris, Behavioral Health Director
Eric Nielsen, Capital Improvement Manager
Lee Randall, Facilities Director