
Board of Directors Executive Summary

On November 3, 2020, Deschutes County voters approved a \$195 million bond measure to construct a new Central Library, double the size of the Redmond Library, and update the existing libraries in Downtown Bend, East Bend, La Pine, Sisters and Sunriver. DPL awarded the design services contract to The Miller Hull Partnership Inc for all library design services.

DPL has requested additional design services to be provided by Miller Hull, affecting some of the library locations, design systems, and services to be provided. The following is a summary of these changes in design services and an adjustment to the overall authorization level for the Library Director to execute contract change orders. These costs are anticipated and included in the budget report included in the February 2025 monthly report reviewed with the Board. A summary of Miller Hull's contract, previous change orders, current change orders and authorization level is attached. Miller Hull's additional services proposal dated 2-22-25 is attached and will be included in contract change order 14.

The following is a summary of the additional design services Miller Hull has provided in response to requests from ownership and changes in the duration of construction administration services.

1. Central Library
 - a. Revisions to cabinetry for RFID equipment.
 - b. Revisions to the building signage.
2. Redmond Library
 - a. Additional costs for the design team's construction administration services are due to the modifications and extensions of the project schedule implemented this past year.
3. Downtown Bend Library
 - a. Additional design services to incorporate added scope of work as previously determined by the team and approved by DPL. These revisions are described in the attached proposal. Miller Hull presented a preliminary cost estimate for the proposed work which was reviewed and finalized.
 - b. Revisions to the FF&E and signage.
4. Sisters, La Pine, and Sunriver Libraries
 - a. Additional costs for the design team's construction administration services to support warranty issues, close-out, and scope changes.

This summary is submitted to the DPL Board for their approval to authorize the Library Director to execute contract addendums with Miller Hull for their Bond Program contract. The Board authorization provides the Library Director signing authority for Miller Hull's contract and change order total not to exceed \$18,480,205.00.

Miller Hull Architects Contract Summary
Deschutes Public Library Bond Program
Date: February 28, 2025

Description	Board	Contract/Change		Status
	Authorization	Order Value	Variance	
Contract	\$13,550,136.00	\$13,338,132.00	\$212,004.00	Executed
Change Order #1a - LEED Certification	\$270,785.00	\$270,950.00	-\$165.00	Executed
Change Order #1b - Early Learning Conceptual Design	\$0.00	\$55,000.00	-\$55,000.00	Executed
Change Order #2 - Sisters Temporary Trailer	\$0.00	\$21,410.00	-\$21,410.00	Executed
Change Order #3 - Stevens Ranch	\$2,400,000.00	\$2,289,583.00	\$110,417.00	Executed
Change Order #4 - Early Learning	\$750,000.00	\$683,954.00	\$66,046.00	Executed
Change Order #5 - Branch Revisions	\$0.00	\$20,885.00	-\$20,885.00	Executed
Change Order #6 - STR Revisions	\$175,000.00	\$450,000.00	-\$275,000.00	Executed
Change Order #7 - Early Learning Renderings	\$0.00	\$7,500.00	-\$7,500.00	Executed
Change Order #8 - Envelope Testing & Inspection	\$175,000.00	\$170,340.00	\$4,660.00	Executed
Change Order #9 - STR Fire Sprinkler Design	\$68,000.00	\$68,000.00	\$0.00	Executed
Change Order #10 - Signage, Shelving, Energy Grants, Landscape CA & Park, Site Plan, and document production	\$104,648.00	\$104,647.75	\$0.25	Executed
Change Order #11 - multiple revisions	\$161,219.25	\$161,219.25	\$0.00	Executed
Change Order #12 - multiple revisions	\$85,211.75	\$100,879.00	-\$15,667.25	Executed
Change Order #13 - multiple revisions	\$100,000.00	\$131,810.00	-\$31,810.00	Executed
Authorization for miscellaneous revisions	\$85,000.00	\$0.00	\$85,000.00	
Subtotals Previous Authorization Level and Contract and Unused Authorization	\$17,925,000.00	\$17,874,310.00	\$50,690.00	
Change Order 14 - Redmond Library	\$0.00	\$45,440.00	\$45,440.00	
Change Order 14 - Downtown Bend Library	\$0.00	\$474,465.00	\$474,465.00	
Change Order 14 - Branches Library	\$0.00	\$10,990.00	\$10,990.00	
Central Ongoing Misc. Hourly Work	\$0.00	\$7,500.00	\$7,500.00	
Redmond Ongoing Misc. Hourly Work	\$0.00	\$10,000.00	\$10,000.00	
Downtown Bend Ongoing Misc. Hourly Work	\$0.00	\$7,500.00	\$7,500.00	
	\$0.00	\$0.00	\$0.00	
Miscellaneous Future Revisions	\$0.00	\$50,000.00	\$50,000.00	
Subtotal	\$0.00	\$605,895.00	\$605,895.00	
Authorization Level Increase			\$555,205.00	
Current Authorization Level			\$17,925,000.00	
Revised Authorization Level			\$18,480,205.00	



February 22, 2025

Greg Holcomb
Redpoint
PO Box 733
Boise, ID 83701

Re: DPL Additional Services Fee Proposal for Redmond / Downtown Bend Library / Branches

Dear Greg:

Attached please find the fee proposal for design services related to the Redmond, Downtown Bend and Branches Library projects. The total design fee for this scope is \$530,895.00. Please see the attached documentation for detailed design services related to the following:

Redmond Library	\$45,440.00
<ul style="list-style-type: none">• Additional CA from November 2024 thru February 2025• Community Room Acoustical Design (Tenor)	
Downtown Bend Library	\$474,465.00
<ul style="list-style-type: none">• PSM Scope Additions (Architecture/Mechanical/Electrical)	
Branch Libraries	\$10,990.00
<ul style="list-style-type: none">• Additional CA from August thru November 2024• Sunriver Staff Acoustical Design	

The original Downtown Bend Library fee proposal was based on our understanding of the scope of the project, schedule and estimated construction cost provide in the RFP documents. Our lump sum fee proposal took this information into account when developing our overall fees and estimating the number of hours needed to design and coordinate the work with our consultants. Working diligently with our team, we developed a design that aligned with the project goals and budget which meant that a large portion of the building's systems were to be reused to stay within the established budget.

At the end of the Schematic Design phase a number of Project Selection Matrix (PSM) items were identified as potential additional alternates to be tracked if additional funds were to become available. At the end of Design Development, Redpoint and DPL accepted most of the PSM items and directed the design team to coordinate the alternates into the final CD design. The list of additional items include the following:

- Architecture
- ROW sidewalk and property concrete paving replacement
 - Full replacement of Metal, TPO and Upper Clerestory Roofs
 - Added Flashing and Sheetmetal replacement at facades.

- Replacement of window frames and glazing at upper clerestory window.
- Refinishing of existing concrete columns
- Full Exterior stone repair and cleaning

Mechanical

- Mechanical Supply and Return Ductwork cleaning.
- Replacement of all Mechanical terminal units

Electrical

- Replacement of Electrical Distribution System Gear
- Additional AV systems for Storytime/Creative

These accepted PSM items resulted in an additional \$1,520,037 to the overall construction cost of the project. Given that these additions were accepted at the start of Construction documentation phases there was a significant amount of time spent on integrating these changes into the existing design that was documented during Design Development. Most of the time was spent on coordination of Mechanical systems with Interface. Where existing HVAC equipment was intended to be reused, the design team now had to evaluate if the existing location was to be maintained or if an alternate location would provide better design and access. As a result, a larger proportion of ductwork needed to be replaced and coordinated with architecture. Most of the heating and condenser water piping mains are to remain, but all new branch piping and controls are now provided. Existing piping and valves and unions were noted to be replaced. These systems required significant amount of coordination with architectural, electrical, and plumbing. All new BAS controls are also provided.

Similarly, the implementation of a new electrical distribution system required redesign and coordination with lighting and controls. This included new switchgear and panels, and new circuit feeds to all the plumbing, HVAC and technology systems. The only electrical system that remained are the generator transfer switch and less than 20% of the branch power wiring to outlet boxes. Both Plumbing and Technology scopes were also affected to a lesser extent with the replacement of existing water heaters and recirculation pumps and the additional of additional AV equipment.

All these changes were all integrated into the updated design and re-coordinated with all existing MEP, Fire and Technology scopes. These new scopes ultimately will require additional effort during Construction Administration to respond to RFI, submittal reviews and site review as represented in the fee for Steele Associates.

We trust the attached proposal meets Redpoint and DPL's expectations. Feel free to contact me with any comments, questions, or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Sian Roberts".

Sian Roberts, FAIA, Partner-in-Charge
cc: Mathew Albores, AIA, Project Manager, Miller Hull

Additional Services: RED / DTB PSM / BRN

2/22/2025

STEVENS RANCH: WORK PACKAGE 1	STR	STR	STR	STR	STR	Consultant Sum
Miller Hull - Architecture						\$0.00
Miller Hull - Interiors						\$0.00
Steele Associates						\$0.00
HWA						\$0.00
Walker Macy						\$0.00
KPFF						\$0.00
Interface - MEPFAVLV						\$0.00
Assa Abloy						\$0.00
Blanca Lighting						\$0.00
Mayer Reed						\$0.00
Studio Pacifica						\$0.00
Tenor Acoustics						\$0.00
						\$0.00
Holmes Fire (Allowance)						\$0.00
Morrison Herschfield (Allowance)						\$0.00
Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

REDMOND: WORK PACKAGE 2	RED November (Less Post Occupancy)	RED December	RED Jan OAC/Fin/Cx Mtgs	RED February OAC/Fin/Cx Mtgs	RED Community Rm Acoustic	Consultant Sum
Miller Hull - Architecture	\$840.00	\$2,100.00	\$1,680.00	\$1,260.00		\$5,880.00
Miller Hull - Interiors						\$0.00
Steele Associates	\$4,320.00	\$13,125.00	\$10,500.00	\$8,750.00		\$36,695.00
HWA						\$0.00
Walker Macy						\$0.00
KPFF						\$0.00
Interface - MEPFAVLV						\$0.00
Assa Abloy						\$0.00
Blanca Lighting						\$0.00
Mayer Reed						\$0.00
Studio Pacifica						\$0.00
Tenor Acoustics					\$2,865.00	\$2,865.00
Arborist - Brett Huet						\$0.00
Holmes Fire (Allowance)						\$0.00
Morrison Herschfield (Allowance)						\$0.00
Plus and Greater Than						\$0.00
Total	\$5,160.00	\$15,225.00	\$12,180.00	\$10,010.00	\$2,865.00	\$45,440.00

Additional Services: RED / DTB PSM / BRN

2/22/2025

**DOWNTOWN BEND:
WORK PACKAGE 3**

	DTB PSM Additional Scope Architecture	DTB PSM Additional Scope Mechanical	DTB PSM Additional Scope Electrical			Consultant Sum
Miller Hull - Architecture	\$165,440.00	\$51,520.00	\$38,200.00			\$255,160.00
Miller Hull - Interiors						\$0.00
Steele Associates	\$56,460.00	\$23,760.00	\$15,585.00			\$95,805.00
HWA						\$0.00
Walker Macy						\$0.00
KPFF						\$0.00
Interface - MEPFAVLV		\$60,780.00	\$29,470.00			\$90,250.00
Assa Abloy						\$0.00
Blanca Lighting						\$0.00
Mayer Reed						\$0.00
Studio Pacifica						\$0.00
Plus and Greater Than						\$0.00
						\$0.00
Holmes Fire (Allowance)						\$0.00
Morrison Herschfield (Allowance)	\$33,250.00					\$33,250.00
Total	\$255,150.00	\$136,060.00	\$83,255.00	\$0.00	\$0.00	\$474,465.00

**BRANCHES:
WORK PACKAGE 4**

	BRN Additional Mtgs 8/7 thru 11/26/24	BRN Acoustic Panels 8/28-10/17/24	BRN		BRN	Consultant Sum
Miller Hull - Architecture	\$420.00	\$420.00				\$840.00
Miller Hull - Interiors						\$0.00
Steele Associates	\$4,550.00	\$5,600.00				\$10,150.00
HWA						\$0.00
Walker Macy						\$0.00
KPFF						\$0.00
Interface - MEPFAVLV						\$0.00
Assa Abloy						\$0.00
Blanca Lighting						\$0.00
Mayer Reed						\$0.00
Studio Pacifica						\$0.00
Tenor Acoustics						\$0.00
Plus and Greater Than						\$0.00
Holmes Fire (Allowance)						\$0.00
Morrison Herschfield (Allowance)						\$0.00
Total	\$4,970.00	\$6,020.00	\$0.00	\$0.00	\$0.00	\$10,990.00

**EARLY LEARNING:
WORK PACKAGE**

	DTB Early Learning	DTB Early Learning	DTB Early Learning		DTB Early Learning	Consultant Sum
Miller Hull - Architecture						\$0.00
Miller Hull - Interiors						\$0.00
Steele Associates						\$0.00
HWA						\$0.00
Walker Macy						\$0.00
KPFF						\$0.00
Interface - MEPFAVLV						\$0.00
Assa Abloy						\$0.00
Blanca Lighting						\$0.00
Mayer Reed						\$0.00
Studio Pacifica						\$0.00
Tenor Acoustics						\$0.00
Plus and Greater Than						\$0.00
Holmes Fire (Allowance)						\$0.00
Morrison Herschfield (Allowance)						\$0.00
Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Grand Total	\$265,280.00	\$157,305.00	\$95,435.00	\$10,010.00	\$2,865.00	\$530,895.00

Deschutes Public Library Request for Proposals (RFP) 20-2103

2/22/2025

Additional Services																							TOTAL	
Cost Category	Unit	Bill Rate	DTB		DTB		DTB		RED		RED		RED		RED		BRN		BRN		units	\$		
			PSM Additional Scope Architecture	PSM Additional Scope Mechanical	PSM Additional Scope Electrical	November (Less Post Occupancy)	December	Jan OAC/Fin/Cx Mtgs	February OAC/Fin/Cx Mtgs	Additional Mtgs 8/7 thru 11/26/24	Acoustic Panels 8/28-10/17/24													
			(15 Weeks)				(20 Weeks)				5				1				104					
			hrs	\$	hrs	\$	hrs	\$	hrs	\$	hrs	\$	hrs	\$	hrs	\$	hrs	\$	hrs	\$				
Miller Hull - Architecture																								
Partner in Charge (SR)	hr.	\$280.00	3	\$840.00	1	\$280.00	1	\$280.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	5	\$1,400.00		
Design Partner (RB)	hr.	\$280.00	50	\$14,000.00	8	\$2,240.00	4	\$1,120.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	62	\$17,360.00		
Senior Project Manager (MA)	hr.	\$210.00	150	\$31,500.00	50	\$10,500.00	50	\$10,500.00	4	\$840.00	10	\$2,100.00	8	\$1,680.00	6	\$1,260.00	2	\$420.00	2	\$420.00	282	\$59,220.00		
Project Architect - Design (JM)	hr.	\$180.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00		
Project Architect 7 - (MP/MK)	hr.	\$180.00	200	\$36,000.00	125	\$22,500.00	75	\$13,500.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	400	\$72,000.00		
Project Architect 5 - (LK)	hr.	\$150.00	200	\$30,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	200	\$30,000.00		
Project Architect 4 - (AS)	hr.	\$140.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00		
Project Architect 3	hr.	\$130.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00		
Project Architect 2	hr.	\$100.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00		
Interior Design Lead (JS)	hr.	\$180.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00		
Interior Design & FFE 6 (LM)	hr.	\$160.00	150	\$24,000.00	100	\$16,000.00	80	\$12,800.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	330	\$52,800.00		
Interior Design & FFE 4 (TR)	hr.	\$140.00	150	\$21,000.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	150	\$21,000.00		
QA/QC 7 (SD)	hr.	\$180.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00		
BIM Manager	hr.	\$160.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00		
Staff Administration	hr.	\$100.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00		
Specifications (SD)	hr.	\$180.00	45	\$8,100.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	45	\$8,100.00		
Sustainability (CH)	hr.	\$160.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00		
TOTAL LABOR			948	\$165,440.00	284	\$51,520.00	210	\$38,200.00	4	\$840.00	10	\$2,100.00	8	\$1,680.00	6	\$1,260.00	2	\$420.00	2	\$420.00	1474	\$261,880.00		
TRAVEL AND OTHER DIRECT COSTS																								
Flights	ea	\$175.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00		
Transport (Taxi/Bus/Shuttle)	ea	\$45.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00		
Car Rental	ea	\$80.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00		
Mileage	ea	\$0.55		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00		
Hotel	ea	\$150.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00		
Meals	ea	\$17.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00		
Printing / Copies	ea	\$10.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00		
	ea			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00		
	ea			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00		
Subtotal ODC's				\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		
Total Labor			948	\$165,440.00	284	\$51,520.00	210	\$38,200.00	4	\$840.00	10	\$2,100.00	8	\$1,680.00	6	\$1,260.00	2	\$420.00	2	\$420.00	1474	\$261,880.00		
Total Expenses				\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		
TOTAL LABOR AND EXPENSES				\$165,440.00		\$51,520.00		\$38,200.00		\$840.00		\$2,100.00		\$1,680.00		\$1,260.00		\$420.00		\$420.00		\$261,880.00		

Deschutes Public Library Request for Proposals (RFP) 20-2103

2/22/2025

Additional Services																						TOTAL	
Cost Category	Unit	Bill Rate	DTB		DTB		DTB		RED		RED		RED		RED		BRN		BRN		units	\$	
			PSM Additional Scope Architecture	PSM Additional Scope Mechanical	PSM Additional Scope Electrical	November (Less Post Occupancy)	December	Jan OAC/Fin/Cx Mtgs	February OAC/Fin/Cx Mtgs	Additional Mtgs 8/7 thru 11/26/24	Acoustic Panels 8/28-10/17/24												
Steele Associates - Architecture																							
Principal:	hr.	\$245.00	8	\$1,960.00	8	\$1,960.00	8	\$1,960.00	0.5	\$122.50		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	24.5	\$6,002.50	
Urban Designer:	hr.	\$245.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	
Project Manager/Building Lead	hr.	\$195.00	100	\$19,500.00	40	\$7,800.00	25	\$4,875.00	-92	-\$17,940.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	73	\$14,235.00	
Project Architect:	hr.	\$175.00	200	\$35,000.00	80	\$14,000.00	50	\$8,750.00	126.5	\$22,137.50	75	\$13,125.00	60	\$10,500.00	50	\$8,750.00	26	\$4,550.00	32	\$5,600.00	699.5	\$122,412.50	
Production Personnel:	hr.	\$125.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	
Interior Designer:	hr.	\$125.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	
Administration	hr.	\$75.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	
	hr.			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	
	hr.			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	
	hr.			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	
	hr.			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	
	hr.			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	
	hr.			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	
	hr.			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	
	hr.			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	
	hr.			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	
	hr.			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	
TOTAL LABOR			308	\$56,460.00	128	\$23,760.00	83	\$15,585.00	35	\$4,320.00	75	\$13,125.00	60	\$10,500.00	50	\$8,750.00	26	\$4,550.00	32	\$5,600.00	797	\$142,650.00	
TRAVEL AND OTHER DIRECT COSTS																							
Flights	ea	\$150.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	
Transport (Taxi/Bus/Shuttle)	ea	\$10.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	
Car Rental	ea	\$80.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	
Mileage	ea	\$0.55		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	
Hotel	ea	\$150.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	
Meats	ea	\$17.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	
Printing / Copies	ea	\$10.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	
	ea			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	
	ea			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	0	\$0.00	
Subtotal ODC's				\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
Total Labor			308	\$56,460.00	128	\$23,760.00	83	\$15,585.00	35	\$4,320.00	75	\$13,125.00	60	\$10,500.00	50	\$8,750.00	26	\$4,550.00	32	\$5,600.00	797	\$142,650.00	
Total Expenses				\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
TOTAL LABOR AND EXPENSES				\$56,460.00		\$23,760.00		\$15,585.00		\$4,320.00		\$13,125.00		\$10,500.00		\$8,750.00		\$4,550.00		\$5,600.00		\$142,650.00	



DPL Redmond: Operable Partition - See Acoustics Testing

Date: Fri, Jan 24, 2025

Proposal of Services

Mathew Albores
Miller Hull Partnership, LLP
71 Columbia St, 6th Floor,
Seattle, Washington 98104

Acoustical Services Proposal for DPL Redmond: Operable Partition - See Acoustics Testing

Dear Mathew,

This is our additional services proposal to complete See Acoustics testing of the operable partition to identify the root cause of the performance less than the project goal for the DPL Redmond Library Community Room operable partition.

Estimate of Services

MILESTONES / TASKS	AMOUNT
Photo-Enabled Sound Intensity Testing, Analysis, Mitigation Plan for Operable Partition - T&E Not to Exceed Complete See Acoustics testing for each major detail of the operable partition separating the Community Room. Provide visual documentation of the performance that identifies the root cause of the current performance. Provide a step-by-step strategy to enhance the performance to an acceptable threshold in the summary documentation of performance. Collaborate with the KNCC, DPL, Miller Hull, and Steele teams.	Total \$2,865.00

Summary

Our fees are based on our hourly rates and expected level of support. Please contact us if you have any questions or would like to modify the proposed scope of work.

Thank you for considering the Tenor Engineering Group.

Sincerely,

Erik Miller-Klein, PE, INCE Bd. Cert.
Principal of Acoustical Engineering

Tenor Engineering Group
erik.mk@tenor-eng.com
O: (206) 899-5450
M: (206) 658-7920

Terms of Service

These fees include all costs associated with equipment, administration, and transportation. Our fees are based on our hourly rates:

Hourly Rates

Principal, PE - \$150 per hour

Acoustical Consultant - \$90 - \$120 per hour

Staff Consultant - \$75 - \$95 per hour

At no time will our fees exceed the above hours or costs without prior written approval. If the conditions of this proposal are satisfactory we will accept an agreement form of your choice or approval of this proposal through our online client portal or printing and signing below. This can be e-mailed or mailed to: 600 1st Ave Ste 330 PMB 52397, Seattle, WA, 98104-2246

Client Signature

Date



February 7, 2025

STANTEC Project No.: 280400220

Mathew Albores, AIA, LEED AP
Principal
The Miller Hull Partnership
71 Columbia Street, 6th Floor
Seattle, WA 98104

**Re: Building Envelope Consulting Services – Additional Services
Deschutes Public Libraries – Downtown Bend, Oregon**

Dear Mathew,

The following proposal is supplemental to our proposal dated November 22, 2022 (revised 01/30/23) for the Deschutes Public Libraries – Central Oregon. On April 10th, 2024, Stantec conducted a visual review of the interior and exterior areas of the building to assess conditions related to roof leaks reported by county staff and Miller Hull. Stantec identified multiple conditions that were suspected sources of moisture damage to both interior and exterior components. Subsequently, Stantec observed destructive testing of the standing seam metal roof and main roof conducted by Kerby Nagelhout and River Roofing on October 30th, 2024. Based on observations made by Stantec and the Contractors, the county has elected to replace all low slope and steep slope roof systems as part of the upcoming library building renewal.

From our meeting with Miller Hull, Steele and KNCC on January 28, 2025, it is our understanding that Miller Hull will prepare a roof specifications section including scope of work narrative and details of specific roof conditions for our review. During construction, Stantec will perform field observations.

This proposal covers additional services for the site investigation, review of the roof replacement specifications, assistance with the details of specific roof conditions, review of roof related submittals and field observations during construction.

FEES AND EXPENSES

Our fee breakdown for the services outlined above is as follows:

1. Site Investigation.....	\$5,850.00
• Work already completed as described above)	
2. Roof Specifications and Details.....	\$8,600.00
• Initial Reviews: 1	
• Sketches of roof details: up to 5	
• Back Check review: 1	
• Meetings: 2	
3. Construction Phase.....	\$18,800.00
• Submittal Reviews: 6	
• Site Visits: 4	
• On-going Consultation/RFIs hours: 8	
TOTAL ADDITIONAL FEES.....	\$33,250.00

Terms and Conditions of the existing contract between Stantec Consulting Services and The Miller Hull Partnership will apply to this additional work.



Regards,

Claude Louvouezo, AIA, MRAIC
Senior Principal, Building Science Consultant
Stantec Consulting Services, Inc.
Building Specialty Services

Signature of Authorized Stantec Representative

Signature of Authorized Client Representative

Print Name and Title

Print Name and Title

