Deschutes County Warehouse Bid Estimate 10/28/2021

Project Area... 4,250



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Estimate Summary		Cost
DIVISION 1 - TEMPORARY SERVICES & LOGISTICS	\$6 / sf	\$26,347
DIVISION 1 - INTERIOR DEMOLITION	\$3 / sf	\$14,425
DIVISION 2 - SITE WORK	\$0 / sf	\$0
DIVISION 3 - CONCRETE	\$0 / sf	\$0
DIVISION 4 - MASONRY	\$0 / sf	\$0
DIVISION 5 - STRUCTURAL & MISCELLANEOUS STEEL	\$1 / sf	\$2,864
DIVISION 6 - ROUGH CARPENTRY & INTERIOR TRIM	\$19 / sf	\$82,468
DIVISION 7 - THERMAL & MOISTURE PROTECTION	\$2 / sf	\$7,150
DIVISION 8 - DOORS & WINDOWS	\$3 / sf	\$11,124
DIVISION 9 - FINISHES	\$17 / sf	\$73,313
DIVISION 10 - ARCHITECTURAL ACCESSORIES	\$0 / sf	\$0
DIVISION 11 - EQUIPMENT & APPLIANCES	\$0 / sf	\$0
DIVISION 12 - FURNISHINGS	\$0 / sf	\$0
DIVISION 13 - SPECIAL CONSTRUCTION	\$0 / sf	\$0
DIVISION 14 - ELEVATORS / CONVEYING EQUIPMENT	\$0 / sf	\$0
DIVISION 15 - MECHANICAL	\$0 / sf	\$0
DIVISION 16 - ELECTRICAL	\$9 / sf	\$37,300
Subtotal Direct Costs	\$60 / sf	\$254,990
3.00% Estimate / Construction Contingency		\$7,650
7.00% Overhead & Profit		\$18,385
0.95% Liability Insurance		\$2,670
0.57% Oregon Student Success Act Fee		\$1,617
1.44% Payment and Performance Bonds		\$4,085
TOTAL CONSTRUCTION ESTIMATE	\$68 / sf	\$289,397

Clarifications:

- 1) Changes to scope caused by City plan review & inspections Not Included
- 2) City Planning, Engineering and Building Department fees Not Included
- 3) Material Price Escalation Due to Volatile Lumber and Steel Markets Not Included

Deschutes County Warehouse Bid Estimate

Estimate	Date:	10-28-21
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TASK	COUNT	UNIT	\$/UNIT	COST	TOTAL PER DIVISION	COMMENTS
Estimate based on Site Walks & Pinnacle Permit Drawings	s dated 2-19	9-21				
Remodeled Area	4,250					
Engineered Design				Excluded		By Owner
Permits, Plan Review Fees & SDC				Excluded		By Owner
Hazardous Materials Testing, Abatement and Removal				Excluded		By Owner
Geotechnical / Soils Report				Excluded		By Owner
Third Party Special Inspections and Testing				Excluded		By Owner
Monthly Utility Usage Costs (power, gas, water, network, e	etc.)			Excluded		By Owner
Builder's Risk Insurance	,			Excluded		By Owner
DIVISION 1 - TEMPORARY SERVICES & LOGISTICS						
Project Supervision	2.0	month	\$6,495.00	\$12,990		
Project Management	2.0	month	\$4,113.50	\$8,227		
Project Coordinator / Assistant	1.5	month	\$476.30	\$714		
Plans & Specs	1	estimate	\$250.00	\$250		
Cellular / Network		month	\$135.00	\$135		
Portable Toilets	2.5	month	\$125.00	\$313		
Temporary Office (Includes Mob/Demob.)				Excluded		
Tempory Storage	_	month	\$250.00	\$250		
Miscellaneous Labor and Construction Clean-up		month	\$768.00	\$768		
Equipment and Supplies		month	\$1,500.00	\$1,500		
Dumpsters / Trash Haul-off	1.0	month	\$550.00	\$550		
Fencing & Barricades				Excluded		
Temp Electrical and Heat				Excluded		
Weather Protection				Excluded		
Safety Manager & Supplies	1.0	month	\$250.00	\$250		
Closeout / As-builts / O&M's	1	estimate	\$400.00	\$400		
					\$26,347	
DIVISION 1 - INTERIOR DEMOLITION						
Demolition - Soft Demo (Doors, Cabs, Wall Openings)		bid	\$6,975.00	\$6,975		
Haul Off Demo Debris	1	each	\$1,000.00	\$1,000		
Protection of Finishes - Labor for Dust Wall	1	estimate	\$6,450.00	\$6,450.00		Included per site walk with owner
Protection Material				Excluded		Excluded per Add 4 - By Owner
					\$14,425	
DIVISION 2 - SITE WORK						
				Excluded		
					\$0	

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Estimate Date: 10-28-21

TASK	COUNT	UNIT	\$/UNIT	COST	TOTAL PER DIVISION	COMMENTS
DIVISION 3 - CONCRETE						
				Excluded		
					\$0	
DIVISION 4 - MASONRY						
				Excluded		
					\$0	
DIVISION 5 - STRUCTURAL & MISCELLANEOUS STEEL					7.5	
Mezz. Guardrail System						
New Rails - Furnish				Excluded	Ex	cluded per Add 4 - By Owner
New Chain & Lags - Furnish				Excluded		cluded per Add 4 - By Owner
Install / Reconfigure				Excluded		cluded per Add 4 - By Owner
Stair Hand/Guardrail	53	If	\$38.00	\$2,014		
Steel Install / Welding at Existing Column		estimate	\$850.00	\$850		
gates mean / versing at 2/10 mg column	•		4000.00	4000	\$2,864	
DIVISION 6 - ROUGH CARPENTRY & INTERIOR TRIM					7-,000	
Wood Framing - Material	1	quote	\$81,200.00	\$81,200		
Wood Framing - Labor		bid	\$0.00	Included		
Equipment and Supplies			,	Included		
Blocking & Misc Wood Frmg - Labor	16	mh	\$48.00	\$768		
Blocking & Misc Wood Frmg - Material	1	estimate	\$500.00	\$500		
Cabinetry & Countertops - Reinstall Existing				Excluded	De	emo Only; Owner Reinstall (Add 3)
Interior Running Trim - Base, Case, Sills, etc.				See Div. 09		
					\$82,468	
DIVISION 7 - THERMAL & MOISTURE PROTECTION						
Insulation - Sound insulation at ACT and new walls	1	bid	\$7,150.00	\$7,150		
Insulation - Thermal				Excluded	No	one shown
Insulation - Sound insulation at ceilings and existing walls				Excluded	No	one shown
Roof Patching - Mech. Penetrations (exhaust fans, vent, li	ne sets)			Excluded	O	wner-contracted MEP
· ·	,				\$7,150	
DIVISION 8 - DOORS & WINDOWS					·	
Windows - HM Frames Install	1	bid	\$70.00	\$70	Ty	pe A - Frame Only
Windows - Glazing	1	bid	\$3,030.00	\$3,030		cludes Storefront - By Ownwer
HM-Framed Windows				Included		<u> </u>
Door Lites				Included		
Doors (HM Frames) - Furnish				Excluded	Su	pplied by owner
Doors (HM Frames) - Grout & Deliver	1	estimate	\$2,074.00	\$2,074		,
Doors (HM Frames) - Install		bid	\$5,950.00	\$5,950		
Re-Used Doors		leaf		Included		

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Estimate [Date: 1	0-28-21
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					TOTAL PER	
TASK	COUNT	UNIT	\$/UNIT	COST	DIVISION	COMMENTS
New HM Doors	1	leaf		Included		
New HM Doors (SC)	1	leaf		Included		
New HM Door (Fire-Rated)	1	leaf		Included		Assumes existing to remain
New Wood Doors		leaf		Included		
New Wood Doors (SC)	2	leaf		Included		
Access Control Hardware & Frame Premium				Excluded	**	Door 136
DIVISION 9 - FINISHES					\$11,124	
Gypsum board assemblies	1	bid	\$33,200.00	\$33,200		
Wall repair/texture at existing walls	•	Did	Ψ00,200.00	Included		
Acoustical Ceiling - Armstrong 2x4	1	bid	\$17,000.00	\$17,000		
Deinting	1	bid	\$18,650.00	\$18,650		Doint aumuliad by access
Painting	1	DIG	\$18,650.00			Paint supplied by owner
Staining of any Wood				Excluded		
Final Cleaning / Interior Window Washing	4,250	sf	\$0.55	\$2,338		
Protection of Finishes	4,250		\$0.50	\$2,125		
Flooring				Excluded		Owner-furnished & installed (Add 3)
Carpet Tile (Labor)				Excluded		Owner-furnished & installed
Sheet Vinyl (Labor)				Excluded		Owner-furnished & installed
Resilient Rubber Base (Labor)				Excluded		Owner-furnished & installed
Floor Preparation (Labor)				Excluded		Owner-furnished & installed
Warehouse Floors				Excluded		
					\$73,313	
DIVISION 10 - ARCHITECTURAL ACCESSORIES						
Mirrors & Grab Bars at Restroom - Furnish				Excluded		In Alternate 1 and 2
Mirrors & Grab Bars at Restroom - Install				Excluded		In Alternate 1 and 3
DIVISION 11 - EQUIPMENT & APPLIANCES					\$0	
Break Room Appliances, Copiers, IT & AV Equipment				Excluded		
Break Room Appliances, Copiers, 11 & AV Equipment				Excluded	\$0	
DIVISION 12 - FURNISHINGS					-	
Window Coverings & Office Furniture				Excluded		
DIMOION 40 ODEOIN OCCUPENCE					\$0	
DIVISION 13 - SPECIAL CONSTRUCTION				 		
Special Purpose Rooms				Excluded		
					\$0	

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TASK	COUNT	UNIT	\$/UNIT	COST	TOTAL PER DIVISION	COMMENTS
DIVISION 14 - ELEVATORS / CONVEYING EQUIPMENT						
Elevators, Escalators, Lifts				Excluded		Forklift access to Warehouse Mezz.
					\$0	
DIVISION 15 - MECHANICAL						
HVAC				Excluded		Owner-contracted MEP
Plumbing				Excluded		Owner-contracted MEP
New Restrooms at Warehouse				See Alt 2		Scope removed
Fire Sprinkler				Excluded		Owner-contracted MEP
·					\$0	
DIVISION 16 - ELECTRICAL						
Distribution and Receptacles	1	bid	\$27,500.00	\$27,500		
Lighting & Light Controls				Included		Owner email says supply fixtures for Tomco to install.
Voice/Data	1	bid	\$9,800.00	\$9,800		
Fire Alarm				Excluded		
Relocate Existing Infrastructure				Excluded		
A/V Equipment / Access Control / Security / Cameras				Excluded		
Design & Plan Submittal				Excluded		
Permits				Excluded		By Owner (Addendum 3)
					\$37,300	
SUB-TOTAL HARD COSTS				\$254,990	\$254,990	
SUB-TOTAL HARD COSTS				\$254,990	\$254,990	