



## **DPL Bond Program SWB WP #4 Sunriver Sewer Repair**

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### **Board of Directors Executive Summary**

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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. SunWest Builders (SWB) was selected as the CMGC for Work Page 4 which includes the Sisters, La Pine, Sunriver and East Bend Branch Libraries in the fall of 2021. SWB has been involved with the project team performing their scope of services including cost estimating, scheduling, design review, and design option analysis.

In November 2024 we reconciled SWB's CMGC contract for Work Package 4 to commence contract close-out and final payments. Subsequently, we determined a problem with the existing underground sewer line at the Sunriver library. This condition prevents the system to function properly and will be a long-term problem if not corrected. The team determined options for removal and replacement of the problematic section of sewer line. This process will require the closure of the restrooms. The team is determining the schedule, sequence of activities, and impacts to library operations. SWB has prepared the attached cost estimate for performing the work. A new contract will be executed with SWB utilizing an established DPL contract form. The cost of this work has been forecasted and include in the project budget issued with the February 2025 Monthly Report. This summary is submitted to the DPL Board for their approval to authorize the Library Director to execute contract with Sunwest Builders for the Sunriver sewer repair. The Board authorization provides the Library Director with signing authority up to \$175,000.00 for the SunWest Builders Sunriver sewer repair contract and change orders.

# Deschutes Public Library - Sunriver Branch

## Sewer Repair Estimate

1/31/2025



Budget approved. Ok  
to proceed with Short  
Form agreement.  
MM, 2/28/25

<u>Estimate Summary</u>	<u>Cost</u>
DIVISION 1 - GENERAL CONDITIONS - MANAGEMENT	\$49,063
DIVISION 1 - GENERAL REQUIREMENTS - TEMP SERVICES	\$8,745
DIVISION 2 - DEMOLITION	\$16,686
DIVISION 3 - CONCRETE	\$4,250
DIVISION 4 - MASONRY	\$0
DIVISION 5 - STRUCTURAL & MISCELLANEOUS STEEL	\$0
DIVISION 6 - ROUGH CARPENTRY	\$4,705
DIVISION 6 - INTERIOR FINISH WOODWORK & CASEWORK	\$0
DIVISION 7 - THERMAL & MOISTURE PROTECTION	\$0
DIVISION 8 - DOORS & WINDOWS	\$2,950
DIVISION 9 - FINISHES	\$18,730
DIVISION 10 - ARCHITECTURAL SPECIALTIES	\$1,505
DIVISION 11 - EQUIPMENT & APPLIANCES	\$0
DIVISION 12 - FURNISHINGS	\$0
DIVISION 13 - SPECIAL CONSTRUCTION	\$0
DIVISION 14 - ELEVATORS / CONVEYING EQUIPMENT	\$0
DIVISION 21 - FIRE SUPPRESSION	\$0
DIVISION 22 - PLUMBING	\$11,240
DIVISION 23 - HVAC	\$0
DIVISION 26 - ELECTRICAL SYSTEMS	\$0
DIVISION 27 - LOW VOLTAGE SYSTEMS	\$0
DIVISION 31 - 33 SITE WORK	\$0
<b>Subtotal Direct Costs</b>	<b>\$117,874</b>
10.00% Construction Contingency	\$11,787
0.00% Cost Escalation Contingency	\$0
10.00% Overhead & Profit	\$12,966
0.00% Liability Insurance (District to provide)	Excluded
LS Preconstruction Services	\$0
0.00% P&P Bond	Excluded
0.00% Builders Risk Insurance (by owner)	Excluded
0.57% Oregon Student Success Act Fee	\$813
<b>TOTAL CONSTRUCTION ESTIMATE</b>	<b>\$143,441</b>

**Deschutes Public Library - Sunriver Branch  
Sewer Repair Estimate**

Estimate Date:01-31-25

TASK	COUNT	UNIT	\$/UNIT	COST	TOTAL PER DIVISION	COMMENTS
<i>Estimate based on Verbal Discussions with Owner. Scope of Work is Subject to Change Based on Actual Field Conditions.</i>						
Remodeled Area...	200	sf				
Design and Engineering, Plans, Permit Documents				<b>Excluded</b>		By Owner
Permits, Plan Review Fees & SDC				<b>Excluded</b>		By Owner
Hazardous Materials Testing				<b>Excluded</b>		By Owner
Third Party Special Inspections and Testing				<b>Excluded</b>		By Owner
Monthly Utility Usage Costs (power, gas, water, network, etc.)				<b>Excluded</b>		Use existing power service
Builder's Risk Insurance				<b>Excluded</b>		By Owner
<b>DIVISION 1 - GENERAL CONDITIONS - MANAGEMENT</b>						
Project Superintendent	1.0	estimate	\$27,692.00	\$27,692		
Foreman (as needed)				<b>Excluded</b>		
Sr. Project Manager (as needed)	1.0	estimate	\$14,448.00	\$14,448		
Project Engineer (as needed)	1.0	estimate	\$6,192.00	\$6,192		
Project Coordinator / Assist P.E. (as needed)	1.0	estimate	\$731.00	\$731		
Project Exec / Director Field Operations (as needed)				<b>Excluded</b>		
Safety Manager (as needed)				<b>Excluded</b>		
			\$245.32 /sf		<b>\$49,063</b>	
<b>DIVISION 1 - GENERAL REQUIREMENTS - TEMP SERVICES</b>						
Printing, Plans and Specs				<b>Excluded</b>		
Temp Network / Cellular / Job Site Software	1.0	estimate	\$380.00	\$380		
Temp Portable Toilets	1.0	estimate	\$855.00	\$855		
Temp Office & Storage - Mob/Demob				<b>Excluded</b>		
Temp Office & Storage - Monthly Rent, Power/Netwrk				<b>Excluded</b>		
Office Supplies, Equipment, Drinking Water & Similar				<b>Excluded</b>		
Logistics Labor, Safety and Construction Clean-up	1.0	estimate	\$2,560.00	\$2,560		
Miscellaneous Tools, Lifts, Equipment and Supplies	1.0	estimate	\$2,200.00	\$2,200		
Dumpsters / Trash Haul-off	1.0	estimate	\$1,875.00	\$1,875		
Temp Barricades				<b>Excluded</b>		
Temp Electrical - Monthly Service				<b>Excluded</b>		Use existing power, paid by others
Temp Heat				<b>Excluded</b>		Use existing heat, paid by others
Weather Protection				<b>Excluded</b>		
Storage Container	1.0	estimate	\$875.00	\$875		
Closeout / As-builts / O&M's				<b>Excluded</b>		
			\$43.73 /sf		<b>\$8,745</b>	
<b>DIVISION 2 - DEMOLITION</b>						

**Deschutes Public Library - Sunriver Branch  
Sewer Repair Estimate**

Estimate Date:01-31-25

TASK	COUNT	UNIT	\$/UNIT	COST	TOTAL PER DIVISION	COMMENTS
Asbestos Abatement				<b>Excluded</b>		
Protect Floors, Walls, Casework, Countertops	1	estimate	\$849.00	\$849		
Remove, Salvage, & Store Partitions	1	estimate	\$1,161.00	\$1,161		
Selectively Remove Ceramic Tile	1	estimate	\$1,061.00	\$1,061		
Demo Equipment, Trash Bins, Protection	1	estimate	\$385.00	\$385		
Saw Cut Slab	1	estimate	\$1,750.00	\$1,750		
Demo & Haul Off Concete	1	estimate	\$3,900.00	\$3,900		
Under Slab Hand Excavation	1	estimate	\$2,400.00	\$2,400		
Trench Backfill	1	estimate	\$3,150.00	\$3,150		Pea Gravel Backfill
Site Clean-Up for Excavation and Concrete Spoils	1	estimate	\$2,030.00	\$2,030		
			\$83.43 /sf		<b>\$16,686</b>	
<b>DIVISION 3 - CONCRETE</b>						
Drill & Dowel, Pour Back Concrete Slab	1	estimate	\$4,250.00	\$4,250		Mimimum Load Charges
			\$21.25 /sf		<b>\$4,250</b>	
<b>DIVISION 4 - MASONRY</b>						
Stone / Brick / CMU				<b>Excluded</b>		
			\$0.00 /sf		<b>\$0</b>	
<b>DIVISION 5 - STRUCTURAL &amp; MISCELLANEOUS STEEL</b>						
Structural or Misc Steel				<b>Excluded</b>		
			\$0.00 /sf		<b>\$0</b>	
<b>DIVISION 6 - ROUGH CARPENTRY</b>						
Carpentry Labor to Assist with Logistics & Daily Clean-Up	1	estimate	\$3,585.00	\$3,585		
Misc Consumables & Materials	1	estimate	\$1,120.00	\$1,120		
			\$23.53 /sf		<b>\$4,705</b>	
<b>DIVISION 6 - INTERIOR FINISH WOODWORK &amp; CASEWORK</b>						
Custom Casework				<b>Excluded</b>		
			\$0.00 /sf		<b>\$0</b>	
<b>DIVISION 7 - THERMAL &amp; MOISTURE PROTECTION</b>						
Acoustic or Thermal Insulation				<b>Excluded</b>		
			\$0.00 /sf		<b>\$0</b>	
<b>DIVISION 8 - DOORS &amp; WINDOWS</b>						
Add Locks to Restroom Doors	1	estimate	\$2,950.00	\$2,950		Owner Request
			\$14.75 /sf		<b>\$2,950</b>	
<b>DIVISION 9 - FINISHES</b>						
Drywall Repairs and Touch-Ups	1	estimate	\$2,250.00	\$2,250		
Ceramic Floor Tile Repairs	1	estimate	\$6,830.00	\$6,830		Tile Color May Vary

**Deschutes Public Library - Sunriver Branch  
Sewer Repair Estimate**

Estimate Date:01-31-25

TASK	COUNT	UNIT	\$/UNIT	COST	TOTAL PER DIVISION	COMMENTS
Interior Painting Touch Up	1	estimate	\$2,420.00	\$2,420		
Interior Final Cleaning	1	estimate	\$3,850.00	\$3,850		Includes Lobby
Temporary Protection of Finishes	1	estimate	\$3,380.00	\$3,380		
			\$93.65 /sf		<b>\$18,730</b>	
<b>DIVISION 10 - ARCHITECTURAL SPECIALTIES</b>						
Reinstall Toilet Partitions	1	estimate	\$1,505.00	\$1,505		
			\$7.53 /sf		<b>\$1,505</b>	
<b>DIVISION 11 - EQUIPMENT &amp; APPLIANCES</b>						
Equipment or Appliances				<b>Excluded</b>		
			\$0.00 /sf		<b>\$0</b>	
<b>DIVISION 12 - FURNISHINGS</b>						
Furnishings				<b>Excluded</b>		
			\$0.00 /sf		<b>\$0</b>	
<b>DIVISION 13 - SPECIAL CONSTRUCTION</b>						
Special Construction Scope				<b>Excluded</b>		
					<b>\$0</b>	
<b>DIVISION 14 - ELEVATORS / CONVEYING EQUIPMENT</b>						
Upgrade Finishes / Upgrade Systems				<b>Excluded</b>		
			\$0.00 /sf		<b>\$0</b>	
<b>DIVISION 21 - FIRE SUPPRESSION</b>						
Fire Sprinkler Remodel				<b>Excluded</b>		
			\$0.00 /sf		<b>\$0</b>	
<b>DIVISION 22 - PLUMBING</b>						
Remove Existing Sewer Line, Replace with New	1	estimate	\$8,940.00	\$8,940		Multiple Trips
Scope / Camera Sewer Lines	1	estimate	\$2,300.00	\$2,300		Two Visits
			\$56.20 /sf		<b>\$11,240</b>	
<b>DIVISION 23 - HVAC</b>						
HVAC				<b>Excluded</b>		
			\$0.00 /sf		<b>\$0</b>	
<b>DIVISION 26 - ELECTRICAL SYSTEMS</b>						
Electrical				<b>Excluded</b>		
			\$0.00 /sf		<b>\$0</b>	
<b>DIVISION 27 - LOW VOLTAGE SYSTEMS</b>						
Low Voltage				<b>Excluded</b>		Siemens System
			\$0.00 /sf		<b>\$0</b>	
<b>DIVISION 31 - 33 SITE WORK</b>						

**Deschutes Public Library - Sunriver Branch  
Sewer Repair Estimate**

Estimate Date:01-31-25

TASK	COUNT	UNIT	\$/UNIT	COST	TOTAL PER DIVISION	COMMENTS
Site Work				<b>Excluded</b>		
			\$0.00 /sf		<b>\$0</b>	
<b>SUB-TOTAL HARD COSTS</b>				<b>\$117,874</b>	<b>\$117,874</b>	