

**RESOLUTION NO. URR 11-012**

**A RESOLUTION APPROVING GMP AMENDMENT #3 TO THE CONSTRUCTION  
MANAGER/GENERAL CONTRACTOR CONTRACT BETWEEN THE CANBY  
URBAN RENEWAL AGENCY AND P&C CONSTRUCTION COMPANY TO  
PROVIDE CONSTRUCTION PHASE SERVICES FOR THE POLICE FACILITY  
PROJECT**

**WHEREAS**, the Canby City Council established the Canby Urban Renewal Agency ("Agency") as an urban renewal agency to function within the City pursuant to Ordinance 1032 passed October 6, 1999; and

**WHEREAS**, the Agency has been directed to undertake development of a new Police Facility located on a site at 1175 NW 3<sup>rd</sup> Avenue ("Project"); and

**WHEREAS**, pursuant to the Request for Proposals issued February 28, 2011, P&C Construction Company ("P&C Construction") was selected as the Construction Manager/General Contractor for the Project, and on July 13, 2011 entered into a Construction Manager/General Contractor Contract ("CM/GC Contract"), and GMP Amendment #1 with the Agency for performance of certain Early Work for a Guaranteed Maximum Price (as such terms are defined in the CM/GC Contract); and

**WHEREAS**, on August 10, 2011, P&C Construction and the Agency entered into a GMP Amendment #2 for performance of the construction described in those bid packages, including, site electrical, underslab utilities, access road construction and the early procurement of masonry, structural steel, steel joists and deck, and elevators; and

**WHEREAS**, P&C Construction and the Agency have now agreed to the scope and GMP for the remaining construction bid packages for the Project, and are prepared to enter into a GMP Amendment #3 for performance of all the Construction Phase Services described in the CM/GC Contract that have not been authorized by GMP Amendment #1 or GMP Amendment #2;

**NOW THEREFORE, IT IS HEREBY RESOLVED** by the Canby Urban Renewal Agency as follows:

1. The Agency approves GMP Amendment #3 to the CM/GC Contract titled "Amendment No. 3" and dated effective September 21, 2011, in the form attached to this Resolution; and

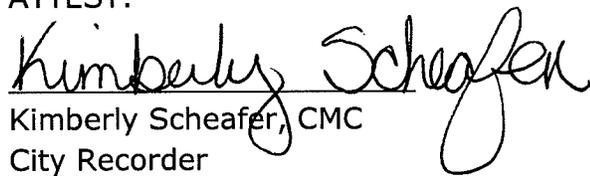
2. The Director of the Agency is authorized and directed to execute GMP Amendment #3 on behalf of the Agency and to carry out such necessary actions to complete the Agency's obligations under said GMP Amendment #3.

This Resolution shall take effect on September 21, 2011.

ADOPTED this 21st day of September, 2011, by the Canby Urban Renewal Agency.

  
Richard Ares  
Chair

ATTEST:

  
Kimberly Scheafer, CMC  
City Recorder

**EXHIBIT B**

**CITY OF CANBY URBAN RENEWAL AGENCY  
GMP AMENDMENT TO CONTRACT**

**AMENDMENT No. 3**

**THIS AMENDMENT IS BETWEEN:**

**OWNER:**

**City of Canby, Urban Renewal Agency,  
("Agency")  
PO Box 930  
Canby, OR 97013**

**And**

**P&C Construction  
2133 NW York St  
Portland, OR 97210**

**CONSTRUCTION MANAGER/  
GENERAL CONTRACTOR ("the CM/GC"):**

**The Project is:**

**City of Canby Police Department Facility**

**Date of Original CM/GC Contract:**

**July 13, 2011**

**Date of this Amendment:**

**September 21, 2011**

The Owner and CM/GC hereby amend the Contract as set forth below. Capitalized terms used but not defined herein shall have the meanings given in the Contract Documents. Except as amended hereby, the Contract remains in full force and effect.

1. **GMP.** The parties agree that the **GMP for Amendment #3 that includes Bid Package 4 ONLY** is \$3,499,199 consisting of the Estimated Cost of the Work and the CM/GC Fee (stated as a fixed dollar lump sum amount), as follows:

<b>Preconstruction Fee:</b>	\$ N/A
<b>Estimated Cost of Work (Est. COW):</b>	\$3,413,015
<b>CM/GC Fee (2.30% of Est. COW):</b>	\$ 86,184
<b>GMP (Total of above categories):</b>	\$3,499,199

For purposes of determining the GMP, the Estimated Cost of the Work includes the CM/GC's Contingency, Costs for GC Work, and the costs of all components and systems required for a complete, fully functional facility in Accordance with GMP Estimate for Bid Package 4.

2. **Basis of GMP.** The GMP is based on the GMP Supporting Documents attached as **Attachments A-I ( 11 pages)** including the allowances, assumptions, exclusions, unit prices, and alternates designated therein.
3. **Plans and Specifications.** The Plans and Specifications for the Project are as listed in the GMP Supporting Documents. CM/GC shall perform Construction Phase Services in accordance with the Plans and Specifications and the other Contract Documents.
4. **Substantial Completion Date.** Notwithstanding any provision in the GMP Supporting Documents to the contrary, the required date for Substantial Completion is: **as stated in Article 5.2 of the Agreement**
5. **Liquidated Damages** shall be **as stated in Article 5.5 of the Agreement** for each day that Substantial Completion exceeds the required date of Substantial Completion.
6. **Bonds.** CM/GC shall obtain new payment and performance bonds, or increase the amount of the performance and payment bonds previously provided in connection with this CM/GC Contract, as required by Section G of the State of Oregon General Conditions for Public Improvement Contracts, so that each new bond, or with respect to increases in existing bonds, the sum of the amount of each existing bond and the increase in the amount of each such existing bond, shall equal or exceed the GMP, prior to supplying any labor or materials for prosecution of the Work under this GMP Amendment.
7. **Tax Compliance Certification.** By signature on this GMP Amendment, the undersigned hereby certifies under penalty of perjury that the undersigned is authorized to act on behalf of CM/GC and that CM/GC is, to the best of the undersigned's knowledge, not in violation of any Oregon Tax Laws. For purposes of this certification, "Oregon Tax Laws" means a state tax

imposed by ORS 401.792 to 401.816 and ORS chapters 118, 314, 316, 317, 318, 320, 321 and 323; the elderly rental assistance program under ORS 310.630 to 310.706, and local taxes administered by the Department of Revenue under ORS 305.620.

**THIS AMENDMENT** is executed in four original copies of which one is to be delivered to the CM/GC, and the remainder to Owner.

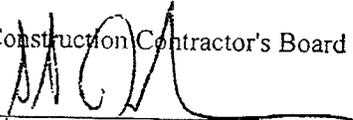
**CM/GC:**

Name of Firm: P&C Construction Company

Address: 2133 NW York Street, Portland, OR 97210

CM/GC's Federal Tax I.D. #: 93-0498305

Construction Contractor's Board Registration No.: 38619

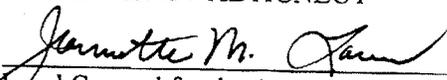
  
\_\_\_\_\_  
Signature of Authorized Representative of CM/GC  
Title: Steve Anderson – Vice President  
Date: 9/21/11

**OWNER:**

CITY OF CANBY URBAN RENEWAL AGENCY, ("Agency")

  
\_\_\_\_\_  
Signature of Owner's Authorized Representative  
Title: CITY ADMINISTRATOR  
Date: 09-19-11

APPROVED AS TO LEGAL SUFFICIENCY  
LEGAL COUNSEL FOR THE CITY OF CANBY,  
URBAN RENEWAL AGENCY

  
\_\_\_\_\_  
Legal Counsel for the Agency  
Date: 9/19/2011

- Attachment A List of Specifications and Plans on which the Amendment No. 3 Guaranteed Maximum Price is based, pages 1 through 4 dated 9/13/11
- Attachment B Allowance (included in GMP), pages 1 through 1 dated 9/13/11
- Attachment C Bid Package 4 Clarifications and Assumptions, pages 1 through 1, dated 9/13/11
- Attachment D Completion Schedule, NOT USED
- Attachment E Alternate Prices, NOT USED
- Attachment F Unit Prices, NOT USED
- Attachment G GMP Summary for Bid Package 4, pages 1 thru 2, dated 9/13/11
- Attachment H Value Engineering Tracking Log for Bid Package 4, pages 1 thru 2, dated 9/13/11
- Attachment I Bid Package 2 & 3 – GMP Cost “Underrun” Analysis, pages 1 thru 1, dated 9/13/11

# ATTACHMENT A FOR BID PACKAGE 4

## CANBY POLICE FACILITY

### *SPECIFICATIONS:*

SPECIFICATIONS BY GROUP MACKENZIE (PROJECT # 2110061.00), VOLUME 1 & 2 DATED AUGUST 2, 2011

### *ADDENDA:*

ADDENDUM #1, DATED JULY 8, 2011  
ADDENDUM #2, DATED JULY 20, 2011  
ADDENDUM #3, DATED JULY 22, 2011  
ADDENDUM #4, DATED AUGUST 3, 2011  
ADDENDUM #5, DATED AUGUST 18, 2011  
ADDENDUM #6, DATED SEPTEMBER 8, 2011

### *DRAWINGS:*

ARCHITECTURAL DRAWINGS BY GROUP MACKENZIE 08/02/11  
CIVIL DRAWINGS BY GROUP MACKENZIE 08/02/11  
LANDSCAPE DRAWINGS BY GROUP MACKENZIE 08/02/11  
STRUCTURAL DRAWINGS BY GROUP MACKENZIE 08/02/11  
MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS BY INTERFACE ENGINEERING 08/02/11

<u>COVER SHEETS #</u>	<u>TITLE</u>
T1.0	TITLE SHEET AND DRAWING INDEX
T1.2	CODE ANALYSIS

### CIVIL DRAWINGS BY GROUP MACKENZIE

C1.0 EXISTING CONDITIONS PLAN  
C2.0 OVERALL SITE PLAN  
C2.1 SITE PLAN  
C2.2A GRADING PLAN  
C2.2B GRADING PLAN  
C2.3A UTILITY PLAN  
C2.3B UTILITY PLAN  
C5.0 EROSION CONTROL PLAN  
C5.1 EROSION CONTROL NOTES AND DETAILS  
C8.0 DETAILS

### PUBLIC IMPROVEMENT DRAWINGS BY GROUP MACKENZIE

R1.0 TITLE SHEET  
R2.0 NW 23RD AVE - STREET PLAN & PROFILE  
R3.0 DETAIL SHEET  
R4.0 DETAIL  
R5.0 DETAIL  
EC-1 EROSION CONTROL PLAN AND DETAILS

# ATTACHMENT A FOR BID PACKAGE 4

## LANDSCAPE DRAWINGS BY GROUP MACKENZIE

- L2.1 LANDSCAPE CONSTRUCTION PLAN
- L2.2 LANDSCAPE CONSTRUCTION PLAN ENLARGEMENTS
- L3.1 PLANTING PLAN
- L4.1 IRRIGATION ZONE PLAN
- L8.1 IRRIGATION AND PLANTING DETAILS
- L8.2 SITE DETAILS
- L8.3 SITE DETAILS

## ARCHITECTURAL DRAWINGS BY GROUP MACKENZIE

- A1.0 TYPICAL DETAILS
- A1.1 TYPICAL DETAILS
- A2.1 BASEMENT FLOOR PLAN
- A2.2 MAIN FLOOR PLAN
- A2.3 ROOF PLAN
- A2.4 ROOF OVERBUILD PLAN
- A2.5 BASEMENT FINISH PLAN
- A2.6 MAIN FLOOR FINISH PLAN
- A3.1 BUILDING ELEVATIONS
- A3.2 BUILDING ELEVATIONS
- A3.3 BUILDING SECTIONS
- A3.4 BUILDING SECTIONS
- A4.1 WALL SECTIONS
- A4.2 WALL SECTIONS
- A4.3 WALL SECTIONS
- A4.4 WALL SECTIONS
- A4.5 WALL SECTIONS
- A4.6 WALL SECTIONS
- A5.1 ENLARGED PLANS
- A5.2 INTERIOR ELEVATIONS
- A5.3 INTERIOR CASEWORK ELEVATIONS
- A5.4 INTERIOR CASEWORK ELEVATIONS AND ENLARGED PLANS
- A5.5 INTERIOR CASEWORK SECTIONS
- A5.6 INTERIOR CASEWORK SECTIONS
- A6.1 BASEMENT REFLECTED CEILING PLAN
- A6.2 MAIN FLOOR REFLECTED CEILING PLAN
- A7.1 STAIR PLANS AND SECTIONS
- A8.1 DETAILS
- A8.2 DETAILS
- A8.3 DETAILS
- A8.4 DETAILS
- A8.5 DETAILS
- A8.6 DETAILS
- A8.7 DETAILS
- A8.8 DETAILS

# ATTACHMENT A FOR BID PACKAGE 4

A8.9 DETAILS  
A8.10 DETAILS  
A9.1 DOOR SCHEDULE  
A9.2 INTERIOR FINISH SCHEDULE  
A9.3 GLAZING SCHEDULE

## STRUCTURAL DRAWINGS BY GROUP MACKENZIE

S1.0 GENERAL STRUCTURAL NOTES  
S1.1 GENERAL STRUCTURAL DETAILS  
S2.1 FOUNDATION PLAN  
S2.2 FOUNDATION/ FRAMING PLAN  
S2.3 ROOF FRAMING PLAN  
S2.4 ROOF OVERBUILD FRAMING PLAN  
S3.1 BUILDING ELEVATIONS  
S3.2 BUILDING ELEVATIONS  
S3.3 BUILDING ELEVATIONS  
S4.1 FOUNDATION WALL SECTIONS  
S5.1 STEEL FRAME DETAILS  
S8.1 DETAILS  
S8.2 DETAILS  
S8.3 DETAILS  
S8.4 DETAILS  
S8.5 DETAILS

## AGGREGATE PIER DRAWINGS BY GTFC-WEST

G1.0 AGGREGATE PIER PLAN  
G2.0 PIER DETAILS AND SPECIFICATION

## MECHANICAL DRAWINGS BY INTERFACE ENGINEERING

M0.1 COVER SHEET - HVAC  
M2.1 BASEMENT FLOOR PLAN - HVAC  
M2.2 MAIN FLOOR PLAN - HVAC  
M2.5 ROOF PLAN - HVAC  
M8.1 DETAILS - HVAC  
M8.2 DETAILS - HVAC  
M9.1 SCHEDULES - HVAC

## ELECTRICAL DRAWINGS BY INTERFACE ENGINEERING

E0.1 COVER SHEET - ELECTRICAL  
E0.2 LUMINAIRE SCHEDULE - ELECTRICAL  
E0.3 ONE-LINE DIAGRAMS - ELECTRICAL  
E1.0 SITE PLAN - ELECTRICAL  
E2.1 BASEMENT FLOOR PLAN - LIGHTING

# ATTACHMENT A FOR BID PACKAGE 4

E2.2 MAIN FLOOR PLAN – LIGHTING  
E3.1 BASEMENT FLOOR PLAN - POWER/SIGNAL  
E3.2 MAIN FLOOR PLAN - POWER/SIGNAL  
E3.2U MAIN FLOOR – UNDER SLAB – POWER/SIGNAL  
E3.5 ROOF PLAN - POWER/SIGNAL  
E8.1 DETAILS - ELECTRICAL.  
E8.2 DETAILS – ELECTRICAL  
E9.1 PANEL SCHEDULES – ELECTRICAL  
E9.2 PANEL SCHEDULES - ELECTRICAL

## PLUMBING DRAWINGS BY INTERFACE ENGINEERING

P0.1 COVER SHEET – PLUMBING  
P2.1 BASEMENT FLOOR PLAN – PLUMBING  
P2.1U BASEMENT FLOOR PLAN – UNDER SLAB - PLUMBING  
P2.2 MAIN FLOOR PLAN – PLUMBING  
P2.5 ROOF PLAN - PLUMBING  
P8.1 DETAILS - PLUMBING DETAIL  
P9.1 SCHEDULES - PLUMBING

## TECHNOLOGY DRAWINGS BY INTERFACE ENGINEERING

D0.1 COVER SHEET – TECHNOLOGY  
D2.2 MAIN FLOOR PLAN – TECHNOLOGY  
D7.1 ENLARGED PLANS AND ELEVATIONS – TECHNOLOGY  
D8.1 DETAILS - TECHNOLOGY





## ATTACHMENT C

PROJECT: Canby Police Facility

DATE: September 13, 2011

### BID PACKAGE 4: CLARIFICATIONS and ASSUMPTIONS

**Scope of work includes:**

1. All work associated with Specification Section 03 36 00 – Special Concrete Floor Finishes, Specification Section 05 40 00 – Cold-Formed Metal Framing, Specification Section 05 50 00 (partial) – Stainless Steel Fabrications, Division 06 – Wood, Plastics and Composites, Division 07 – Thermal and Moisture Protection, Division 08 – Openings, Division 09 – Finishes, Division 10 – Specialties with the exception of Flagpoles, Division 11 – Equipment, Division 12 – Furnishings with the exception of Site Furnishings, Division 21 – Fire Suppression, Division 22 – Plumbing, Division 23 – HVAC, Division 26 – Electrical, Division 27 – Communications, and Division 28 – Electronic Safety and Security
2. Allowances as listed on P&C Allowance Log dated September 13, 2011

**Items not included:**

1. Permit costs and systems development fees
2. Costs for testing and special inspections
3. Under slab plumbing and fire protection work
4. Under slab electrical work
5. Site electrical work

**Clarifications:**

1. The costs for Bid Package 4 (BP-4) include all items noted in Column 'A' – “Accepted – Incorporated Into Current GMP Estimate” on the Value Engineering Tracking Log dated 9/13/11 as prepared by P&C Construction Company



ATTACHMENT G

Project:		CANBY POLICE FACILITY					DRAFT	
		BID PACKAGE #S 1 thru 4 - GMP SUMMARY					13-Sep-11	
Phase Code	Description	Subcontractor/ Supplier	Bid Pkg. No. 1	Bid Pkg. No. 2	Bid Pkg. No. 3	Bid Pkg. No. 4	G.M.P. TOTALS	
Div. 03	Cast-in-Place Concrete	P & C	\$565,168	\$0	\$0	\$0	\$565,168	
033500	Concrete Hardener	TBD	\$0	\$0	\$0	\$2,660	\$2,660	
033600	Stained Concrete	TBD	\$0	\$0	\$0	\$4,972	\$4,972	
Div. 4	Unit Masonry	TBD	\$0	\$0	\$433,407	\$0	\$433,407	
051200	Structural Steel (Furnish Only)	TBD	\$0	\$0	\$889,727	\$0	\$889,727	
051200	Steel Erection	TBD	\$0	\$0	in Struct. Steel	\$0	in Struct. Steel	
052100	Steel Joists and Decking (Furnish Only)	TBD	\$0	\$0	in Struct. Steel	\$0	in Struct. Steel	
055000	Stainless Steel	TBD	\$0	\$0	\$0	\$33,185	\$33,185	
061000	Rough Carpentry	P & C	\$0	\$0	\$0	\$19,127	\$19,127	
062000	Finish Carpentry	P & C	\$0	\$0	\$0	\$32,596	\$32,596	
064100	Casework	TBD	\$0	\$0	\$0	\$165,260	\$165,260	
068200	FRP Wall Panels	TBD	\$0	\$0	\$0	\$14,352	\$14,352	
071300	Sheet Waterproofing	TBD	\$0	\$0	\$0	\$42,000	\$42,000	
071900	Water Repellents	TBD	\$0	\$0	\$0	\$15,500	\$15,500	
072100	Building Insulation	TBD	\$0	\$0	\$0	\$32,000	\$32,000	
075113	Modified Bituminous Membrane Roofing	TBD	\$0	\$0	\$0	\$150,000	\$150,000	
076200	Metal Roofing, Wall Panels & Sheet Metal	TBD	\$0	\$0	\$0	\$385,806	\$385,806	
077200	Roof Hatches	TBD	\$0	\$0	\$0	\$1,156	\$1,156	
079005	Joint Sealers	TBD	\$0	\$0	\$0	\$11,000	\$11,000	
Div. 08	Install Doors, Frames and Hardware	TBD	\$0	\$0	\$0	\$18,705	\$18,705	
Div. 08	Doors, Frames and Hardware (Furnish Only)	TBD	\$0	\$0	\$0	\$147,645	\$147,645	
081113	Detention Doors	TBD	\$0	\$0	\$0	\$22,947	\$22,947	
083100	Access Doors	TBD	\$0	\$0	\$0	\$2,031	\$2,031	
083613	Sectional Doors	TBD	\$0	\$0	\$0	\$19,086	\$19,086	
084229	Automatic Entrances	TBD	\$0	\$0	\$0	\$15,000	\$15,000	
084313	Alum. Storefronts & Curtainwall	TBD	\$0	\$0	\$0	\$211,000	\$211,000	
085653	Bullet Resistant Transaction Window	TBD	\$0	\$0	\$0	\$12,000	\$12,000	
089100	Louvers	TBD	\$0	\$0	\$0	\$5,847	\$5,847	
092116	Metal Framing & Gypsum Drywall	TBD	\$0	\$0	\$0	\$758,000	\$758,000	
093000	Ceramic Tile	TBD	\$0	\$0	\$0	\$35,985	\$35,985	
095100	Suspended Acoustical Ceiling	TBD	\$0	\$0	\$0	in Drywall	in Drywall	
096500	Resilient Flooring & Carpet	TBD	\$0	\$0	\$0	\$90,356	\$90,356	
098311	Acoustical Panels	TBD	\$0	\$0	\$0	\$12,000	\$12,000	
099000	Painting	TBD	\$0	\$0	\$0	\$47,898	\$47,898	
101400	Signage	TBD	\$0	\$0	\$0	\$32,185	\$32,185	
102113	Toilet Partitions	TBD	\$0	\$0	\$0	\$5,100	\$5,100	
102800	Toilet Accessories	TBD	\$0	\$0	\$0	\$10,828	\$10,828	
104400	Fire Extinguishers & Cabinets	TBD	\$0	\$0	\$0	\$1,866	\$1,866	
107500	Flagpoles	TBD	\$8,632	\$0	\$0	\$0	\$8,632	
115213	Projection Screens	TBD	\$0	\$0	\$0	\$1,658	\$1,658	
122413	Roller Shades	TBD	\$0	\$0	\$0	\$28,445	\$28,445	
124813	Entrance Floor Mats	TBD	\$0	\$0	\$0	in Flooring	in Flooring	
125500	Detention Furniture	TBD	\$0	\$0	\$0	\$2,500	\$2,500	
129313	Bike Racks	TBD	\$5,957	\$0	\$0	\$0	\$5,957	
129313	Benches	TBD	\$10,932	\$0	\$0	\$0	\$10,932	
129313	Trash Receptacles	TBD	in Benches	\$0	\$0	\$0	in Benches	
129313	Bollards	TBD	\$6,645	\$0	\$0	\$0	\$6,645	
142010	Passenger Elevators	TBD	\$0	\$0	\$55,000	\$0	\$55,000	
Div. 21	Underslab Fire Protection - Bid Package 2	TBD	\$0	\$2,500	\$0	\$0	\$2,500	
Div. 21	Fire Protection - Bid Package 4	TBD	\$0	\$0	\$0	\$168,878	\$168,878	
Div. 22	Underslab Plumbing - Bid Package 2	TBD	\$0	\$78,000	\$0	\$0	\$78,000	
Div. 22	Plumbing - Bid Package 4 (no underslab)	TBD	\$0	\$0	\$0	in HVAC	in HVAC	
Div. 23	HVAC	TBD	\$0	\$0	\$0	\$816,000	\$816,000	
Div. 26	Site & Underslab Electrical - Bid Package 2	TBD	\$0	\$110,800	\$0	\$0	\$110,800	
Div. 26	Cobra Head Street Lights	Canby Utility	\$0	\$2,300	\$0	\$0	\$2,300	
Div. 26	Temporary Electric	TBD	\$0	\$0	\$0	\$6,000	\$6,000	
Div. 26	Electrical - Bid Package 4 (no site or US)	TBD	\$0	\$0	\$0	\$500,000	\$500,000	
263100	Photovoltaic System	Allowance	\$0	\$0	\$0	\$95,000	\$95,000	
Div. 27	Communications	TBD	\$0	\$0	\$0	\$60,000	\$60,000	
274116	Audiovisual Systems	TBD	\$0	\$0	\$0	\$180,000	\$180,000	
275123	Intercom System	TBD	\$0	\$0	\$0	in A/V Systems	in A/V Systems	
275320	CATV System	TBD	\$0	\$0	\$0	in A/V Systems	in A/V Systems	
281000	Access Control & Intrusion Detection	TBD	\$0	\$0	\$0	in A/V Systems	in A/V Systems	
282300	Video Surveillance & Monitoring	TBD	\$0	\$0	\$0	in A/V Systems	in A/V Systems	
282300	Digital Interview Recording Mgt. System	TBD	\$0	\$0	\$0	\$15,331	\$15,331	
283100	Fire Alarm	TBD	\$0	\$0	\$0	\$40,000	\$40,000	
	Surveying - Access Road Only	TBD	\$0	\$1,979	\$0	\$0	\$1,979	
	Aggregate Piers	TBD	\$99,800	\$0	\$0	\$0	\$99,800	



ATTACHMENT G

Project:		CANBY POLICE FACILITY					DRAFT	
		BID PACKAGE #'S 1 thru 4 - GMP SUMMARY					13-Sep-11	
Phase Code	Description	Subcontractor/ Supplier	Bid Pkg. No. 1	Bid Pkg. No. 2	Bid Pkg. No. 3	Bid Pkg. No. 4	G.M.P. TOTALS	
	Slope Stabilization	TBD	\$124,564	\$0	\$0	\$0	\$124,564	
	Keystone Retaining Wall-Access Road Only	TBD		\$3,849	\$0	\$0	\$3,849	
Div. 31 & 33	Earthwork and Utilities - Access Road Only	TBD	\$619,026	\$47,047	\$0	\$0	\$666,073	
321216	Asphalt Paving	TBD	\$60,949	\$0	\$0	\$0	\$60,949	
321313	Site Concrete - Flatwork & Curbs	TBD	\$64,866	\$0	\$0	\$0	\$64,866	
321313	Site Concrete - Structural	TBD	\$46,900	\$0	\$0	\$0	\$46,900	
321723	Striping, Stops & Signage	TBD	\$770	\$0	\$0	\$0	\$770	
	Street Barricades	TBD	\$489	\$0	\$0	\$0	\$489	
	Guardrails - Access Road Only	TBD	\$5,625	\$6,460	\$0	\$0	\$12,085	
323113	Chain Link Fencing	TBD	\$0	\$41,405	\$0	\$0	\$41,405	
323113	Chain Link Fencing - Access Road Only	TBD	\$0	\$11,385	\$0	\$0	\$11,385	
329300	Landscaping & Irrigation	TBD	\$134,062	\$0	\$0	\$0	\$134,062	
	Cost Underruns - Bid Package 1		\$0	\$0	\$0	(\$226,591)	(\$226,591)	
	Cost Underruns - Bid Package 2		\$0	\$0	\$0	(\$41,108)	(\$41,108)	
	Cost Underruns - Bid Package 3		\$0	\$0	\$0	(\$327,217)	(\$327,217)	
	Cost Underruns - Bid Package 4		\$0	\$0	\$0	\$0	\$0	
	Subtotal		\$1,754,384	\$305,725	\$1,378,134	\$3,676,988	\$7,115,232	
	General Conditions		\$195,132	\$0	\$0	\$0	\$195,132	
	General Conditions - Cost Of Work		\$183,316	\$0	\$0	\$0	\$183,316	
	Subtotal		\$2,132,832	\$305,725	\$1,378,134	\$3,676,988	\$7,493,680	
	Liability Insurance		\$21,328	\$3,057	\$13,781	\$36,770	\$74,937	
	Builder's Risk Insurance (Complete Project)		\$6,779	\$6,779	\$0	\$0	\$6,779	
	Performance and Payment Bond		\$19,387	\$2,779	\$12,527	\$33,378	\$68,072	
	Subtotal		\$2,173,548	\$318,340	\$1,404,443	\$3,747,137	\$7,643,468	
	Contractor's Fee		\$49,992	\$7,322	\$32,302	\$86,184	\$175,800	
	Subtotal		\$2,223,540	\$325,662	\$1,436,745	\$3,833,321	\$7,819,268	
	Allowances		\$15,000	\$3,000	\$0	\$25,000	\$43,000	
	Subtotal		\$2,238,540	\$328,662	\$1,436,745	\$3,858,321	\$7,862,268	
	Contractors Const. Contingency		\$100,000	\$10,000	\$55,000	\$35,000	\$200,000	
	Accepted Value Engineering per the "Value Engineering Tracking Log" dated 9/13/11		\$0	\$0	\$0	(\$394,122)	(\$394,122)	
	<b>GMP TOTAL</b>		<b>\$2,338,540</b>	<b>\$338,662</b>	<b>\$1,491,745</b>	<b>\$3,499,199</b>	<b>\$7,668,146</b>	



**ATTACHMENT "H"**  
**VALUE ENGINEERING TRACKING LOG**

PROJECT: Canby Police Station  
 LOCATION: Canby, OR

Prepared By: LJ  
 Issue Date: 09/13/11

**RATING LEGEND:**  
 A=ACCEPTED - INCORPORATED INTO CURRENT ESTIMATE  
 B=PROBABLE NEEDS FURTHER STUDY  
 C=INITIAL STUDY INDICATES NO. BUT NEEDS FURTHER STUDY  
 D=PENDING OWNER DECISION  
 E=DECLINED  
 F=BID ALTERNATE

REF	DESCRIPTION	ESTIMATED COST	RATING & ALLOCATION OF SAVINGS						REMARKS
			A	B	C	D	E	F	
<b>BUILDING:</b>									
BD1	Delete elevator	\$ (57,339)	\$ (57,339)						
BD2	Reduce the size of/simplify the parapet cornice	\$ (26,555)	\$ (26,555)						Elevator ONLY, shaft and MEP to elevator stays.
BD3	Provide ABS plastic piping for vent piping in lieu of the specified cast iron pipe	\$ (2,189)	\$ (2,189)						Need to eliminate metal stud framing. Sketch to follow.
BD4	Provide Pex piping for domestic water branch lines	\$ (2,502)	\$ (2,502)						Water mains to remain as copper.
BD5	Provide swinging detention doors in lieu of sliding detention doors	\$ (10,113)	\$ (10,113)						
BD6	Delete security mesh from Wall Type P7	\$ (30,367)	\$ (30,367)						
BD7	Delete preaction and clean agent systems from the fire protection for Server 230 and Electrical 269	\$ (57,296)	\$ (57,296)						To be deleted in Addendum #7.
BD8A	Alternate #2 - Delete the parking canopies at the west side of the building	\$ (83,808)	\$ (83,808)						Cannot be accepted in conjunction with item BD8C
BD8B	Delete the metal soffit panels at the canopy between Grid Lines 3&4 and	\$ (5,131)	\$ (5,131)						Cannot be accepted in conjunction with item BD8C
BD8C	Provide pre-engineered canopy structures with steel roof panels at the two parking canopies and the adjacent entry canopy in lieu of steel structures with modified bitumen roofing	\$ (41,367)	\$ (41,367)						Cannot be accepted in conjunction with items BORA and BD8B
BD9	Provide a 4' high FRP awning at Vehicle Garage 245, Vehicle Garage 246, and Sally Port 267 in lieu of 8' high	\$ (5,421)	\$ (5,421)						
BD10	Delete display cases at Lobby/Waiting 202	\$ (5,659)	\$ (5,659)						
BD11	Provide plastic laminate countertops in lieu of solid surface at Unisex restrooms, Kitchen 203, Open Office 215, and Waiting 223A	\$ (2,836)	\$ (2,836)						
BD12	Provide plastic laminate countertops in lieu of stainless steel at Vehicle Garage 245 and Vehicle Garage 246	\$ (4,085)	\$ (4,085)						
BD13	Provide standard plastic laminate in lieu of Laminar for PL-4	\$ (2,366)	\$ (2,366)						
BD14	Provide standard hinged swinging doors at the Community Room work stations in lieu of retractable doors	\$ (23,770)	\$ (23,770)						
BD15	Provide standard wire pulls in lieu of specified pulls	\$ (2,666)	\$ (2,666)						
BD16	Provide galvanized gutters and downspouts in lieu of stainless steel	\$ (2,176)	\$ (2,176)						
BD17	Provide standard cap sheet for the roofing system in lieu of the specified reflective cap sheet	\$ (14,595)	\$ (14,595)						
BD18	Delete custom fabricated stainless steel interview table - To be FR&E by	\$ (2,166)	\$ (2,166)						
BD19	Delete custom fabricated steel drying tub at Drying Room 278	\$ (4,147)	\$ (4,147)						



**ATTACHMENT "H"**  
**VALUE ENGINEERING TRACKING LOG**

PROJECT: Canby Police Station  
LOCATION: Canby, OR

**RATING LEGEND:**  
A-ACCEPTED - INCORPORATED INTO CURRENT ESTIMATE  
B-PROBABLE NEEDS FURTHER STUDY  
C-INITIAL STUDY INDICATES NO, BUT NEEDS FURTHER STUDY  
D-PENDING OWNER DECISION  
E-DECLINED  
F-BID ALTERNATE

Prepared By: LJ  
Issue Date: 09/13/11

REF	DESCRIPTION	ESTIMATED COST	RATING & ALLOCATION OF SAVINGS						REMARKS	
			A	B	C	D	E	F		
BD20	If acceptable to the Structural Engineer, change the metal roof deck at the overbuild areas from 20 GA to 22 GA	\$ (3,232)	\$ (3,232)							
BD21	Change SAT 2 tile to Dune 2x2 & delete the Krife Edge Axiom trim at the clouds	\$ (6,951)						\$ (6,951)		
BD22	Change mechanical controls from specified manufacturer to Dislech	\$ (21,853)	\$ (21,853)							
BD23	Modify air handling equipment including standard efficiency split system units, removing the heat wheel, and delete changes made to the air handler unit in Addendum #6	\$ (29,399)	\$ (29,399)							
BD24	Reconfigure ductwork to more efficient duct runs and providing larger fan TU boxes with additional control dampers to define areas, same # of zones remain in the design	\$ (37,531)	\$ (37,531)							
BD25	Change automatic controls on the faucets, urinals, and trap primers to manual controls with the exception of Womens 204 and Mens 205	\$ (4,082)	\$ (4,082)							
BD26	Provide fiberglass shower units as shown on the plumbing plans in lieu of ceramic tile as shown on the architectural plans	\$ (4,483)	\$ (4,483)							
BD27		\$ -	\$ -							
<b>SUBTOTALS - BUILDING</b>		<b>(\$494,135)</b>	<b>(\$363,645)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$130,490)</b>	<b>\$0</b>	
<b>SITENWORK:</b>										
SW1	Provide alternate manufacturer products for bike racks, benches, and trash containers. See cut sheets for alternate products	\$ (4,010)	\$ (4,010)							
SW2	Alternate #5 - Delete the monument sign with the exception of lighting	\$ (20,629)	\$ (20,629)							
SW3	Provide 6' chain link fencing with slats in lieu of CMU for the dumpster enclosure	\$ (5,838)	\$ (5,838)							
SW4		\$ -	\$ -							
<b>SUBTOTALS - SITEWORK</b>		<b>(\$30,477)</b>	<b>(\$30,477)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	



**ATTACHMENT "I"**  
**BID PACKAGES TWO and THREE (BP-2 and BP-3)**  
**GMP COST "UNDERRUN" ANALYSIS**

BP #	Scope of Work	GMP	Subcontractor	Low Bid	Net
BP-2	Underslab Fire Protection	\$ 2,500	Estimate	\$ 2,500	\$ -
BP-2	Underslab Plumbing	\$ 78,000	Heinz Mechanical	\$ 68,450	\$ 9,550
BP-2	Site Electrical	\$ 110,800	Portland Electric	\$ 98,504	\$ 12,296
BP-2	Cobra Head Street Lights	\$ 2,300	Canby Utility	\$ 2,300	\$ -
BP-2	Surveying - Access Road Only	\$ 1,979	Terra Calc	\$ 1,979	\$ -
BP-2	Keystone Retaining Wall - Access Road Only	\$ 3,849	Centerstone Corporation	\$ 3,849	\$ -
BP-2	Earthwork - Access Road Only	\$ 47,047	Right Choice Underground	\$ 20,575	\$ 26,472
BP-2	Guardrails - Access Road Only	\$ 6,460	Dirt & Aggregate Interchange	\$ 6,460	\$ -
BP-2	Chain Link Fencing	\$ 52,790	Superior Fence	\$ 60,000	\$ (7,210)
BP-3	Masonry - GMP Total	\$ 433,407			\$ (12,611)
BP-3	Masonry - Subcontractor		Davidson's Masonry	\$ 371,927	
BP-3	Masonry - Rebar, Bucks & Braces		Estimate	\$ 74,091	
BP-3	Structural Steel - GMP Total	\$ 889,727			\$ 339,827
BP-3	Structural Steel - Furnish Only		S&M Steel Fabrication	\$ 276,540	
BP-3	Steel Joists and Deck - Furnish Only		Steel Encounters	\$ 107,475	
BP-3	Struct Steel / Joists / Deck - Install Only		Columbia Bridge & Iron	\$ 108,177	
BP-3	Structural Steel - Contingency @ 15%		Allowance	\$ 57,708	
BP-3	Elevator	\$ 55,000	TBD	TBD	\$ -
<b>TOTALS</b>		\$ 1,683,859		\$ 1,260,534	\$ 368,325



**ATTACHMENT I**  
**BID PACKAGES ONE THRU THREE (BP-1, BP-2 and BP-3)**  
**GMP COST "UNDERRUN" ANALYSIS**

BP #	Scope of Work	GMP	Subcontractor	Low Bid	Net
BP-1	Cast-In-Place Concrete - GMP Total	\$ 565,168	P & C		\$ 60,624
BP-1	Cast-In-Place Concrete - Subcontractor		P & C	\$457,209	
BP-1	C.I.P. Concrete - Addendum #5, Bracing, Misc.		P & C	\$47,335	
BP-1	Flagpoles	\$ 8,632	Elmer's Flag & Banner	\$9,077	\$ (445)
BP-1	Bike Racks	\$ 5,957	Fair Weather	\$3,088	\$ -
BP-1	Bike Racks - Install		P & C	\$2,869	
BP-1	Benches & Trash Receptacles	\$ 10,932	Maglin	\$9,360	\$ -
BP-1	Benches & Trash Receptacles - Install		P & C	\$1,572	
BP-1	Bollards	\$ 6,645	Landscape Forms	\$5,210	\$ -
BP-1	Bollards - Install		P & C	\$1,435	
BP-1	Aggregate Piers	\$ 99,800	Geotech Foundation Co.	\$99,800	\$ -
BP-1	Slope Stabilization	\$ 124,564	Soil Nail Launcher	\$136,472	\$ (11,908)
BP-1	Keystone Retaining Wall	in Earthwork	Centerstone Corp.	\$1,730	
BP-1	Earthwork and Utilities	\$ 619,026	Right Choice Underground	\$396,095	\$ 133,574
BP-1	Earthwork and Utilities - Contingency		Allowance	\$75,000	
BP-1	Earthwork and Utilities - Addendum #5		Right Choice Underground	\$12,627	
BP-1	Asphalt Paving	\$ 60,949	Roy Houck Construction	\$80,487	\$ (19,538)
BP-1	Site Concrete - Flatwork & Curbs	\$ 64,866	Roger Lanegelier's Const.	\$60,634	\$ 4,232
BP-1	Site Concrete - Structural	\$ 46,900	P & C	\$61,800	\$ (1,705)
BP-1	Site Concrete - Structural - Addendum #5		P & C	(\$13,195)	
BP-1	Striping, Stops & Signage	\$ 770	B & T Striping	\$770	\$ -
BP-1	Street Barricades	\$ 489	Ready Made Barricade	\$489	\$ -
BP-1	Guardrails	\$ 5,625	Dirt & Agg. Interchange	\$5,625	\$ -
BP-1	Landscaping & Irrigation	\$ 134,062	Cedar Landscape	\$72,305	\$ 61,757
BP-2	Underslab Fire Protection	\$ 2,500	Estimate	\$ 2,500	\$ -
BP-2	Underslab Plumbing	\$ 78,000	Heinz Mechanical	\$ 68,450	\$ 9,550
BP-2	Site Electrical	\$ 110,800	Portland Electric	\$ 98,504	\$ 12,296
BP-2	Cobra Head Street Lights	\$ 2,300	Canby Utility	\$ 2,300	\$ -
BP-2	Surveying - Access Road Only	\$ 1,979	Terra Calc	\$ 1,979	\$ -
BP-2	Keystone Retaining Wall - Access Road Only	\$ 3,849	Centerstone Corporation	\$ 3,849	\$ -
BP-2	Earthwork - Access Road Only	\$ 47,047	Right Choice Underground	\$ 20,575	\$ 26,472
BP-2	Guardrails - Access Road Only	\$ 6,460	Dirt & Aggregate Interchange	\$ 6,460	\$ -
BP-2	Chain Link Fencing	\$ 52,790	Superior Fence	\$ 60,000	\$ (7,210)
BP-3	Masonry - GMP Total	\$ 433,407			\$ (12,611)
BP-3	Masonry - Subcontractor		Davidson's Masonry	\$ 371,927	
BP-3	Masonry - Rebar, Bucks & Braces		Estimate	\$ 74,091	
BP-3	Structural Steel - GMP Total	\$ 889,727			\$ 339,827
BP-3	Structural Steel - Furnish Only		S&M Steel Fabrication	\$ 276,540	
BP-3	Steel Joists and Deck - Furnish Only		Steel Encounters	\$ 107,475	
BP-3	Struct Steel / Joists / Deck - Install Only		Columbia Bridge & Iron	\$ 108,177	
BP-3	Structural Steel - Contingency @ 15%		Allowance	\$ 57,708	
BP-3	Elevator	\$ 55,000	TBD	\$ 55,000	\$ -
	<b>TOTALS</b>	<b>\$ 3,438,243</b>		<b>\$ 2,843,328</b>	<b>\$ 594,916</b>