

REVIEWED

LEGAL COUNSEL

For Recording Stamp Only

**DOCUMENT NO. 2023-839
AMENDING DESCHUTES COUNTY CONTRACT NO. 2022-452**

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”), is 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**

Consideration

The County and the Construction Manager/General Contractor (CM/GC) hereby agree that the CM/GC may perform the Early Work generally described below prior to establishing the Guaranteed Maximum Price (GMP). The County and CM/GC hereby agree that the Early Work 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 Early Work Price is a portion of the total GMP, and once the GMP is established, a subsequent amendment will adjust the total cost accordingly.

Provided below is a narrative and itemized statement of the Early Work Price organized by trade categories with allowances, contingencies, the Construction Manager’s Fee, and other items: SEE ATTACHMENT “A” and “B”.

Maximum Compensation

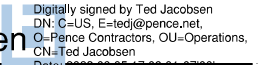
The maximum Contract Sum under the original contract was \$62,040
The Early Work Price under this amendment is guaranteed by the Construction Manager not to exceed **Four Million Five Hundred Thirteen Thousand Five Hundred Sixty-Two Dollars and Zero Cents (\$4,513,562.00)**, subject to additions and deductions by Change Order as provided in the Contract Documents. Any cost savings from this Early Work Price will be adjusted in the final GMP total.

The total Contract Sum under the original Contract as amended is \$4,575,602

Effective Date and Termination Date.

The effective date of this Contract shall be September 1, 2023 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 February 15, 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: Pence Contractors LLC

 Ted Jacobsen
Authorized Signature

Digitally signed by Ted Jacobsen
DN: C=US, E=tedj@pence.net,
O=Pence Contractors, OU=Operations,
CN=Ted Jacobsen
Date: 2023.09.05 17:09:01-07'00

AJW
TB

Dated this 5th of September, 2023

COUNTY:

Dated this _____ of _____, 20__

BOARD OF COUNTY COMMISSIONERS

ANTHONY DeBONE, CHAIR, COMMISSIONER

PATTI ADAIR, VICE-CHAIR

PHIL CHANG



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

ATTACHMENT A
Document Number 2023-839

August 31st, 2023

Wayne Powderly
 Cumming Group
 4640 S. Macadam Ave., Suite 100
 Portland, OR 97239

RE: Deschutes County Courthouse – Early Work Amendment Budget
 Amendment No. 3122-018-001

Dear Wayne,

Based on the Design Development Set, project Risk and Opportunity log, and the clarifications in this narrative, Pence is presenting our Proposed Early Work Amendment Scope package.

Description	area	unit	unit cost	total
Courthouse Expansion - Early Work Scope	50,686	gsf	\$ 70.20	\$ 3,558,256
Temporary Construction and Logistics Package	34,749	gsf	\$ 27.49	\$ 955,306
Total Construction	50,686	gsf	\$ 89.05	\$ 4,513,562

This proposed Early Work package is intended to allow for early procurement and logistical support of the overall Courthouse expansion project. All the values proposed in this early work amendment are included in the current project Design Development direct cost budget of approx. \$34.5M. This early work scope will be reconciled as part of the future GMP project Amendment.

01 – General

1. The Early Work Proposal is based on the following documents.
 - a. Deschutes County Courthouse Expansion Project 100% Design Development by LRS Architects dated 06/09/23.
 - b. Deschutes County Courthouse Expansion Project - Project Manual 100% Design Development by LRS Architects dated 06/09/23.
 - c. Deschutes County Courthouse Expansion Project – DD Plumbing and Lighting Cut Sheets LRS Architects dated 06/09/23.
 - d. Deschutes County Courthouse Expansion Project – Project Deliverable Communication Log 100% DD by PAE dated 06/09/23.
 - e. Pence Narrative and Clarifications (this document)
 - f. Pence Risk and Opportunity Log dated 7/24/23.
2. The estimate is based on a preliminary construction schedule of approximately eighteen (18) months from GMP Execution, Notice to Proceed, and Building Permit for the demolition of existing facilities and completion of the new addition.

3. The estimate includes the following contingencies. The owner should carry additional contingency for design changes, un-anticipated conditions, or other similar changes defined in the Owner Contract as Change Orders.
 - a. Design/Estimating Contingency allowance of 4% of cost of work.
 - b. Construction Contingency of 5% of cost of work
4. Liability Insurance is included at 0.90% of contract amount.
5. P&P bonds is included at 0.90% of contract amount.
6. Builders Risk is excluded.
7. Escalation allowance at 3% of the contract amount and assumes project bid in October 2023.
8. Sub Default Mitigation is included at 1.25% of subcontractor cost.
9. Student Success Act at 0.42% of the contract amount.
10. Proposal includes early work package to set up temporary access into the existing courthouse, installation of temporary sound mitigation at existing courthouse, and set up of temporary logistics plan (before markups). Should Early Work Package be preliminarily accepted into an Early Work Amendment, this scope and cost will be re-assessed for changes and finalized with the final GMP package.
 - a. Includes an allowance of \$306,953 for temporary vestibule entrance – currently assumed to be assembled utilizing modular construction.
 - b. Includes an allowance of \$96,525 for temporary egress stairs in the courtyard and temporary walls in the existing courthouse as drawn in the plan set.
 - c. Includes an allowance of \$126,875 for temporary acoustics/sound dampening wall at existing courthouse.
 - d. Includes an allowance of \$5,000 to lift existing decommissioned generator/gear onto a truck for Deschutes County.
 - e. Includes \$120,750 for a temporary site logistics plan and pedestrian re-route for the duration of the courthouse addition phase of the project.
 - f. Includes \$30,000 to re-route existing 3” domestic water service to allow for construction of new addition prior to start of addition work.
 - g. Includes \$25,500 to re-route existing 4” sanitary sewer to allow for construction of new addition prior to start of addition work.
11. Includes and Allowance of \$120,000 for the Demolition, removal, and disposal of the AJ Tucker building, and an Allowance of \$30,000 for the salvage and packaging of the front stone façade (Greenwood facing) for turnover to the County for future use.
12. Includes \$39,466 for the standalone mockup of a typical courtroom (which was completed in May 2023 at the Deschutes County Fairgrounds).
13. Includes scaffolding access at existing roof and over new security lobby to allow for installation of new building envelope.
14. Assumes street and sidewalk closures to accommodate demolition and logistical access for work. Costs associated with street closure have not been included.
15. Excludes all off hours or nighttime work at this time for all scope of work. Pence will continue to assess project design against building operations and updated as needed.

02 – Existing Conditions

1. Assumes existing interior walls shown to be demolished to be metal stud framing with drywall.
2. 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.
3. Assumes demolition contractor has only two mobilizations: one for demolition related to addition scope of work and one for the remodel scope of work.
4. Assume heat pump #1 is to be salvaged.
5. Assumes existing roof top unit on roof of library is to be removed and not salvaged.
6. 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.
7. Excludes hazardous materials, asbestos, or lead paint abatement. This is by Owner.

Division 21 – Fire Sprinklers

1. Assume allowance of \$15,000 for Early engagement and design assist for fire sprinkler trade partner.
2. Assumes allowance of \$15,000 for safe-off and temporary measures for existing system.
3. Excludes fire protection design and associated permit fees.
4. Excludes BIM coordination.

Division 22 - Plumbing

1. Assume allowance of \$15,000 for Early engagement and design assist for plumbing trade partner.
2. Assumes allowance of \$15,000 for safe-off and temporary measures for existing system.
3. Excludes plumbing design and associated fees.
4. Excludes BIM coordination.

Division 23 HVAC/Mechanical

1. Includes demolition of existing roof top unit and terminal unit over existing building to be demolished. Includes removal of refrigerant prior to removal.
2. Includes removal and salvaging heat pump #1 (HP-1) for turnover to County Personnel.
3. Assume allowance of \$15,000 for Early engagement and design assist for HVAC trade partner.
4. Assumes allowance of \$44,963 for safe-off and temporary measures for existing system as noted above.
5. Excludes HVAC design and associated permit fees.
6. Excludes BIM coordination.
7. Assumes allowance of \$962,000 for Early procurement of AHU-1.

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

1. Assume allowance of \$25,000 for Early engagement and design assist for electrical trade partner.
2. Assumes allowance of \$20,000 for safe-off and temporary measures for existing system.
3. Assumes allowance of \$400,000 for Early procurement of the building switchgear.
4. Assumes allowance of \$370,000 for Early procurement of the building emergency generator.
5. Includes an allowance of \$15,200 to provide power for temporary pedestrian crossing.
6. Excludes electrical design and associated fees.
7. Excludes BIM coordination.

31 – Earthwork

1. Includes demolition of all hardscape, utilities, and building structures as required to accommodate expansion construction.
2. Includes Jersey barriers and temporary traffic control measures to accommodate expansion construction.
3. Includes clearing and grubbing of site.
4. Excludes undermining shoring at the existing building.
5. Excludes shoring monitoring as it is assumed to not be required.
6. Excludes storing and reinstallation of exterior artwork.
7. Excludes storing and reinstallation of bike parking steel structure for reuse.
8. Excludes over-excavation and de-watering.
9. Exclude sidewalk closure permit and city parking fees.

33 – Utilities

1. Includes allowance to reroute 3" domestic water service and 4" sanitary service to accommodate existing facility demolition and building excavation.
2. Assumes a four (4) inch building foundation drain around new building.
3. Excludes moving overhead power & franchise utility lines along NW Greenwood Ave., NW Bond St., and NW Harriman St. to be underground. Excludes all other overhead power work.

Standard Exclusions

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 not included as these are provided by the owner.
2. Special Inspection Costs, Geotechnical Observation Costs, any other Inspection Costs, and any job specific bonds
3. Utility company fees and charges associated with moving phone, cable & power underground.
4. Site security – to be provided by owner. Estimate includes perimeter site fencing.
5. Utility charges during construction or after permanent connection are excluded.
6. Excavation, removal, transportation, and/or disposal of any located historical or perceived sensitive materials that may cause schedule delays.
7. Testing, demolition, removal, transportation and/or disposal of hazardous materials or contaminated soils is excluded.
8. Traffic control lights, poles, signaling or anything associated with existing infrastructure.
9. Existing fire hydrant on corner of NW Bond St and NW Greenwood Ave assumed to stay and remain active.
10. Hazardous materials, asbestos, or lead paint abatement is excluded.
11. Over Excavation of Soils or replacement of same.
12. Adjacent property access costs and any costs associated with renting adjacent property for use during construction/staging.
13. LEED Provisions or cost of any kind.
14. Deferred Submittals & associated costs.

ATTACHMENT B

Document Number 2023-839

01 Courthouse Expansion		Spreadsheet Level	Quantity	Unit Cost	Total
01.0000 GENERAL REQUIREMENTS					
	01.1000 General Conditions	01.1000 General Conditions	2.00 mnth	110,076.17 /mnth	220,152
	01.5200 general requirements	01.5200 general requirements	2.00 mnth	91,684.44 /mnth	183,369
01.0000 GENERAL REQUIREMENTS			2.00 mnth	207,448.67 /mnth	403,521
02.0000 EXISTING CONDITIONS					
	02.4119 Selective Demolition				
abatement - excluded, by owner			sqft	/sqft	
	demo "library" structure - 18" concrete walls	2,021.00 sqft	48.46 /sqft	97,938	
	demo storefront	1,215.00 sqft	12.97 /sqft	15,761	
	demo existing lobby structure	2,033.00 sqft	38.92 /sqft	79,116	
	demo single storefront opening	1.00 each	908.04 /each	908	
	demo double storefront opening	2.00 each	1,816.07 /each	3,632	
	existing brick veneer demo - at expansion joint	628.00 sqft	30.00 /sqft	18,840	
	demo concrete wall - 8"	298.00 sqft	35.50 /sqft	10,579	
	demo concrete wall - 10"	126.00 sqft	37.48 /sqft	4,722	
	demo concrete wall - 14"	208.00 sqft	40.00 /sqft	8,320	
	demo 6" wall - assume metal stud/drywall	130.00 sqft	9.96 /sqft	1,295	
	demo single hm frame/wood door	2.00 each	908.00 /each	1,816	
	demo single man door/frame - assume hm frame, hm door	1.00 each	908.04 /each	908	
	demo metal stairs/guardrail	31.00 lnft	648.60 /lnft	20,106	
	demo 6" gate at roof	1.00 each	848.00 /each	848	
	temporary protection of existing	10,000.00 sqft	0.75 /sqft	7,500	
	dust mitigation	10,000.00 sqft	0.75 /sqft	7,500	
	demo stair sog, basement sog	434.00 sqft	24.23 /sqft	10,516	
	ALLOWANCE - Demo and dispose of AJ Tucker Building	1.00 Allow	120,000.00 /each	120,000	
	ALLOWANCE - Salvage Stone Material from front Façade (along Greenwood)	1.00 Allow	30,000.00 /sqft	30,000	
02.0000 EXISTING CONDITIONS - SELECTIVE DEMOLITION			50,686.00 gfa	5.73 /gfa	440,305
21.0000 FIRE SUPPRESSION					
	21.1300 Fire Suppression Sprinkler Systems				
		Fire Sprinkler Trade Partner - Early Design Assist	1.00 Allow	15,000.00 /gfa	15,000
		fire sprinkler package - safeoff	50,686.00 gfa	/gfa	15,000
21.0000 FIRE SUPPRESSION			50,686.00 gfa	/gfa	30,000
22.0000 PLUMBING					
	22.1000 Plumbing				
		Plumbing Trade Partner - Early Design Assist	1.00 Allow	15,000.00 /gfa	15,000
		Plumbing - safe off	50,686.00 sqft		20,000
22.0000 PLUMBING			50,686.00 gfa	/gfa	35,000
23.0000 HVAC					
	23.3000 HVAC Systems				
		HVAC Trade Partner - Early Design Assist	1.00 Allow	15,000.00 /gfa	15,000
		demo existing rtu & and relocated HP-1	1.00 Allow	44,963.00 /sqft	44,963
		AHU - Early procurement ALLOWANCE	1.00 Allow	962,000.00 /sqft	962,000
23.0000 HVAC			50,686.00 gfa	60.10 /gfa	1,021,963
26.0000 ELECTRICAL					
	26.1000 Electrical Systems				
		Electrical Trade Partner - Early Design Assist	1.00 Allow	25,000.00 /gfa	25,000
		Early Procurement Allowance for Building Switghear	1.00 Allow	400,000.00 /gfa	400,000
		Early Procurement Allowance for Emergency Generator	1.00 Allow	370,000.00 /gfa	370,000
		electrical - safe off	37,957.00 gfa	/gfa	20,000
26.0000 ELECTRICAL			50,686.00 gfa	/gfa	815,000
31.0000 EARTHWORK					
	31.1000 Site Clearing				
		mobilization/erosion control	29,683.00 sqft	4.17 /sqft	123,870
		ac paving demo	4,767.00 sqft	1.10 /sqft	5,286
		ac paving demo - row	7,426.00 sqft	1.14 /sqft	8,436
		sawcutting	283.00 lnft	3.92 /lnft	1,109
		sawcutting - row	1,213.00 lnft	3.92 /lnft	4,752
		sidewalk demo	1,857.00 sqft	1.14 /sqft	2,110
		sidewalk demo - row	1,758.00 sqft	1.14 /sqft	1,997
		curb demo	84.00 lnft	2.35 /lnft	197
		curb demo - row	558.00 lnft	2.35 /lnft	1,312
		demo site wall & footing - 3' tall	137.00 sqft	4.70 /sqft	644
		demo site wall & footing - 6' tall	1,098.00 sqft	9.40 /sqft	10,323
		demo site wall & footing - 12' tall	256.00 sqft	18.80 /sqft	4,814
		demo tree	5.00 each	274.22 /each	1,371
		demo tree - row	3.00 each	274.22 /each	823
		protect tree	1.00 each	391.74 /each	392
		demo pavers & aggregate - row	3,228.00 sqft	1.57 /sqft	5,058
		demo sign & footing	4.00 each	78.35 /each	313
		demo sign & footing - row	9.00 each	78.35 /each	705
		demo street light & footing - row (3 bond, 1 harriman)	4.00 each	391.74 /each	1,567
		demo storm line - row, assume 6"	21.00 lnft	19.59 /lnft	411
		demo sanitary sewer - row, assume 6"	47.00 lnft	19.59 /lnft	921
		demo gas line - row	34.00 lnft	19.59 /lnft	666
		demo water meter - row	2.00 each	195.87 /each	392
		demo planter box - row	9.00 sqft	19.59 /sqft	176
		demo catch basins	3.00 each	626.78 /each	1,880
		salvage existing artwork for reuse	1.00 each	7,834.80 /each	7,835
		demo bike parking structure	274.00 sqft	39.17 /sqft	10,734
		site handrail demo	75.00 lnft	5.48 /lnft	411
		concrete ramp demo	391.00 sqft	1.14 /sqft	444
		demo raised planter	194.00 sqft	3.92 /sqft	760
		demo monument sign & footing	70.00 sqft	4.70 /sqft	329
		demo existing storm line - assume 6"	129.00 lnft	19.59 /lnft	2,527
		demo underground power	111.00 lnft	19.59 /lnft	2,174

ATTACHMENT B

Document Number 2023-839

		demo street light & footing - onsite	1.00 each	391.74 /each	392
		demo existing hvac - cu/s	4.00 each	391.74 /each	1,567
		demo drywell assembly	2.00 each	1,958.70 /each	3,917
		demo bollards	5.00 each	274.22 /each	1,371
		demo sanitary sewer	220.00 lnft	19.59 /lnft	4,309
		demo storm manhole	1.00 each	1,958.70 /each	1,959
		demo catch basin - row	1.00 each	626.79 /each	627
		demo irrigation control box/valves	2.00 each	274.22 /each	548
		clear/grub site	29,683.00 sqft	0.87 /sqft	25,840
		remove/relocate bus stop - allowance	1.00 lsum	10,000.00 /lsum	10,000
		31.1000 Site Clearing	29,683.00 gfa	4.43 /gfa	255,249
		01 Courthouse Expansion	50,686.00 gfa	593.62 /gfa	3,001,038
03 Early Work Package	01.0000 GENERAL REQUIREMENTS				
	<i>01.5300 Temporary Construction</i>	stair tower - roof access - early work	3.00 mnth	2,776.00 /mnth	8,328
		scaffolding - to install temp sound material	1.00 mnth	45,831.00 /mnth	45,831
		01.0000 GENERAL REQUIREMENTS	3.00 mnth	17,986.33 /mnth	53,959
06.0000 WOOD, PLASTICS AND COMPOSITES	<i>06.1100 Framing - Rough Carpentry</i>	standalone mockup completed at Fairgrounds - includes setup and demo	1.00 lsum	39,466.00 /lsum	39,466
		06.0000 WOOD, PLASTICS AND COMPOSITES	1,000.00 gfa	40.00 /gfa	39,466
07.0000 THERMAL AND MOISTURE PROTECTIONS	<i>07.2100 Thermal Insulation</i>	temp acoustics/sound damper wall allowance (metal stud, insulation, densglas, paint)	2,030.00 sqft	62.50 /sqft	126,875
		07.0000 THERMAL AND MOISTURE PROTECTIONS	2,030.00 gfa	62.50 /gfa	126,875
26.0000 ELECTRICAL	<i>26.0000 Electrical</i>	temporary pedestrian crossing power	1.00 each	15,200.00 /each	15,200
		existing generator - lift onto truck allowance	1.00 each	5,000.00 /each	5,000
		26.0000 ELECTRICAL	34,749.00 gfa	0.58 /gfa	20,200
31.0000 EARTHWORK	<i>31.2000 Earth Moving</i>	jersey barriers	595.00 lnft	82.00 /lnft	48,790
		temp fencing at jersey barriers	595.00 lnft	8.00 /lnft	4,760
		temp signage & traffic control plan	1.00 lsum	23,000.00 /lsum	23,000
		temporary pedestrian signal	1.00 lsum	20,000.00 /lsum	20,000
		temporary pedestrian striping 4" wide	1,000.00 lnft	3.00 /lnft	3,000
		temporary asphalt ramps	1.00 lsum	3,000.00 /lsum	3,000
		removal of temp items	1.00 lsum	3,000.00 /lsum	3,000
		31.0000 EARTHWORK	34,749.00 gfa	3.04 /gfa	105,550
33.0000 UTILITIES	<i>33.1000 Water Utilities</i>	3" domestic water re-route - allowance	150.00 lnft	200.00 /lnft	30,000
	<i>33.3000 Sanitary Sewer</i>	4" sanitary sewer piping - 3034 - re-route allowance	150.00 lnft	170.00 /lnft	25,500
		33.0000 UTILITIES		/gfa	55,500
41.1000 Temporary Entry, Temporary Walls, & Courtyard Stairs	<i>41.1000 Temporary Entry Allowance</i>	demo existing sidewalk	542.00 sqft	1.50 /sqft	813
		clear/grub existing footprint	1,294.00 sqft	3.00 /sqft	3,882
		earthwork prep - temp entry	1,294.00 sqft	2.00 /sqft	2,588
		green wall lattice	304.00 sqft	50.00 /sqft	15,200
		temp entry sog 5"	827.00 sqft	18.00 /sqft	14,886
		temp concrete sidewalk ramp	197.00 sqft	13.20 /sqft	2,600
		temp concrete sidewalk	255.00 sqft	12.16 /sqft	3,101
		temp pavers - assume sand set	339.00 sqft	24.00 /sqft	8,136
		metal decking	894.00 sqft	10.00 /sqft	8,940
		cfs joists	894.00 sqft	12.88 /sqft	11,515
		hss steel structure at walkway - assume 8 pound/ft	390.00 sqft	40.00 /sqft	15,600
		6" metal stud walls - exterior wall	570.00 sqft	3.85 /sqft	2,195
		6" metal stud walls - interior	670.00 sqft	3.85 /sqft	2,580
		metal canopies	174.00 sqft	83.23 /sqft	14,482
		casework - allowance	1.00 lsum	15,000.00 /lsum	15,000
		lexan thermoclear ultra stiff translucent panels	390.00 sqft	25.00 /sqft	9,750
		wrb	570.00 sqft	6.70 /sqft	3,819
		fiber cement board - cerraclad	570.00 sqft	40.00 /sqft	22,800
		tpo roofing	894.00 sqft	21.63 /sqft	19,337
		sheet metal cap flashing	894.00 sqft	6.34 /sqft	5,668
		gutter/downspouts	90.00 lnft	15.00 /lnft	1,350
		single hm man door & install	3.00 sqft	4,125.00 /sqft	12,375
		storefront	1,294.00 sqft	87.84 /sqft	113,665
		storefront single door	1.00 each	8,176.00 /each	8,176
		storefront double door	1.00 each	16,352.00 /each	16,352
		storefront hardware supply	2.00 each	3,000.00 /each	6,000
		metal stud walls - gyp interior	1,910.00 sqft	5.02 /sqft	9,588
		acoustical ceiling tiles - 2x2	894.00 sqft	14.41 /sqft	12,883
		paint - wall area	1,910.00 sqft	1.49 /sqft	2,846
		signage allowance	1,294.00 sqft	0.39 /sqft	500
		temp spot heaters/cooling	4.00 each	10,000.00 /each	40,000
		roof drain heat trace	3.00 each	2,500.00 /each	7,500
		powerlighting	1,284.00 sqft	25.00 /sqft	32,100
		scanner power	2.00 each	2,500.00 /each	5,000
		low voltage allowance - comm/data	894.00 sqft	8.10 /sqft	7,241
		duress system re-route	894.00 sqft	8.39 /sqft	7,500
		connect to mdf	894.00 sqft	16.78 /sqft	15,000
		restore existing after completion allowance	1.00 lsum	50,000.00 /lsum	50,000
		6" metal stud walls - exterior thermal & semi-rigid insulation	570.00 sqft	10.50 /sqft	5,985

ATTACHMENT B

Document Number 2023-839

	VE Reduction to Temp Entry to Utilize Modular Units	1.00 allow	-230,000.00 EA	-230,000
41.2000 Temporary Courtyard Egress Stairs & Walls Allowance	41.1000 Temporary Entry Allowance	1,294.00 sqft	414.95 /sqft	306,953
	demo site furniture	1.00 lsum	200.00 /lsum	200
	demo 16" cmu wall for new door	17.00 lnft	100.00 /lnft	1,700
	demo 18" wall section for new door	17.00 lnft	125.00 /lnft	2,125
	earthwork prep - new stairs	216.00 sqft	2.00 /sqft	432
	steel stairs with metal landings and handrails	2.00 flgt	25,000.00 /flgt	50,000
	single man door - hm	1.00 each	4,000.00 /each	4,000
	temp barrier walls - 6" metal stud, drywall one side, paint	330.00 sqft	18.00 /sqft	5,940
	remove stair, infill door opening & walls	1.00 lsum	25,000.00 /lsum	25,000
	temp sog for stairs with thickened edge	216.00 sqft	33.00 /sqft	7,128
	41.2000 Temporary Courtyard Egress Stairs & Walls Allowance	546.00 sqft	176.79 /sqft	96,525
	41.1000 Temporary Entry, Temporary Walls, & Courtyard Stairs	1,294.00 gfa		403,478
	03 Early Work Package	34,749.00 gfa	23.17 /gfa	805,828

Early Release Cost of Work Subtotal

3,806,066

Estimate Totals			
Description	Amount	Totals	Rate
	3,806,066	3,806,066	
Estimating Contingency	152,243		4.000 %
Escalation - Bid Oct 2023	114,182		3.000 %
Subcontract Default Insurance	50,906		1.250 %
Construction Contingency	208,170		5.000 %
P&P Bonds	38,966		0.900 %
Liability Insurance	39,317		0.900 %
	4,407,850	4,407,850	
Student Success Act	18,513		0.420 %
Fee	87,199		1.970 %
	4,513,562	4,513,562	
Pre Construction	Exd.		
Total		4,513,562	