

Deschutes County Warehouse**Bid Estimate**

10/28/2021

Project Area... 4,250

**SunWest Builders**

CCB #59850

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

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TASK	COUNT	UNIT	\$/UNIT	COST	TOTAL PER DIVISION	COMMENTS
Estimate based on Site Walks & Pinnacle Permit Drawings dated 2-19-21						
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, 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	1.0	month	\$135.00	\$135		
Portable Toilets	2.5	month	\$125.00	\$313		
Temporary Office (Includes Mob/Demob.)				Excluded		
Tempory Storage	1.0	month	\$250.00	\$250		
Miscellaneous Labor and Construction Clean-up	1.0	month	\$768.00	\$768		
Equipment and Supplies	1.0	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)	1	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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TASK	COUNT	UNIT	\$/UNIT	COST	TOTAL PER 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	10	leaf		Included		
New Wood Doors (SC)	2	leaf		Included		
Access Control Hardware & Frame Premium				Excluded		Door 136
					\$11,124	
DIVISION 9 - FINISHES						
Gypsum board assemblies	1	bid	\$33,200.00	\$33,200		
Wall repair/texture at existing walls				Included		
Acoustical Ceiling - Armstrong 2x4	1	bid	\$17,000.00	\$17,000		
Painting	1	bid	\$18,650.00	\$18,650		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	sf	\$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
					\$0	
DIVISION 11 - EQUIPMENT & APPLIANCES						
Break Room Appliances, Copiers, IT & AV Equipment				Excluded		
					\$0	
DIVISION 12 - FURNISHINGS						
Window Coverings & Office Furniture				Excluded		
					\$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	