

REVIEWED  

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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

DocuSigned by:  
Steve Buetner  
Steve Buetner, President

Dated this 12th of October, 2022

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

| <b>Estimate Summary</b>                           | <b>Cost</b> |
|---|-------------|
| DIVISION 1 - GENERAL CONDITIONS - MANAGEMENT      | \$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         |

|                              |                    |
|------------------------------|--------------------|
| <b>Subtotal Direct Costs</b> | <b>\$2,005,874</b> |
|------------------------------|--------------------|

|       |                                     |           |
|-------|-------------------------------------|-----------|
| 0.00% | Design Completion Contingency       | \$0       |
| 5.00% | Estimate / Construction Contingency | \$100,294 |
| 2.00% | Cost Escalation Contingency         | \$42,123  |
| 5.00% | Overhead & Profit                   | \$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  |

|                                |                   |                    |
|--------------------------------|-------------------|--------------------|
| <b>TOTAL BUILDING ESTIMATE</b> | <b>\$231 / sf</b> | <b>\$2,334,347</b> |
|--------------------------------|-------------------|--------------------|

|                                 |                  |                  |
|---------------------------------|------------------|------------------|
| <b>TOTAL SITE WORK ESTIMATE</b> | <b>\$38 / sf</b> | <b>\$632,508</b> |
|---------------------------------|------------------|------------------|

|                               |                    |
|-------------------------------|--------------------|
| <b>TOTAL PROJECT ESTIMATE</b> | <b>\$2,966,855</b> |
|-------------------------------|--------------------|

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Estimate based on Construction Doc dated 06-09-22

| TASK   | COUNT  | UNIT      | \$/UNIT      | COST              | TOTAL PER DIVISION | COMMENTS                           |
|--|--------|-----------|--------------|-------------------|--------------------|------------------------------------|
| <i>Estimate based on Construction Doc dated 06-09-22</i>       |        |           |              |                   |                    |                                    |
| 1st Floor  | 10,091 | sf        | Site Area    | 45,000            | sf                 |                                    |
| 2nd Floor  | -      | sf        |              |                   |                    |                                    |
| Remodeled Area   | 10,091 | 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                           |
| <b>DIVISION 1 - GENERAL CONDITIONS - MANAGEMENT</b>            |        |           |              |                   |                    |                                    |
| Project Superintendent (40%)                                   | 6.0    | months    | \$6,536.00   | \$39,216          |                    | \$95/hr                            |
| Project Manager (as needed)                                    | 6.0    | months    | \$2,236.00   | \$13,416          |                    | \$130/hr                           |
| Project Engineer (as needed)                                   | 6.0    | months    | \$1,651.20   | \$9,907           |                    | \$80/hr                            |
| Project Safety Manager (as needed)                             | 6.0    | months    | \$300.00     | \$1,800           |                    | \$105/hr                           |
| Director Field Operations / QC (as needed)                     | 6.0    | months    | \$300.00     | \$1,800           |                    | \$125/hr                           |
|  |        |           |              | \$6.55 /sf        | \$66,139           |                                    |
| <b>DIVISION 1 - GENERAL REQUIREMENTS - TEMP SERVICES</b>       |        |           |              |                   |                    |                                    |
| Printing, Plans and Specs                                      | 1.0    | estimate  | \$2,500.00   | \$2,500           |                    |                                    |
| Temp Network / Cellular  | 6.0    | months    | \$165.00     | \$990             |                    |                                    |
| Temp Portable Toilets  | 6.0    | months    | \$330.00     | \$1,980           |                    |                                    |
| Temp Office - Mob/Demob  | 2.0    | each      | \$650.00     | \$1,300           |                    |                                    |
| Temp Office - Monthly Rent, Power/Netwrk                       | 6.0    | months    | \$650.00     | \$3,900           |                    |                                    |
| Temp Storage Container(s)                                      | 6.0    | 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           |                                    |
| <b>DIVISION 2 - ABATEMENT &amp; INTERIOR DEMOLITION</b>        |        |           |              |                   |                    |                                    |
| 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                                 | 3      | 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          |                                    |
| <b>DIVISION 3 - CONCRETE</b>                                   |        |           |              |                   |                    |                                    |
| Concr Slab - Dowel & Pour Back at MEP (033000)                 | 1      | estimate  | \$8,340.00   | \$8,340           |                    |                                    |
|  |        |           |              | \$0.83 /sf        | \$8,340            |                                    |
| <b>DIVISION 4 - MASONRY</b>                                    |        |           |              |                   |                    |                                    |
| Masonry Veneer   |        |           |              | Excluded          |                    |                                    |
| Masonry Block (042000)   |        |           |              | See Site Estimate |                    |                                    |
|  |        |           |              | \$0.00 /sf        | \$0                |                                    |
| <b>DIVISION 5 - STRUCTURAL &amp; MISCELLANEOUS STEEL</b>       |        |           |              |                   |                    |                                    |
| Structural Rework at Roof Top Unit                             | 1      | allowance | \$22,000.00  | \$22,000          |                    |                                    |
| Miscellaneous & Architectural Steel                            | 1      | estimate  | \$5,330.00   | \$5,330           |                    | Gazebo Steel                       |
|  |        |           |              | \$2.71 /sf        | \$27,330           |                                    |
| <b>DIVISION 6 - ROUGH CARPENTRY</b>                            |        |           |              |                   |                    |                                    |
| Wd Framing - Exterior Doors & Windows                          |        |           |              | Included          |                    |                                    |
| Wd Framing - Exterior Doors & Windows - Lumber                 |        |           |              | Included          |                    |                                    |
| Wd Blocking - Material (061000)                                | 1      | estimate  | \$4,500.00   | \$4,500           |                    |                                    |
| Wd Blocking - Labor (061000)                                   | 120    | estimate  | \$78.00      | \$9,360           |                    |                                    |
|  |        |           |              | \$1.37 /sf        | \$13,860           |                                    |
| <b>DIVISION 6 - INTERIOR FINISH WOODWORK &amp; CASEWORK</b>    |        |           |              |                   |                    |                                    |
| Casework / Cabinetry (064100)                                  | 1      | bid       | \$55,158.00  | \$55,158          |                    |                                    |
| Base Cabinetry   |        |           |              | 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        |                    |                                    |



| TASK  | COUNT | UNIT      | \$/UNIT      | COST                          | TOTAL PER DIVISION | COMMENTS                        |
|---|-------|-----------|--------------|-------------------------------|--------------------|---------------------------------|
|   |       |           | \$2.74       | /sf                           | \$27,648           |                                 |
| <b>DIVISION 11 - EQUIPMENT &amp; APPLIANCES</b>           |       |           |              |                               |                    |                                 |
| 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                      |                    |                                 |
|   |       |           | \$0.38       | /sf                           | \$3,799            |                                 |
| <b>DIVISION 12 - FURNISHINGS</b>                          |       |           |              |                               |                    |                                 |
| Roller Window Coverings (122415)                          | 1     | bid       | \$7,107.00   | \$7,107                       |                    | Save existing window coverings? |
| Exterior Site Furnishings (FFE)                           |       |           |              | Excluded                      |                    |                                 |
| 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           |                                 |
| <b>DIVISION 13 - SPECIAL CONSTRUCTION</b>                 |       |           |              |                               |                    |                                 |
| Special Construction Scope                                |       |           |              | Excluded                      |                    |                                 |
|   |       |           |              |                               | \$0                |                                 |
| <b>DIVISION 14 - ELEVATORS / CONVEYING EQUIPMENT</b>      |       |           |              |                               |                    |                                 |
| Upgrade Finishes / Upgrade Systems (142105)               |       |           |              | Excluded                      |                    |                                 |
|   |       |           | \$0.00       | /sf                           | \$0                |                                 |
| <b>DIVISION 21 - FIRE SUPPRESSION</b>                     |       |           |              |                               |                    |                                 |
| Fire Sprinkler Remodel                                    | 1     | bid       | \$36,250.00  | \$36,250                      |                    |                                 |
|   |       |           | \$3.59       | /sf                           | \$36,250           |                                 |
| <b>DIVISION 22 - PLUMBING</b>                             |       |           |              |                               |                    |                                 |
| Plumbing - Water, Waste, Vent, Condensate, Fixtures       | 1     | bid       | \$67,487.00  | \$67,487                      |                    |                                 |
| Demo, Safe-off, Relocation Allowance                      | 1     | estimate  | \$7,500.00   | \$7,500                       |                    |                                 |
| Gas to New & Relocated HVAC Equip                         |       |           |              | Included                      |                    |                                 |
| Plumbing - Permits  |       |           |              | Excluded                      |                    |                                 |
|   |       |           | \$7.43       | /sf                           | \$74,987           |                                 |
| <b>DIVISION 23 - HVAC</b>                                 |       |           |              |                               |                    |                                 |
| HVAC - Replace Equipment, Controls, Rework Duct           | 1     | 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          |                                 |
| <b>DIVISION 26 - ELECTRICAL SYSTEMS</b>                   |       |           |              |                               |                    |                                 |
| Electrical Distribution & Remodel                         | 1     | 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          |                                 |
| <b>DIVISION 27 - LOW VOLTAGE SYSTEMS</b>                  |       |           |              |                               |                    |                                 |
| Electrical Coordination Allowance                         | 1     | allowance | \$7,500.00   | \$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 finished                  |
| Permits   |       |           |              | Excluded                      |                    |                                 |
|   |       |           | \$18.05      | /sf                           | \$182,139          |                                 |
| <b>DIVISION 31 - 33 SITE WORK</b>                         |       |           |              |                               |                    |                                 |
| Construction Survey / Site Layout                         |       |           |              | Included in Separate Estimate |                    |                                 |
| Mob / Traffic Control / Dust Control / Erosion Control    |       |           |              | Included in Separate Estimate |                    |                                 |
| Remove Asphalt, Hardscapes, Clear/Grub                    |       |           |              | Included in Separate Estimate |                    |                                 |
| Remove Miscellaneous Site Items                           |       |           |              | Included in Separate Estimate |                    |                                 |
| Saw Cut Asphalt   |       |           |              | Included in Separate Estimate |                    |                                 |
| Site Grading (Cut / Fill)                                 |       |           |              | Included in Separate Estimate |                    |                                 |
|   |       |           |              |                               |                    |                                 |
| Dry Utilities   |       |           |              | Included in Separate Estimate |                    |                                 |
| Sewer Service - Pipe, Manholes, Pumps, Lift Station       |       |           |              | Included in Separate Estimate |                    |                                 |
| Fire Water Service - Pipe, Vaults, Hydrants               |       |           |              | Included in Separate Estimate |                    |                                 |
| Domestic Water Service                                    |       |           |              | Included in Separate Estimate |                    |                                 |

| TASK                        | COUNT | UNIT | \$/UNIT    | COST                          | TOTAL PER DIVISION | COMMENTS |
|-----------------------------|-------|------|------------|-------------------------------|--------------------|----------|
| Storm Water Systems         |       |      |            | Included in Separate Estimate |                    |          |
| Asphalt                     |       |      |            | Included in Separate Estimate |                    |          |
| Site Masonry                |       |      |            | Included in Separate Estimate |                    |          |
| Site Concrete               |       |      |            | Included in Separate Estimate |                    |          |
| Landscape & Irrigation      |       |      |            | Included in Separate Estimate |                    |          |
| Fences                      |       |      |            | Included in Separate Estimate |                    |          |
| Site Amenities              |       |      |            | Included in Separate Estimate |                    |          |
|                             |       |      | \$0.00 /sf |                               | \$0                |          |
| <b>SUB-TOTAL HARD COSTS</b> |       |      |            | <b>\$2,005,874</b>            | <b>\$2,005,874</b> |          |

# Attachment A

## Deschutes County Kingwood - Site Work

### GMP Estimate

9/30/22

Combined Building Area... 16,697



CCB #59850

| <b>Estimate Summary</b>                           | <b>Cost</b>                |
|---|----------------------------|
| DIVISION 1 - GENERAL CONDITIONS - MANAGEMENT      | \$38,243                   |
| DIVISION 1 - GENERAL REQUIREMENTS - TEMP SERVICES | \$11,868                   |
| DIVISION 31 - 33 SITE WORK                        | \$485,005                  |
| <b>Subtotal Direct Costs</b>                      | <b>\$535,116</b>           |
| 0.00% Design Completion Contingency               | \$0                        |
| 4.00% Estimate / Construction Contingency         | \$21,405                   |
| 5.78% Cost Escalation Contingency                 | \$30,943                   |
| 5.00% Overhead & Profit                           | \$29,373                   |
| 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                    |
| <b>TOTAL CONSTRUCTION ESTIMATE</b>                | <b>\$38 / sf \$632,508</b> |

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**Deschutes Co. North Campus  
Site Improvements Detail - GMP Estimate**

| TASK   | COUNT          | UNIT            | \$/UNIT             | COST             | TOTAL PER DIVISION | COMMENTS                          |
|--|----------------|-----------------|---------------------|------------------|--------------------|-----------------------------------|
| <i>Estimate based on CD Bid Set dated 06-30-22</i>             |                |                 |                     |                  |                    |                                   |
|  | 244            | 9,667           | sf                  | Site Area        | 45,000             | sf                                |
|  | 236            | 7,030           | sf                  |                  |                    |                                   |
|  | 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                          |
| <b>DIVISION 1 - GENERAL CONDITIONS - MANAGEMENT</b>            |                |                 |                     |                  |                    |                                   |
| 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)                             | 5.5            | 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       |                    | <b>\$38,243</b>                   |
| <b>DIVISION 1 - GENERAL REQUIREMENTS - TEMP SERVICES</b>       |                |                 |                     |                  |                    |                                   |
| Printing, Plans and Specs                                      | 1.0            | estimate        | \$500.00            | \$500            |                    |                                   |
| Temp Network / Cellular  |                |                 |                     | Included in 244  |                    |                                   |
| Temp Portable Toilets  |                |                 |                     | Included in 244  |                    |                                   |
| Temp Office - Mob/Demob  |                |                 |                     | Included in 244  |                    |                                   |
| Temp Office - Monthly Rent, Power/Netwrk                       |                |                 |                     | Included in 244  |                    |                                   |
| Temp Storage Container(s)                                      |                |                 |                     | Included in 244  |                    |                                   |
| Office Supplies, Equipment, Drinking Water & Similar           |                |                 |                     | Included in 244  |                    |                                   |
| Logistics Labor, Safety and Construction Clean-up              | 6.0            | months          | \$473.00            | \$2,838          |                    |                                   |
| Miscellaneous Tools, Lifts, Equipment and Supplies             | 6.0            | months          | \$500.00            | \$3,000          |                    |                                   |
| Dumpsters / Trash Haul-off                                     | 4.0            | 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          |                    |                                   |
| Temp Electrical - Monthly Service                              |                |                 |                     | Excluded         |                    | Use existing power, paid by other |
| 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          |                    |                                   |
|  |                |                 |                     | \$0.71 /sf       |                    | <b>\$11,868</b>                   |
| <b>DIVISION 31 - 33 SITE WORK</b>                              |                |                 |                     |                  |                    |                                   |
| Construction Survey / Site Layout                              | 1              | estimate        | \$6,000.00          | \$6,000          |                    | <i>Reduced Deleted 911 Scope</i>  |
| Mobilization - Site Subcontractor Cost                         | 1              | bid             | \$4,704.00          | \$4,704          |                    |                                   |
| Erosion Control  | 1              | bid             | \$1,898.00          | \$1,898          |                    |                                   |
| Traffic Control  | 1              | estimate        | \$2,500.00          | \$2,500          |                    |                                   |
| Dust Control   | 1              | estimate        | \$750.00            | \$750            |                    |                                   |
| Site Demo - Remove Asphalt, Hardscapes, Clear/Grub             | 1              | bid             | \$22,296.00         | \$22,296         |                    |                                   |
| Saw Cutting  |                |                 |                     | Included         |                    |                                   |
| Remove Miscellaneous Site Items & Amenities                    | 1              | estimate        | \$2,500.00          | \$2,500          |                    |                                   |
| Drill Holes at Steel Bollards - (#06/AS1.10)                   | 48             | each            | \$175.00            | \$8,400          |                    |                                   |
| <i>Drill Holes at Steel Bollards - Delete 911 Items</i>        | <i>48</i>      | <i>each</i>     | <i>(\$175.00)</i>   | <i>(\$8,400)</i> |                    | <i>Deleted 911 Scope</i>          |
| Drill Holes at Light Pole                                      | 1              | bid             | \$600.00            | \$600            |                    |                                   |
| Rock Allowance   | 1              | allowance       | \$7,500.00          | \$7,500          |                    | <i>Reduced Deleted 911 Scope</i>  |
| 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                             | 1              | bid             | \$2,722.00          | \$2,722          |                    |                                   |
| Prep & Base Rock - 911 Tower Pad & Ftgs                        | 1              | bid             | \$8,340.00          | \$8,340          |                    |                                   |
| <i>Base Rock at 911 Tower - Leave \$ for 2" Gravel</i>         | <i>1</i>       | <i>estimate</i> | <i>(\$4,500.00)</i> | <i>(\$4,500)</i> |                    | <i>Reduced to 2" Gravel Area</i>  |
| Prep & Base Rock - 911 Generator Pad                           | 1              | bid             | \$1,326.00          | \$1,326          |                    |                                   |
| Gravel Drive to 911 Generator (#23/C-2.0)                      | 1              | bid             | \$2,382.00          | \$2,382          |                    |                                   |
| 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              | TOTAL PER 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)                           | 1         | 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 Station          |           |             |                      | <b>Excluded</b>   |                    |                                  |
| Fire Water Service - Pipe, Vaults, Hydrants                  |           |             |                      | <b>Excluded</b>   |                    |                                  |
| Domestic Water Service                                       |           |             |                      |                   |                    |                                  |
| Temporary Water Hook-up / Distribution                       | 1         | estimate    | \$650.00             | \$650             |                    |                                  |
| Temporary Construction Water Service                         |           |             |                      | <b>Excluded</b>   |                    | Use existing water, by owner     |
| Storm Water Systems  | 1         | bid         | \$14,497.00          | \$14,497          |                    |                                  |
| Trench/Backfill & Pipe                                       |           |             |                      | 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          |                    |                                  |
| Crack Seal at Patch Work at Remodel Work                     |           |             |                      | Included          |                    |                                  |
| Repair Existing Cracking & Settling                          | 1         | allowance   | \$25,000.00          | \$25,000          |                    |                                  |
| Asphalt - Grind & Replace Existing w/ 2" Overlay             |           |             |                      | <b>Excluded</b>   |                    |                                  |
| Asphalt - Alt #2 - Remove & Replace Existing AC & Base Rock  |           |             |                      | <b>Excluded</b>   |                    |                                  |
| Site Masonry - Trash Enclosure                               | 1         | bid         | \$14,088.00          | \$14,088          |                    |                                  |
| Site Masonry - Paver Walks & Patios                          |           |             |                      | <b>Excluded</b>   |                    |                                  |
| Site Concrete  | 1         | bid         | \$86,050.00          | \$86,050          |                    |                                  |
| Walks  |           |             |                      | Included          |                    |                                  |
| Raised Cross Walk in Parking Lot                             |           |             |                      | Included          |                    |                                  |
| Curbs  |           |             |                      | Included          |                    |                                  |
| Walk at 911 Tower Area                                       |           |             |                      | <b>Excluded</b>   |                    |                                  |
| <i>Walk at 911 Tower Area - Deleted 911 Items</i>            | <i>1</i>  | <i>bid</i>  | <i>(\$10,605.00)</i> | <i>(\$10,605)</i> |                    | <i>Reduced to 2" Gravel Area</i> |
| Driveway Approach - to 911 Generator (#22 / C-2.0)           |           |             |                      | Included          |                    |                                  |
| Bollard - Install and Fill with Concrete                     |           |             |                      | Included          |                    | See below for furnish            |
| <i>Delete Bollards at 911 Tower &amp; Generator</i>          | <i>1</i>  | <i>bid</i>  | <i>(\$6,000.00)</i>  | <i>(\$6,000)</i>  |                    | <i>Reduced to 2" Gravel Area</i> |
| Trash Enclosure (6/AS5.10)                                   | 252       | sf          | \$27.00              | \$6,804           |                    |                                  |
| Trash Enclosure - Plinths at Corners (qty 5)                 | 5         | each        | \$1,950.00           | \$9,750           |                    |                                  |
| <i>Delete Concrete Plinths at Corners of Trash Enclosure</i> | <i>5</i>  | <i>each</i> | <i>(\$1,950.00)</i>  | <i>(\$9,750)</i>  |                    | <i>Addendum #2 deleted</i>       |
| Generator Pad (#2/C-2.0 indicates 4" walk)                   | 220       | sf          | \$17.50              | \$3,850           |                    |                                  |
| Light Pole Bases (#8/AS1.10)                                 | 1         | each        | \$1,150.00           | \$1,150           |                    |                                  |
| Gazebo Footings  | 1         | estimate    | \$4,500.00           | \$4,500           |                    |                                  |
| Tower Footings / Tower Bldg / LP Tank - 911                  |           |             |                      | <b>Excluded</b>   |                    |                                  |
| Tower Footings - 911   |           |             |                      | <b>Excluded</b>   |                    |                                  |
| Concrete - Monument Sign Base                                |           |             |                      | <b>Excluded</b>   |                    | Reuse Existing                   |
| 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   | 1         | allowance   | \$25,000.00          | \$25,000          |                    |                                  |
| Steel Bollards - (911 #06/AS1.10) - Furnish                  | 48        | each        | \$250.00             | \$12,000          |                    | Labor inc. above                 |
| <i>Delete Bollards at 911 Tower &amp; Generator</i>          | <i>48</i> | <i>bid</i>  | <i>(\$250.00)</i>    | <i>(\$12,000)</i> |                    |                                  |
| 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)                     |           |             |                      | <b>Excluded</b>   |                    |                                  |

**Deschutes Co. North Campus  
Site Improvements Detail - GMP Estimate**

| TASK   | COUNT    | UNIT            | \$/UNIT             | COST             | TOTAL PER DIVISION | COMMENTS                 |
|--|----------|-----------------|---------------------|------------------|--------------------|--------------------------|
| Chain Link at 911 Tower (991 #08/AS1.10)             |          |                 |                     | Included         |                    |                          |
| Gate at Generator (991 #08/AS1.10)                   |          |                 |                     | <b>Excluded</b>  |                    |                          |
| Gate at Trash Enclosure (6/AS5.10)                   |          |                 |                     | Included         |                    |                          |
| <i>Delete Fence &amp; Gate at Generator</i>          | <i>1</i> | <i>estimate</i> | <i>(\$3,440.00)</i> | <i>(\$3,440)</i> |                    |                          |
| Temporary Fencing                                    | 1,000    | lf              | \$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          |                    |                          |
| <i>Delete Protection at Power Pole</i>               | <i>1</i> | <i>estimate</i> | <i>(\$3,500.00)</i> | <i>(\$3,500)</i> |                    |                          |
| 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              | <b>\$485,005</b>   |                          |
| <b>SUB-TOTAL HARD COSTS</b>                          |          |                 |                     | <b>\$535,116</b> | <b>\$535,116</b>   |                          |