REVIEWED

LEGAL COUNSEL

For Recording Stamp Only

DOCUMENT NO. 2022-790 AMENDING DESCHUTES COUNTY CONTRACT NO. 2022-197

THAT CERTAIN AGREEMENT, Deschutes County Contract No. 2022-197 dated February 28, 2022, by and between DESCHUTES COUNTY, a political subdivision of the State of Oregon ("County") and Sunwest One Inc., dba **SunWest Builders** ("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. 2022-197 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 Contract Sum is guaranteed by the Construction Manager not to exceed **Two Million Nine Hundred Sixty Six Thousand Eight Hundred Fifty Five Dollars and Zero Cents (\$2,966,855.00)**, 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 Bid & Permit Set plans and specifications prepared by Pinnacle Architecture, dated 06/09/2022. Submitted to City of Redmond Building Department on 06/24/2022.

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 October 19, 2022 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 June 30, 2023, 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: SunWest Builders Steve Buttwer	Dated this 12th of October , 20 22
Steve Bueरामध ः, President	· · · · · · · · · · · · · · · · · · ·
COUNTY:	
Dated this of, 20	BOARD OF COUNTY COMMISSIONERS
	PATTI ADAIR, CHAIR
	ANTHONY DeBONE, VICE-CHAIR
	PHIL CHANG, COMMISSIONER

Attachment A

Deschutes County - 244 Kingwood GMP Estimate

9/30/22 Project Area... 10,091



CCB #59850

DIVISION 1 - GENERAL CONDITIONS - MANAGEMENT	Cost \$66,139
DIVISION 1 - GENERAL REQUIREMENTS - TEMP SERVICES	\$48,350
DIVISION 2 - ABATEMENT & INTERIOR DEMOLITION	\$134,608
DIVISION 3 - CONCRETE	\$8,340
DIVISION 4 - MASONRY	\$0
DIVISION 5 - STRUCTURAL & MISCELLANEOUS STEEL	\$27,330
DIVISION 6 - ROUGH CARPENTRY	\$13,860
DIVISION 6 - INTERIOR FINISH WOODWORK & CASEWORK	\$65,858
DIVISION 7 - THERMAL & MOISTURE PROTECTION	\$70,488
DIVISION 8 - DOORS & WINDOWS	\$197,207
DIVISION 9 - FINISHES	\$456,998
DIVISION 10 - ARCHITECTURAL SPECIALTIES	\$27,648
DIVISION 11 - EQUIPMENT & APPLIANCES	\$3,799
DIVISION 12 - FURNISHINGS	\$13,603
DIVISION 13 - SPECIAL CONSTRUCTION	\$0
DIVISION 14 - ELEVATORS / CONVEYING EQUIPMENT	\$0
DIVISION 21 - FIRE SUPPRESSION	\$36,250
DIVISION 22 - PLUMBING	\$74,987
DIVISION 23 - HVAC	\$330,558
DIVISION 26 - ELECTRICAL SYSTEMS	\$247,712
DIVISION 27 - LOW VOLTAGE SYSTEMS	\$182,139
DIVISION 31 - 33 SITE WORK	\$0
Subtotal Direct Costs	\$2,005,874
0.00% Design Completion Contingency	\$0
5.00% Estimate / Construction Contingency	\$100,294
2.00% Cost Escalation Contingency 5.00% Overhead & Profit	\$42,123 \$107,415
0.95% Liability Insurance	\$21,429
LS Preconstruction Services	\$21,000
1.00% P&P Bond	\$22,981
0.00% Builders Risk Insurance (by owner)	Excluded
0.57% Oregon Student Success Act Fee	\$13,230
TOTAL BUILDING ESTIMATE \$231 / sf	\$2,334,347
TOTAL SITE WORK ESTIMATE \$38 / sf	\$632,508

TOTAL PROJECT ESTIMATE

SB

Estimate based on Construction Doc dated 06-09-22

\$2,966,855

Prepared by Sunwest Builders	De		nty - 244 Kingwood Estimate	l		Estimate Date: 09-30-22
TACK	COUNT			COST	TOTAL PER DIVISION	COMMENTO
TASK	COUNT	UNIT	\$/UNIT	COST	DIVISION	COMMENTS
Estimate based on Construction Doc dated 06-09-22						
1st Floor			Site Area	45,000	sf	
2nd Floor		sf				
Remodeled Area	10,091	st				
Design and Engineering, Plans, Permit Documents				Excluded		By Owner
Permits, Plan Review Fees & SDC				Excluded		By Owner
Hazardous Materials Testing				Excluded		By Owner
Third Party Special Inspections and Testing				Excluded		By Owner
Monthly Utility Usage Costs (power, gas, water, network,	etc.)			Excluded		Use existing power service
Builder's Risk Insurance				Excluded		By Owner
DIVIDION 4 OFNEDAL CONDITIONS MANAGEMENT						
DIVISION 1 - GENERAL CONDITIONS - MANAGEMENT			40.500.00	# 00.040		205#
Project Superintendent (40%)		months	\$6,536.00	\$39,216		\$95/hr
Project Manager (as needed) Project Engineer (as needed)		months months	\$2,236.00 \$1,651.20	\$13,416 \$9,907		\$130/hr \$80/hr
Project Engineer (as needed) Project Safety Manager (as needed)		months	\$300.00	\$1,800		\$105/hr
Director Field Operations / QC (as needed)		months	\$300.00	\$1,800		\$125/hr
Director Field Operations / QC (as freeded)	0.0	monus	\$6.55		\$66,139	\$123/III
DIVISION 1 - GENERAL REQUIREMENTS - TEMP SERV	/ICES		ψ0.55	/31	ψ00,100	
Printing, Plans and Specs		estimate	\$2,500.00	\$2.500		
Temp Network / Cellular		months	\$165.00	\$990		
Temp Portable Toilets		months	\$330.00	\$1,980		
Temp Office - Mob/Demob		each	\$650.00	\$1,300		
Temp Office - Monthly Rent, Power/Netwrk		months	\$650.00	\$3,900		
Temp Storage Container(s)		months	\$185.00	\$1,110		
Office Supplies, Equipment, Drinking Water & Similar	1.0	estimate	\$1,000.00	\$1,000		
Logistics Labor, Safety and Construction Clean-up	6.0	months	\$2,365.00	\$14,190		
Miscellaneous Tools, Lifts, Equipment and Supplies	6.0	months	\$2,350.00	\$14,100		
Dumpsters / Trash Haul-off	6.0	each	\$575.00	\$3,450		See 01 demo for demo debris
Pedestrian Control, Barricades, Temp Protection	1.0	estimate	\$2,750.00	\$2,750		
Temp Electrical - Monthly Service				Excluded		Use existing power, paid by others
Temp Heat				Excluded		Use existing heat, paid by others
Weather Protection				Excluded		N/A, interior work
Closeout / As-builts / O&M's	1.0	estimate	\$1,080.00	\$1,080		
			\$4.79	/sf	\$48,350	
DIVISION 2 - ABATEMENT & INTERIOR DEMOLITION						
Asbestos / Haz Materials Abatement				Excluded		
Remove Flooring - Sheet Vinyl, Carpets, etc.	1	bid	\$108,500.00	\$108,500		
Remove Ceilings and Soffits - 1st Floor				Included		
Remove Walls, Casework, Doors, Building Items				Included		
Miscellaneous & Minor Demo Detailing	120	mh	\$78.00	\$9,360		
Demo Equipment, Dumpsters, Protection	1	estimate	\$5,000.00	\$5,000		
Saw Cut Slab / Remove / Trench		each	\$3,500.00	\$10,500		
Exter Skin Demo - New Man Door at South Side	1	estimate	\$1,248.00	\$1,248		
			\$13.34	/sf	\$134,608	
DIVISION 3 - CONCRETE						
Concr Slab - Dowel & Pour Back at MEP (033000)	1	estimate	\$8,340.00	\$8,340		
			\$0.83	/sf	\$8,340	
DIVISION 4 - MASONRY						
Masonry Veneer				Excluded		
Masonry Block (042000)				ite Estimate		
DIVIDION F OTBUCTURAL SAMESTIC CONTROL STATE			\$0.00	/st	\$0	
DIVISION 5 - STRUCTURAL & MISCELLANEOUS STEE			400 000 00	000 000		
Structural Rework at Roof Top Unit		allowance	\$22,000.00	\$22,000		
Miscellaneous & Architectural Steel	1	estimate	\$5,330.00	\$5,330	407.000	Gazebo Steel
DIVISION & DOLICH CARDENTDY			\$2.71	/ST	\$27,330	
DIVISION 6 - ROUGH CARPENTRY				In also I		
Wd Framing - Exterior Doors & Windows				Included		
Wd Framing - Exterior Doors & Windows - Lumber		octimete	¢4 500 00	Included \$4,500		
Wd Blocking - Labor (061000)		estimate	\$4,500.00 \$78.00	. ,		
Wd Blocking - Labor (061000)	120	estimate	\$78.00 \$1.37	\$9,360	\$13,860	
DIVISION 6 - INTERIOR FINISH WOODWORK 9 CASE	NOBR		\$1.37	/3	φ13,000	
DIVISION 6 - INTERIOR FINISH WOODWORK & CASEV		hid	¢55 150 00	¢55 150		
Casework / Cabinetry (064100) Base Cabinetry	1	bid	\$55,158.00	\$55,158 Included		
Upper Cabinets				Included		
Work Tables / Work Tops				Included		
Full Height Storage Cabinets or Shelving				Included		
Casework Design Completion Allowance				Excluded		
Staff Lockers / Storage Cubbies				See Div 10		
Cian Econors / Ciorage Cubbics				OCC DIV 10	1	<u>l</u>

Prepared by Sunwest Builders		Estimate Date: 09-30-22				
			Estimate		TOTAL PER	
TASK	COUNT	UNIT	\$/UNIT	COST	DIVISION	COMMENTS
Interior Finish Trim	1	estimate	\$10,700.00 \$6.53	\$10,700	\$65,858	
DIVISION 7 - THERMAL & MOISTURE PROTECTION	+		\$0.53	/SI	\$65,656	
Bldg Enclosure - Siding New Man Doors	1	estimate	\$3,300.00	\$3.300		
Bldg Enclosure - Siding New Windows		estimate	\$23,250.00	\$23,250		
Bldg Enclosure - Misc Siding Repairs		estimate	\$3,700.00	\$3,700		
Thermal Insulation Repairs (072100)		estimate	\$5,800.00	\$5,800		
Weather Barriers (072500)	'	Commute	ψο,σσσ.σσ	Included		
Fiber Cement Siding (074646)				Included		See Above
Metal Flashings (076200)				Included		
Fire Resistive Selant / Stopping - Interior Remodels	1	estimate	\$2,500.00	\$2,500		
Interior Caulking / Joint Sealants - Interior Remodels	1	estimate	\$3,500.00	\$3,500		
Roofing - MEP Roof Penetrations	1	estimate	\$3,500.00	\$3,500		
Roofing - Re-roof at New RTU	1	allowance	\$15,000.00	\$15,000		
Roofing - Repair Existing Conditions	1	estimate	\$9,938.00	\$9,938		Walk Off Mats, Clean Gutters
			\$6.99	/sf	\$70,488	
DIVISION 8 - DOORS & WINDOWS						
Wd Dr/HM Frm/HW (081113, 081416) - Interior		bid	\$92,806.00	\$92,806		
New Exterior Doors - Alum Storefront		bid	\$29,411.00	\$29,411		
Grout HM Frames		bid	\$11,200.00	\$11,200		
Install D/F/HW	1	bid	\$20,780.00	\$20,780		
Tubular Skylights	7	each	\$1,520.00	\$10,640		
Louvers & Vents (089000)	- '	eacii	φ1,320.00	Included		See Division 23
Louvers & Verits (003000)	+			mciaded		See Division 23
Alum Storefront Openings	+			Included		
Alum Storefront Window Systems				Included		
Alum Storefront - New Windows S5	1	bid	\$14,252.00	\$14,252		
Exterior Window Washing		estimate	\$850.00	\$850		
<u> </u>			·			
Interior Glass				Included		
Pass Thru Sliding Windows - Reception		bid	\$9,448.00	\$9,448		
Mirror at Restrooms - Rms		estimate	\$4,700.00	\$4,700		
Doors, Windows, Mirrors - Unload, Inventory, Carting	40	mh	\$78.00	\$3,120	440-00-	
DIVISION 9 - FINISHES			\$19.54	/sf	\$197,207	
		L:u	¢00.400.00	#00.400		
Metal Stud - Interior Walls, Soffits & Gyp Ceilings Metal Stud - Exterior Doors & Windows	_	bid estimate	\$90,126.00 \$11,200.00	\$90,126 \$11,200		
Drywall - Walls, Soffits & Gyp Ceilngs		bid	\$107,950.00	\$107,950		
Suspended Acoustical Ceiling (ACT)		bid	\$77,084.00	\$77,084		
Decorative Drop Ceiling Features	+ '	Did	ψ11,004.00	Excluded		
Architectural Finishes Allowance	1	allowance	\$6,500.00	\$6,500		
	+		+ -,	7 - 7 - 7 - 7		
Flooring - Carpet	1	bid	\$61,480.00	\$61,480		
Flooring - Sheet Vinyl / LVT / LVP				Included		
Flooring - Entry Walk Off Mats				Excluded		
Rubber Base				Included		
Floor Prep	1	estimate	\$3,383.45	\$3,383		
Tile - Floor Public RRs, Staff RR & Lobby				Excluded		
Tile - Walls RR (4' AFF)				Excluded		
Acoustic Insulation - at Remodel Areas	1	bid	\$11,394.00	\$11,394		
Sound Absorbing Wall Paneling				Excluded		
Deinting Interior M/-III C-III-	+	hid	#70 707 00	670.707		Nigod Applica
Painting - Interior Walls and Ceilings	1	bid	\$70,797.00	\$70,797		Need to discuss stain at soffits
Painting - Exterior Walls	+			Included		
Interior Final Cleaning & Interior Window Washing	0.667	sf floor	\$1.25	\$12,084		
Temporary Protection of Finishes (L&M)		estimate	\$5,000.00	\$12,084		
Temporary Protection of Pinishes (Law)	+'	estimate			\$456,998	
DIVISION 10 - ARCHITECTURAL SPECIALTIES	+		\$45.29	/31	\$400,330	
Interior Signage - Room Names (101400)	GF.	each	\$85.00	\$5,525		2" high room name at ayang daar
	1 03	allowance	<u>'</u>	\$5,525		2" high room name at every door
Evterior Ruilding Signage Logoe Address etc			Ψ1,500.00			
Exterior Building Signage, Logos, Address, etc. Toilet Compartments (102114)		allowarice		Excluded		
Toilet Compartments (102114)		allowarice		Excluded Excluded		
Toilet Compartments (102114) Urinal Screens (102114)	1			Excluded		
Toilet Compartments (102114) Urinal Screens (102114) Corner Protection (102227)	1	estimate bid	\$5,640.00	Excluded \$5,640		
Toilet Compartments (102114) Urinal Screens (102114) Corner Protection (102227) Restroom & Break Room Accessories (102800)	1 1 1	estimate		Excluded		5 Locations
Toilet Compartments (102114) Urinal Screens (102114) Corner Protection (102227)	1 1 1	estimate	\$5,640.00 \$4,078.00	\$5,640 \$4,078		5 Locations
Toilet Compartments (102114) Urinal Screens (102114) Corner Protection (102227) Restroom & Break Room Accessories (102800) Fire Extinguishers & Cabinet (104415)	1 1 1	estimate	\$5,640.00 \$4,078.00	\$5,640 \$4,078 \$1,425		5 Locations

Deschutes County - 244 Kingwood GMP Estimate

Estimate Date: 09-30-22 TOTAL PER

TASK	COUNT	UNIT	* Estimate \$/UNIT	COST	TOTAL PER DIVISION	COMMENTS
TAGK	COUNT	ONII	\$2.74		\$27,648	COMMENTS
DIVISION 11 - EQUIPMENT & APPLIANCES			Ψ2.74	/31	Ψ21,040	
Food Service (114005)				Excluded		
Projections Screens / TV Bracket / Projection Mounts				Excluded		
Shop Equipment (115700)				Excluded		
Break Room Kitchen Appliances - L & M	1	estimate	\$3,799.00	\$3,799		
Laundry Equipment				Excluded		
7 1 1			\$0.38	/sf	\$3,799	
DIVISION 12 - FURNISHINGS						
Roller Window Coverings (122415)	1	bid	\$7,107.00	\$7,107		Save existing window coverings?
Exterior Site Furnishings (FFE)			, , , , , , , , , , , , , , , , , , , ,	Excluded		<u> </u>
Office Furniture, Displays, Shelving for Collection (FFE)				Excluded		
Installation Assistance - FF&E & OFOI Scope (labor)	1	estimate	\$6,496.00	\$6,496		
			\$1.35	/sf	\$13,603	
DIVISION 13 - SPECIAL CONSTRUCTION						
Special Construction Scope				Excluded		
					\$0	
DIVISION 14 - ELEVATORS / CONVEYING EQUIPMENT					·	
Upgrade Finishes / Upgrade Systems (142105)				Excluded		
ордина и интиту ордина - учини (и - и и и			\$0.00		\$0	
DIVISION 21 - FIRE SUPPRESSION			70.00		7.0	
Fire Sprinkler Remodel	1	bid	\$36,250.00	\$36,250		
The opinical remodel	'	Did	\$3.59		\$36,250	
DIVISION 22 - PLUMBING			φ3.39	/51	\$30, 2 30	
Plumbing - Water, Waste, Vent, Condensate, Fixtures	1	bid	\$67,487.00	\$67,487		
Demo. Safe-off. Relocation Allowance		estimate	\$7,500.00	\$7,500		
Gas to New & Relocated HVAC Equip		esumate	\$1,500.00	Included		
Plumbing - Permits				Excluded		
Plumbing - Permits			\$7.43		\$74,987	
DIVISION 23 - HVAC			\$7.43	/51	ψ14,301	
		1 * 1	0045 550 00	0045 550		B "
HVAC - Replace Equipment, Controls, Rework Duct		bid	\$315,558.00	\$315,558		Possible Unit VE
Demo, Safe-off, Relocation Allowance	1	estimate	\$15,000.00	\$15,000		
Test & Balance				Included		
HVAC - Controls Allowance				Included		
HVAC - Permits				Excluded		
			\$32.76	/sf	\$330,558	
DIVISION 26 - ELECTRICAL SYSTEMS						
Electrical Distribution & Remodel	<u> </u>	bid	\$232,712.00	\$232,712		
Safe-off / Demolition / Miscellaneous	1	estimate	\$15,000.00	\$15,000		
New Service Equipment				Excluded		
Permits				Excluded		
			\$24.55	/sf	\$247,712	
DIVISION 27 - LOW VOLTAGE SYSTEMS						
Electrical Coodination Allowance		allowance		\$7,500		
Fire Alarm	1	bid	\$34,248.00	\$34,248		Need to verify smoke detection
Voice/Data						
Communication Backbone Conduits	1	bid	\$7,340.00	\$7,340		Cable Tray
Voice/Data	1	bid	\$48,750.00	\$48,750		
Security & Access Control						
Pre-Wire	1	bid	\$16,590.00	\$16,590		
Badge Access	1	bid	\$46,789.00	\$46,789		
Keybox S60	1	bid	\$14,922.00	\$14,922		
CCTV / Cameras				Excluded		
Sound Masking System (30 Locations)	1	bid	\$6,000.00	\$6,000		Owner funished
Permits	· ·		Ţ 1,100.00	Excluded		
			\$18.05		\$182,139	
DIVISION 31 - 33 SITE WORK			ψ10.03	, , ,	ψ.32,100	
Construction Survey / Site Layout			ncluded in Sonor	ate Estimata		
			ncluded in Separa			
Mob / Traffic Control / Dust Control / Erosion Control			ncluded in Separa			
Remove Asphalt, Hardscapes, Clear/Grub			ncluded in Separa			
Remove Miscellaneous Site Items			ncluded in Separa			
Saw Cut Asphalt			ncluded in Separa			
Site Grading (Cut / Fill)		l	ncluded in Separa	ate Estimate		
Dry Utilities		I	ncluded in Separa	ate Estimate		
Sewer Service - Pipe, Manholes, Pumps, Lift Sation		I	ncluded in Separa	ate Estimate		
Fire Water Service - Pipe, Vaults, Hydrants						
The trater certice Tipe, radite, Tryarante		l l	ncluded in Separa	ate Estimate		

Deschutes County - 244 Kingwood GMP Estimate

Estimate Date: 09-30-22

		GMP	Estimate	TOTAL PER		
TASK	COUNT	UNIT	\$/UNIT	COST	DIVISION	COMMENTS
Storm Water Systems		lı	ncluded in Sepa	arate Estimate		
Asphalt		lı	ncluded in Sepa	arate Estimate		
Site Masonry		lı				
Site Concrete		lı	ncluded in Sepa	arate Estimate		
Landscape & Irrigation		ıl	ncluded in Sepa	arate Estimate		
Fences		lı	ncluded in Sepa			
Site Amenities		li .	ncluded in Sepa	arate Estimate		·
			\$0.0	00 /sf	\$0	

SUB-TOTAL HARD COSTS \$2,005,874 \$2,005,874

Attachment A

Deschutes County Kingwood - Site Work GMP Estimate

9/30/22

Combined Building Area... 16,697



CCB #59850

Estimate Su	<u>mmary</u>		Cost		
DIVISION 1 - 0	GENERAL CONDITIONS - MANAGEMENT		\$38,243		
DIVISION 1 - 0	\$11,868				
DIVISION 31 -	33 SITE WORK		\$485,005		
Subtotal Di	rect Costs		\$535,116		
0.00%	Design Completion Contingency		\$0		
4.00%	Estimate / Construction Contingency		\$21,405		
5.78%	Cost Escalation Contingency		\$30,943		
5.00%	5.00% Overhead & Profit \$29,37				
0.95%	Liability Insurance		\$5,860		
LS	Preconstruction Services		\$0		
1.00%	P&P Bond		\$6,227		
0.00%	Builders Risk Insurance (by owner)		Excluded		
0.57%	Oregon Student Success Act Fee		\$3,585	-DS	
TOTAL CO	NSTRUCTION ESTIMATE	\$38 / sf	\$632,508	SB	

Deschutes Co. North Campus Site Improvements Detail - GMP Estimate

TASK	COUNT	UNIT	\$/UNIT	COST	DIVISION	COMMENTS
Estimate based on CD Bid Set dated 06-30-22						
244	9,667		Site Area	45,000	sf	
236	,					
Remodeled Area	16,697	sf				
Design and Engineering, Plans, Permit Documents				Excluded		By Owner
Permits, Plan Review Fees & SDC				Excluded		By Owner
Hazardous Materials Testing				Excluded		By Owner
Third Party Special Inspections and Testing				Excluded		By Owner
Monthly Utility Usage Costs (power, gas, water, network,	etc.)			Excluded		Use existing power service
Builder's Risk Insurance				Excluded		By Owner
DIVISION 1 - GENERAL CONDITIONS - MANAGEMENT						
Project Superintendent (partial, see 244 & 236)	5.5	months	\$4,085.00	\$22,468		\$95/hr
Project Manager (as needed)	5.5	months	\$1,236.25	\$6,799		\$130/hr
Project Engineer (as needed)	5.5	months	\$1,032.00	\$5,676		\$80/hr
Project Safety Manager (as needed)		months	\$300.00	\$1,650		\$105/hr
Director Field Operations / QC (as needed)	5.5	months	\$300.00	\$1,650	***	\$125/hr
			\$2.29	/sf	\$38,243	
DIVISION 1 - GENERAL REQUIREMENTS - TEMP SERV	_					
Printing, Plans and Specs	1.0	estimate	\$500.00	\$500		
Temp Network / Cellular				luded in 244		
Temp Portable Toilets				luded in 244		
Temp Office - Monthly Book Boyce/Natural				luded in 244		
Temp Office - Monthly Rent, Power/Netwrk Temp Storage Container(s)				luded in 244		
Office Supplies, Equipment, Drinking Water & Similar				luded in 244 luded in 244		
Logistics Labor, Safety and Construction Clean-up	6.0	months	\$473.00	\$2,838		
Miscellaneous Tools, Lifts, Equipment and Supplies		months	\$500.00	\$3,000		
Dumpsters / Trash Haul-off		each	\$425.00	\$1,700		See 01 demo for demo debris
Temp Fencing, Traffic Control, Barricades, Signs, etc	1.0	estimate	\$2,750.00	\$2,750		See of defile for defile debils
Temp Electrical - Monthly Service	1.0	Commute	Ψ2,700.00	Excluded		Use existing power, paid by oth
Temp Heat				Excluded		Use existing heat, paid by other
Weather Protection				Excluded		N/A, interior work
Closeout / As-builts / O&M's	1.0	estimate	\$1,080.00	\$1,080		,
			\$0.71	/sf	\$11,868	
DIVISION 31 - 33 SITE WORK Construction Survey / Site Layout	1	estimate	\$6,000.00	\$6,000		Reduced Deleted 911 Scope
Mobilization - Site Subcontractor Cost		bid	\$4.704.00	\$4.704		Reduced Deleted 911 Scope
Erosion Control		bid	\$1,898.00	\$1,898		
Traffic Control			\$2,500.00	\$2,500		
			\$750.00			
Dust Control Site Demo. Demous Asphalt Hardespee Clear/Crub				\$750 \$22,296		
Site Demo - Remove Asphalt, Hardscapes, Clear/Grub	I	bid	\$22,296.00	Included		
Saw Cuttling Remove Miscellaneous Site Items & Amenities	1	aatimata	¢2 500 00			
Drill Holes at Steel Bollards - (#06/AS1.10)			\$2,500.00 \$175.00	\$2,500		
, ,		each		\$8,400		Dolotod 011 Comm
Drill Holes at Steel Bollards - Delete 911 Items Drill Holes at Light Pole		<i>each</i> bid	(\$175.00) \$600.00	(\$8,400)		Deleted 911 Scope
<u> </u>			\$7,500.00	\$600		Reduced Deleted 044 Carra
Rock Allowance	1	allowance	υυ.υυσ, τφ	\$7,500		Reduced Deleted 911 Scope
Prep & Base Rock - Asphalt Parking Lot	1	bid	\$18,323.00	\$18,323		
Prep & Base Rock - Concrete Walks & Drive Way	1	bid	\$22,899.00	\$22,899		
Prep & Base Rock - Curbs	1	bid	\$4,739.00	\$4,739		
Prep & Base Rock - Trash Enclosure		bid	\$2,722.00	\$2,722		
Prep & Base Rock - 911 Tower Pad & Ftgs	1	bid	\$8,340.00	\$8,340		
Base Rock at 911 Tower - Leave \$ for 2" Gravel	1	estimate	(\$4,500.00)	(\$4,500)		Reduced to 2" Gravel Area
Prep & Base Rock - 911 Generator Pad	1	bid	\$1,326.00	\$1,326		
Gravel Drive to 911 Generator (#23/C-2.0)		bid	\$2,382.00	\$2,382		
Destroye Terror		1.1.1	047.004.00	M47.004		
Dry Utilities - Trenching	1	bid	\$17,081.00	\$17,081		
Trenching/BF - to 911 Tower (144 LF)				Included		
Trenching/BF - for fiber to Bldg 244 (480 LF)				Included		
Trenching/BF - for power to generator (46 LF)				Included		
Trenching/BF - for power to car charger (10 LF)				Included		
Trenching/BF - for LP Gas & Bedding (36 LF)				Included		

Deschutes Co. North Campus Site Improvements Detail - GMP Estimate

TASK	COUNT	UNIT	\$/UNIT	COST	DIVISION	COMMENTS
Dry Utilities - Conduit for Communications	1	bid	\$25,800.00	\$25,800		
3" Phone Conduit in Shared Utility Trench (320 LF)				Included		
4" Fiber Optics to Bldg 244 (1,000 LF)				Included		
Dry Utilities - Conduit for Communications	1	bid	\$5,670.00	\$5,670		
2" Power Conduit to Gen, Car Charger & 911 Tower				Included		
Light Poles (Fixture S1, per E100)		each	\$5,500.00	\$5,500		
New Light Fixtures (Replace Existing, per E100)	5	each	\$3,250.00	\$16,250		
Sewer Service - Pipe, Manholes, Pumps, Lift Sation				Excluded		
Fire Water Service - Pipe, Vaults, Hydrants				Excluded		
Domestic Water Service						
	1	4:4-	ФО <u>ГО</u> ОО	# 050		
Temporary Water Hook-up / Distribution	1	estimate	\$650.00	\$650 Excluded		Has evicting water by even
Temporary Construction Water Service				Excluded		Use existing water, by owner
Storm Water Systems	1	bid	\$14,497.00	¢14.407		
Trench/Backfill & Pipe	1	biu	ψ14,481.00	\$14,497		
				Included Included		
Catch Basins - Replace (2), New (2), Adjust Rims (4)				included		
Asphalt - 4" AC Patch Back at Remodel Work	1	bid	\$34.184.00	\$34,184	1	
Crack Seal at Patch Work at Remodel Work		Diu	\$34,104.00	Included		
Repair Existing Cracking & Settling	1	allowance	\$25,000.00	\$25,000		
Asphalt - Grind & Replace Existing w/ 2" Overlay		allowalice	Ψ25,000.00	Excluded		
Asphalt - Alt #2 - Remove & Replace Existing AC & Base	e Rock			Excluded		
Tophan Tit II2 Tromove a Topiace Existing To a Basi	- NOOK			Excidada		
Site Masonry - Trash Enclosure	1	bid	\$14,088.00	\$14,088		
Site Masonry - Paver Walks & Patios		Did	ψ11,000.00	Excluded		
The macerny is a refer to a macerna and a ma						
Site Concrete	1	bid	\$86,050.00	\$86,050		
Walks		Did	φοσ,σοσ.σο	Included		
Raised Cross Walk in Parking Lot				Included		
Curbs				Included		
Walk at 911 Tower Area				Excluded		
Walk at 911 Tower Area - Deleted 911 Items	1	bid	(\$10,605.00)	(\$10,605)		Reduced to 2" Gravel Area
Driveway Approach - to 911 Generator (#22 / C-2.0)			(1, 1) 11 11	Included		
Bollard - Install and Fill with Concrete				Included		See below for furnish
Delete Bollards at 911 Tower & Generator	1	bid	(\$6,000.00)	(\$6,000)		Reduced to 2" Gravel Area
Trash Enclosure (6/AS5.10)	252		\$27.00	\$6,804		
Trash Enclosure - Plinths at Corners (qty 5)		each	\$1,950.00	\$9,750		
Delete Concrete Plinths at Corners of Trash Enclosure		each	(\$1,950.00)	(\$9,750)		Addendum #2 deleted
Generator Pad (#2/C-2.0 indicates 4" walk)	220		\$17.50	\$3,850		
Light Pole Bases (#8/AS1.10)		each	\$1,150.00	\$1,150		
Gazebo Footings	+	estimate	\$4,500.00	\$4,500		
Tower Footings / Tower Bldg / LP Tank - 911				Excluded		
Tower Footings - 911				Excluded		
Concrete - Monument Sign Base				Excluded		Reuse Existing
<u>-</u>						- U
Landscape & Irrigation - Rework Existing & New	1	bid	\$37,247.00	\$37,247		
Landscape & Irrigation - Top Soil Allowance	1	allowance	\$3,000.00	\$3,000		
Gazebo Structure			\$25,000.00	\$25,000		
Steel Bollards - (911 #06/AS1.10) - Furnish		each	\$250.00	\$12,000		Labor inc. above
Delete Bollards at 911 Tower & Generator	48	bid	(\$250.00)	(\$12,000)		
Bike Racks (29/AS1.10)	5	each	\$350.00	\$1,750		
Fence & Gates - Cedar Plank	1	bid	\$8,400.00	\$8,400		
Cedar at Staff Break Areas (#26/AS1.10)				Included		
Fence & Gates - Chain Link	1	bid	\$28,700.00	\$28,700		
Chain Link at 911 Tower (991 #09/AS1.10)				Included		
Chain Link at Generator (991 #03/AS1.10)				Excluded		
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Deschutes Co. North Campus Site Improvements Detail - GMP Estimate

TASK	COUNT	UNIT	\$/UNIT	COST	DIVISION	COMMENTS
Chain Link at 911 Tower (991 #08/AS1.10)				Included		
Gate at Generator (991 #08/AS1.10)				Excluded		
Gate at Trash Enclosure (6/AS5.10)				Included		
Delete Fence & Gate at Generator	1	estimate	(\$3,440.00)	(\$3,440)		
Temporary Fencing	1,000	If	\$6.50	\$6,500		
Striping, ADA Wall Mount Parking Signs & Wheel Stops	1	estimate	\$3,750.00	\$3,750		
Site Amenities - Furniture CFCI (#4/AS1.10)	5	allowance	\$2,500.00	\$12,500		
Protection Device at Power Pole	1	estimate	\$3,500.00	\$3,500		
Delete Protection at Power Pole	1	estimate	(\$3,500.00)	(\$3,500)		
Signage - Monument & Wayfinding OFCI (6 & 9/AS1.10)	1	allowance	\$5,000.00	\$5,000		Scope unknown
Weather Protection / Summer Heat Procedures	1	allowance	\$1,500.00	\$1,500		Assumes Summer Execution
Site Logistics - Pedestrian Safety, Misc. Labor	80	mh	\$55.00	\$4,400		
Site Logistics - Equipment & Barricades	1	each	\$1,250.00	\$1,250		
			\$29.05	/sf	\$485,005	
SUB-TOTAL HARD COSTS				\$535,116	\$535,116	