



2642 SW 4th Street  
 P.O. Box 489  
 Redmond, OR 97756  
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Deschutes County  
 1300 NW Wall Street  
 Bend, OR 97701

**CHANGE ORDER**

**PROJECT: DC 244 Kingwood**

**SWB JOB #: 12259**

**CHANGE ORDER #: 01**

#2023-592

<u>Description</u>	<u>COR #</u>	<u>Amount</u>
Tenant Improvement for 244 Kingwood Drop Space Refer to attached estimate		498,996.00

**Amount of Change:** **\$ 498,996.00**

The original Contract Sum was	\$ 5,586,126.00
Net change by previous Change Orders	0.00
The Contract Sum prior to this Change Order	<u>\$ 5,586,126.00</u>
The Contract Sum will be changed by this Change Order	498,996.00
The new Contract Sum including this Change Order will be	<u>\$ 6,085,122.00</u>

SUNWEST BUILDERS  
 2642 SW 4th Street, Redmond OR 97756  
 Adam Bowles, Project Manager  
 CONTRACTOR

SIGNATURE: Adam Bowles

DATE: 06/06/2023

Deschutes County  
 1300 NW Wall Street, Bend OR 97701  
 Anthony DeBone, Chair  
 Board of County Commissioners,

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

# Deschutes County - 244 Kingwood "Drop Area"

## GMP Estimate

5/30/23

Project Area... 1,874



CCB #59850

<u>Estimate Summary</u>	<u>Cost</u>
DIVISION 1 - GENERAL CONDITIONS - MANAGEMENT	\$19,715
DIVISION 1 - GENERAL REQUIREMENTS - TEMP SERVICES	\$6,667
DIVISION 2 - ABATEMENT & INTERIOR DEMOLITION	\$22,976
DIVISION 3 - CONCRETE	\$3,680
DIVISION 4 - MASONRY	\$0
DIVISION 5 - STRUCTURAL & MISCELLANEOUS STEEL	\$4,500
DIVISION 6 - ROUGH CARPENTRY	\$1,716
DIVISION 6 - INTERIOR FINISH WOODWORK & CASEWORK	\$8,780
DIVISION 7 - THERMAL & MOISTURE PROTECTION	\$9,345
DIVISION 8 - DOORS & WINDOWS	\$34,123
DIVISION 9 - FINISHES	\$87,945
DIVISION 10 - ARCHITECTURAL SPECIALTIES	\$6,767
DIVISION 11 - EQUIPMENT & APPLIANCES	\$1,250
DIVISION 12 - FURNISHINGS	\$2,793
DIVISION 13 - SPECIAL CONSTRUCTION	\$0
DIVISION 14 - ELEVATORS / CONVEYING EQUIPMENT	\$0
DIVISION 21 - FIRE SUPPRESSION	\$9,400
DIVISION 22 - PLUMBING	\$39,177
DIVISION 23 - HVAC	\$65,617
DIVISION 26 - ELECTRICAL SYSTEMS	\$71,000
DIVISION 27 - LOW VOLTAGE SYSTEMS	\$45,939
DIVISION 31 - 33 SITE WORK	\$0
<b>Subtotal Direct Costs</b>	<b>\$441,390</b>
0.00% Design Completion Contingency	\$0
5.00% Estimate / Construction Contingency	\$22,070
0.00% Cost Escalation Contingency	\$0
5.00% Overhead & Profit	\$23,173
0.95% Liability Insurance	\$4,623
LS Preconstruction Services	\$0
1.00% P&P Bond	\$4,913
0.00% Builders Risk Insurance (by owner)	Excluded
0.57% Oregon Student Success Act Fee	\$2,828
<b>TOTAL BUILDING ESTIMATE</b>	<b>\$266 / sf \$498,996</b>

Estimate based on Construction Doc dated 03-17-23

TASK	COUNT	UNIT	\$/UNIT	COST	TOTAL PER DIVISION	COMMENTS
<i>Estimate based on Construction Doc dated 03-17-23</i>						
1st Floor	1,874	sf	Site Area	45,000	sf	
2nd Floor	-	sf				
Remodeled Area	1,874	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	1.0	months	\$15,200.00	\$15,200		\$95/hr
Project Manager (as needed)	1.0	months	\$2,795.00	\$2,795		\$130/hr
Project Engineer (as needed)	1.0	months	\$1,720.00	\$1,720		\$80/hr
Project Safety Manager (as needed)				Excluded		\$105/hr
Director Field Operations / QC (as needed)				Excluded		\$125/hr
				\$10.52 /sf		<b>\$19,715</b>
<b>DIVISION 1 - GENERAL REQUIREMENTS - TEMP SERVICES</b>						
Printing, Plans and Specs	1.0	estimate	\$125.00	\$125		
Temp Network / Cellular	1.0	months	\$125.00	\$125		
Temp Portable Toilets	1.0	months	\$170.00	\$170		
Temp Office - Mob/Demob				Excluded		
Temp Office - Monthly Rent, Power/Netwrk				Excluded		
Temp Storage Container(s)	1.0	months	\$185.00	\$185		
Office Supplies, Equipment, Drinking Water & Similar	1.0	estimate	\$200.00	\$200		
Logistics Labor, Safety and Construction Clean-up	1.0	months	\$1,892.00	\$1,892		
Miscellaneous Tools, Lifts, Equipment and Supplies	1.0	months	\$1,950.00	\$1,950		
Dumpsters / Trash Haul-off	3.0	each	\$590.00	\$1,770		
Pedestrian Control, Barricades, Temp Protection				Excluded		
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	\$250.00	\$250		
				\$3.56 /sf		<b>\$6,667</b>
<b>DIVISION 2 - ABATEMENT &amp; INTERIOR DEMOLITION</b>						
Asbestos / Haz Materials Abatement				Excluded		
Remove Flooring - Sheet Vinyl, Carpets, etc.	1	bid	\$12,800.00	\$12,800		
Remove Ceilings and Soffits - 1st Floor				Included		
Remove Walls, Casework, Doors, Building Items				Included		
Miscellaneous & Minor Demo Detailing	1	estimate	\$2,340.00	\$2,340		
Demo Equipment, Dumpsters, Protection	1	estimate	\$2,600.00	\$2,600		
Saw Cut Slab / Remove / Trench	1	estimate	\$4,300.00	\$4,300		
Exter Skin Demo - New Windows South Side	1	estimate	\$936.00	\$936		
				\$12.26 /sf		<b>\$22,976</b>
<b>DIVISION 3 - CONCRETE</b>						
Concr Slab - Dowel & Pour Back at MEP (033000)	1	estimate	\$3,680.00	\$3,680		
				\$1.96 /sf		<b>\$3,680</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	\$4,500.00	\$4,500		
Miscellaneous & Architectural Steel				Excluded		
				\$2.40 /sf		<b>\$4,500</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	\$780.00	\$780		
Wd Blocking - Labor (061000)	1	estimate	\$936.00	\$936		
				\$0.92 /sf		<b>\$1,716</b>
<b>DIVISION 6 - INTERIOR FINISH WOODWORK &amp; CASEWORK</b>						
Casework / Cabinetry (064100)	1	bid	\$7,050.00	\$7,050		
Base Cabinetry				Included		
Upper Cabinets				Included		
Countertops				Included		
Staff Lockers / Storage Cubbies				Excluded		
Interior Finish Trim	1	estimate	\$1,730.00	\$1,730		
				\$4.69 /sf		<b>\$8,780</b>
<b>DIVISION 7 - THERMAL &amp; MOISTURE PROTECTION</b>						
Bldg Enclosure - Siding New Man Doors				Excluded		
Bldg Enclosure - Siding New Windows	1	estimate	\$2,430.00	\$2,430		
Bldg Enclosure - Misc Siding Repairs				Excluded		
Thermal Insulation Repairs (072100)				Included		

TASK	COUNT	UNIT	\$/UNIT	COST	TOTAL PER DIVISION	COMMENTS
Spray Foam HM Frames	1	estimate	\$1,580.00	\$1,580		
Weather Barriers (072500)				Included		
Fiber Cement Siding (074646)				Included		
Metal Flashings (076200)				Included		
Fire Resistive Sealant / Stopping - Interior Remodels	1	estimate	\$350.00	\$350		
Interior Caulking / Joint Sealants - Interior Remodels	1	estimate	\$250.00	\$250		
Roofing - MEP Roof Penetrations	1	estimate	\$935.00	\$935		
Roofing - Re-roof at New RTU	1	allowance	\$3,800.00	\$3,800		
Roofing - Repair Existing Conditions				Excluded		
				\$4.99 /sf	\$9,345	
<b>DIVISION 8 - DOORS &amp; WINDOWS</b>						
Wd Dr/HM Frm/HW (081113, 081416) - Interior	1	bid	\$21,099.00	\$21,099		
New Exterior Doors - Alum Storefront				Excluded		
Grout HM Frames				Excluded		
Install D/F/HW	1	bid	\$4,900.00	\$4,900		
Tubular Skylights				Excluded		
Louvers & Vents (089000)				Excluded		
Alum Storefront Openings				Excluded		
Alum Storefront Window Systems				Included		
Alum Storefront - New Windows S5	1	bid	\$6,400.00	\$6,400		
Exterior Window Washing				Included		
Interior Glass				Included		
Pass Thru Sliding Windows - Reception				Excluded		
Mirror at Restrooms - Rms	1	estimate	\$1,100.00	\$1,100		
Doors, Windows, Mirrors - Unload, Inventory, Carting	1	estimate	\$624.00	\$624		
				\$18.21 /sf	\$34,123	
<b>DIVISION 9 - FINISHES</b>						
Metal Stud - Interior Walls, Soffits & Gyp Ceilings	1	bid	\$13,961.00	\$13,961		
Metal Stud - Exterior Doors & Windows				Included		
Drywall - Walls, Soffits & Gyp Ceilings	1	bid	\$19,150.00	\$19,150		
Suspended Acoustical Ceiling (ACT)	1	bid	\$12,650.00	\$12,650		
Decorative Drop Ceiling Features				Excluded		
Architectural Finishes Allowance				Excluded		
Flooring - Carpet	1	bid	\$18,808.00	\$18,808		
Flooring - Sheet Vinyl / LVT / LVP				Included		
Flooring - Entry Walk Off Mats				Excluded		
Rubber Base				Included		
Floor Prep	1	estimate	\$630.00	\$630		
Tile - Floor Public RRs, Staff RR & Lobby				Excluded		
Tile - Walls RR (4' AFF)				Excluded		
Acoustic Insulation - at Remodel Areas	1	bid	\$7,250.00	\$7,250		
Sound Absorbing Wall Paneling				Excluded		
Painting - Interior Walls and Ceilings	1	bid	\$12,671.00	\$12,671		
Painting - Exterior Walls				Included		
Interior Final Cleaning & Interior Window Washing	1	estimate	\$2,375.00	\$2,375		
Temporary Protection of Finishes (L&M)	1	estimate	\$450.00	\$450		
				\$46.93 /sf	\$87,945	
<b>DIVISION 10 - ARCHITECTURAL SPECIALTIES</b>						
Interior Signage - Room Names (101400)	1	estimate	\$1,890.00	\$1,890		
Exterior Building Signage, Logos, Address, etc.				Excluded		
Toilet Compartments (102114)				Excluded		
Urinal Screens (102114)				Excluded		
Corner Protection (102227)	1	estimate	\$1,410.00	\$1,410		
Restroom & Break Room Accessories (102800)	1	bid	\$2,402.00	\$2,402		
Fire Extinguishers & Cabinet (104415)	1	estimate	\$285.00	\$285		
Staff Lockers / Storage Cubbies (105115)				Excluded		
Accessories - Unload, Inventory, Carting, Installation	1	estimate	\$780.00	\$780		
Glass Marker Boards / Tack Boards				Excluded		
				\$3.61 /sf	\$6,767	
<b>DIVISION 11 - EQUIPMENT &amp; APPLIANCES</b>						
Food Service (114005)				Excluded		
Projections Screens / TV Bracket / Projection Mounts				Excluded		
Shop Equipment (115700)				Excluded		
Laundry Room Appliances	1	estimate	\$1,250.00	\$1,250		
Laundry Equipment				Excluded		
				\$0.67 /sf	\$1,250	
<b>DIVISION 12 - FURNISHINGS</b>						
Roller Window Coverings (122415)	1	bid	\$2,169.00	\$2,169		
Exterior Site Furnishings (FFE)				Excluded		

TASK	COUNT	UNIT	\$/UNIT	COST	TOTAL PER DIVISION	COMMENTS
Office Furniture, Displays, Shelving for Collection (FFE)				Excluded		
Installation Assistance - FF&E & OFOI Scope (labor)	1	estimate	\$624.00	\$624		
			\$1.49 /sf		\$2,793	
<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	\$9,400.00	\$9,400		
			\$5.02 /sf		\$9,400	
<b>DIVISION 22 - PLUMBING</b>						
Plumbing - Water, Waste, Vent, Condensate, Fixtures	1	bid	\$37,677.00	\$37,677		
Demo, Safe-off, Relocation Allowance	1	estimate	\$1,500.00	\$1,500		
Gas to New & Relocated HVAC Equip				Included		
Plumbing - Permits				Excluded		
			\$20.91 /sf		\$39,177	
<b>DIVISION 23 - HVAC</b>						
HVAC - Replace Equipment, Controls, Rework Duct	1	bid	\$40,625.00	\$40,625		
Demo, Safe-off, Relocation Allowance	1	estimate	\$1,000.00	\$1,000		
Test & Balance				Included		
HVAC - Distech Controls	1	bid	\$23,992.00	\$23,992		
HVAC - Permits				Excluded		
			\$35.01 /sf		\$65,617	
<b>DIVISION 26 - ELECTRICAL SYSTEMS</b>						
Electrical Distribution & Remodel	1	bid	\$69,500.00	\$69,500		
Safe-off / Demolition / Miscellaneous	1	estimate	\$1,500.00	\$1,500		
New Service Equipment				Excluded		
Permits				Excluded		
			\$37.89 /sf		\$71,000	
<b>DIVISION 27 - LOW VOLTAGE SYSTEMS</b>						
Electrical Coordination Allowance				Excluded		
Fire Alarm	1	bid	\$5,175.00	\$5,175		
Voice/Data						
Communication Backbone Conduits				Excluded		
Voice/Data	1	bid	\$13,675.00	\$13,675		
Security & Access Control						
Pre-Wire	1	bid	\$2,800.00	\$2,800		
Badge Access	1	bid	\$10,787.00	\$10,787		
Keybox S60				Excluded		
CCTV / Cameras				Excluded		
Sound Masking System	1	bid	\$13,502.00	\$13,502		
Permits				Excluded		
			\$24.51 /sf		\$45,939	
<b>DIVISION 31 - 33 SITE WORK</b>						
Site Work				Excluded		
			\$0.00 /sf		\$0	
<b>SUB-TOTAL HARD COSTS</b>				\$441,390	\$441,390	