

REVIEWED

LEGAL COUNSEL

For Recording Stamp Only

**DOCUMENT NO. 2024-138
AMENDING DESCHUTES COUNTY CONTRACT NOS. 2022-452 AND 2023-839**

THAT CERTAIN AGREEMENT, Deschutes County Contract No. 2022-452 dated July 15, 2022, by and between DESCHUTES COUNTY, a political subdivision of the State of Oregon (“County”) and Pence Contractors LLC (“Contractor”), and Amendment No. 1 to the Contract, Document No. 2023-839 dated September 13, 2023, 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. 2022-452
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.

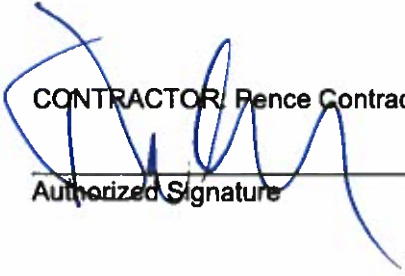
The Original Contract Sum **(\$62,040)**, including Amendment No. 1 to the Contract, Document No. 2023-839 **(\$4,513,562.00)** and Amendment No. 2 to the Contract, Document No. 2024-138 **(\$32,147,187)** is guaranteed by the Construction Manager not to exceed **Thirty-Six Million Seven Hundred Twenty Two Thousand Seven Hundred Eighty Nine Dollars and Zero Cents (\$36,722,789)**, 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: SEE ATTACHMENT “A”.

The Guaranteed Maximum Price is based upon GMP/Bid Set plans and specifications prepared by LRS Architects, dated 10/26/2023, including Addendum #1 dated 11/10/2023.

All cost savings in relation to itemized statement ATTACHMENT “A”, 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 Contract shall be February 21st, 2024 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 December 31, 2025, 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: Fence Contractors LLC


Authorized Signature

Dated this 6th of February, 2024

COUNTY:

Dated this _____ of _____, 20__

BOARD OF COUNTY COMMISSIONERS

PATTI ADAIR, CHAIR

ANTHONY DeBONE, VICE-CHAIR

PHIL CHANG, COMMISSIONER



PRECONSTRUCTION SERVICES FOR
DESCHUTES COUNTY COURTHOUSE EXPANSION
GMP/BID SET REVIEW
February 5th, 2024



CONTENTS

Pence Contractors has completed preconstruction services for the Deschutes County Courthouse Expansion through GMP/Bid Set. During this process multiple activities, reviews, and inspections have taken place. This Guaranteed Maximum Price (GMP) budget is based on subcontractor and supplier quotes, the project team's thorough review, and input from LRS Architects for the updated GMP plans and specifications. In establishing the GMP budget, Pence is providing the documents below to summarize what it contains as an aid for the reviewing and execution processes.

1. CLARIFICATION LETTER

Our estimating team and project team have reviewed the project documentation and compiled a list of narratives to aid in reporting out on the project scope. Our clarifications and assumptions are included under [Tab 1](#).

2. GMP BUDGET

Our estimating team and project team have reviewed the project documentation and compiled a list of cost components to aid in reporting out on the project scope. Our budget is included under [Tab 2](#).

3. PROJECT SCHEDULE

Pence has utilized the information available for the project and has generated a schedule for the construction of this project. This schedule is included under [Tab 3](#).

4. SITE LOGISTICS AND STAGING

Logistics and staging plans have been generated and shared with the project team for review and permitting. Current drawing is included under [Tab 4](#).

SALEM

2771 Pence Loop SE
Salem, OR 97302

503.252.3802

LAKE OSWEGO

5400 Meadows Road, Suite 410
Lake Oswego, OR 97035

pence.net

BEND

1051 NW Bond Street, Suite 310
Bend, OR 97701

Oregon, 239463

TAB 1

CLARIFICATION LETTER



LAKE OSWEGO 5400 Meadows Road, Suite 410, Lake Oswego, OR 97035
 BEND 1051 NW Bond Street, Suite 310, Bend, OR 97701
 pence.net, CCB: OR 239463

February 5th, 2024

Wayne Powderly
 Cumming Group
 2838 NW Crossing Drive, Suite 207
 Bend, OR 97703

RE: Deschutes County Courthouse – GMP Budget

Dear Wayne,

Based on the GMP/Bid Set of Plans and Specifications and the clarifications in this narrative, Pence is presenting our GMP Budget per the summary below. Previously approved scope listed within EWA 01 is included within this TOTAL GMP presented below as well as the AJ Tucker building. The original Preconstruction Contract value is not included in the summary noted below.

Description	area	unit	unit cost	total
Courthouse Expansion and Remodel	55,119	gsf	\$ 661.99	\$ 36,488,323
AJ Tucker	2,939	gsf	\$ 58.67	\$ 172,426
Total Construction Cost				\$ 36,660,749

The following reports are attached.

1. CSI Standard Format 33 Division Detail Report by Division.
2. Requested alternates:
 - a. Provide GMP cost alternate for 6" sewer route and tie in to existing Harriman Sewer Main as referenced on Civil drawings C12.1 (including markups): Value \$45,066.

01 – General

1. The GMP Budget is based on the following documents.
 - a. Deschutes County Courthouse Expansion Project- Plans- GMP/Bid Set by LRS Architects dated 10/26/23.
 - b. Deschutes County Courthouse Expansion Project - Project Manual- GMP/Bid Set by LRS Architects dated 10/26/23.
 - c. Deschutes County Courthouse Expansion Project – Addendum 1 Plans & Project Manual by LRS Architects dated 11/10/23.
 - d. Pence Narrative and Clarifications (this document)
2. This GMP excludes modifications to the GMP Plans and Specifications (listed above) that have occurred since their issuance through city permit coordination, owner coordination, RFIs, etc.
3. The budget is based on a preliminary construction schedule (as represented in this GMP Package) consisting of three (3) months of demolition and logistics, seventeen (17) months of expansion construction, and three (3) months of existing building remodel scope. Permits have been requested

in a phased manner to allow early work/planning to be complete prior to building permit becoming available. Should building permit arrive earlier than scheduled, this will not accelerate the 17 month schedule. The 17 month duration will start with GMP Execution, Notice to Proceed, all Permits in Hand, all temp logistics established, and demo/grading complete.

- a. The remodel scope is scheduled to start upon expansion Substantial Completion after a one-week FF&E move in/move out of existing spaces followed by a period of three (3) months.
4. The budget includes a 5% Contractor Contingency. The owner should carry additional contingency for design changes, un-anticipated conditions, changes associated with design modifications from GMP Set to Issued for Construction set (City changes, RFIs, etc) or other similar changes defined in the Owner Contract as Change Orders.
5. Liability Insurance is included at 0.90% of contract amount.
6. P&P bonds is included at 0.90% of contract amount.
7. Builders Risk is excluded and assumed to be covered by Owner.
8. Sub Default Mitigation is included at 1.25% of subcontractor cost.
9. Student Success Act at 0.42% of the contract amount.
10. Labor rates are established in the attached "Exhibit A- Project Labor Rates."
11. A deductive Allowance of \$406,460 is being carried to capture the potential cost reduction items as identified in the attached "Exhibit C- Owner Accepted Cost Reduction Concepts."
12. All OFCI (Owner Furnished Contractor Installed) items are assumed to be supplied by Owner complete including any accessories, fasteners, etc. as required for a complete installation.
13. Temporary Courtyard Egress Stair:
 - a. Assumes stair assembly is able to be furnished as a scaffolding stair tower that will meet code compliant egress needs.
14. Includes scaffolding access at existing roof and over new security lobby to allow for installation of new building envelope.
15. Assumes a logistics and traffic control plan to be installed per the submitted INFR permit package and per the GMP Project Schedule. Costs associated with street closure and sidewalk closure permits have not been included and are assumed to be by Owner.
16. Excludes all off hours or nighttime work at this time for all scope of work with the exception of the Allowance noted below.
17. No provisions have been made for temporary utilities to feed the existing building. Pence to coordinate shutdowns or swap overs of new utilities with Owner and will limit disruptions through off hours work when able.
18. Excludes any snow removal or similar seasonal/upkeep maintenance for any conditions outside of the new expansion site fencing.
19. Includes an Allowance of \$241,338 for the temp entry vestibule scope due to the nature of this evolving design package and permitting process and based in part on the AT210 drawing provided by LRS Architects on 11/29/23. Allowance includes rental of modular units, site concrete, weekend swap of casework and other equipment, etc. as necessary to provide for a complete and functional temporary entry vestibule.

02 – Existing Conditions

1. Assumes fire sprinkler, mechanical, plumbing, and electrical subcontractors are able to safe off their utilities to allow selective demolition contractor to remove all items to be demolished together.

2. Assumes existing rooftop unit on roof of library is to be removed and not salvaged. If Owner desires to have it salvaged, Owner to provide flatbed for haul off. Pence to provide hoisting to flatbed on site.
3. Assumes all areas to be demolished to be removed of fixturing, furnishings and equipment (FF&E) prior to demolition. Removal of FF&E by Owner. All items remaining in these spaces once Owner has approved demolition are considered to be demolished and hauled off site.
 - a. Example: Keynote 9040 as referenced in LRS Addendum 01 has been excluded for 'Remove existing shelves as required. Coordinate with Owner.' Owner to relocate as required.
4. Excludes hazardous materials, asbestos, or lead paint abatement. Owner has indicated that all areas of Scope of Work have been remediated. Any future remediation to be by Owner if deemed necessary by Owner.
5. Includes an Allowance of \$30,000 for off hours selective demolition.
6. Includes an Allowance of \$5,000 for potential shoring of selective demolition items.

Division 03 – Concrete

1. Due to GMP schedule timing, temporary blankets, heating, etc. have been excluded from this budget to aid in cost alignment. Should schedule shift or atypical weather conditions for current project schedule be encountered, costs may be incurred for this scope.
2. Several structural keynotes have been updated by Ashley Vance per the attached Exhibit B. This GMP has been budgeted in alignment with those updated keynotes.
3. Includes an Allowance of \$20,000 for concrete admixtures.
4. Includes an Allowance of \$40,000 for perimeter fall protection slab handrails.
5. Includes an Allowance of \$32,500 for 500 SF of housekeeping pads.
6. Includes an Allowance of \$420,000 to provide a tower crane for the duration of the concrete structure work.
7. Excludes specification 03 54 13 gypsum cement underlayment as none is shown in the plans. This was listed in the LRS Addendum 01 specification but scope location couldn't be located and thus no bids received.

Division 04 – Masonry

1. Assumes point and tucking of existing masonry courtyard wall required at fifty percent (50%) of total grout joints represented as the plans did not specify.
2. Includes Type S grout (1,800 psi) as specified in the specification in lieu of 2,000 psi grout as noted in the structural plans.

Division 05 – Metals

1. Steel stair and handrails were listed via LRS Addendum 1 to be powder coated. Due to field welding and cost considerations, the GMP budget assumes field painted. Option to leave as shop primer may be added to the cost reduction log as well. Excludes powder coating.
2. Successful low bidder is not an AISC certified shop. This spec. requirement is often eliminated by the structural engineer as a boilerplate listing. This GMP assumes that will be acceptable.

Division 06 – Wood & Plastics

1. Assumes wood framed platforms, stairs, and ramps within the courtrooms and hearing room in the remodel area.

2. Costs from the previously approved EWA 01- Offsite Courtroom Mockup have been included in this GMP (listed as 'Standalone Mockup' under Architectural Woodwork).
3. Includes an Allowance of \$47,000 for the Millwork, including standing and running trim, moldings, and any other millwork shown.

Division 07 – Thermal & Moisture Protections

1. Excludes fireproofing or intumescent paint due to structure system changing to post tensioned concrete. This was confirmed in LRS Addendum 01.
2. Includes an Allowance of \$15,000 for the roof crossover platform (12/A932). Low bidder indicated details may need revamped to make this work. Will be addressed via the submittal process.
3. Includes an Allowance of \$10,000 for expansion joint constructability. Several bidders indicated there will be some detail modifications needed to make some of the locations work (radius stair area, etc). This will be addressed via the submittal process.
4. Excludes penthouse leak detection system as none is shown in the documents as previously requested by Deschutes County. This was confirmed via coordination on the Cost Reduction Smartsheet by County.
5. Clarifies that two (2) elevator door smoke containment systems are included as represented on the plans. Excludes additional elevator smoke containment systems at other elevators are not shown.

Division 08 - Openings

1. Excludes curtain wall as LRS confirmed design parameters are intended to allow for storefront design and installation.
2. Includes an Allowance of \$100,000 for the project's applied window film specification. Storefront suppliers would not bid this as part of their package so we are carrying a quote received from a direct applicator. Final locations are being evaluated as part of the cost reduction log.

Division 09 – Finishes

1. Excludes paint and coatings at level 3 shell level as it is assumed this is warm shell only with no/limited finishes. Cost reduction option has been presented to remove sheetrock at Level 3 perimeter walls.
2. Includes an Allowance of \$20,000 for floor preparation prior to flooring finishes installation.
3. Includes an Allowance of \$10,000 for utilization of high moisture adhesives and/or moisture mitigation to address concerns related to manufacturer's requirements for substrate parameters prior to installation.
4. Includes an Allowance of \$7,500 for ceiling patch and paint at existing building as a result of new construction activities only not shown in plans.

Division 10 – Specialties

1. Excludes County Logo and State Seal signage as indicated as OFOI (Owner Furnished, Owner Installed) in LRS Addendum 01.
2. Excludes replacement or modification of existing signage. Current scope provides for new signage to match existing.
3. Includes an Allowance of \$5,000 for exterior temporary signage and \$2,500 for interior temporary signage as a result of temp logistics needs.
4. Includes an Allowance of \$10,000 for the stainless steel shelf and stool in visitation room.

Division 11 – Equipment

1. Does not include fixture, furnishings, and equipment or items listed as OFOI (Owner Furnished, Owner Installed).
2. Does not include removal or moving of existing or new Owner's fixtures, furniture, or equipment. This is assumed to be by Owner.
3. Excludes cubicles or desks otherwise not shown as built in casework. This is assumed to be a part of FF&E and by Owner.
4. Installation only of Owner Furnished residential appliances and gallery benches, these are provided by the Owner. All accessories associated with owner furnished equipment is included with the equipment and is assumed to be provided by Owner.

Division 14 - Elevators

1. Includes three (3) traction elevators with standard cab finishes to match the number of stops shown.
 - a. Public Elevator 1
 - b. Staff Elevator
 - c. Detention Elevator

Division 21 – Fire Sprinklers

1. Assumes the existing fire sprinkler system within the existing courthouse has the capacity to support the addition of the new fire suppression system to meet current design intent.
2. Includes institutional fire sprinkler heads within detention areas.
3. Includes safe off of existing fire suppression system to allow demolition by selective demolition contractor.
4. Does not include a fire Sprinkler booster pump as it is assumed to not be required.

Division 22/23 HVAC/Mechanical

1. Includes BIM Lead coordination.
2. Assumes natural gas for construction use will be available from existing infrastructure. Costs associated with adapting existing infrastructure (branch manifold) for these purposes have been included. Increased utility bills as a result have not been included and will be paid by Owner.
3. Includes temporary building heating during construction activities.

Division 26, 27, 28 – Electrical/Low Voltage/Fire Alarm/Security

1. Includes a separate electrical temporary service to be installed and utilized for construction power. As indicated in previous estimates, all power bills to be paid for by Owner.
2. Excludes lightning protection on the new addition rooftop. While common on government buildings in Central Oregon this was confirmed via the Cost Reduction Smartsheet at DD as not required.
3. Audio-visual scope is to provide pathway (conduit and junction boxes) and power connections only. Excludes supply and install of audio-visual equipment, wiring, devices, and startup. This scope of work to be provided by Owner.
 - a. This includes OFOI TV monitors and brackets as noted in LRS Addendum 01. Monitor in wall blocking support to be provide by Pence.
4. DAS Public Safety system has been included for new expansion as well as the existing building. Removal of the budget of the existing building is under consideration as a cost reduction measure.

5. Does not include Pacific Power (PP&L) fees, permits, or any other similar costs. These are assumed to be by Owner. Pence and Tomco will coordinate applications, information, etc. as needed for temporary power permitting, etc.
6. Excludes overhead paging as clarified in LRS Addendum 01.
7. Excludes fire alarm upgrades/changes within existing building as assumed to be by Owner per LRS Addendum 01. This GMP assumes these upgrades will allow for existing system to be expanded to allow for new expansion scope of work for a complete and functional system.
8. Excludes network switches, wireless access points, patch cables and other similar equipment commonly provided by Owner as FF&E.
9. Excludes Touch Panel System (28 4613), PLC Electronic Detention Monitoring and Control System (28 4619) and Intercom Entry Systems (28 1523) as these were previously listed in progress drawings, but removed in the GMP set. Simply confirming this herein since low voltage has been an ongoing discussion.
10. Excludes radiant floor heating or snow melt as none shown. While not shown, we simply want to clarify this scope as it was on the Cost Reduction log some time ago.
11. Includes an Allowance of \$5,000 for DAS signal scans of the existing building.

31 – Earthwork

1. Includes rock hammering to remove bedrock for structural excavation at new building footprint. No blasting has been assumed.
2. Dewatering has been excluded as the geotechnical report indicates within 2.3.3 that 'Groundwater was not encountered within the depths explored at the site'. Should the Owner desire, Pence can add an Allowance to address.
3. Excludes costs for right of way permits, sidewalk closures, etc. as these are currently being reviewed by the City. These Permits will be required for use of public right of way on Bond, Harriman, and Greenwood. Should the Owner want us to carry these within the GMP we can evaluate with the City upon approval of the INFR plans.
4. Includes an Allowance of \$50,000 for shoring of soils or building assemblies as a result of construction activities.
5. Includes an Allowance of \$20,000 for over excavation of unsuitable soils encountered on site.

32 – Site Improvements

1. Excludes any scope related to the demolition, salvage, or relocation of the existing Greenwood bus stop location. Owner to coordinate the relocation of this bus stop prior to site demolition activities.
2. Clarifies that new decorative metal fence gate to be padlock capable. Excludes padlock as it is assumed by Owner.

33 – Utilities

1. Includes trenching for new gas line and backfill. Assumes gas line provided by franchise utility company and temporary gas bills for temporary heating and equipment startup to be paid for by Owner.



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2. Excludes moving overhead power & franchise utility lines along NW Greenwood Ave., NW Bond St., and NW Harriman St. to underground. The necessary relocations are assumed to be completed by the Utility Company and if costs incurred they will be paid by Owner.
3. Excludes franchise utilities, fees, permits, etc.

AJ Tucker Allowance Clarifications:

01 – General

1. The AJ Tucker estimate is considered to be an allowance at \$172,426 and to be reconciled upon completion of the work.
2. The Estimate is based on the following documents.
 - a. Deschutes County Courthouse Expansion Project GMP/Bid Set by LRS Architects dated 10/26/23 (by reference only).
 - b. Pence Narrative and Clarifications (this document)
3. The estimate is based on a preliminary construction schedule of approximately one (1) month from GMP Execution, Notice to Proceed, and Building Permit for the demolition of existing facilities and completion of the new addition.
4. The estimate includes the 5% contractor's contingency. The owner should carry additional contingency for design changes, un-anticipated conditions, or other similar changes defined in the Owner Contract as Change Orders.
5. Liability Insurance is included at 0.90% of contract amount.
6. P&P bonds is included at 0.90% of contract amount.
7. Builders Risk is excluded.
8. Sub Default Mitigation is included at 1.25% of subcontractor cost.
9. Student Success Act at 0.42% of the contract amount.

02 – Existing Conditions

7. Assumes complete demolition of existing building as is once approximately 1,500 square feet of façade has been removed.
8. Excludes hazardous materials, asbestos, or lead paint abatement. This is by Owner.
9. Assumes leveling the existing site leveled and removed of existing foundation for site development under Deschutes County Courthouse project.

Division 04 – Masonry

3. Includes removal of 1,500 square feet of existing masonry façade, labeling, and palletizing.
4. Assumes pallets are to be lifted onto a Deschutes County truck.
5. Assumes freight of masonry pallets is by Owner.
6. Clarifies that best care will be taken to try to maintain the integrity of existing masonry, however, breakage of existing masonry is likely. Masonry salvaged may not be adjacent masonry blocks/stones.

Division 21 – Fire Sprinklers



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5. Assumes cutting and capping of fire suppression main feeding AJ Tucker building within existing courthouse building.
6. Assumes minimal drain down of existing fire suppression activities and assumes a localized isolation valve nearby.
7. Excludes salvage or removal of existing fire suppression within the AJ Tucker building as it is assumed to be demolished with the building.

Division 22 - Plumbing

4. Includes an allowance of \$5,000 to safe off, cut and cap plumbing utilities as needed for building demolition.
5. Excludes removal of existing plumbing fixtures, piping or associated equipment as it is assumed to be demolished with the building.

Division 23 HVAC/Mechanical

6. Includes an allowance of \$2,500 to safe off and evacuate refrigerants from existing air handler as needed for building demolition.
7. Excludes removal of existing ductwork or mechanical equipment as it is assumed to be demolished with the building.

Division 26, 27, 28 – Electrical/Low Voltage/Fire Alarm/Security

12. Includes provisions to safe off existing electrical and low voltage systems to allow for complete building demolition.
13. Excludes removal of existing electrical equipment, lighting, and low voltage devices.

Standard Exclusions (Assumed provided by Owner)

1. System development fees, permit and plan review fees, utility engineering fees, utility aid-to-construction fees, city of Bend utility connection and improvement fees, or any Franchise utility and development fees are excluded and are assumed to be paid by owner.
2. Special Inspection Costs, Geotechnical Observation Costs, any other Inspection Costs are excluded and are assumed to be paid by owner.
3. Utility company fees and charges associated with moving phone; cable & power underground are excluded.
4. Physical site security personnel or third party security services have been excluded. Jobsite barricades as indicated on the Logistics plan and remotely monitored cameras are included.
5. Utility charges (power, water, gas, etc.) during construction or after permanent connection are excluded and are assumed to be paid by owner..
6. Excavation, removal, transportation, and/or disposal of any located historical or perceived sensitive materials is excluded and is assumed to be completed by owner if required.
7. Testing, demolition, removal, transportation and/or disposal of hazardous materials or contaminated soils are excluded and is assumed to be completed by owner if required.
8. Traffic control lights, poles, signaling or anything associated with existing infrastructure are excluded and is assumed to be completed by owner if required.
9. Existing fire hydrant on corner of NW Bond St and NW Greenwood Ave assumed to stay and remain active.



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10. Hazardous materials, asbestos, or lead paint abatement has been excluded and is assumed to be completed by owner if required.

Thank you for the opportunity to present this GMP Budget. Please feel free to call with any questions you may have.

Sincerely,

Cory Loomis
Senior Project Manager
Pence Contractors, LLC



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Exhibit A- Project Labor Rates

** Project labor rates are established as noted below and from January 1st, 2024 through December 31st, 2024 will be incurred as listed. Rates for 2025, 2026, etc. will be increased by 5% annually on January 1st of each respective year to allow for inflation.

Pence Contractors			
2024 Labor Rates			
Class	Rate	OT Rate	DT Rate
Chief Executive Officer	357.97	514.34	670.71
President	347.27	498.90	650.53
Chief Operating Officer	261.07	374.18	487.29
Vice President	250.90	359.71	468.53
Project Executive	184.00	261.16	336.47
Senior Project Manager	165.00	234.37	300.37
Project Manager	141.51	194.81	248.11
Senior Project Engineer	112.40	153.68	194.95
Project Engineer	97.98	134.69	171.40
Senior Project Administrator	82.41	111.36	140.30
Project Administrator	74.30	95.59	116.88
Scheduler	190.58	285.86	381.15
Intern	37.67	52.43	67.19
Safety Director	132.83	182.88	232.92
Safety & Quality Manager	104.57	144.79	185.00
Safety Field Manager	118.28	161.14	204.00
Estimating & Precon			
Chief Estimator	197.86	281.70	365.54
Senior Estimator	150.31	210.83	271.36
Estimator	104.53	145.84	187.15
Precon Manager	163.44	230.85	298.26
Field Employees			
General Superintendent	226.81	303.42	392.85
Senior Superintendent	194.00	273.35	354.43
Superintendent	166.86	215.62	276.32
Assistant Superintendent	144.90	183.05	233.14
General Foreman	124.47	157.13	200.17
Field Foreman	114.92	146.53	188.51
Carpenter	101.55	128.91	166.65
Laborer General Foreman	92.58	119.08	153.77
Laborer Foreman	85.55	108.53	139.70
Laborer	82.20	103.52	133.02
Mason Foreman	104.15	130.76	169.73
Mason	97.73	121.14	156.90

Exhibit B- Revised S002 Structural Notes Issued Post GMP by Engineer of Record (EOR) Ashley Vance

** Due to the large, potential cost impacts associated with several structural keynotes, Ashley Vance evaluated those keynotes post-bid and issued the below clarifications. These updates are being incorporated into the GMP documents so those added costs can be reduced/avoided.



DC Courthouse Expansion
 1100 NW Bond St.
 Bend, OR 97703

Job No.: **22522**
 SKS: 001
 Date: Jan. 10, 2024

REVISED CONCRETE SPECIFICATIONS/S002

for concrete support forms in formwork shall be tightly fitted and braced, and shall produce a finished concrete surface that is true and free from blemishes. Forms for exposed concrete shall be pre-approved by the Architect to ensure conformance with design intent.

15. Form work shall remain in place for the minimum time per the following schedule:
- (a) Sides of: Footings, Slabs, Beams, Walls, Columns:
 - 12 hrs cumulative w/ surrounding air >50°F
 - (b) Post Tensioned Slabs:
 - As soon as stressing records have been accepted by the SEOR
 - (c) One Way Slab & Elevated CIP Stairs (on S111):
 - 7 days or once f'c has reached 100% of that specified
 - (d) Stair Landings (Non-PT):
 - 14 days or once f'c has reached 100% of that specified
 - (e) Concrete Beams C-Bm-406 & C-Bm-407 (per S141):
 - 21 days and once f'c has reached 100% of that specified (forms may be removed per Note (b) where shores can remain in place and without disturbance).

Construction tolerances shall be verified and are governed by ACI-117.

16. All concrete (except slabs-on-grade 6" or less) shall be mechanically vibrated as it is placed. Vibrator to be operated by experienced personnel. The vibrator shall be used to consolidate

REVISED FOUNDATION SPECIFICATIONS/S002

- 6. Excavate to required depths and dimensions (as indicated in the drawings), cut square and smooth with firm level bottoms. Care shall be taken not to over-excavate foundation at lower elevation and prevent disturbance of soils around high elevation.
- 7. Foundation forms and excavations shall be clean and free of debris. Encroachment of soil at corners and reduced reinforcement clearance are not permitted.
- 8. Excavate all foundations to required depths into compacted fill or natural soil (as per plans and details) and as verified by the building official and/or soils engineer.
- 9. All foundations shall be inspected and approved by the appropriate building official and/or a



LAKE OSWEGO 5400 Meadows Road, Suite 410, Lake Oswego, OR 97035
 BEND 1051 NW Bond Street, Suite 310, Bend, OR 97701

pence.net, CCB: OR 239463

Exhibit C- Owner Accepted Cost Reduction Concepts

** The below cost reduction concepts have been accepted by the Owner and Design team in principle. The team has expressly acknowledged that the individual items will be formally priced once a design change document is received for final incorporation into the construction documents. Actual costs for any individual item may vary and will be assessed in alignment with the Owner Contract for Allowances.

#	Scope	Description	Cost	Notes
1	Tower crane	Updated crane to a ballasted crane	\$ (26,372.00)	Assumes city will allow crane placement outside of building footprint in ROW. Overall crane budget is being carried as an Allowance as noted in GMP
2	Scaffolding	City of Bend mandated pedestrian covered walkway	\$ 30,000.00	Depending on final requirements from city for ADA cross slope, rental length, etc.
3	Masonry	Delete below grade masonry (see details 6&7/A950, 1,2,3,4/A612)	\$ (7,100.00)	Propose deleting below grade masonry which supports above masonry veneer at below grade locations (at areas that are 5' to 7' deep). Propose drill/epoxy galvanized ledger angle to support brick veneer 8 inches below grade.
4	Insulation	Garage level insulation change- Alternative product	\$ (20,000.00)	Current spec is for semi-rigid foam. Optional credit of \$35k to go to batt with vinyl cover. Reduction was reduced to \$20k TVD savings with the hope to go to spray foam.
5	Plumbing	Add TVD leak detection system at penthouse	\$ 2,500.00	Carry as TVD for simple alarm system.
6	Siding	Remove anti-graffitti from upper equitone panels	\$ (8,800.00)	Specs note Panel 2: Equitone natural NO73 has UV cured anti-graffit coating; 95% of these are up high. Need to confirm locations vs. credit
6	Siding	TVD reduction of \$10k to exterior envelope.	\$ (10,000.00)	Between panel sizes, reveal options, panel types, the team felt some savings could be achieved here.
7	Storefront	Remove window film at level 3 exterior windows	\$ (12,875.00)	Square footage ROM based on complete quote provided for other locations and take off of L3.
7	Storefront	Substitute OBE FG3000T for Trifab VG451T	\$ (6,500.00)	
7	Storefront	Substitute OBE FG3000 for Trifab VG451	\$ (2,000.00)	
7	Overhead Doors	Change overhead door manufacturer to EverServe in lieu of specified	\$ (9,948.00)	
8	Tile	Use prism grout (no sealer needed) in lieu of epoxy	\$ (14,385.00)	
8	Drywall	Change detention ceiling to high impact drywall with metal mesh instead of plaster	\$ (20,000.00)	
9	Drywall	Leave interior drywall sheathing off interior side of exterior wall in level 3 shell	\$ (25,000.00)	
9	Wall Covering	Delete wall coverings, leave walls level 5 finish at areas where wall coverings are shown	\$ (20,000.00)	
9	Acoustical Ceiling Baffles	Acoustical Ceiling Baffles - Remove All	\$ (37,000.00)	LRS noted these are aesthetic and not acoustical.
9	Bike Racks	Change bike room two tier bike rack to galvanized finish & accept updated quote for reduction in stainless steel pricing for exterior racks	\$ (2,480.00)	
9	Fire Sprinkler	Change to concealed heads in lieu of semi recessed sprinkler heads	\$ (1,500.00)	
10	HVAC	LG split systems instead of Mitsubishi	\$ (15,000.00)	Approved Mfgs in spec
11	HVAC	Loren Cook exhaust fans instead of Greenheck	\$ (10,000.00)	Approved Mfgs in spec
12	Electrical	Remove DAS budget for existing building	\$ (60,000.00)	New expansion budget remains
13	Electrical	Lighting package VE- TVD	\$ (15,000.00)	Work with Tomco to identify min. \$15k savings
14	Electrical	Low voltage VE- TVD	\$ (15,000.00)	Work with Tomco to identify min. \$15k savings
15	Earthwork	Micropile/Shoring revisions- Reduce to 50% TVD budget	\$ (100,000.00)	Need to confirm with AV that all micropiles can be removed based on updated LRS basement layout
Total			\$ (406,460.00)	

TAB 2

GMP BUDGET



Estimate Totals

Description	Amount	Totals	Rate	Cost per Unit
	<u>33,372,178</u>	<u>33,372,178</u>		<u>605.457 /sqft</u>
Value Engineering - Allowance	(406,460)			(7.374) /sqft
COW plus VE Allowance	(406,460)	32,965,718		598.083 /sqft
Subcontract Default Insurance	362,306			6.573 /sqft
Construction Contingency	1,648,286		5.000 %	29.904 /sqft
P&P Bonds	328,395		0.900 %	5.958 /sqft
Liability Insurance	328,395		0.900 %	5.958 /sqft
	<u>2,667,382</u>	<u>35,633,100</u>		<u>646.476 /sqft</u>
Fee	701,972		1.970 %	12.736 /sqft
	<u>701,972</u>	<u>36,335,072</u>		<u>659.211 /sqft</u>
Student Success Act	153,251		0.420 %	2.780 /sqft
Total Construction	153,251	36,488,323		661.992 /sqft
Pre Construction - Separate Estimate				
AJ Tucker - Separate Estimate				
Total		36,488,323		661.992 /sqft
AJ Tucker - Estimate (allowance)		172,426		
Total plus AJ Tucker		36,660,749		
EWA 01 - Previously Approved		(4,513,562)		
Total less EWA 01		32,147,187		



Spreadsheet Level	Quantity	Unit Cost	Total
01.0000 GENERAL REQUIREMENTS			
01.1000 General Conditions			
general conditions	23.00 mnth	93,291.52 /mnth	2,145,705
01.1000 General Conditions	23.00 mnth	93,291.52 /mnth	2,145,705
01.5200 general requirements			
general requirements	23.00 mnth	79,804.48 /mnth	1,835,503
01.5200 general requirements	23.00 mnth	79,804.48 /mnth	1,835,503
01.5300 Temporary Construction			
scaffolding subcontractor	55,119.00 sqft	5.22 /sqft	287,864
01.5300 Temporary Construction	55,119.00 gfa	5.22 /gfa	287,864
01.5400 Construction Aids			
hoisting for concrete scope of work - allowance	1.00 allow	420,000.00 /allow	420,000
01.5400 Construction Aids	1.00 allow	420,000.00 /allow	420,000
01.0000 GENERAL REQUIREMENTS	23.00 mnth	203,872.70 /mnth	4,689,072
02.0000 EXISTING CONDITIONS			
02.4119 Selective Demolition			
selective demolition contractor	55,119.00 sqft	3.49 /sqft	192,368
abatement - excluded, by owner	sqft	/sqft	
weekend work premium - allowance	1.00 allow	30,000.00 /allow	30,000
shoring - allowance	1.00 allow	5,000.00 /allow	5,000
02.4119 Selective Demolition	55,119.00 gfa	4.13 /gfa	227,368
02.0000 EXISTING CONDITIONS	55,119.00 gfa	4.13 /gfa	227,368
03.0000 CONCRETE			
03.3000 CIP Concrete			
cip concrete - subcontractor	3,022.00 cuyd	1,782.16 /cuyd	5,385,680
concrete admixtures (weather dependent) - allowance	1.00 allow	20,000.00 /allow	20,000
temporary heat (weather dependent) - excluded	55,119.00 sqft	/sqft	
concrete blanketing (6 pours) - excluded	55,119.00 sqft	/sqft	
perimeter handrail at slab (2 months) - allowance	1.00 allow	40,000.00 /allow	40,000
housekeeping pads (500 sqft) - allowance	1.00 allow	32,500.00 /allow	32,500
03.3000 CIP Concrete	3,022.00 cuyd	1,812.77 /cuyd	5,478,180
03.3500 Concrete Finishing & Polishing			
polished concrete - subcontractor	55,119.00 sqft	1.45 /sqft	80,100
03.3500 Concrete Finishing & Polishing	55,119.00 sqft	1.45 /sqft	80,100
03.0000 CONCRETE	55,119.00 gfa	100.84 /gfa	5,558,280
04.0000 MASONRY			
04.2200 Concrete Unit Masonry			
masonry - subcontractor	8,725.00 sqft	60.36 /sqft	526,652
04.2200 Concrete Unit Masonry	55,119.00 sqft	9.55 /sqft	526,652
04.0000 MASONRY	55,119.00 gfa	9.55 /gfa	526,652
05.0000 METALS			
05.1200 Structural Steel Framing			
structural steel - subcontractor	55,119.00 gfa	16.44 /gfa	906,200
05.1200 Structural Steel Framing	55,119.00 gfa	16.44 /gfa	906,200
05.0000 METALS	55,119.00 gfa	16.44 /gfa	906,200

Spreadsheet Level	Quantity	Unit Cost	Total
06.0000 WOOD, PLASTICS AND COMPOSITES			
06.1100 Framing - Rough Carpentry			
rough carpentry - subcontractor	42,470.00 sqft	6.66 /sqft	282,701
temp acoustics/sound dampening wall	42,470.00 sqft	3.82 /sqft	162,330
06.1100 Framing - Rough Carpentry	42,470.00 sqft	10.48 /sqft	445,031
06.1700 Mass Timber Structure			
mass timber - subcontractor	3,056.00 sqft	99.31 /sqft	303,500
06.1700 Mass Timber Structure	42,470.00 sqft	7.15 /sqft	303,500
06.4000 Architectural Woodwork			
casework/finish carpentry - subcontractor	42,470.00 sqft	7.41 /sqft	314,560
millwork - allowance	1.00 allow	47,000.00 /allow	47,000
06.4000 Architectural Woodwork	42,470.00 sqft	8.51 /sqft	361,560
06.0000 WOOD, PLASTICS AND COMPOSITES	42,470.00 gfa	26.14 /gfa	1,110,091
07.0000 THERMAL AND MOISTURE PROTECTIONS			
07.1100 Dampproofing - Bituminous, Cementitious, Sheet			
bituminous dampproofing - subcontractor	55,119.00 sqft	2.81 /sqft	155,000
07.1100 Dampproofing - Bituminous, Cementitious, Sheet	55,119.00 sqft	2.81 /sqft	155,000
07.1900 Water Repellents			
water repellents - see painting	4,436.00 sqft	/sqft	
07.1900 Water Repellents	55,119.00 sqft	/sqft	
07.2700 Envelope			
wrb, ext insul, mwp, fiber siding, sm - subcontractor	55,119.00 sqft	35.88 /sqft	1,977,510
07.2700 Envelope	55,119.00 sqft	35.88 /sqft	1,977,510
07.5000 Roofing			
roofing & roof related flashings - subcontractor	14,984.00 sqft	50.46 /sqft	756,026
roof cross over platform - stair 2 to existing roof (12/A932) - allowance	1.00 allow	15,000.00 /allow	15,000
07.5000 Roofing	14,984.00 sqft	51.46 /sqft	771,026
07.7000 Roof Specialties			
fall arrest anchors (cb-12)- subcontractor	13.00 each	1,602.77 /each	20,836
07.7000 Roof Specialties	13.00 each	1,602.77 /each	20,836
07.8400 Elevator Door Smoke Containment System			
elevator door smoke containment system - subcontractor	2.00 each	11,200.00 /each	22,400
07.8400 Elevator Door Smoke Containment System	55,119.00 gfa	0.41 /gfa	22,400
07.9200 Joint Sealants			
joint sealant - subcontractor	55,119.00 sqft	0.17 /sqft	9,200
07.9200 Joint Sealants	55,119.00 gfa	0.17 /gfa	9,200
07.9500 Expansion Joint Covers			
expansion joint cover - subcontractor	506.00 lnft	272.51 /lnft	137,891
expansion joint constructability at radiused area - allowance	1.00 allow	10,000.00 /allow	10,000
07.9500 Expansion Joint Covers	55,119.00 gfa	2.68 /gfa	147,891
07.0000 THERMAL AND MOISTURE PROTECTIONS	55,119.00 gfa	56.31 /gfa	3,103,863
08.0000 OPENINGS			
08.1000 Doors, Frames & Hardware			
doors/frames/hw - subcontractor	97.00 each	5,665.64 /each	549,567

Spreadsheet Level	Quantity	Unit Cost	Total
08.1000 Doors, Frames & Hardware	42,470.00 gfa	12.94 /gfa	549,567
08.3000 Specialty Doors and Frames			
detention doors/relites/security hw - subcontractor	27.00 each	10,583.70 /each	285,760
08.3000 Specialty Doors and Frames	42,470.00 gfa	6.73 /gfa	285,760
08.3500 Overhead Doors			
overhead door - subcontractor	3.00 each	25,238.00 /each	75,714
08.3500 Overhead Doors	55,119.00 gfa	1.37 /gfa	75,714
08.4000 Entrances & Storefronts			
storefront/skylight - subcontractor	55,119.00 sqft	10.52 /sqft	579,980
window film (4 types) - allowance	1.00 allow	100,000.00 /allow	100,000
08.4000 Entrances & Storefronts	55,119.00 gfa	12.34 /gfa	679,980
08.0000 OPENINGS	55,119.00 gfa	28.87 /gfa	1,591,021
09.0000 FINISHES			
09.2116 Gypboard Assemblies			
metal stud/drywall/insul/frp/ insul/plaster/awp/acb/act - subcontractor	42,470.00 sqft	47.50 /sqft	2,017,430
09.2116 Gypboard Assemblies	42,470.00 gfa	47.50 /gfa	2,017,430
09.3000 Tiling			
ceramic tiling - subcontractor	4,081.00 sqft	36.72 /sqft	149,836
floor leveling - allowance	42,470.00 sqft	0.24 /sqft	10,000
09.3000 Tiling	42,470.00 gfa	3.76 /gfa	159,836
09.6800 Carpet			
carpet/base - subcontractor	42,470.00 sqft	3.17 /sqft	134,478
high moisture adhesives - allowance	1.00 allow	10,000.00 /allow	10,000
floor leveling - allowance	1.00 allow	10,000.00 /allow	10,000
09.6800 Carpet	42,470.00 gfa	3.64 /gfa	154,478
09.7000 Wall Finishes			
wall covering - by painter below	3,840.00 sqft	/sqft	
09.7000 Wall Finishes	42,470.00 gfa	/gfa	
09.9000 Painting and Coating			
painting & coating, wallcovering - subcontractor	42,470.00 sqft	6.79 /sqft	288,298
existing wall/ceiling paint for new fire sprink line in exist building - allow.	1.00 allow	7,500.00 /allow	7,500
09.9000 Painting and Coating	42,470.00 gfa	6.96 /gfa	295,798
09.0000 FINISHES	55,119.00 gfa	47.67 /gfa	2,627,542
10.0000 SPECIALTIES			
10.1100 Specialties			
marker boards 4'x6' -excluded	4.00 each	/each	
10.1100 Specialties	55,119.00 gfa	/gfa	
10.1400 Signage			
signage - subcontractor	42,470.00 sqft	0.80 /sqft	33,839
temporary signs - interior - allowance	1.00 allow	2,500.00 /allow	2,500
temporary signs - exterior - allowance	1.00 allow	5,000.00 /allow	5,000
10.1400 Signage	42,470.00 sqft	0.97 /sqft	41,339
10.2100 Toilet Compartments			
stainless steel toilet partitions - subcontractor	11.00 each	1,799.55 /each	19,795
10.2100 Toilet Compartments	42,470.00 sqft	0.47 /sqft	19,795



Spreadsheet Level	Quantity	Unit Cost	Total
10.2600 Wall and Door Protection			
corner guard - in toilet & bath accessories	sqft	/sqft	
10.2600 Wall and Door Protection	42,470.00 gfa	/gfa	
10.2800 Toilet, Bath, and Laundry Accessories			
toilet & bath accessories, fec's - subcontractor	145.00 each	338.60 /each	49,097
ss shelf/stool in visitation room coordination - allowance	1.00 allow	10,000.00 /allow	10,000
10.2800 Toilet, Bath, and Laundry Accessories	42,470.00 sqft	1.39 /sqft	59,097
10.8800 Building Clean			
final clean package	42,470.00 gfa	1.23 /gfa	52,330
10.8800 Building Clean	42,470.00 sqft	1.23 /sqft	52,330
10.0000 SPECIALTIES	55,119.00 gfa	3.13 /gfa	172,561
11.0000 EQUIPMENT			
11.3000 Residential Equipemnt			
ofci residential appliances/gallery benches - install only	42,470.00 sqft	1.06 /sqft	45,122
11.3000 Residential Equipemnt	42,470.00 sqft	1.06 /sqft	45,122
11.0000 EQUIPMENT	42,470.00 gfa	1.06 /gfa	45,122
12.0000 FURNISHINGS			
12.2100 Window Coverings			
window coverings - subcontractor	1,476.00 sqft	12.06 /sqft	17,798
12.2100 Window Coverings	42,470.00 sqft	0.42 /sqft	17,798
12.9000 Furnishings			
bike racks supply/install - subcontractor	21.00 each	1,930.62 /each	40,543
12.9000 Furnishings	42,470.00 sqft	0.95 /sqft	40,543
12.0000 FURNISHINGS	42,470.00 gfa	1.37 /gfa	58,341
14.0000 CONVEYING EQUIPMENT			
14.2000 Elevators			
elevators (3) - subcontractor	13.00 stop	55,876.92 /stop	726,400
14.2000 Elevators	55,119.00 gfa	13.18 /gfa	726,400
14.0000 CONVEYING EQUIPMENT	55,119.00 gfa	13.18 /gfa	726,400
21.0000 FIRE SUPPRESSION			
21.1300 Fire Suppression Sprinkler Systems			
fire sprinkler package - wet & dry system - subcontractor	55,119.00 gfa	7.14 /gfa	393,640
21.1300 Fire Suppression Sprinkler Systems	55,119.00 gfa	7.14 /gfa	393,640
21.0000 FIRE SUPPRESSION	55,119.00 gfa	7.14 /gfa	393,640
22.0000 COMPLETE MECHANICAL			
22.1000 Plumbing			
plumbing/hvac - subcontractor	55,119.00 sqft	80.78 /sqft	4,452,292
temp heating	55,119.00 sqft	1.23 /sqft	67,684
22.1000 Plumbing	55,119.00 gfa	82.00 /gfa	4,519,976
22.0000 COMPLETE MECHANICAL	55,119.00 gfa	82.00 /gfa	4,519,976

26.0000 ELECTRICAL

Spreadsheet Level	Quantity	Unit Cost	Total
26.1000 Electrical Systems			
electrical/low voltage/security - subcontractor	42,470.00 gfa	109.36 /gfa	4,644,480
day wireless scans - allowance	1.00 allow	5,000.35 /allow	5,000
26.1000 Electrical Systems	55,119.00 gfa	84.35 /gfa	4,649,480
 26.0000 ELECTRICAL	 55,119.00 gfa	 84.35 /gfa	 4,649,480
 27.0000 COMMUNICATIONS			
27.2000 Voice & Data Telecommunication			
division 27 - included above	42,470.00 gfa	/gfa	
27.2000 Voice & Data Telecommunication	55,119.00 sqft	/sqft	
 27.0000 COMMUNICATIONS	 42,470.00 sqft	 /sqft	
 28.0000 ELECTRONIC SAFETY AND SECURITY			
28.1000 Access Control			
division 28 - in above	42,470.00 gfa	/gfa	
28.1000 Access Control	42,470.00 sqft	/sqft	
 28.0000 ELECTRONIC SAFETY AND SECURITY	 42,470.00 sqft	 /sqft	
 31.0000 EARTHWORK			
02.2100 Surveying & Documentation			
site & building surveying package	29,683.00 sqft	0.60 /sqft	17,810
02.2100 Surveying & Documentation	29,683.00 gfa	0.60 /gfa	17,810
31.2000 Earth Moving			
site demo/earthwork/micropiles/utilities - subcontractor	29,683.00 sqft	50.27 /sqft	1,492,042
foundation shoring - allowance	1.00 allow	50,000.00 /allow	50,000
over-excavation - allowance	1.00 allow	20,000.00 /allow	20,000
31.2000 Earth Moving	29,683.00 gfa	52.62 /gfa	1,562,042
 31.0000 EARTHWORK	 29,683.00 gfa	 53.22 /gfa	 1,579,852
 32.0000 EXTERIOR IMPROVEMENTS			
32.1200 Flexible Paving			
ac paving - subcontractor	2,745.00 sqft	15.38 /sqft	42,210
32.1200 Flexible Paving	2,745.00 sqft	15.38 /sqft	42,210
32.1300 Rigid Paving			
site concrete - subcontractor	29,683.00 sqft	13.27 /sqft	394,000
32.1300 Rigid Paving	29,683.00 gfa	13.27 /gfa	394,000
32.1700 Paving Specialties			
paving specialties - subcontractor	7,230.00 sqft	1.72 /sqft	12,422
32.1700 Paving Specialties	29,683.00 sqft	0.42 /sqft	12,422
32.3000 Site Improvements			
fencing & gates -subcontractor	29,683.00 sqft	0.70 /sqft	20,747
32.3000 Site Improvements	38.00 sqft	545.97 /sqft	20,747
32.9000 Landscaping			
irrigation/landscaping - subcontractor	3,859.00 sqft	35.24 /sqft	136,000
32.9000 Landscaping	29,683.00 gfa	4.58 /gfa	136,000
 32.0000 EXTERIOR IMPROVEMENTS	 29,683.00 gfa	 20.39 /gfa	 605,379

41.1000 Temporary Entry, Temporary Walls, & Courtyard Stairs



Spreadsheet Level	Quantity	Unit Cost	Total
41.1000 Standalone Mockup Allowance			
standalone mockup allowance	1.00 allow	40,000.00 /allow	40,000
41.1000 Standalone Mockup Allowance	1.00 allow	40,000.00 /allow	40,000
41.2000 Temporary Secured Vestibule - Allowance			
temp secured vestibule - allowance	1.00 allow	241,338.00 /allow	241,338
41.2000 Temporary Secured Vestibule - Allowance	1.00 allow	241,338.00 /allow	241,338
41.1000 Temporary Entry, Temporary Walls, & Courtyard Stairs	894.00 gfa	314.70 /gfa	281,338



Estimate Totals

Description	Amount	Totals	Rate	Cost per Unit
	156,070	156,070		53.103 /sqft
Subcontract Default Insurance	1,407		1.250 %	0.479 /sqft
Construction Contingency	7,804		5.000 %	2.655 /sqft
P&P Bonds	1,552		0.900 %	0.528 /sqft
Liability Insurance	1,552		0.900 %	0.528 /sqft
	12,314	168,384		57.293 /sqft
Fee	3,317		1.970 %	1.129 /sqft
	3,317	171,701		58.422 /sqft
Student Success Act	724		0.420 %	0.246 /sqft
	724	172,426		58.668 /sqft
Total		172,426		58.668 /sqft

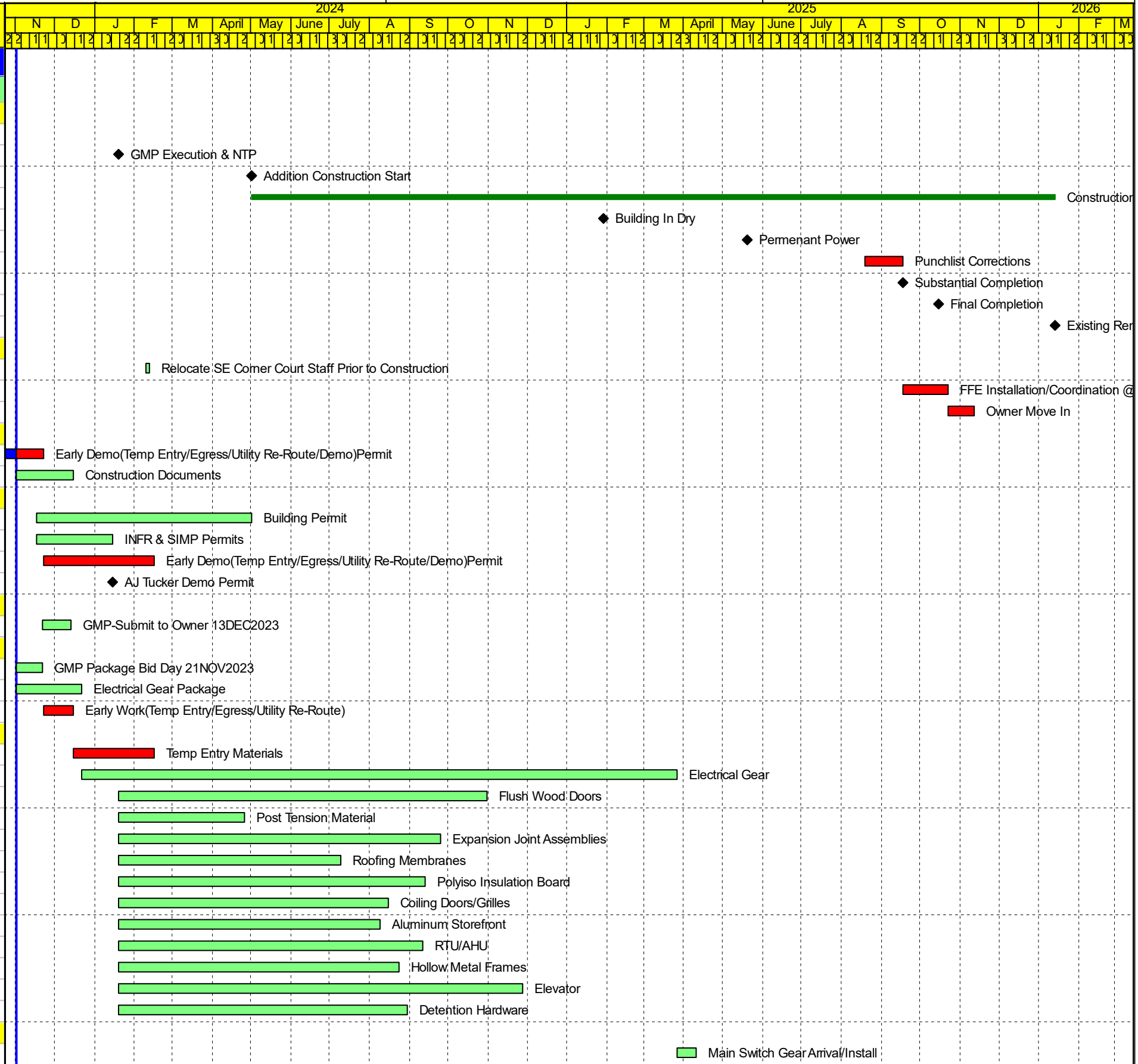


Spreadsheet Level	Quantity	Unit Cost	Total
01.0000 GENERAL REQUIREMENTS			
01.1000 General Conditions			
general conditions	1.00 mnth	36,007.00 /mnth	36,007
01.1000 General Conditions	1.00 mnth	36,007.00 /mnth	36,007
01.5200 general requirements			
general requirements - forklift to load onto county truck	1.00 mnth	7,500.00 /mnth	7,500
01.5200 general requirements	1.00 mnth	7,500.00 /mnth	7,500
01.0000 GENERAL REQUIREMENTS	1.00 mnth	43,507.00 /mnth	43,507
02.0000 EXISTING CONDITIONS			
02.4119 Selective Demolition			
abatement - excluded, by owner	sqft	/sqft	
02.4119 Selective Demolition	2,939.00 gfa	/gfa	
02.0000 EXISTING CONDITIONS	2,939.00 gfa	/gfa	
04.0000 MASONRY			
04.2200 Concrete Unit Masonry			
masonry - subcontractor	1,500.00 sqft	30.67 /sqft	46,000
04.2200 Concrete Unit Masonry	2,939.00 gfa	15.65 /gfa	46,000
04.0000 MASONRY	2,939.00 gfa	15.65 /gfa	46,000
21.0000 FIRE SUPPRESSION			
21.1300 Fire Suppression Sprinkler Systems			
fire sprinkler package - subcontractor - cut/cap	2,939.00 gfa	2.04 /gfa	6,000
21.1300 Fire Suppression Sprinkler Systems	2,939.00 gfa	2.04 /gfa	6,000
21.0000 FIRE SUPPRESSION	2,939.00 gfa	2.04 /gfa	6,000
22.0000 COMPLETE MECHANICAL			
22.1000 Plumbing			
plumbing/hvac - subcontractor - safe off - allowance	2,939.00 sqft	2.55 /sqft	7,500
22.1000 Plumbing	2,939.00 gfa	2.55 /gfa	7,500
22.0000 COMPLETE MECHANICAL	2,939.00 gfa	2.55 /gfa	7,500
26.0000 ELECTRICAL			
26.1000 Electrical Systems			
electrical/low voltage/security - subcontractor - safe off	2,939.00 gfa	3.71 /gfa	10,890
26.1000 Electrical Systems	2,939.00 gfa	3.71 /gfa	10,890
26.0000 ELECTRICAL	2,939.00 gfa	3.71 /gfa	10,890
31.0000 EARTHWORK			
31.2000 Earth Moving			
site demo/earthwork/utilities - subcontractor	2,939.00 sqft	14.35 /sqft	42,173
31.2000 Earth Moving	2,939.00 gfa	14.35 /gfa	42,173
31.0000 EARTHWORK	2,939.00 gfa	14.35 /gfa	42,173

TAB 3

PROJECT SCHEDULE

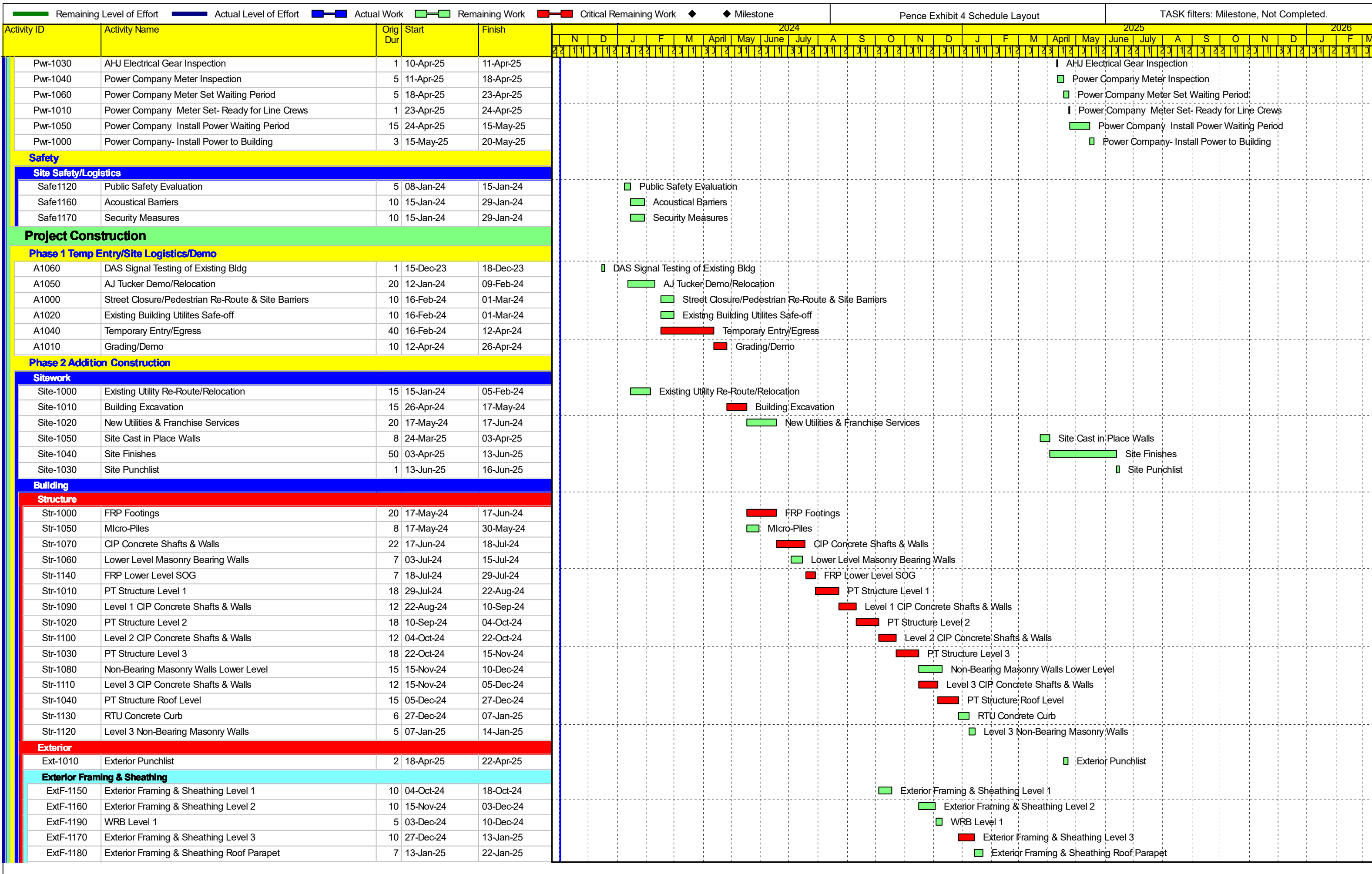
Activity ID	Activity Name	Orig Dur	Start	Finish
Deschutes County Courthouse Bid Set				
Project Administration				
Milestones				
Mile-1060	Notice of Intent to Award	0	11-May-22 A	
Mile-1070	GMP Execution & NTP	0	19-Jan-24	
Mile-1000	Addition Construction Start	0	01-May-24	
Mile-1050	Construction Duration	430	01-May-24	13-Jan-26
Mile-1010	Building In Dry	0	29-Jan-25	
Mile-1100	Permenant Power	0		20-May-25
Mile-1020	Punchlist Corrections	20	19-Aug-25	17-Sep-25
Mile-1030	Substantial Completion	0		17-Sep-25
Mile-1040	Final Completion	0		15-Oct-25*
Mile-1090	Existing Renovations Complete	0		13-Jan-26
Owner Logistics				
Own-1020	Relocate SE Comer Court Staff Prior to Construction	1	09-Feb-24	12-Feb-24
Own-1000	FFE Installation/Coordination @ Expansion	25	17-Sep-25	22-Oct-25
Own-1010	Owner Move In	15	22-Oct-25	12-Nov-25
Design				
Des-1040	Early Demo(Temp Entry/Egress/Utility Re-Route/Demo)Permit	65	12-Jun-23 A	22-Nov-23
Des-1050	Construction Documents	30	01-Nov-23	15-Dec-23
Permits				
Per-1000	Building Permit	114	17-Nov-23*	01-May-24
Per-1040	INFR & SIMP Permits	37	17-Nov-23*	15-Jan-24
Per-1030	Early Demo(Temp Entry/Egress/Utility Re-Route/Demo)Permit	58	22-Nov-23*	16-Feb-24
Per-1010	AJ Tucker Demo Permit	0	15-Jan-24*	
Estimates				
Est-1020	GMP-Submit to Owner 13DEC2023	14	21-Nov-23	13-Dec-23
Bid Packages				
Bid-1000	GMP Package Bid Day 21NOV2023	14	01-Nov-23	21-Nov-23
Bid-1010	Electrical Gear Package	35	01-Nov-23	22-Dec-23
Bid-1020	Early Work(Temp Entry/Egress/Utility Re-Route)	15	22-Nov-23	15-Dec-23
Sumittals & Procurement				
Pro-1050	Temp Entry Materials	43	15-Dec-23	16-Feb-24
Pro-1010	Electrical Gear	320	22-Dec-23	27-Mar-25
Pro-1020	Flush Wood Doors	200	19-Jan-24	30-Oct-24
Pro-1030	Post Tension Material	70	19-Jan-24	26-Apr-24
Pro-1040	Expansion Joint Assemblies	175	19-Jan-24	25-Sep-24
Pro-1060	Roofing Membranes	120	19-Jan-24	09-Jul-24
Pro-1070	Polyiso Insulation Board	167	19-Jan-24	13-Sep-24
Pro-1080	Coiling Doors/Grilles	147	19-Jan-24	15-Aug-24
Pro-1090	Aluminum Storefront	143	19-Jan-24	09-Aug-24
Pro-1110	RTU/AHU	165	19-Jan-24	11-Sep-24
Pro-1120	Hollow Metal Frames	153	19-Jan-24	23-Aug-24
Pro-1130	Elevator	220	19-Jan-24	27-Nov-24
Pro-1140	Detention Hardware	158	19-Jan-24	30-Aug-24
Permanent Power				
Pwr-1020	Main Switch Gear Arrival/Install	10	27-Mar-25	10-Apr-25



Deschutes County Courthouse Bid Set



Date	Revision	Checked	Approv...
15-Nov-23	Bid Set Schedule	KS	



		Remaining Level of Effort	Actual Level of Effort	Actual Work	Remaining Work	Critical Remaining Work	Milestone	Pence Exhibit 4 Schedule Layout	TASK filters: Milestone, Not Completed.
Activity ID	Activity Name	Orig Dur	Start	Finish	2024	2025	2026		
					N D J F M April May June July A S O N D	J F M April May June July A S O N D	J F M April May June July A S O N D		
ExtF-1200	WRB Level 2	5	13-Jan-25	20-Jan-25					WRB Level 2
ExtF-1210	WRB Level 3 & Roof Parapet	7	20-Jan-25	29-Jan-25					WRB Level 3 & Roof Parapet
Exterior East Elevation (& NE Corner)									
ExtE-1050	Below Grade Water Proofing	3	18-Jul-24	23-Jul-24					Below Grade Water Proofing
ExtE-1130	Hollow Metal Door Frames	2	10-Dec-24	12-Dec-24					Hollow Metal Door Frames
ExtE-1070	Masonry Veneer	5	12-Dec-24	19-Dec-24					Masonry Veneer
ExtE-1120	Overhead Doors	3	19-Dec-24	24-Dec-24					Overhead Doors
ExtE-1110	Cement Panel Systems	15	20-Jan-25	10-Feb-25					Cement Panel Systems
ExtE-1150	Seismic Joint/Cover	10	29-Jan-25	12-Feb-25					Seismic Joint/Cover
ExtE-1100	Parapet Cap	3	10-Feb-25	13-Feb-25					Parapet Cap
ExtE-1080	Sheet Metal Flashings	8	12-Feb-25	24-Feb-25					Sheet Metal Flashings
ExtE-1090	Storefront System	4	24-Feb-25	28-Feb-25					Storefront System
ExtE-1140	Exterior HM Doors & Hardware	1	28-Feb-25	03-Mar-25					Exterior HM Doors & Hardware
Exterior South Elevation									
ExtS-1020	Below Grade Water Proofing	3	23-Jul-24	26-Jul-24					Below Grade Water Proofing
ExtS-1040	Knife Plates for Louvered Steel Canopies	1	03-Dec-24	04-Dec-24					Knife Plates for Louvered Steel Canopies
ExtS-1050	Masonry Veneer	6	20-Jan-25	28-Jan-25					Masonry Veneer
ExtS-1000	Install Mechanical Louvers	1	28-Jan-25	29-Jan-25					Install Mechanical Louvers
ExtS-1060	Cement Panel Systems	15	10-Feb-25	03-Mar-25					Cement Panel Systems
ExtS-1080	Sheet Metal Flashings	8	03-Mar-25	13-Mar-25					Sheet Metal Flashings
ExtS-1090	Parapet Cap	3	03-Mar-25	06-Mar-25					Parapet Cap
ExtS-1100	Storefront System	6	13-Mar-25	21-Mar-25					Storefront System
ExtS-1120	Louvered Steel Canopies	1	21-Mar-25	24-Mar-25					Louvered Steel Canopies
Exterior West Elevation (& NW Corner)									
ExtW-1010	Below Grade Water Proofing	3	26-Jul-24	31-Jul-24					Below Grade Water Proofing
ExtW-1030	Hollow Metal Door Frames	1	20-Jan-25	21-Jan-25					Hollow Metal Door Frames
ExtW-1060	Mass Timber Entry & Canopy Roof Structure	18	22-Jan-25	17-Feb-25					Mass Timber Entry & Canopy Roof Structure
ExtW-1020	Seismic Joint/Cover	8	29-Jan-25	10-Feb-25					Seismic Joint/Cover
ExtW-1040	Masonry Veneer	5	17-Feb-25	24-Feb-25					Masonry Veneer
ExtW-1110	Fall Protection Davits	2	17-Feb-25	19-Feb-25					Fall Protection Davits
ExtW-1140	Mass Timber Entry & Canopy Roof Drains & Overflows	2	17-Feb-25	19-Feb-25					Mass Timber Entry & Canopy Roof Drains & Overflows
ExtW-1120	Entry & Canopy Roof System Vapor Barrier (Dry in Layer)	5	19-Feb-25	26-Feb-25					Entry & Canopy Roof System Vapor Barrier (Dry in Layer)
ExtW-1050	Cement Panel Systems	15	03-Mar-25	24-Mar-25					Cement Panel Systems
ExtW-1070	Sheet Metal Flashings	8	24-Mar-25	03-Apr-25					Sheet Metal Flashings
ExtW-1130	Entry & Canopy TPO Roof System	10	24-Mar-25	07-Apr-25					Entry & Canopy TPO Roof System
ExtW-1090	Storefront System	10	03-Apr-25	17-Apr-25					Storefront System
ExtW-1080	Parapet Cap	3	07-Apr-25	10-Apr-25					Parapet Cap
ExtW-1100	Exterior HM Doors & Hardware	1	17-Apr-25	18-Apr-25					Exterior HM Doors & Hardware
Roof									
Roof-1000	Roof Gaurdrail-South	2	27-Dec-24	31-Dec-24					Roof Gaurdrail-South
Roof-1010	Mechanical Unit Screen Steel Structure	2	27-Dec-24	31-Dec-24					Mechanical Unit Screen Steel Structure
Roof-1020	Frame/Sheathing Mechanical & Stair 2 Penthouse/Set HM Frames	5	27-Dec-24	06-Jan-25					Frame/Sheathing Mechanical & Stair 2 Penthouse/Set HM Frames
Roof-1050	Roof Drains & Overflows	2	27-Dec-24	31-Dec-24					Roof Drains & Overflows
Roof-1100	Misc Roof Curbs	4	27-Dec-24	03-Jan-25					Misc Roof Curbs
Roof-1030	Metal Siding @ Penthouse & Screen	4	06-Jan-25	10-Jan-25					Metal Siding @ Penthouse & Screen
Roof-1080	Roof System Vapor Barrier (Dry in Layer)	12	06-Jan-25	22-Jan-25					Roof System Vapor Barrier (Dry in Layer)
Roof-1040	Set RTU's & Equipment	3	22-Jan-25	27-Jan-25					Set RTU's & Equipment
Roof-1090	TPO Roof System	20	22-Jan-25	19-Feb-25					TPO Roof System
Roof-1070	Install HM Doors & Hardware	2	27-Jan-25	29-Jan-25					Install HM Doors & Hardware
Roof-1060	AHU Access Platform & Roof Cross Over	7	19-Feb-25	28-Feb-25					AHU Access Platform & Roof Cross Over
Interior									
A1030	Interior Punchlists	1	18-Aug-25	19-Aug-25					Interior Punchlists
Lower Level									

TAB 4

SITE LOGISTICS AND STAGING

4. SCHEDULING/EXPEDITING

QUESTION 4 (continued)




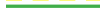



SITE LOGISTICS PHASE 1

Delivering a building on time, means that HOW we intend to build is just as important as WHAT we are building. For this reason, Pence plans to make our logistics planning and constructibility reviews a key part of our preconstruction promise to the project team. Below are considerations we feel at this time are critical components to a safe and secure building site as well as how we intend to make sure the adjacent Courthouse facility remains fully functional with as little impacts as possible. With this as our first priority, Phase 1 focuses on mobilization, safety, temporary egress plans (coordination with fire marshal), continuity of Courthouse operations, establishing temp power and water for construction, and demolition.

Below is a representation of the project as we know it today. Pence will work to develop a collaborative and thorough final logistics plan with input from the entire Project Team.



LEGEND:

- | | | |
|--|--------------------------------------|--|
| A ACOUSTIC AND ROOF PROTECTION | H MAINTAIN BUSINESS PARKING |  PENCE'S BEND OFFICE |
| B RELOCATE OVERHEAD UTILITIES | I REMOVE TREES |  ACOUSTIC BARRIER |
| C RELOCATE BUS STOP | J TEMP. BUS STOP LOCATION |  DEMO/RELOCATE/SALVAGE |
| D REMOVE AND REROUTE EXISTING HVAC UNITS FOR EXISTING BUILDING THAT REMAINS | K PENCE'S JOB TRAILER |  TEMP. PEDESTRIAN ROUTING |
| E RELOCATE DONATED ART | L TEMP. ENTRANCE/EXIT |  TEMP CROSSWALK WITH SIGNAGE AND CAUTION LIGHTS |
| F LOADING & HAUL OUT ZONE | M TEMP. ADA PARKING WITH RAMP |  JERSEY BARRIERS W/ FENCING & MESH SCREENING |
| G STAIR TOWER | |  GATE (DELIVERIES) |

4. SCHEDULING/EXPEDITING

QUESTION 4 (continued)








SITE LOGISTICS PHASE 2

With Phase 1 focused on establishing existing Courthouse safety, security, and continuity of operations we have dedicated Phase 2 to new building expansion activities. Phase 2 will include all of the Phase 1 logistics plans with some additional key considerations including, but not limited to: Established crane and loading zones, trade parking and job trailers (TBD with coordinating with team for best location), daily security and logistics inspections, internal remote sound monitors, excavation means and methods evaluation (depending on geotech report), remote security cameras and monitoring, tie in of new utilities without disruption to existing and many other similar construction related planning efforts.

Below is a representation of the project as we know it today. Pence will work to develop a collaborative and thorough final logistics plan with input from the entire Project Team.



LEGEND:

- | | | |
|-----------------------------------|--------------------------------------|--|
| A SCAFFOLDING | H MAINTAIN BUSINESS PARKING |  PENCE'S BEND OFFICE |
| B TEMP. BUS STOP LOCATION | I TEMP. ADA PARKING WITH RAMP |  ACOUSTIC BARRIER |
| C CRANE & LOADING ZONE | |  LIFT ACCESS |
| D PENCE'S JOB TRAILER | |  TEMP. PEDESTRIAN ROUTING |
| E STAGING & LOADING ZONE | |  TEMP CROSSWALK WITH SIGNAGE AND CAUTION LIGHTS |
| F MAINTAIN BUILDING EGRESS | |  JERSEY BARRIERS W/ FENCING & MESH SCREENING |
| G TEMP. ENTRANCE/EXIT | |  GATE (DELIVERIES) |