



April 4, 2024

BCC Agenda Date/Item: \_\_\_\_\_

Board of County Commissioners  
Clackamas County

**Approval of a Guaranteed Maximum Price Contract with P&C Construction for construction renovations of Concord Community Center. Amendment value is \$6,160,262. Funding through \$609,716 of NCPRD System Development Charge Funds and \$5,550,546 of budgeted NCPRD General Funds. No County General funds are involved.**

<b>Previous Board Action/Review</b>	7/27/23: Business Meeting, Board approved P&C Amendment #5 approving construction of the Oak Lodge Library. 8/10/23: Business Meeting, Board approved Oak Lodge Library Construction IGA. 11/22/2023: Business Meeting, Board approved P&C Amendment #6 to construct the Concord Park, Park Shelter, Splash Pad and NCPRD share of the additional site work.		
<b>Performance Clackamas</b>	This project aligns with the Vibrant Economy Goal: It provides economic development, public spaces, and community enrichment services to residents, businesses, visitors, and partners so they can thrive and prosper in healthy and vibrant communities.		
<b>Counsel Review</b>	Yes, AN	<b>Procurement Review</b>	Yes, RR
<b>Contact Person</b>	Jason Varga	<b>Contact Phone</b>	(503) 351-4012

**EXECUTIVE SUMMARY:**

This contract amendment is for work to perform renovations to the existing NCPRD Concord Community Center building. This includes the installation of a new HVAC system and demolition of the old heating system. It also includes a new ADA accessible entrance and lobby with a new elevator. It includes the cost to replace the existing roof and seismically upgrade the roof portion of the structure. This amendment is a Guaranteed Maximum Price (GMP) proposal. This will be the final GMP proposal for the project. Any future amendments will be change orders to the project. Please note projects performed under this P & C Construction contract are being treated as individual segments of a master project. Each individual segment is subject to its respective GMP.

Contract amendments to advance work on the playground are in process and will be brought to the Board at a later date for consideration. Design work for the playground was recently completed. It is

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being priced by P&C and will be brought to the Board for approval in a separate change order.

P&C Construction is our Construction Manager/General Contractor (CM/GC) for the project. They were selected in September 2021 in a public competitive RFP process.

This proposal includes costs based on competitive subcontractor bids. These bids total \$6,160,262 and will be funded through NCPRD funding as follows:

SDC Fund 282(Zone 2)	\$ 609,716
<u>NCPRD General Fund</u>	<u>\$5,550,546</u>
Total	\$6,160,262

**RECOMMENDATION:** Staff recommends approval of this contract amendment.

Respectfully submitted,

*Dan Johnson*

Dan Johnson, Director  
Department of Transportation & Development

**GUARANTEED MAXIMUM PRICE AMENDMENT FOR CONCORD COMMUNITY CENTER  
TO THE CONTRACT DOCUMENTS WITH P. & C. CONSTRUCTION CO. FOR OAK LODGE  
AND GLADSTONE LIBRARY CMGC**

**Contract #4357**

This Guaranteed Maximum Price Amendment, (“Concord Community Center GMP Amendment”) is entered into between **P. & C. Construction Co.** (“Contractor”) and Clackamas County (“Owner”) and shall become part of the Contract entered into between both parties on **September 30, 2021** (“Contract”). All capitalized terms in this Contract shall have the meanings identified in the Contract, including the Clackamas County General Conditions for CM/GC Public Improvement Contracts (03/15/2021) (“CM/GC General Conditions”).

- 1. Purpose.** The Project contemplated under the Contract contains four distinct portions: the Oak Lodge Library portion, the Gladstone Library portion, the Concord Community Park portion, and the Concord Community Center portion. The prior GMP amendment, Amendment #6, incorrectly stated the Project contained three portions, instead of four. By execution of this Concord Community Center GMP Amendment, the parties hereby acknowledge and correct that mistake.

The parties have agreed that a separate GMP will be issued for each of the four portions of the Project. The parties have previously executed GMPs for both the Oak Lodge Library, Gladstone Library, and Concord Community Park portions of the Project. This Concord Community Center GMP Amendment is being issued solely with respect to the Concord Community Center portion of the Project.

As such, by issuance of this Concord Community Center GMP Amendment, County is hereby authorizing Contractor to provide all necessary Construction Phase Services, pursuant to Section 3 of the Contract, to fully complete the Concord Community Center portion of the Project. This Concord Community Center GMP Amendment is strictly for the Concord Community Center portions of the Project. No Construction Phase Services are authorized for the Oak Lodge, Gladstone Library, or the Concord Community Park portions of the Project. Contractor’s guaranteed maximum price proposal for performance of the Concord Community Center Construction Phase Services is attached hereto as Exhibit L to this GMP Amendment.

- 2. Authorized Construction Phase Services.** Contractor will perform all Construction Phase Services necessary to complete the Concord Community Center portion of the Project. Construction Phase Services includes all Work necessary to complete the Concord Community Center portion of the Project, as set forth in the following documents, listed in descending order of precedence, attached and hereby incorporated by reference:

- 2.1.** Concord Community Center – Clarifications and Assumptions  
Basis for GMP Cost Estimate Base on 100% Construction Documents Drawings
- 2.2.** Concord Community Center – Permit Set- List of Documents
- 2.3.** Concord Community Center Project Schedule
- 2.4.** 2023 Billable Hourly Labor Rates


- 3. Guaranteed Maximum Price.** The compensation amount authorized by this GMP Amendment for Contractor to complete Construction Phase Services for the Concord Community Center portion of the Project is \$6,160,262.00.

Preconstruction Services Fee	\$ 88,780.00
GMP Amendment – Concord Comm. Center	\$ 6,160,262.00


4. **Contractor's Fee.** Pursuant to Section 4.B. of the Contract, the Contractor's Fee shall be the sum of \$146,613. The Contractor's Fee is included in the GMP.
  
5. **Contractor's Contingency.** Pursuant to Section 4.K. of the Contract, this Concord Community Center GMP includes a separate Contractor's contingency ("Contractor's Contingency") that is for the purpose of covering the cost of work for overages and other unforeseen costs. The Contractor's Contingency is hereby set at 5% of the Cost of Work for the Construction Phase Services for a Construction Contingency of \$277,472.00. The Contractor's Contingency shall be controlled by the Contractor provided, however, that all unspent funds shall accrue to the benefit of the Owner. Usage of the Contractor's Contingency is subject to the terms and conditions set forth in the Contract Documents, including but not limited to limitations on the markup rate for subcontracted work or self-performed work.
  
6. **Bond Requirements.** In accordance with Section 9 of the Contract, Contractor shall provide a performance bond and payment bond each in the amount of the authorized Concord Community Center GMP. Such bonds shall be provided on the forms in Exhibit M to this Concord Community Center GMP Amendment, attached and hereby incorporated by reference.
  
7. **GMP Contract Times.** Contractor shall perform all Construction Phase Services necessary to complete the Concord Community Center portion of the Project by the following Contract Times:
  - 7.1. Substantial Completion: February 3, 2025
  - 7.2. Final Completion: February 3, 2025
  
8. **Insurance Certificates.** In accordance with Section G.3 of the General Conditions for CMGC Public Improvement Contracts, Contractor shall furnish proof of the required insurance naming Clackamas County as an additional insured.
  
9. **Applicability of Contract Document Terms and Conditions.** Construction Phase Services authorized under this Concord Community Center GMP Amendment are subject to all terms and conditions set forth in the Contract Documents.

Except as expressly amended above, all other terms and conditions of the Contract shall remain in full force and effect. By signature below, the parties agree to this Concord Community Center GMP Amendment, effective upon the date of the last signature below.

**P. & C. Construction Co.**

  
 \_\_\_\_\_  
 Authorized Signature                      Date  
 Brian Shoemaker  
 \_\_\_\_\_  
 Printed Name

**Clackamas County**

\_\_\_\_\_  
 Chair  
 \_\_\_\_\_  
 Recording Secretary  
 \_\_\_\_\_  
 Date  
  
 Approved as to Form:  
  
 \_\_\_\_\_  
 County Counsel                              Date                              03/11/2024

**Exhibit L**



01/08/2023

Concord Community Center Upgrades  
3811 SE Concord Road  
Milwaukie, OR 97267

**Re: Concord Community Center Upgrades Estimate & Clarifications Dated 01/08/2023**

Dear Client:

Below is the estimate & clarifications for the Community Center Upgrades based upon Opsis Architecture Permit drawings dated 09/14/2023 & Roof Replacement Pricing Set dated 11/21/2023 – Combination of SD (1.20.23) and 100% CD (9.14.23).

**Estimate for Concord Community Center Upgrades: \$5,608,033.00**  
**552,229.00 - Elevator**  
Please note the following **Specific Qualifications & Clarifications:** **\$6,160,262.00 - Total**

**Division 1 - General**

1. In accordance with the CM/GC contract, all contingencies identified in the GMP Cost Estimate are considered as “Cost of Work” (C.O.W.) Therefore, markups for CM/GC fee, insurance, and bonds are applied to such contingencies.
2. Builders risk insurance coverage and costs for such are included in the estimate and will be provided by P&C Construction.
3. The GMP estimate includes 0.48% for CM/GC Corporate Activity Tax only. Provisions for subcontractor taxes are included in their cost proposals.
4. The GMP Cost estimate includes the following mark ups on Cost of Work:
  - a. Liability Insurance coverage provided by P&C at 1.15%
  - b. Payment and Performance bonds provided by P&C at 0.95%
  - c. P&C Corporate Overhead and Profit at 2.45%Costs for Insurance and Performance and Payment Bonds will be invoiced prior to mobilization.
5. Due to the tariffs imposed on many products, we cannot predict or carry any cost increases due to this impact. We therefore exclude any price increases in this budget until pricing can be confirmed.
6. Excludes any 3rd party testing, including but not limited to; windows, commissioning, fire testing, soil, structural, air pressure, etc.
7. Logistic and budgets identified in the GMP may be considered general conditions items and will be used for forklifts, dumpsters, temporary utilities/protections, tools/equip, field labor, etc. General conditions identified as staffing, office management supplies, toilets, phones, trucks, etc

**Division 2 – Existing Conditions**

1. Budget includes abatement only for materials required to facilitate renovations.

**Division 3 – Concrete**

1. No clarifications

**Division 4 – Masonry**



1. No clarifications

#### **Division 5 – Metals**

1. No clarifications

#### **Division 6 – Woods & Plastics**

1. Sheet A1.21 calls out for removing and replacing existing cross bracing at the new walkways. Per RFI response, (5) locations are included in the budget
2. Included 15,000 allowance for finish carpentry.

#### **Division 7 – Thermal & Moisture Protection**

1. Entry waterproofing system proposed as Tremco 250 GC and is included
2. Elevator waterproofing system proposed as Tremco Paraseal GMLG Bentonite and is included in alternate pricing
3. WM-1, Hot Fluid-Applied is excluded at planters. Scope was unclear.
4. Drawings call for gutters and downspouts to remain in place. Excludes replacement of downspouts and gutters if they cannot be salvaged.
5. No warranty provided for the salvaged gutters and downspouts.
6. Assumes 10" of R30 blown-in insulation within attic
7. Excludes replacement of any discovered dry rot or damaged existing materials.
8. Includes TPO roof in lieu of BUR per direction from Jason Varga.

#### **Division 8 – Doors & Windows**

1. Assumes a 5-year workmanship warranty for aluminum framed entrances and storefront.

#### **Division 9 – Finishes**

1. No paint at exterior of building
2. No paint at any ceilings at second floor
3. WC-1 is excluded as it is not defined.
4. Allowance for DWP-1 is 10,000
5. Color for WOM-1 has been discontinued. A reselection will be required.

#### **Division 10/11/12 – Specialties/Equipment/Furnishings**

1. No clarifications

#### **Division 14 – Elevators**

1. No clarifications

#### **Division 21/22/23 – Fire Protection/Mechanical**

1. No clarifications

#### **Division 26/28 – Electrical & Low Voltage**

1. Voice Evac Fire Alarm Upgrade is not included. Based on OSSC section 907.2.1.1 voice evac is only required in group A occupancies when occupant load exceeds 1000 occupants. This building with the A and B occupancies combined is less than 1000 occupants per sheet A0.20. The existing building F.A system meets requirements for a manual fire alarm system with horn strobe notification already. This will not be needed unless occupant load increases to 1000 or more occupants or the building ends up remaining an E occupancy.

Please note the following **Standard Exclusions**:

- Building Permit, SDC's, Water Meter or associated fees



- Architect or consultant fees
- Any and all permits
- Special inspections, testing, and bonds
- Utility company fees, for example (NW Natural, water department, power utility, etc.)
- Work to Existing Power poles, transformers, relocation of these services, and/or underground transformers, vaults, etc.
- Testing and or/removal of any contaminated soils
- Over excavation of soils
- Testing and/or removal of hazardous materials
- Adjacent property access costs and any costs associated with renting adjacent property for use during construction/staging
- Tree grates
- LEED Provisions until final determination
- Shoring engineering
- Relocation or re-routing of existing utilities not shown on drawings

**ALTERNATES**

- |   |              |
|---|--------------|
| 1) Elevator and associated structural upgrades                                    | \$552,229.00 |
| 2) Remove visible steam and condensate return pipes except at back of house rooms | \$52,513.00  |
| 3) Remove existing boiler and associated steam piping within mech room            | \$25,737.00  |

Thank you for giving P&C Construction the opportunity to work with you on this project. Please let me know if you have any questions.

Sincerely,

Included in GMP



P&C Construction  
Sonia Axelrod – Project Manager





**Concord Community Center**  
Permit Set

**LIST OF DOCUMENTS**

**SPECIFICATIONS:**

Opsis – Concord Community Center  
Permit Set  
Project Manual Vol 1 & 2

**Issue Date**  
09/14/2023

**ADDENDA**

Addendum -01

**Issue Date**  
10/03/2023

**DRAWINGS:**

Concord Community Center  
Permit Set

**Issue Date**  
09/14/2023

<b>Dwg. No.</b>	<b>Title</b>	<b>Issue Date</b>
	COVER SHEET	09/14/2023
G0.00	SHEET INDEX	09/14/2023
AD1.01	LOWER LEVEL DEMO PLAN	09/14/2023
AD1.02	LOWER LEVEL ENLARGED DEMO PLAN	09/14/2023
AD1.03	LOWER LEVEL ENLARGED DEMO PLAN-ADD ALT.	09/14/2023
AD1.04	UPPER LEVEL DEMO PLAN	09/14/2023
AD1.05	UPPER LEVEL ENLARGED DEMO PLAN	09/14/2023
AD1.06	UPPER LEVEL ENLARGED DEMO PLAN-ADD ALT.	09/14/2023
AD1.07	LOWER LEVEL RCP DEMO	09/14/2023
AD1.08	UPPER LEVEL RCP DEMO	09/14/2023
AD1.12	ROOF PLAN DEMO	09/14/2023
AD2.10	EXTERIOR ELEVATIONS DEMO	09/14/2023
AD2.11	EXTERIOR ELEVATIONS DEMO	09/14/2023
AD2.12	LOWER LEVEL DEMO ELEVATIONS – FOR REFERENCE	09/14/2023
A0.00	ARCHITECTURAL ABBREVIATIONS AND SYMBOLS	09/14/2023
A0.10	STANDARD MOUNTING HEIGHTS	09/14/2023
A0.20	CODE ANALYSIS	09/14/2023
A0.31	FIRE & LIFE SAFETY PLAN – LOWER LEVEL	09/14/2023
A0.32	FIRE & LIFE SAFETY PLAN – UPPER LEVEL	09/14/2023
A0.40	HORIZONTAL & VERTICAL ASSEMBLY TYPES	09/14/2023
A0.80	ARCHITECTURAL SITE PLAN	09/14/2023
A0.81	ENLARGED PLAN – TRASH ENCLOSURE	09/14/2023
A1.11	LOWER LEVEL FLOOR PLAN	09/14/2023
A1.12	UPPER LEVEL FLOOR PLAN	09/14/2023
A1.13	ENLARGED FLOOR PLANS	09/14/2023
A1.14	ENLARGED FLOOR PLAN – ADD ALTERNATES	09/14/2023
A1.15	LOWER LEVEL FINISH PLAN	09/14/2023
A1.16	LOWER LEVEL FINISH PLAN – ADD ALTERNATES	09/14/2023

A1.17	UPPER LEVEL FINISH PLAN	09/14/2023
A1.18	UPPER LEVEL FINISH PLAN – ADD ALTERNATES	09/14/2023
A1.20	NEW ROOF PLAN	09/14/2023
A1.21	MECHANICAL ATTIC PLAN	09/14/2023
A1.22	LOWER LEVEL RCP	09/14/2023
A1.23	UPPER LEVEL RCP	09/14/2023
A1.24	UPPER LEVEL RCP – ADD ALTERNATES	09/14/2023
A1.25	ENLARGED LOWER LEVEL RCP	09/14/2023
A1.26	ENLARGED LOWER LEVEL RCP – ADD ALTERNATES	09/14/2023
A2.10	EXTERIOR ELEVATIONS	09/14/2023
A2.11	EXTERIOR ELEVATIONS	09/14/2023
A2.12	ENLARGED EXTERIOR ELEVATIONS	09/14/2023
A2.20	EXTERIOR 3D VIEWS	09/14/2023
A3.10	BUILDING SECTIONS	09/14/2023
A3.20	WALL SECTIONS	09/14/2023
A4.01	DOOR SCHEDULE, DOOR & FRAMED OPENING TYPES	09/14/2023
A4.10	EXTERIOR DETAILS	09/14/2023
A4.11	EXTERIOR DETAILS	09/14/2023
A4.12	INTERIOR OPENING DETAILS	09/14/2023
A4.51	ROOF DETAILS	09/14/2023
A5.20	ENLARGED ELEVATOR DRAWINGS	09/14/2023
A6.30	INTERIOR ELEVATIONS	09/14/2023
A6.50	INTERIOR 3D VIEWS	09/14/2023
A6.70	INTERIOR DETAILS – CEILING & FINISH	09/14/2023
S0.01	GENERAL STRUCTURAL NOTES	09/14/2023
S0.02	GENERAL STRUCTURAL NOTES	09/14/2023
S0.03	SYMBOLS & ABBREVIATIONS	09/14/2023
S0.04	SPECIAL INSPECTION REQUIREMENTS	09/14/2023
S1.11	FOUNDATION PLAN	09/14/2023
S1.11A	FOUNDATION PLAN – ADD ALT SCOPE	09/14/2023
S1.12	UPPER LEVEL FRAMING PLAN	09/14/2023
S1.12A	UPPER LEVEL FRAMING PLAN – ADD ALT SCOPE	09/14/2023
S1.13	ATTIC FRAMING PLAN	09/14/2023
S1.13A	ATTIC FRAMING PLAN – ADD ALT SCOPE	09/14/2023
S1.14	ROOF FRAMING PLAN	09/14/2023
S5.01	CONCRETE DETAILS	09/14/2023
S5.02	CONCRETE DETAILS	09/14/2023
S6.01	STEEL DETAILS	09/14/2023
S6.02	PROPOSED ENTRY STEEL INSTALLATION	09/14/2023
S7.01	WOOD DETAILS	09/14/2023
M0.10	SYMBOL LIST AND GENERAL NOTES – MECHANICAL	09/14/2023
M0.20	SCHEDULES – MECHANICAL	09/14/2023
M0.30	SCHEDULES – MECHANICAL	09/14/2023
MD2.11	LOWER LEVEL FLOOR DEMOLITION PLAN – MECHANICAL	09/14/2023
MD2.12	UPPER LEVEL FLOOR DEMOLITION PLAN – MECHANICAL	09/14/2023
MD2.13	ATTIC LEVEL FLOOR DEMOLITION PLAN – MECHANICAL	09/14/2023
MD2.14	ROOF DEMOLITION PLAN – MECHANICAL	09/14/2023
M2.11	LOWER LEVEL FLOOR PLAN – MECHANICAL	09/14/2023
M2.12	UPPER LEVEL FLOOR PLAN – MECHANICAL	09/14/2023
M2.13	ATTIC LEVEL FLOOR PLAN – MECHANICAL	09/14/2023
M2.14	ROOF PLAN – MECHANICAL	09/14/2023
M6.10	DETAILS – MECHANICAL	09/14/2023
P0.10	SYMBOL LIST AND GENERAL NOTES – PLUMBING	09/14/2023

PD2.11	LOWER LEVEL FLOOR DEMOLITION PLAN – PLUMBING	09/14/2023
PD2.12	UPPER LEVEL FLOOR DEMOLITION PLAN – PLUMBING	09/14/2023
P2.11	LOWER LEVEL FLOOR PLAN – PLUMBING	09/14/2023
P2.12	UPPER LEVEL FLOOR PLAN – PLUMBING	09/14/2023
P2.13	ROOF PLAN – PLUMBING	09/14/2023
P5.10	DETAILS – PLUMBING	09/14/2023
E0.10	SYMBOL LIST AND GENERAL NOTES – ELECTRICAL	09/14/2023
E0.20	LUMINAIRE SCHEDULES	09/14/2023
ED1.10	SITE PLAN DEMOLITION – ELECTRICAL	09/14/2023
ED2.10	LOWER LEVEL FLOOR DEMOLITION PLAN – ELECTRICAL	09/14/2023
ED2.11	UPPER LEVEL FLOOR DEMOLITION PLAN – ELECTRICAL	09/14/2023
ED3.13	ROOF PLAN DEMOLITION – POWER	09/14/2023
E1.10	SITE PLAN – ELECTRICAL	09/14/2023
E2.11	LOWER LEVEL FLOOR PLAN – LIGHTING	09/14/2023
E2.12	UPPER LEVEL FLOOR PLAN – LIGHTING	09/14/2023
E2.13	ATTIC LEVEL FLOOR PLAN – LIGHTING	09/14/2023
E3.11	LOWER LEVEL FLOOR PLAN – POWER	09/14/2023
E3.12	UPPER LEVEL FLOOR PLAN – POWER	09/14/2023
E3.13	ATTIC LEVEL FLOOR PLAN – POWER	09/14/2023
E3.14	ROOF PLAN – POWER	09/14/2023
E5.10	SINGLE LINE DIAGRAMS – ELECTRICAL	09/14/2023
E6.10	SCHEDULES – ELECTRICAL	09/14/2023
E7.10	DETAILS – ELECTRICAL	09/14/2023

**DRAWINGS:**

Concord Community Center  
Roof Replacement Pricing Set

**Issue Date**

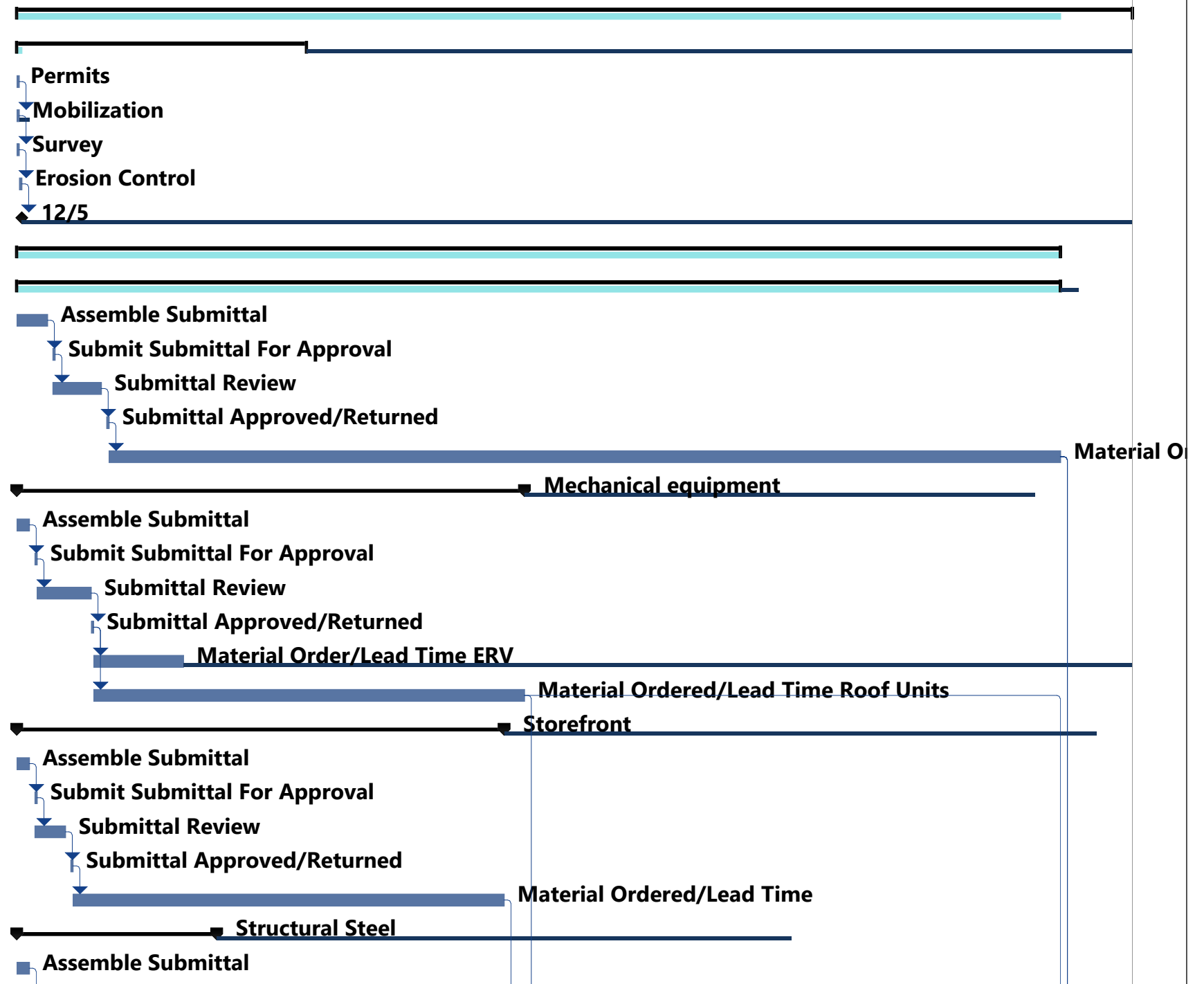
11/21/2023

<b>Dwg. No.</b>	<b>Title</b>	<b>Issue Date</b>
	COVER SHEET	11/21/2023
AD1.10	ROOF PLAN DEMO	11/21/2023
A0.40	HORIZONTAL & VERTICAL ASSEMBLY TYPES	11/21/2023
A1.16	EXISTING ROOF PLAN	11/21/2023
A1.20	NEW ROOF PLAN	11/21/2023
A1.21	MECHANICAL ATTIC PLAN	11/21/2023
A2.10	EXTERIOR ELEVATIONS	11/21/2023
A4.50	(E) ROOF DETAILS	11/21/2023
A4.51	ROOF DETAILS	11/21/2023
S1.21	NEW ROOF PLAN	11/21/2023
S5.01	DETAILS	11/21/2023

**Concord Community Center Upgrades - Project Estimate**

<b>DIV</b>	<b>Scope</b>	<b>Total Cost</b>	<b>Alt 1 - Elevator</b>	<b>Alt 2 - Remove Steam and Cond Piping</b>	<b>Alt 3 - Remove Boiler &amp; Piping</b>
01	General Requirements & Final Clean	\$ 804,030			
02	Abatement & Demolition	\$ 158,860	\$ 16,409	\$ 8,616	\$ 17,435
03	Concrete	\$ 51,274	\$ 90,571		
04	Masonry & Shoring	\$ 45,000			
05	Metals	\$ 73,178	\$ 32,983		
06	Carpentry	\$ 167,226	\$ 113,078		
07	Thermal & Moisture Protection	\$ 1,510,949	\$ 6,275		
08	Doors & Windows	\$ 84,103	\$ 7,209		
09	Finishes	\$ 132,024	\$ 44,000	\$ 13,400	\$ 1,800
10	Specialties	\$ 18,000			
12	Site Furnishings	\$ 2,888			
13	Elevator	\$ -	\$ 110,806		
21	Fire Suppression	\$ 10,630	\$ 1,850		
22	Plumbing	\$ 59,570			
23	HVAC	\$ 1,330,990	\$ 7,960	\$ 25,290	\$ 3,950
26	Electrical	\$ 588,230	\$ 41,330		
31	Excavation & Storm	\$ 15,000	\$ 25,000		
	<b>Subtotal</b>	<b>\$ 5,051,952</b>	<b>\$ 497,471</b>	<b>\$ 47,306</b>	<b>\$ 23,185</b>
	Contingency 5%	\$ 252,598	\$ 24,874	\$ 2,365	\$ 1,159
	<b>Subtotal</b>	<b>\$ 5,304,550</b>	<b>\$ 522,345</b>	<b>\$ 49,671</b>	<b>\$ 24,344</b>
	Insurance 1.15%	\$ 61,002	\$ 6,007	\$ 571	\$ 280
	P & P Bond 0.95%	\$ 50,393	\$ 4,962	\$ 472	\$ 231
	Builder's Risk 0.60%	\$ 31,827	\$ 3,134	\$ 298	\$ 146
	<b>Subtotal - COW</b>	<b>\$ 5,447,773</b>	<b>\$ 536,448</b>	<b>\$ 51,012</b>	<b>\$ 25,002</b>
	Fee 2.45%	\$ 133,470	\$ 13,143	\$ 1,250	\$ 613
	<b>Subtotal - COW</b>	<b>\$ 5,581,243</b>	<b>\$ 549,591</b>	<b>\$ 52,262</b>	<b>\$ 25,614</b>
	CAT 0.48%	\$ 26,790	\$ 2,638	\$ 251	\$ 123
	<b>Total</b>	<b>\$ 5,608,033</b>	<b>\$ 552,229</b>	<b>\$ 52,513</b>	<b>\$ 25,737</b>

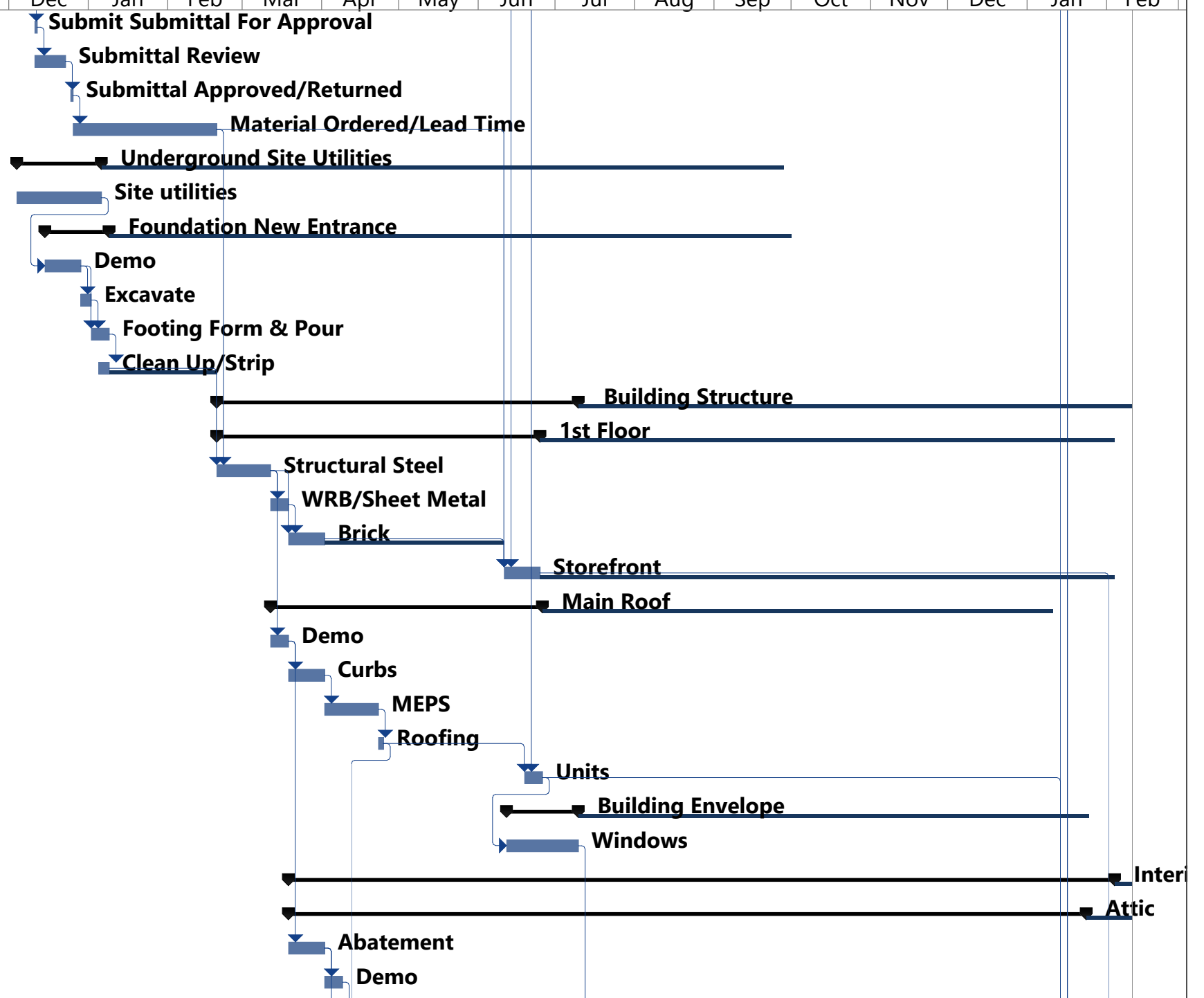
ID	Task Name	Duration	Start	Finish	2023		Qtr 1, 2024			Qtr 2, 2024			Qtr 3, 2024			Qtr 4, 2024			Qtr 1, 2025	
					Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
1	<b>Concord Construction Period</b>	<b>311 days</b>	<b>Mon 12/4/23</b>	<b>Mon 2/10/25</b>																
2	<b>Existing Building Upgrades</b>	<b>81 days</b>	<b>Mon 12/4/23</b>	<b>Mon 3/25/24</b>																
3	Permits	1 day	Mon 12/4/23	Mon 12/4/23																
4	Mobilization	1 day	Mon 12/4/23	Mon 12/4/23																
5	Survey	1 day	Mon 12/4/23	Mon 12/4/23																
6	Erosion Control	1 day	Tue 12/5/23	Tue 12/5/23																
7	Haul Road	0 days	Tue 12/5/23	Tue 12/5/23																
8	<b>Submittals/Procurement</b>	<b>291 days</b>	<b>Mon 12/4/23</b>	<b>Mon 1/13/25</b>																
9	<b>Electrical Switch Gear</b>	<b>291 days</b>	<b>Mon 12/4/23</b>	<b>Mon 1/13/25</b>																
10	Assemble Submittal	10 days	Mon 12/4/23	Fri 12/15/23																
11	Submit Submittal For Approval	1 day	Mon 12/18/23	Mon 12/18/23																
12	Submittal Review	15 days	Mon 12/18/23	Fri 1/5/24																
13	Submittal Approved/Returned	1 day	Mon 1/8/24	Mon 1/8/24																
14	Material Ordered/Lead Time	265 days	Tue 1/9/24	Mon 1/13/25																
15	<b>Mechanical equipment</b>	<b>142 days</b>	<b>Mon 12/4/23</b>	<b>Tue 6/18/24</b>																
16	Assemble Submittal	5 days	Mon 12/4/23	Fri 12/8/23																
17	Submit Submittal For Approval	1 day	Mon 12/11/23	Mon 12/11/23																
18	Submittal Review	15 days	Tue 12/12/23	Mon 1/1/24																
19	Submittal Approved/Returned	1 day	Tue 1/2/24	Tue 1/2/24																
20	Material Order/Lead Time ERV	25 days	Wed 1/3/24	Tue 2/6/24																
21	Material Ordered/Lead Time Roof Un	120 days	Wed 1/3/24	Tue 6/18/24																
22	<b>Storefront</b>	<b>136 days</b>	<b>Mon 12/4/23</b>	<b>Mon 6/10/24</b>																
23	Assemble Submittal	5 days	Mon 12/4/23	Fri 12/8/23																
24	Submit Submittal For Approval	1 day	Mon 12/11/23	Mon 12/11/23																
25	Submittal Review	10 days	Mon 12/11/23	Fri 12/22/23																
26	Submittal Approved/Returned	1 day	Mon 12/25/23	Mon 12/25/23																
27	Material Ordered/Lead Time	120 days	Tue 12/26/23	Mon 6/10/24																
28	<b>Structural Steel</b>	<b>56 days</b>	<b>Mon 12/4/23</b>	<b>Mon 2/19/24</b>																
29	Assemble Submittal	5 days	Mon 12/4/23	Fri 12/8/23																



Project: Centennial SD Gym Pro  
Date: Tue 11/14/23

Task		Inactive Task		Manual Summary Rollup		External Milestone		Manual Progress	
Split		Inactive Milestone		Manual Summary		Deadline		Slack	
Milestone		Inactive Summary		Start-only		Critical			
Summary		Manual Task		Finish-only		Critical Split			
Project Summary		Duration-only		External Tasks		Progress			

ID	Task Name	Duration	Start	Finish	2023	Qtr 1, 2024			Qtr 2, 2024			Qtr 3, 2024			Qtr 4, 2024			Qtr 1, 2025	
					Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan
30	Submit Submittal For Approval	1 day	Mon 12/11/23	Mon 12/11/23															
31	Submittal Review	10 days	Mon 12/11/23	Fri 12/22/23															
32	Submittal Approved/Returned	1 day	Mon 12/25/23	Mon 12/25/23															
33	Material Ordered/Lead Time	40 days	Tue 12/26/23	Mon 2/19/24															
34	<b>Underground Site Utilities</b>	<b>25 days</b>	<b>Mon 12/4/23</b>	<b>Fri 1/5/24</b>															
35	Site utilities	25 days	Mon 12/4/23	Fri 1/5/24															
36	<b>Foundation New Entrance</b>	<b>17 days</b>	<b>Fri 12/15/23</b>	<b>Mon 1/8/24</b>															
37	Demo	10 days	Fri 12/15/23	Thu 12/28/23															
38	Excavate	2 days	Fri 12/29/23	Mon 1/1/24															
39	Footing Form & Pour	5 days	Tue 1/2/24	Mon 1/8/24															
40	Clean Up/Strip	2 days	Fri 1/5/24	Mon 1/8/24															
41	<b>Building Structure</b>	<b>101 days</b>	<b>Tue 2/20/24</b>	<b>Tue 7/9/24</b>															
42	<b>1st Floor</b>	<b>90 days</b>	<b>Tue 2/20/24</b>	<b>Mon 6/24/24</b>															
43	Structural Steel	15 days	Tue 2/20/24	Mon 3/11/24															
44	WRB/Sheet Metal	5 days	Tue 3/12/24	Mon 3/18/24															
45	Brick	10 days	Tue 3/19/24	Mon 4/1/24															
46	Storefront	10 days	Tue 6/11/24	Mon 6/24/24															
47	<b>Main Roof</b>	<b>76 days</b>	<b>Tue 3/12/24</b>	<b>Tue 6/25/24</b>															
48	Demo	5 days	Tue 3/12/24	Mon 3/18/24															
49	Curbs	10 days	Tue 3/19/24	Mon 4/1/24															
50	MEPS	15 days	Tue 4/2/24	Mon 4/22/24															
51	Roofing	2 days	Tue 4/23/24	Wed 4/24/24															
52	Units	5 days	Wed 6/19/24	Tue 6/25/24															
53	<b>Building Envelope</b>	<b>20 days</b>	<b>Wed 6/12/24</b>	<b>Tue 7/9/24</b>															
54	Windows	20 days	Wed 6/12/24	Tue 7/9/24															
55	<b>Interiors</b>	<b>230 days</b>	<b>Tue 3/19/24</b>	<b>Mon 2/3/25</b>															
56	<b>Attic</b>	<b>223 days</b>	<b>Tue 3/19/24</b>	<b>Thu 1/23/25</b>															
57	Abatement	10 days	Tue 3/19/24	Mon 4/1/24															
58	Demo	5 days	Tue 4/2/24	Mon 4/8/24															



Project: Centennial SD Gym Pro Date: Tue 11/14/23	Task		Inactive Task		Manual Summary Rollup		External Milestone		Manual Progress	
	Split		Inactive Milestone		Manual Summary		Deadline		Slack	
	Milestone		Inactive Summary		Start-only		Critical			
	Summary		Manual Task		Finish-only		Critical Split			
	Project Summary		Duration-only		External Tasks		Progress			

ID	Task Name	Duration	Start	Finish	2023		Qtr 1, 2024			Qtr 2, 2024			Qtr 3, 2024			Qtr 4, 2024			Qtr 1, 2025	
					Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
59	Framing	5 days	Tue 4/9/24	Mon 4/15/24																
60	MEPS	25 days	Mon 4/15/24	Fri 5/17/24																
61	Insulation	7 days	Mon 5/20/24	Tue 5/28/24																
62	Cleanup	2 days	Wed 5/29/24	Thu 5/30/24																
63	Demo/Abatement Unit Ventilator Pipin	8 days	Tue 1/14/25	Thu 1/23/25																
64	<b>Upper Floor</b>	<b>220 days</b>	<b>Tue 4/2/24</b>	<b>Mon 2/3/25</b>																
65	Abatement	7 days	Tue 4/2/24	Wed 4/10/24																
66	Demo	5 days	Thu 4/11/24	Wed 4/17/24																
67	MEPS	15 days	Thu 4/18/24	Wed 5/8/24																
68	Finishes	10 days	Wed 5/8/24	Tue 5/21/24																
69	Clean up	14 days	Mon 5/20/24	Thu 6/6/24																
70	Demo Old Unit Ventilators	10 days	Tue 1/14/25	Mon 1/27/25																
71	Interior Finishes	5 days	Tue 1/28/25	Mon 2/3/25																
72	<b>Lower Floor</b>	<b>208 days</b>	<b>Thu 4/18/24</b>	<b>Mon 2/3/25</b>																
73	Abatement	10 days	Thu 4/18/24	Wed 5/1/24																
74	Demo	7 days	Mon 4/22/24	Tue 4/30/24																
75	MEPS	25 days	Wed 5/1/24	Tue 6/4/24																
76	Finishes	5 days	Tue 6/4/24	Mon 6/10/24																
77	Clean up	4 days	Fri 6/7/24	Wed 6/12/24																
78	Demo Old Unit Ventilators	10 days	Tue 1/14/25	Mon 1/27/25																
79	Interior Finishes	5 days	Tue 1/28/25	Mon 2/3/25																
80	<b>Site Improvements</b>	<b>11 days</b>	<b>Wed 7/10/24</b>	<b>Wed 7/24/24</b>																
81	Grading	4 days	Wed 7/10/24	Mon 7/15/24																
82	Asphalt	2 days	Tue 7/16/24	Wed 7/17/24																
83	Irrigation/Landscaping	5 days	Thu 7/18/24	Wed 7/24/24																
84	<b>Project Close Out</b>	<b>15 days</b>	<b>Tue 1/14/25</b>	<b>Mon 2/3/25</b>																
85	Commissioning	15 days	Tue 1/14/25	Mon 2/3/25																
86	Final Completion	0 days	Mon 2/3/25	Mon 2/3/25																

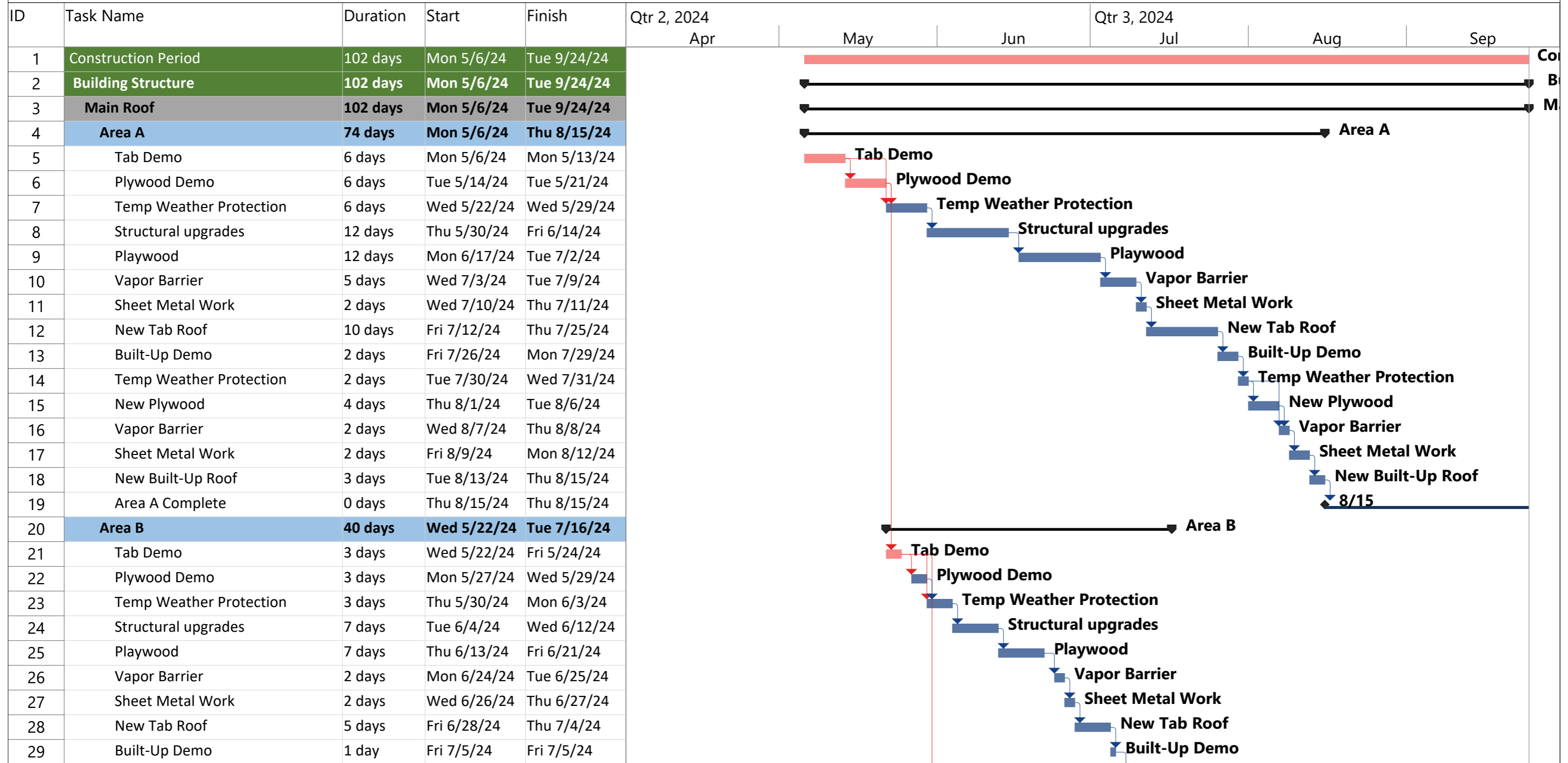
Project: Centennial SD Gym Pro  
Date: Tue 11/14/23

Task		Inactive Task		Manual Summary Rollup		External Milestone		Manual Progress	
Split		Inactive Milestone		Manual Summary		Deadline		Slack	
Milestone		Inactive Summary		Start-only		Critical			
Summary		Manual Task		Finish-only		Critical Split			
Project Summary		Duration-only		External Tasks		Progress			



# Concord Roofing Schedule

12-11-2023



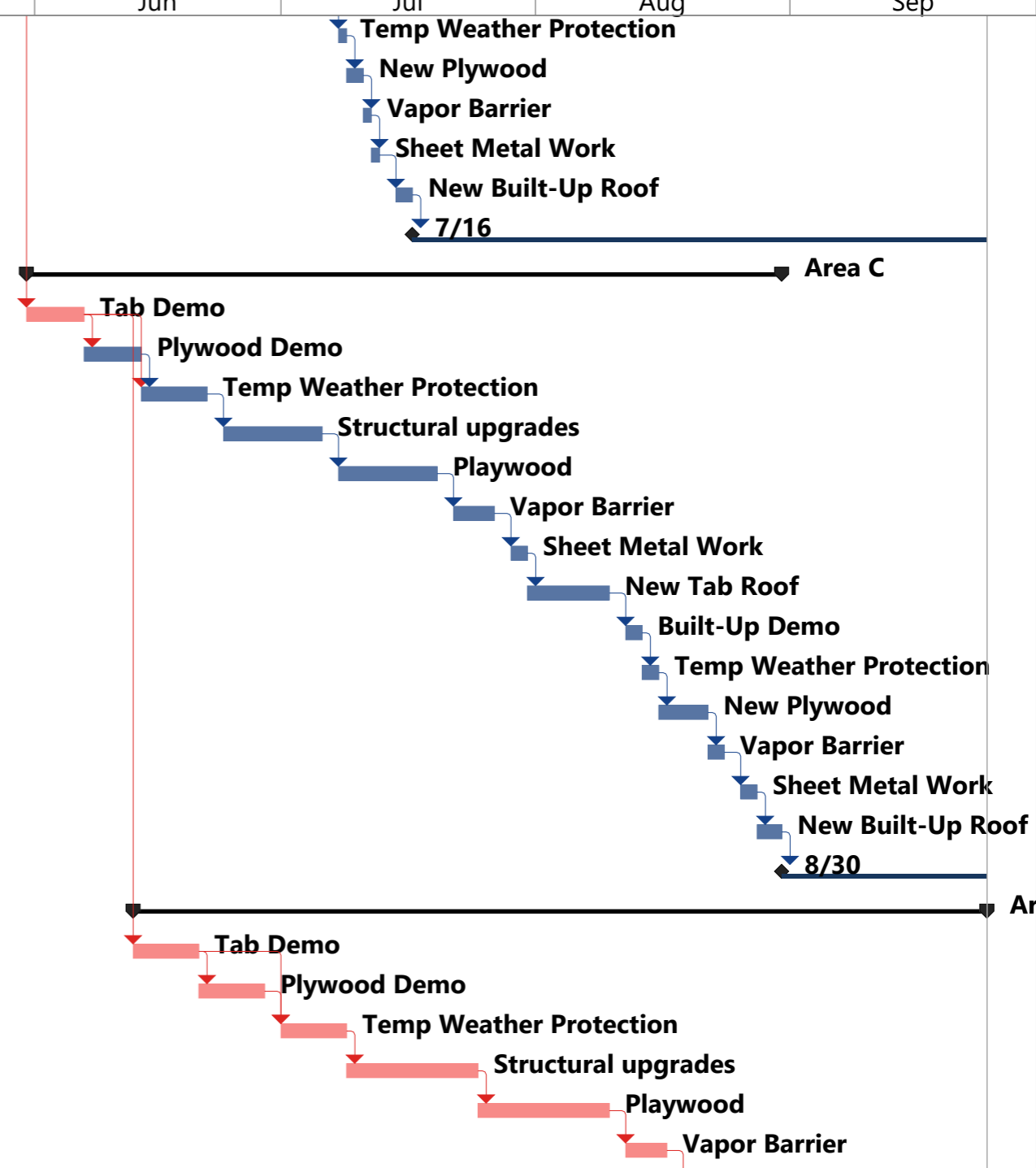
Project: Centennial SD Gym Pro Date: Mon 12/18/23	Task	<span style="display: inline-block; width: 20px; height: 10px; background-color: #4f81bd; border: 1px solid black;"></span> Inactive Task	<span style="display: inline-block; width: 20px; height: 10px; background-color: #e0e0e0; border: 1px solid black;"></span> Manual Summary Rollup	<span style="display: inline-block; width: 20px; height: 10px; background-color: #00b0f0; border: 1px solid black;"></span> External Milestone	<span style="display: inline-block; width: 20px; height: 10px; background-color: #e0e0e0; border: 1px solid black;"></span> Manual Progress
	Split	<span style="display: inline-block; width: 20px; border-bottom: 1px dotted black;"></span> Inactive Milestone	<span style="display: inline-block; width: 20px; height: 10px; border: 1px solid black;"></span> Manual Summary	<span style="display: inline-block; width: 20px; border-bottom: 1px solid black;"></span> Deadline	<span style="display: inline-block; width: 20px; height: 10px; background-color: #00b0f0; border: 1px solid black;"></span> Slack
	Milestone	<span style="display: inline-block; width: 0; height: 0; border-left: 5px solid transparent; border-right: 5px solid transparent; border-bottom: 10px solid black;"></span> Inactive Summary	<span style="display: inline-block; width: 20px; height: 10px; border: 1px solid black;"></span> Start-only	<span style="display: inline-block; width: 20px; height: 10px; border: 1px solid black;"></span> Critical	<span style="display: inline-block; width: 20px; height: 10px; background-color: #ff6666; border: 1px solid black;"></span> Critical Split
	Summary	<span style="display: inline-block; width: 20px; height: 10px; background-color: #4f81bd; border: 1px solid black;"></span> Manual Task	<span style="display: inline-block; width: 20px; height: 10px; background-color: #4f81bd; border: 1px solid black;"></span> Finish-only	<span style="display: inline-block; width: 20px; height: 10px; border: 1px solid black;"></span> Critical Split	<span style="display: inline-block; width: 20px; height: 10px; border: 1px dotted black;"></span> Progress
	Project Summary	<span style="display: inline-block; width: 20px; height: 10px; background-color: #4f81bd; border: 1px solid black;"></span> Duration-only	<span style="display: inline-block; width: 20px; height: 10px; background-color: #4f81bd; border: 1px solid black;"></span> External Tasks	<span style="display: inline-block; width: 20px; height: 10px; background-color: #4f81bd; border: 1px solid black;"></span> Progress	<span style="display: inline-block; width: 20px; height: 10px; background-color: #00b0f0; border: 1px solid black;"></span> Progress



# Concord Roofing Schedule

12-11-2023

ID	Task Name	Duration	Start	Finish	Qtr 2, 2024			Qtr 3, 2024		
					Apr	May	Jun	Jul	Aug	Sep
30	Temp Weather Protection	1 day	Mon 7/8/24	Mon 7/8/24						
31	New Plywood	2 days	Tue 7/9/24	Wed 7/10/24						
32	Vapor Barrier	1 day	Thu 7/11/24	Thu 7/11/24						
33	Sheet Metal Work	1 day	Fri 7/12/24	Fri 7/12/24						
34	New Built-Up Roof	2 days	Mon 7/15/24	Tue 7/16/24						
35	Area B Complete	0 days	Tue 7/16/24	Tue 7/16/24						
36	<b>Area C</b>	<b>66 days</b>	<b>Fri 5/31/24</b>	<b>Fri 8/30/24</b>						
37	Tab Demo	5 days	Fri 5/31/24	Thu 6/6/24						
38	Plywood Demo	5 days	Fri 6/7/24	Thu 6/13/24						
39	Temp Weather Protection	6 days	Fri 6/14/24	Fri 6/21/24						
40	Structural upgrades	10 days	Mon 6/24/24	Fri 7/5/24						
41	Playwood	10 days	Mon 7/8/24	Fri 7/19/24						
42	Vapor Barrier	5 days	Mon 7/22/24	Fri 7/26/24						
43	Sheet Metal Work	2 days	Mon 7/29/24	Tue 7/30/24						
44	New Tab Roof	8 days	Wed 7/31/24	Fri 8/9/24						
45	Built-Up Demo	2 days	Mon 8/12/24	Tue 8/13/24						
46	Temp Weather Protection	2 days	Wed 8/14/24	Thu 8/15/24						
47	New Plywood	4 days	Fri 8/16/24	Wed 8/21/24						
48	Vapor Barrier	2 days	Thu 8/22/24	Fri 8/23/24						
49	Sheet Metal Work	2 days	Mon 8/26/24	Tue 8/27/24						
50	New Built-Up Roof	3 days	Wed 8/28/24	Fri 8/30/24						
51	Area C Complete	0 days	Fri 8/30/24	Fri 8/30/24						
52	<b>Area D</b>	<b>74 days</b>	<b>Thu 6/13/24</b>	<b>Tue 9/24/24</b>						
53	Tab Demo	6 days	Thu 6/13/24	Thu 6/20/24						
54	Plywood Demo	6 days	Fri 6/21/24	Fri 6/28/24						
55	Temp Weather Protection	6 days	Mon 7/1/24	Mon 7/8/24						
56	Structural upgrades	12 days	Tue 7/9/24	Wed 7/24/24						
57	Playwood	12 days	Thu 7/25/24	Fri 8/9/24						
58	Vapor Barrier	5 days	Mon 8/12/24	Fri 8/16/24						



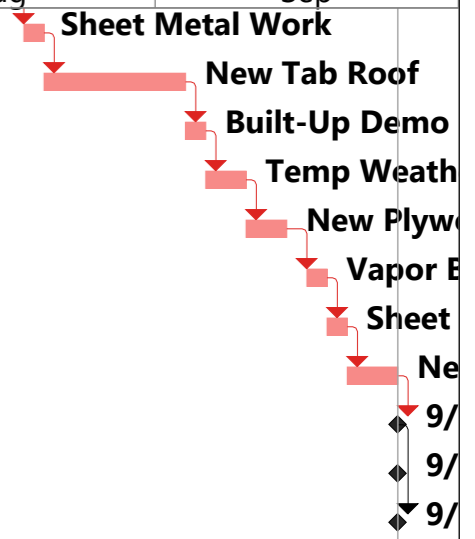
Project: Centennial SD Gym Pro  
Date: Mon 12/18/23

Task	<span style="display: inline-block; width: 20px; height: 10px; background-color: #4f81bd; border: 1px solid black;"></span>	Inactive Task	<span style="display: inline-block; width: 20px; height: 10px; background-color: #e1eef6; border: 1px solid black;"></span>	Manual Summary Rollup	<span style="display: inline-block; width: 20px; height: 10px; background-color: #00b050; border: 1px solid black;"></span>	External Milestone	<span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; border-radius: 50%;"></span>	Manual Progress	<span style="display: inline-block; width: 20px; height: 10px; background-color: #0070c0; border: 1px solid black;"></span>
Split	<span style="display: inline-block; width: 20px; border-bottom: 1px dotted black;"></span>	Inactive Milestone	<span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; border-radius: 50%;"></span>	Manual Summary	<span style="display: inline-block; width: 20px; border-top: 1px solid black;"></span>	Deadline	<span style="display: inline-block; width: 10px; height: 10px; background-color: #d9534f; border: 1px solid black;"></span>	Slack	<span style="display: inline-block; width: 20px; border-bottom: 1px solid black;"></span>
Milestone	<span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; border-radius: 50%;"></span>	Inactive Summary	<span style="display: inline-block; width: 20px; height: 10px; background-color: #e1eef6; border: 1px solid black;"></span>	Start-only	<span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black;"></span>	Critical	<span style="display: inline-block; width: 20px; height: 10px; background-color: #d9534f; border: 1px solid black;"></span>		
Summary	<span style="display: inline-block; width: 20px; height: 10px; background-color: #4f81bd; border: 1px solid black;"></span>	Manual Task	<span style="display: inline-block; width: 20px; height: 10px; background-color: #4f81bd; border: 1px solid black;"></span>	Finish-only	<span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black;"></span>	Critical Split	<span style="display: inline-block; width: 20px; border-bottom: 1px dotted black;"></span>		
Project Summary	<span style="display: inline-block; width: 20px; height: 10px; background-color: #4f81bd; border: 1px solid black;"></span>	Duration-only	<span style="display: inline-block; width: 20px; height: 10px; background-color: #e1eef6; border: 1px solid black;"></span>	External Tasks	<span style="display: inline-block; width: 20px; height: 10px; background-color: #e1eef6; border: 1px solid black;"></span>	Progress	<span style="display: inline-block; width: 20px; height: 10px; background-color: #00b050; border: 1px solid black;"></span>		

## Concord Roofing Schedule

12-11-2023

ID	Task Name	Duration	Start	Finish	Qtr 2, 2024			Qtr 3, 2024		
					Apr	May	Jun	Jul	Aug	Sep
59	Sheet Metal Work	2 days	Mon 8/19/24	Tue 8/20/24						
60	New Tab Roof	10 days	Wed 8/21/24	Tue 9/3/24						
61	Built-Up Demo	2 days	Wed 9/4/24	Thu 9/5/24						
62	Temp Weather Protection	2 days	Fri 9/6/24	Mon 9/9/24						
63	New Plywood	4 days	Tue 9/10/24	Fri 9/13/24						
64	Vapor Barrier	2 days	Mon 9/16/24	Tue 9/17/24						
65	Sheet Metal Work	2 days	Wed 9/18/24	Thu 9/19/24						
66	New Built-Up Roof	3 days	Fri 9/20/24	Tue 9/24/24						
67	Area D Complete	0 days	Tue 9/24/24	Tue 9/24/24						
68	Project Close Out	0 days	Tue 9/24/24	Tue 9/24/24						
69	Final Completion	0 days	Tue 9/24/24	Tue 9/24/24						



Project: Centennial SD Gym Pro  
Date: Mon 12/18/23

Task		Inactive Task		Manual Summary Rollup		External Milestone		Manual Progress	
Split		Inactive Milestone		Manual Summary		Deadline		Slack	
Milestone		Inactive Summary		Start-only		Critical			
Summary		Manual Task		Finish-only		Critical Split			
Project Summary		Duration-only		External Tasks		Progress			



# 2023

## **BILLABLE HOURLY LABOR RATES**

<b>Job Title</b>	<b>Assigned Personnel</b>	<b>Billable Rate</b>	<b>OT Rate</b>	<b>DT Rate</b>
P&C Project Executive		\$157	-	-
P&C Preconstruction Manager / Design Manager		\$157	-	-
P&C Chief Estimator		\$140	-	-
P&C Resource Manager/Scheduler		\$152	-	-
P&C Senior Project Manager		\$133	-	-
P&C Site Superintendent		\$129	\$181	\$220
P&C Project Manager		\$112	-	-
P&C Safety Director		\$152	\$213	\$258
P&C Assistant Superintendent		\$112	\$157	\$191
P&C On-Site Foreman		\$100	\$139	\$169
P&C Tradesperson		\$91	\$128	\$155
P&C Project Engineer		\$95	-	-
P&C BIM Coordinator		\$110	\$155	\$188
P&C Support Staff		\$78	\$109	\$133

### **NOTES:**

1. Rates Include all labor burdens and dues. As such, they are billable hourly rates to the project.
2. Rates do NOT include any tools, equipment, vehicles, mileage reimbursement, or materials required to complete any management and/or on-site work tasks performed by P&C personnel
3. Rates do NOT include any CM/GC fee, CM/GC insurance & bonds, or markups for project overhead
4. Rates do NOT include any costs associated with premium time for work performed outside of normal working hours established for this project



**Lump Sum Rental is equal to the average replacement value of the item.**

**2022 Equipment Rental Rate Sheet**

Delivery Rates: \$45/per delivery within a 20-mile radius of Portland.  
 Delivery Rates: Hourly rates of \$90/hour for other deliveries and repairs.

All items without a lump sum stipulated are valued higher than a 12 month usage cost.

Description		Rental Rates			Lump Sum Rental
		1-4 days Daily	5-15 days Weekly	16 + days Monthly	
<b>01000</b>	<b>LAYOUT/OFFICE EQUIPMENT</b>				
01002	OFFICE TRAILER - 8 X 16	\$ 34.00	\$ 100.00	\$ 300.00	
01003	OFFICE TRAILER - 8 X 18	\$ 36.00	\$ 107.00	\$ 320.00	
01004	OFFICE TRAILER - 8 X 20	\$ 39.00	\$ 117.00	\$ 350.00	
01005	OFFICE TRAILER - 8 X 24	\$ 44.00	\$ 130.00	\$ 390.00	
01006	OFFICE TRAILER - 8 X 28	\$ 45.00	\$ 134.00	\$ 400.00	
01150	FILING CABINET - 2 DRAWER	\$ 6.00	\$ 18.00	\$ 54.00	\$ 160.00
01151	FILING CABINET - 4 DRAWER	\$ 7.00	\$ 20.00	\$ 60.00	\$ 180.00
01161	REFRIDGERATOR - FULL SIZE	\$ 18.00	\$ 54.00	\$ 160.00	\$ 480.00
01200	OFFICE DESK	\$ 15.00	\$ 45.00	\$ 134.00	\$ 400.00
01300	OFFICE TABLES	\$ 6.00	\$ 17.00	\$ 50.00	\$ 150.00
01401	OFFICE CHAIRS - DESK	\$ 12.00	\$ 34.00	\$ 100.00	\$ 299.00
01500	LASER with TRIPOD	\$ 24.00	\$ 71.00	\$ 211.00	\$ 1,265.00
01501	BUILDERS LEVEL with TRIPOD	\$ 12.00	\$ 34.00	\$ 102.00	\$ 305.00
01502	TRANSIT/THEODOLITE w/ TRIPOD - DIGITAL	\$ 34.00	\$ 100.00	\$ 300.00	\$ 3,600.00
01503	ROBOTIC TOTAL STATION	\$ 120.00	\$ 475.00	\$ 1,400.00	
01504	SURVEYORS CHAIN	\$ 13.00	\$ 39.00	\$ 117.00	\$ 350.00
01505	LASER LEVEL	\$ 12.00	\$ 34.00	\$ 102.00	\$ 305.00
01506	ELEVATION ROD FOR TRANSIT/LASER	\$ 8.00	\$ 22.00	\$ 64.00	\$ 190.00
01507	ROD EYE W/BRACKET	\$ 13.00	\$ 39.00	\$ 117.00	\$ 350.00
01515	TRIPOD	\$ 3.00	\$ 9.00	\$ 25.00	\$ 75.00
01600	JOB COMM RADIOS	\$ 13.00	\$ 39.00	\$ 117.00	\$ 350.00
<b>02000</b>	<b>DEMO/DIRT EQUIPMENT</b>				
02001	ACETYLENE TORCH/GUAGE/HOSE	\$ 28.00	\$ 84.00	\$ 250.00	\$ 750.00
02003	WELDER - LINCOLN K1418-1	\$ 43.00	\$ 128.00	\$ 384.00	\$ 4,600.00
02120	FUEL BOX	\$ 28.00	\$ 82.00	\$ 244.00	\$ 730.00
02125	FUEL TANK - 75 GALLON	\$ 28.00	\$ 84.00	\$ 250.00	\$ 750.00
02126	FUEL TANK - 55 GALLON	\$ 23.00	\$ 67.00	\$ 200.00	\$ 600.00
02200	WHEEL BARROW	\$ 8.00	\$ 23.00	\$ 67.00	\$ 199.00
02201	DEMO BUGGY	\$ 19.00	\$ 56.00	\$ 167.00	\$ 499.00
02202	GEORGIA BUGGY	\$ 21.00	\$ 62.00	\$ 184.00	\$ 1,100.00
02210	MOTORIZED BUGGY - ELECTRIC	\$ 83.00	\$ 248.00	\$ 742.00	\$ 8,900.00
02300	COMPACTOR - PLATE	\$ 25.00	\$ 73.00	\$ 217.00	\$ 2,600.00
02301	COMPACTOR - JUMPING JACK	\$ 28.00	\$ 84.00	\$ 250.00	\$ 3,000.00
02401	SUBMERSIBLE PUMP - 2"	\$ 17.00	\$ 51.00	\$ 152.00	\$ 455.00
02500	SHOP VACUUM	\$ 6.00	\$ 17.00	\$ 50.00	\$ 150.00
02502	HEPA VACUUM	\$ 19.00	\$ 57.00	\$ 170.00	\$ 1,015.00
02503	DUST EXTRACTION VACUUM	\$ 26.00	\$ 78.00	\$ 234.00	\$ 700.00
02601	PRESSURE WASHER	\$ 25.00	\$ 73.00	\$ 217.00	\$ 1,300.00
02602	PRESSURE WASHER - HOT WATER/SAND	\$ 38.00	\$ 112.00	\$ 334.00	
02700	BACK PACK BLOWER	\$ 16.00	\$ 48.00	\$ 144.00	\$ 430.00
02705	HANDHELD BLOWER	\$ 5.00	\$ 13.00	\$ 37.00	\$ 110.00
02710	STRING TRIMMER	\$ 12.00	\$ 35.00	\$ 104.00	\$ 310.00



**Lump Sum Rental is equal to the average replacement value of the item.**

**2022 Equipment Rental Rate Sheet**

Delivery Rates: \$45/per delivery within a 20-mile radius of Portland.  
 Delivery Rates: Hourly rates of \$90/hour for other deliveries and repairs.

All items without a lump sum stipulated are valued higher than a 12 month usage cost.

Description		Rental Rates			Lump Sum Rental
		1-4 days Daily	5-15 days Weekly	16 + days Monthly	
02720	WEED BURNER	\$ 7.00	\$ 21.00	\$ 62.00	\$ 185.00
02730	LAWN MOWER	\$ 15.00	\$ 45.00	\$ 134.00	\$ 400.00
02760	WALK BEHIND EDGER	\$ 50.00	\$ 150.00	\$ 300.00	
02800	TILE STRIPPER	\$ 34.00	\$ 100.00	\$ 300.00	\$ 900.00
02970	POST HOLE DIGGER - GAS	\$ 25.00	\$ 73.00	\$ 217.00	\$ 650.00
<b>03000</b>	<b>CONCRETE EQUIPMENT</b>				
03001	VIBRATOR - ELECTRIC	\$ 24.00	\$ 71.00	\$ 212.00	\$ 1,271.00
03002	VIBRATOR - HIGH CYCLE	\$ 31.00	\$ 91.00	\$ 272.00	\$ 1,631.00
03003	HIGH CYCLE GENERATOR	\$ 20.00	\$ 59.00	\$ 175.00	\$ 1,050.00
03005	CONCRETE VIBRATOR GAS BACKPACK	\$ 35.00	\$ 103.00	\$ 309.00	\$ 1,850.00
03010	HIGH CYCLE INVERTER	\$ 23.00	\$ 67.00	\$ 200.00	\$ 1,200.00
03100	CHIPPING GUN/RIVET BUSTER	\$ 23.00	\$ 67.00	\$ 200.00	\$ 1,200.00
03101	CONCRETE BREAKER - ELECTRIC	\$ 28.00	\$ 84.00	\$ 250.00	\$ 1,500.00
03102	CONCRETE PLANER	\$ 21.00	\$ 61.00	\$ 181.00	\$ 543.00
03103	CORE DRILL & ACCESSORIES	\$ 39.00	\$ 115.00	\$ 344.00	\$ 4,120.00
03500	REBAR CUTTER	\$ 25.00	\$ 73.00	\$ 217.00	\$ 1,297.00
03510	REBAR CUTTER/BENDER	\$ 12.00	\$ 34.00	\$ 100.00	\$ 300.00
03600	POWER TROWEL - 36'	\$ 85.00	\$ 212.00	\$ 468.00	
03601	POWER TROWEL - 48'	\$ 100.00	\$ 257.00	\$ 560.00	
03602	POWER TROWEL - 48' - RIDING	\$ 250.00	\$ 550.00	\$ 1,100.00	
03603	STONE POWER SCREED	\$ 85.00	\$ 150.00	\$ 300.00	
03610	AIRLIFT BAG	\$ 24.00	\$ 70.00	\$ 210.00	\$ 1,260.00
03620	ALLEN SPRAYER 7560XL	\$ 22.00	\$ 64.00	\$ 190.00	\$ 2,575.00
03700	CONCRETE BUCKETS - 1/2 CY	\$ 34.00	\$ 100.00	\$ 300.00	\$ 1,800.00
03701	CONCRETE BUCKETS - 3/4 CY	\$ 36.00	\$ 106.00	\$ 317.00	\$ 1,900.00
03702	CONCRETE BUCKETS - 1-1/4 CY	\$ 20.00	\$ 59.00	\$ 175.00	\$ 2,100.00
03703	CHUTE HOPPERS	\$ 13.00	\$ 39.00	\$ 117.00	\$ 350.00
03704	PORTABLE MIXER	\$ 32.00	\$ 95.00	\$ 283.00	\$ 849.00
03708	TREMME W/HOSE	\$ 13.00	\$ 39.00	\$ 117.00	\$ 350.00
03709	CONCRETE DUMPING PAN	\$ 5.00	\$ 20.00	\$ 75.00	\$ 425.00
03710	GROUT PUMP	\$ 19.00	\$ 57.00	\$ 170.00	\$ 510.00
<b>04000</b>	<b>AIR COMPRESSORS/ACCESSORIES/PUMPS</b>				
04001	AIR COMPRESSOR - HAND CARRY	\$ 15.00	\$ 43.00	\$ 127.00	\$ 350.00
04002	AIR COMPRESSOR - PORTABLE	\$ 33.00	\$ 97.00	\$ 289.00	\$ 865.00
04010	AIR COMPRESSOR - TOW BEHIND	\$ 94.00	\$ 283.00	\$ 850.00	
04099	Air Nailers - Palm	\$ 2.00	\$ 6.00	\$ 17.00	\$ 50.00
04100	Air Nailers - Framing	\$ 13.00	\$ 39.00	\$ 117.00	\$ 350.00
04101	Air Nailers - Finish	\$ 8.00	\$ 22.00	\$ 64.00	\$ 190.00
04102	Air Nailers - Coil	\$ 15.00	\$ 44.00	\$ 130.00	\$ 390.00
04103	AIR IMPACT WRENCH	\$ 26.00	\$ 76.00	\$ 226.00	\$ 676.00
04106	MINI NAIL SCALER	\$ 5.00	\$ 14.00	\$ 40.00	\$ 120.00
04300	AIRLESS SPRAYER	\$ 32.00	\$ 95.00	\$ 283.00	\$ 849.00
04301	AIR HAMMER (ALL) - ROCK DRILL	\$ 25.00	\$ 73.00	\$ 217.00	\$ 650.00



**Lump Sum Rental is equal to the average replacement value of the item.**

**2022 Equipment Rental Rate Sheet**

Delivery Rates: \$45/per delivery within a 20-mile radius of Portland.  
 Delivery Rates: Hourly rates of \$90/hour for other deliveries and repairs.

All items without a lump sum stipulated are valued higher than a 12 month usage cost.

Description		Rental Rates			Lump Sum Rental
		1-4 days Daily	5-15 days Weekly	16 + days Monthly	
04400	PNEUMATIC IMPACT GUN	\$ 11.00	\$ 31.00	\$ 92.00	\$ 275.00
<b>05000</b>	<b>MATERIAL HANDLING/STORAGE EQUIPMENT</b>				
05001	20' CONEX STORAGE CONTAINER	\$ 18.00	\$ 50.00	\$ 150.00	
05003	CONTAINER - 8' X 16' - DOUBLE END	\$ 17.00	\$ 50.00	\$ 150.00	
05006	TOOL STORAGE BOX (all)	\$ 20.00	\$ 59.00	\$ 175.00	\$ 1,050.00
05008	KNACK PLAN BOX	\$ 31.00	\$ 91.00	\$ 271.00	\$ 3,250.00
05010	ROOF CART	\$ 38.00	\$ 112.00	\$ 334.00	\$ 1,000.00
05100	PALLET JACK	\$ 19.00	\$ 55.00	\$ 163.00	\$ 489.00
05101	BOARD CART	\$ 11.00	\$ 31.00	\$ 92.00	\$ 275.00
05102	HI-JACKERS	\$ 19.00	\$ 57.00	\$ 171.00	\$ 2,043.00
05103	CHAIN HOIST	\$ 24.00	\$ 70.00	\$ 209.00	\$ 2,500.00
05104	COME-A-LONGS	\$ 8.00	\$ 23.00	\$ 69.00	\$ 205.00
05105	WALL JACKS/HYDRAULIC JACKS	\$ 13.00	\$ 39.00	\$ 117.00	\$ 350.00
05106	PORTA POWER	\$ 8.00	\$ 23.00	\$ 67.00	\$ 200.00
05107	HAND TRUCK	\$ 7.00	\$ 20.00	\$ 59.00	\$ 175.00
05110	GREY WHEELED SERVICE CART	\$ 11.00	\$ 32.00	\$ 94.00	\$ 282.00
05200	BANDER/CRIMPER SET UP	\$ 32.00	\$ 96.00	\$ 287.00	\$ 860.00
05300	STEEL PLATES 6' X 10'	\$ 23.00	\$ 67.00	\$ 200.00	\$ 2,400.00
05301	STEEL PLATES 8' X 10'	\$ 28.00	\$ 84.00	\$ 250.00	\$ 2,500.00
05302	STEEL PLATES 5' X 6'	\$ 20.00	\$ 59.00	\$ 175.00	\$ 1,500.00
05303	STEEL PLATES 7' X 14'	\$ 39.00	\$ 117.00	\$ 350.00	\$ 3,500.00
<b>06000</b>	<b>SAWS</b>				
06001	7 1/4" CIRCULAR	\$ 8.00	\$ 23.00	\$ 67.00	\$ 201.00
06002	BEAM SAW	\$ 25.00	\$ 75.00	\$ 224.00	\$ 670.00
06003	RECIPROCATING SAW	\$ 10.00	\$ 29.00	\$ 87.00	\$ 260.00
06004	PORT-A-BAND	\$ 12.00	\$ 35.00	\$ 103.00	\$ 309.00
06005	JIGSAW	\$ 6.00	\$ 17.00	\$ 50.00	\$ 150.00
06006	BIG FOOT SAW	\$ 16.00	\$ 46.00	\$ 137.00	\$ 409.00
06007	MULTIFUNCTION HOLE CUTTER KIT	\$ 11.00	\$ 31.00	\$ 91.00	\$ 271.00
06010	7-1/4" CIRCULAR - CORDLESS	\$ 12.00	\$ 34.00	\$ 102.00	\$ 305.00
06100	TABLE SAW	\$ 23.00	\$ 67.00	\$ 200.00	\$ 600.00
06101	MITER SAW 10"	\$ 21.00	\$ 62.00	\$ 184.00	\$ 550.00
06102	MITER SAW 12"	\$ 23.00	\$ 68.00	\$ 202.00	\$ 605.00
06200	HOT SAW - GAS	\$ 32.00	\$ 95.00	\$ 284.00	\$ 850.00
06202	CHAIN SAW - GAS	\$ 12.00	\$ 34.00	\$ 100.00	\$ 299.00
06203	MULTI TOOL (Dremel)	\$ 5.00	\$ 14.00	\$ 40.00	\$ 120.00
06300	CONCRETE SAW - WALK BEHIND	\$ 36.00	\$ 196.00	\$ 317.00	\$ 1,900.00
<b>07000</b>	<b>DRILLS</b>				
07001	CORDED DRILL - 3/8" - 1/2"	\$ 5.00	\$ 13.00	\$ 37.00	\$ 110.00
07002	CORDED DRILL - 1/2" - 3/4"	\$ 7.00	\$ 21.00	\$ 62.00	\$ 185.00
07003	ANGLE DRILL	\$ 12.00	\$ 34.00	\$ 102.00	\$ 305.00
07004	ROTOHAMMER - SMALL	\$ 17.00	\$ 50.00	\$ 150.00	\$ 450.00





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**2022 Equipment Rental Rate Sheet**

Delivery Rates: \$45/per delivery within a 20-mile radius of Portland.  
 Delivery Rates: Hourly rates of \$90/hour for other deliveries and repairs.

All items without a lump sum stipulated are valued higher than a 12 month usage cost.

Description		Rental Rates			Lump Sum Rental
		1-4 days Daily	5-15 days Weekly	16 + days Monthly	
07005	ROTOHAMMER - LARGE	\$ 21.00	\$ 61.00	\$ 181.00	\$ 1,084.00
07006	MAGNETIC DRILL	\$ 26.00	\$ 78.00	\$ 234.00	\$ 700.00
07007	DEMOLITION HAMMER	\$ 29.00	\$ 87.00	\$ 259.00	\$ 1,550.00
07008	ELECTRIC SHEARS	\$ 9.00	\$ 26.00	\$ 77.00	\$ 230.00
07009	CORE DRILL - HANDHELD	\$ 38.00	\$ 112.00	\$ 334.00	\$ 2,000.00
07101	CORDLESS SCREW GUN	\$ 18.00	\$ 53.00	\$ 158.00	\$ 474.00
07102	CORDLESS IMPACT GUN	\$ 9.00	\$ 27.00	\$ 80.00	\$ 240.00
07105	CORDLESS 1/2" IMPACT GUN	\$ 12.00	\$ 34.00	\$ 100.00	\$ 300.00
07201	CORDED IMPACT GUN	\$ 10.00	\$ 29.00	\$ 87.00	\$ 259.00
07202	CORDLESS KIT - IMPACT & SCREW GUNS	\$ 15.00	\$ 43.00	\$ 127.00	\$ 380.00
07225	1/2" RIGHT ANGLE ADAPTOR	\$ 6.00	\$ 17.00	\$ 50.00	\$ 150.00
07500	POWDER ACTUATED TOOL	\$ 12.00	\$ 34.00	\$ 101.00	\$ 301.00
<b>08000 SANDERS/GRINDERS</b>					
08001	BELT SANDER	\$ 10.00	\$ 28.00	\$ 84.00	\$ 250.00
08002	VIBRATORY SANDER	\$ 4.00	\$ 11.00	\$ 32.00	\$ 95.00
08003	FLOOR SANDER/BUFFER	\$ 28.00	\$ 84.00	\$ 250.00	\$ 750.00
08004	FLOOR GRINDER	\$ 47.00	\$ 139.00	\$ 417.00	\$ 5,000.00
08100	POWER PLANER	\$ 9.00	\$ 25.00	\$ 73.00	\$ 219.00
08101	12" SURFACE PLANER	\$ 24.00	\$ 72.00	\$ 215.00	\$ 645.00
08102	ROUTER/LAMINATE TRIMMER	\$ 8.00	\$ 24.00	\$ 72.00	\$ 214.00
08200	BISQUIT PLATE JOINER	\$ 10.00	\$ 29.00	\$ 85.00	\$ 254.00
08300	HEAT GUN	\$ 5.00	\$ 15.00	\$ 43.00	\$ 129.00
08400	GRINDERS - SMALL	\$ 6.00	\$ 17.00	\$ 50.00	\$ 149.00
08401	GRINDERS - LARGE	\$ 9.00	\$ 25.00	\$ 73.00	\$ 219.00
<b>09000 POWER/HEATING/LIGHTING EQUIPMENT</b>					
09001	TEMPORARY POWER POTS	\$ 13.00	\$ 39.00	\$ 117.00	\$ 350.00
09002	TEMPORARY POWER CORDS (50')	\$ 7.00	\$ 20.00	\$ 60.00	\$ 179.00
09003	TEMPORARY POWER Y	\$ 9.00	\$ 25.00	\$ 74.00	\$ 220.00
09004	110V CORDS	\$ 5.00	\$ 15.00	\$ 44.00	\$ 130.00
09005	YELLOW JACKET CORD PROTECTORS	\$ 12.00	\$ 34.00	\$ 102.00	\$ 305.00
09008	TEMPORARY POWER CORDS (100')	\$ 12.00	\$ 35.00	\$ 105.00	\$ 315.00
09009	HIGH CYCLE CORDS (50')	\$ 11.00	\$ 33.00	\$ 97.00	\$ 290.00
09100	LIGHT STANDS	\$ 10.00	\$ 25.00	\$ 50.00	\$ 150.00
09101	LIGHT TOWERS	\$ 140.00	\$ 356.00	\$ 600.00	
09102	BREWERY CORD PER 100'	\$ 5.00	\$ 14.00	\$ 42.00	\$ 125.00
09103	WOBBLE LIGHTS	\$ 13.00	\$ 39.00	\$ 117.00	\$ 350.00
09104	HALOGEN LIGHTS	\$ 11.00	\$ 33.00	\$ 97.00	\$ 289.00
09106	HAND HELD SHOP LIGHT	\$ 4.00	\$ 12.00	\$ 34.00	\$ 100.00
09200	FURNACE - HEAT WAGONS	\$ 51.00	\$ 153.00	\$ 459.00	\$ 5,500.00
09201	BOX/PEDESTAL FANS	\$ 18.00	\$ 53.00	\$ 159.00	\$ 475.00
09202	BLOWER FANS/SQUIRREL FANS	\$ 10.00	\$ 28.00	\$ 84.00	\$ 250.00
09204	DEHUMIDIFIER	\$ 34.00	\$ 100.00	\$ 300.00	\$ 1,800.00
09205	NEGATIVE AIR MACHINE	\$ 19.00	\$ 57.00	\$ 170.00	\$ 1,020.00



**Lump Sum Rental is equal to the average replacement value of the item.**

**2022 Equipment Rental Rate Sheet**

Delivery Rates: \$45/per delivery within a 20-mile radius of Portland.  
 Delivery Rates: Hourly rates of \$90/hour for other deliveries and repairs.

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Description		Rental Rates			Lump Sum Rental
		1-4 days Daily	5-15 days Weekly	16 + days Monthly	
09220	240V HEATERS	\$ 23.00	\$ 67.00	\$ 200.00	\$ 600.00
09300	GENERATORS - 1KW - 5 KW	\$ 19.00	\$ 56.00	\$ 168.00	\$ 2,005.00
09301	GENERATORS - 25KWV	\$ 235.00	\$ 595.00	\$ 1,246.00	
09302	GENERATORS - Multi-Power 7000E	\$ 28.00	\$ 84.00	\$ 250.00	\$ 1,500.00
09303	TEMPORARY PIG-TAIL	\$ 9.00	\$ 25.00	\$ 74.00	\$ 220.00
09350	BATTERY CHARGER	\$ 3.00	\$ 8.00	\$ 24.00	\$ 70.00
09355	BATTERY - 18v- 60v	\$ 3.00	\$ 9.00	\$ 27.00	\$ 80.00
<b>10000</b>	<b>LADDERS/SCAFFOLD/ACCESS EQUIPMENT</b>				
10001	EXTENSION LADDERS - to 20'	\$ 9.00	\$ 26.00	\$ 77.00	\$ 229.00
10002	EXTENSION LADDERS - 24'	\$ 10.00	\$ 29.00	\$ 87.00	\$ 259.00
10003	EXTENSION LADDERS - 28'	\$ 12.00	\$ 34.00	\$ 100.00	\$ 299.00
10004	EXTENSION LADDERS - 32'	\$ 15.00	\$ 44.00	\$ 130.00	\$ 389.00
10005	EXTENSION LADDERS - 40'	\$ 16.00	\$ 48.00	\$ 143.00	\$ 429.00
10006	STEP LADDERS - to 8'	\$ 6.00	\$ 17.00	\$ 50.00	\$ 149.00
10007	STEP LADDERS - 10'	\$ 8.00	\$ 22.00	\$ 66.00	\$ 198.00
10008	STEP LADDERS - 12'	\$ 10.00	\$ 29.00	\$ 87.00	\$ 259.00
10009	BAKER SCAFFOLD	\$ 13.00	\$ 38.00	\$ 112.00	\$ 335.00
10010	LADDER SAFETY RAIL (PAIR)	\$ 6.00	\$ 17.00	\$ 50.00	\$ 150.00
10012	LADDER - PODIUM - 6'	\$ 9.00	\$ 26.00	\$ 77.00	\$ 230.00
10013	LADDER - PODIUM - 8'	\$ 12.00	\$ 36.00	\$ 107.00	\$ 320.00
10110	BUMP LINE STANTIONS/CANDLE STICKS - 1	\$1.00	\$3.00	\$9.00	\$ 25.00
10111	BUMP LINE STANTIONS/CANDLE STICKS - 10	\$10.00	\$28.00	\$84.00	\$ 250.00
10112	BUMP LINE STANTIONS/CANDLE STICKS - 50	\$24.00	\$70.00	\$209.00	\$ 1,250.00
10113	BUMP LINE STANTIONS/CANDLE STICKS - 100	\$24.00	\$70.00	\$209.00	\$ 2,500.00
10114	BUMP LINE STANTIONS/CANDLE STICKS - 200	\$47.00	\$139.00	\$417.00	\$ 5,000.00
10101	FOLDING BARRICADES				\$ 45.00
10190	RETRACTABLE LANYARD - 20'-30'	\$ 14.00	\$ 42.00	\$ 124.00	\$ 370.00
10191	RETRACTABLE LANYARD - 50'	\$ 27.00	\$ 79.00	\$ 237.00	\$ 710.00
10192	RETRACTABLE LANYARD - 20'-30' LE	\$ 19.00	\$ 56.00	\$ 167.00	\$ 500.00
10193	RETRACTABLE LANYARD - 50' LE	\$ 34.00	\$ 100.00	\$ 300.00	\$ 900.00
10200	LIFELINE KIT	\$23.00	\$67.00	\$200.00	\$ 600.00
10202	RETRACTABLE LANYARD	\$ 27.00	\$ 79.00	\$ 237.00	\$ 710.00
10203	MAN BASKETS	\$ 30.00	\$ 80.00	\$ 250.00	
10204	ZIPWALLS (per)	\$ 3.00	\$ 8.00	\$ 24.00	\$ 70.00
10211	KERMANTLE FALL ARREST	\$ 23.00	\$ 67.00	\$ 200.00	\$ 600.00
10213	SAIA SAFETY HARNESS	\$ 17.00	\$ 50.00	\$ 150.00	\$ 450.00
10240	ROOF CART - FALL PROTECTION	\$ 38.00	\$ 114.00	\$ 340.00	\$ 4,074.00
10250	PARAPET SAFETY RAIL - 1	\$ 10.00	\$ 25.00	\$ 75.00	\$ 150.00
10251	PARAPET SAFETY RAIL - 10	\$ 28.00	\$ 84.00	\$ 250.00	\$ 1,500.00
10252	PARAPET SAFETY RAIL - 50	\$ 70.00	\$ 209.00	\$ 625.00	\$ 7,500.00
10253	PARAPET SAFETY RAIL - 100	\$ 139.00	\$ 417.00	\$ 1,250.00	\$ 15,000.00
10254	PARAPET SAFETY RAIL - 200	\$ 278.00	\$ 833.00	\$ 2,500.00	\$ 30,000.00
10260	SAFETY GUARDRAIL - BASE	\$ 10.00	\$ 28.00	\$ 84.00	\$ 250.00
10262	SAFETY GUARDRAIL - 6'	\$ 6.00	\$ 18.00	\$ 52.00	\$ 155.00





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**2022 Equipment Rental Rate Sheet**

Delivery Rates: \$45/per delivery within a 20-mile radius of Portland.  
 Delivery Rates: Hourly rates of \$90/hour for other deliveries and repairs.

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Description		Rental Rates			Lump Sum Rental
		1-4 days Daily	5-15 days Weekly	16 + days Monthly	
10265	SAFETY GUARDRAIL - 12'	\$ 11.00	\$ 33.00	\$ 98.00	\$ 293.00
<b>11000</b>	<b>TRUCKS/TRAILERS</b>				
11001	1/2 Ton Pickup (F150)	\$ 82.00	\$ 325.00	\$ 975.00	
11002	3/4 Ton Pickup (F250)	\$ 90.00	\$ 350.00	\$ 1,050.00	
11003	F350 Flatbed	\$ 110.00	\$ 420.00	\$ 1,250.00	
11004	1 Ton Pickup (Green Flatbed)	\$ 82.00	\$ 325.00	\$ 1,050.00	
11100	Flatbed Trailer	\$ 70.00	\$ 248.00	\$ 528.00	
11101	TRAILER - FLATBED 8' X 12'	\$ 70.00	\$ 248.00	\$ 528.00	
11102	TRAILER - FLATBED 8' X 16' - BIG TEX	\$ 70.00	\$ 248.00	\$ 528.00	
11103	TRAILER - FLATBED 8' X 18' - BIG TEX	\$ 70.00	\$ 248.00	\$ 528.00	
11104	TRAILER - WATER - 500 GALLON	\$ 85.00	\$ 252.00	\$ 632.00	
11105	TRAILER - WATER - 800 GALLON	\$ 85.00	\$ 252.00	\$ 632.00	
11110	DUMP TRAILER	\$ 120.00	\$ 320.00	\$ 700.00	
11300	GOLF CART	\$ 60.00	\$ 175.00	\$ 500.00	\$ 5,000.00
<b>12000</b>	<b>FORKLIFTS/MANLIFTS</b>				
12006	72" Forks	\$ 28.00	\$ 68.00	\$ 124.00	
12007	2000 Toyota 7FGU25 FORKLIFT	\$ 130.00	\$ 437.00	\$ 889.00	
12011	LIGHT REACH FORKLIFT	\$ 255.00	\$ 750.00	\$ 2,100.00	
12015	HEAVY REACH FORKLIFT	\$ 415.00	\$ 1,250.00	\$ 3,700.00	
12050	SCISSOR LIFT - 19'	\$ 110.00	\$ 320.00	\$ 710.00	
12053	SCISSOR LIFT - 32'	\$ 112.00	\$ 334.00	\$ 1,000.00	
12055	SCISSOR LIFT - 35' (4WD)	\$ 180.00	\$ 540.00	\$ 1,620.00	
12150	FORKLIFT PICKING BAR	\$ 20.00	\$ 60.00	\$ 175.00	
12200	DUMP BOX	\$ 28.00	\$ 68.00	\$ 120.00	
<b>13000</b>	<b>BACKHOES</b>				
13004	1995 Case 580L 4wd	\$ 240.00	\$ 833.00	\$ 2,080.00	
13100	Backhoe Buckets	\$ 60.00	\$ 158.00	\$ 396.00	
<b>14000</b>	<b>CRANES</b>				
14002	1980 Grove RT 740 HydroCrane	\$ 1,520.00	\$ 4,560.00	\$ 13,680.00	
14003	1989 Grove RT 745 45T HydroCrane	\$ 1,520.00	\$ 4,560.00	\$ 13,680.00	
14004	1999 Grove RT 750 HydroCrane	\$ 1,520.00	\$ 4,560.00	\$ 13,680.00	
14005	1999 Grove 860 HydroCrane	\$ 1,600.00	\$ 4,800.00	\$ 14,400.00	
14100	SPREADER BAR	\$ 75.00	\$ 225.00	\$ 675.00	
14200	CRANE FORK ATTACHMENT	\$ 50.00	\$ 150.00	\$ 450.00	
<b>15000</b>	<b>FORMWORK/SHORING/SCAFFOLD</b>				
15001	SHORING-BRACKETS-BRACING			\$ 90.00	
<b>15100</b>	<b>EFCO Forms</b>				
15101	12' Super Studs	Per Lineal Foot		\$ 0.60	
15102	14' E Beams	Per Lineal Foot		\$ 0.40	



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**2022 Equipment Rental Rate Sheet**

Delivery Rates: \$45/per delivery within a 20-mile radius of Portland.  
 Delivery Rates: Hourly rates of \$90/hour for other deliveries and repairs.

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Description		Rental Rates			Lump Sum Rental
		1-4 days Daily	5-15 days Weekly	16 + days Monthly	
15103	12' E Beams	Per Lineal Foot		\$ 0.40	
15104	10' E Beams	Per Lineal Foot		\$ 0.40	
15105	4' E Beams	Per Lineal Foot		\$ 0.40	
15106	3' E Beams	Per Lineal Foot		\$ 0.40	
15107	2' E Beams	Per Lineal Foot		\$ 0.40	
15108	1' E Beams	Per Lineal Foot		\$ 0.40	
15109	4' Overhand Brackets			\$ 2.00	
15110	5' Overhang Brackets			\$ 2.00	
<b>15200</b>	<b>Forming</b>				
15210	JAHN-A BRACKET - 1			\$ 0.35	
15211	JAHN-A BRACKET - 10			\$ 3.50	
15212	JAHN-A BRACKET - 50			\$ 17.50	
15213	JAHN-A BRACKET - 100			\$ 35.00	
15214	JAHN-A BRACKET - 200			\$ 70.00	
15215	HAIR PINS - 1			\$ 0.13	
15216	HAIR PINS - 10			\$ 1.30	
15217	HAIR PINS - 50			\$ 6.50	
15218	HAIR PINS - 100			\$ 13.00	
15219	HAIR PINS - 200			\$ 26.00	
15220	STRONGBACK BRACKETS - 1			\$ 0.10	
15221	STRONGBACK BRACKETS -10			\$ 1.00	
15222	STRONGBACK BRACKETS - 50			\$ 5.00	
15223	STRONGBACK BRACKETS - 100			\$ 10.00	
15224	STRONGBACK BRACKETS - 200			\$ 20.00	
15225	FORM ALIGNERS - 1			\$ 3.50	
15226	FORM ALIGNERS - 10			\$ 35.00	
15227	FORM ALIGNERS - 50			\$ 175.00	
15228	FORM ALIGNERS - 100			\$ 350.00	
15229	FORM ALIGNERS - 200			\$ 700.00	
15230	CAT HEADS - 1			\$ 0.85	
15231	CAT HEADS - 10			\$ 8.50	
15232	CAT HEADS - 50			\$ 42.50	
15233	CAT HEADS - 100			\$ 85.00	
15234	CAT HEADS - 200			\$ 170.00	
15235	SHE-BOLTS - 1			\$ 1.50	
15236	SHE-BOLTS - 10			\$ 15.00	
15237	SHE-BOLTS - 50			\$ 75.00	
15238	SHE-BOLTS - 100			\$ 150.00	
15239	SHE-BOLTS - 200			\$ 300.00	
<b>15300</b>	<b>Shorex</b>				
15301	Shorex Base Frames			\$ 4.00	
15302	Shorex Extension Frames			\$ 2.00	
15303	Adjustable U-heads			\$ 1.00	
15304	Swivel Base Jacks			\$ 1.00	



**Lump Sum Rental is equal to the average replacement value of the item.**

**2022 Equipment Rental Rate Sheet**

Delivery Rates: \$45/per delivery within a 20-mile radius of Portland.  
 Delivery Rates: Hourly rates of \$90/hour for other deliveries and repairs.

All items without a lump sum stipulated are valued higher than a 12 month usage cost.

Description		Rental Rates			Lump Sum Rental
		1-4 days Daily	5-15 days Weekly	16 + days Monthly	
15305	Coupling Pins			\$ 0.10	
15306	Extension Pins			\$ 0.10	
15307	Cross Brace - 6x5			\$ 0.25	
15308	Cross Brace - 4x5			\$ 0.25	
15309	Cross Brace 8x5			\$ 0.25	
15310	Cross Brace 10x5			\$ 0.25	
<b>15400</b>	<b>Scaffolding</b>				
15401	Stair Sections			\$ 4.00	
15402	Landing Sections			\$ 4.00	
15403	12" Wheels			\$ 3.00	
15404	6" Wheels			\$ 2.00	
15405	Ladder Frames			\$ 4.00	
15406	Stairway Sections			\$ 4.00	
15407	Rolling Scaffold Bracket Sections			\$ 4.00	
15408	Shoring Dolly	\$ 24.00	\$ 63.00	\$ 104.00	
15409	Scaffold Planks			\$ 4.00	
15410	Hand Rail Section			\$ 4.00	
<b>15500</b>	<b>Aluma Beams</b>				
15501	16' Stringer	Per Lineal Foot		\$ 0.40	
15502	12' Stringer	Per Lineal Foot		\$ 0.40	
15503	11' Stringer	Per Lineal Foot		\$ 0.40	
15504	22' Beam	Per Lineal Foot		\$ 0.40	
15505	20' Beam	Per Lineal Foot		\$ 0.40	
15506	18' Beam	Per Lineal Foot		\$ 0.40	
15507	16' Beam	Per Lineal Foot		\$ 0.40	
15508	14' Beam	Per Lineal Foot		\$ 0.40	
15509	12' Beam	Per Lineal Foot		\$ 0.40	
<b>16000</b>	<b>MISCELLANEOUS EQUIPMENT</b>				
16001	Pipe Threader	\$ 20.00	\$ 59.00	\$ 175.00	
16100	Multi-Gas Monitor	\$ 17.00	\$ 50.00	\$ 150.00	
16103	Pool Tester	\$ 9.00	\$ 25.00	\$ 75.00	
16104	Moisture Meter	\$ 5.00	\$ 15.00	\$ 45.00	
16150	Deck Puller	\$ 7.00	\$ 21.00	\$ 62.00	\$ 198.00
16200	Glass Cups	\$ 8.00	\$ 6.00	\$ 39.00	\$ 105.00
16400	Rebar Caps - 1	\$ 0.15	\$ 0.25	\$ 0.40	\$ 1.70
16401	Rebar Caps - 10	\$ 1.50	\$ 2.50	\$ 4.00	\$ 17.00
16402	Rebar Caps - 50	\$ 7.50	\$ 12.50	\$ 20.00	\$ 85.00
16403	Rebar Caps - 100	\$ 15.00	\$ 25.00	\$ 40.00	\$ 170.00
16404	Rebar Caps - 200	\$ 30.00	\$ 50.00	\$ 80.00	\$ 340.00
16510	Stake Puller	\$ 5.00	\$ 15.00	\$ 45.00	\$ 175.00
16520	METAL STAKES - 12" - 1	\$ 0.10	\$ 0.17	\$ 0.50	\$ 2.00
16521	METAL STAKES - 12" - 10	\$ 1.00	\$ 1.70	\$ 5.00	\$ 20.00
16522	METAL STAKES - 12" - 50	\$ 50.00	\$ 8.50	\$ 25.00	\$ 100.00



**Lump Sum Rental is equal to the average replacement value of the item.**

**2022 Equipment Rental Rate Sheet**

Delivery Rates: \$45/per delivery within a 20-mile radius of Portland.  
 Delivery Rates: Hourly rates of \$90/hour for other deliveries and repairs.

**All items without a lump sum stipulated are valued higher than a 12 month usage cost.**

Description		Rental Rates			Lump Sum Rental
		1-4 days Daily	5-15 days Weekly	16 + days Monthly	
16523	METAL STAKES - 12" - 100	\$ 10.00	\$ 17.00	\$ 50.00	\$ 200.00
16524	METAL STAKES - 12" - 200	\$ 20.00	\$ 34.00	\$ 100.00	\$ 400.00
16525	METAL STAKES - 18" - 1	\$ 0.10	\$ 0.17	\$ 0.50	\$ 2.00
16526	METAL STAKES - 18" - 10	\$ 1.00	\$ 1.70	\$ 5.00	\$ 20.00
16527	METAL STAKES - 18" - 50	\$ 50.00	\$ 8.50	\$ 25.00	\$ 100.00
16528	METAL STAKES - 18" - 100	\$ 10.00	\$ 17.00	\$ 50.00	\$ 200.00
16529	METAL STAKES - 18" - 200	\$ 20.00	\$ 34.00	\$ 100.00	\$ 400.00
16530	METAL STAKES - 2' - 1	\$ 0.10	\$ 0.17	\$ 0.50	\$ 2.00
16531	METAL STAKES - 2' - 10	\$ 1.00	\$ 1.70	\$ 5.00	\$ 20.00
16532	METAL STAKES - 2' - 50	\$ 50.00	\$ 8.50	\$ 25.00	\$ 100.00
16533	METAL STAKES - 2' - 100	\$ 10.00	\$ 17.00	\$ 50.00	\$ 200.00
16534	METAL STAKES - 2' - 200	\$ 20.00	\$ 34.00	\$ 100.00	\$ 400.00
16535	METAL STAKES - 3' - 1	\$ 0.10	\$ 0.17	\$ 0.50	\$ 2.00
16536	METAL STAKES - 3' - 10	\$ 1.00	\$ 1.70	\$ 5.00	\$ 20.00
16537	METAL STAKES - 3' - 50	\$ 50.00	\$ 8.50	\$ 25.00	\$ 100.00
16538	METAL STAKES - 3' - 100	\$ 10.00	\$ 17.00	\$ 50.00	\$ 200.00
16539	METAL STAKES - 3' - 200	\$ 20.00	\$ 34.00	\$ 100.00	\$ 400.00
16540	METAL STAKES - 4' - 1	\$ 0.10	\$ 0.17	\$ 0.50	\$ 2.00
16541	METAL STAKES - 4' - 10	\$ 1.00	\$ 1.70	\$ 5.00	\$ 20.00
16542	METAL STAKES - 4' - 50	\$ 50.00	\$ 8.50	\$ 25.00	\$ 100.00
16543	METAL STAKES - 4' - 100	\$ 10.00	\$ 17.00	\$ 50.00	\$ 200.00
16544	METAL STAKES - 4' - 200	\$ 20.00	\$ 34.00	\$ 100.00	\$ 400.00
<b>17000</b>	<b>SAFETY</b>				
17010	TEMP FENCE PANELS	\$ 15.00	\$ 40.00	\$ 65.00	\$ 130.00
17504	FIRE EXTINGUISHERS	-	-	-	\$ 55.00
17514	FIRE EXTINGUISHER STAND	-	-	-	\$ 109.00
18002	EYEWASH STATION	\$ 15.00	\$ 45.00	\$ 100.00	\$ 300.00
18010	AED DEFIBRILLATOR	\$ 38.00	\$ 112.00	\$ 334.00	\$ 2,000.00

Lump Sum Rental is not available for these items. ██████████

**Exhibit M**



CLACKAMAS COUNTY
PUBLIC IMPROVEMENT CONTRACT
PERFORMANCE BOND

Bond No.:
Solicitation: 2021-56
Project Name: Oak Lodge and Gladstone Library CM/GC-GMP

Table with 2 columns: Surety information and Bond Amount. Rows include Surety #1, Surety #2, and Total Penal Sum of Bond.

We, \_\_\_\_\_ as Principal, and the above identified Surety(ies), authorized to transact surety business in Oregon, as Surety, hereby jointly and severally bind ourselves, our respective heirs, executors, administrators, successors and assigns firmly by these presents to pay unto Clackamas County and, the sum of (Total Penal Sum of Bond) (Provided, that we the Sureties bind ourselves in such sum "jointly and severally" as well as "severally" only for the purpose of allowing a joint action or actions against any or all of us, and for all other purposes each Surety binds itself, jointly and severally with the Principal, for the payment of such sum only as is set forth opposite the name of such Surety); and

WHEREAS, the Principal has entered into a contract with Clackamas County, along with the plans, specifications, terms and conditions of which are contained in the above-referenced Solicitation; and

WHEREAS, the terms and conditions of the contract, together with applicable plans, standard specifications, special provisions, schedule of performance, and schedule of contract prices, are made a part of this Performance Bond by reference, whether or not attached to the contract (all hereafter called "Contract"); and

WHEREAS, the Principal has agreed to perform the Contract in accordance with the terms, conditions, requirements, plans and specifications, and all authorized modifications of the Contract which increase the amount of the work, the amount of the Contract, or constitute an authorized extension of the time for performance, notice of any such modifications hereby being waived by the Surety:

NOW, THEREFORE, THE CONDITION OF THIS BOND IS SUCH that if the Principal herein shall faithfully and truly observe and comply with the terms, conditions and provisions of the Contract, in all respects, and shall well and truly and fully do and perform all matters and things undertaken by Contractor to be performed under the Contract, upon the terms set forth therein, and within the time prescribed therein, or as extended as provided in the Contract, with or without notice to the Sureties, and shall defend, indemnify, and save harmless Clackamas County and its elected officials, officers, employees and

agents, against any direct or indirect damages or claim of every kind and description that shall be suffered or claimed to be suffered in connection with or arising out of the performance of the Contract by the Principal or its subcontractors, and shall in all respects perform said contract according to law, then this obligation is to be void; otherwise, it shall remain in full force and effect for so long as any term of the Contract remains in effect.

Nonpayment of the bond premium will not invalidate this bond nor shall Clackamas County, be obligated for the payment of any premiums.

This bond is given and received under authority of Oregon Revised Statutes Chapter 279C and the Clackamas County Local Contractor Review Board Rules, the provisions of which hereby are incorporated into this bond and made a part hereof.

IN WITNESS WHEREOF, WE HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED AND SEALED BY OUR DULY AUTHORIZED LEGAL REPRESENTATIVES.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**PRINCIPAL:** \_\_\_\_\_

By: \_\_\_\_\_

Signature

\_\_\_\_\_  
Official Capacity

Attest: \_\_\_\_\_

Corporation Secretary

**SURETY:** \_\_\_\_\_

*[Add signatures for each if using multiple bonds]*

**BY ATTORNEY-IN-FACT:**

*[Power-of-Attorney must accompany each bond]*

\_\_\_\_\_  
Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address

\_\_\_\_\_  
City State Zip

\_\_\_\_\_  
Phone Fax





CLACKAMAS COUNTY
PUBLIC IMPROVEMENT CONTRACT

PAYMENT BOND

Bond No.:
Solicitation: 2021-56
Project Name: Oak Lodge and Gladstone Library CM/GC-GMP

(Surety #1) Bond Amount No. 1: \$
(Surety #2)\* Bond Amount No. 2:\* \$
\* If using multiple sureties Total Penal Sum of Bond: \$

We, as Principal, and the above identified Surety(ies), authorized to transact surety business in Oregon, as Surety, hereby jointly and severally bind ourselves, our respective heirs, executors, administrators, successors and assigns firmly by these presents to pay unto Clackamas County, the sum of (Total Penal Sum of Bond) (Provided, that we the Sureties bind ourselves in such sum "jointly and severally" as well as "severally" only for the purpose of allowing a joint action or actions against any or all of us, and for all other purposes each Surety binds itself, jointly and severally with the Principal, for the payment of such sum only as is set forth opposite the name of such Surety); and

WHEREAS, the Principal has entered into a contract with Clackamas County, along with the plans, specifications, terms and conditions of which are contained in above-referenced Solicitation; and

WHEREAS, the terms and conditions of the contract, together with applicable plans, standard specifications, special provisions, schedule of performance, and schedule of contract prices, are made a part of this Payment Bond by reference, whether or not attached to the contract (all hereafter called "Contract"); and

WHEREAS, the Principal has agreed to perform the Contract in accordance with the terms, conditions, requirements, plans and specifications, and schedule of contract prices which are set forth in the Contract and any attachments, and all authorized modifications of the Contract which increase the amount of the work, or the cost of the Contract, or constitute authorized extensions of time for performance of the Contract, notice of any such modifications hereby being waived by the Surety:

NOW, THEREFORE, THE CONDITION OF THIS BOND IS SUCH that if the Principal shall faithfully and truly observe and comply with the terms, conditions and provisions of the Contract, in all respects, and shall well and truly and fully do and perform all matters and things by it undertaken to be performed under said Contract and any duly authorized modifications that are made, upon the terms set forth therein, and within the time prescribed therein, or as extended therein as provided in the Contract, with or without notice to the Sureties, and shall defend, indemnify, and save harmless Clackamas County and its elected officials, officers, employees and agents, against any claim for direct or indirect damages of every kind and description that shall be suffered or claimed to be suffered in connection with or arising out of the performance of the Contract by the Contractor or its subcontractors, and shall promptly pay all persons supplying labor, materials or both to the Principal or its subcontractors for prosecution of the work provided in the Contract; and shall promptly pay all contributions due the State Industrial Accident Fund and the State Unemployment Compensation Fund from the Principal or its



subcontractors in connection with the performance of the Contract; and shall pay over to the Oregon Department of Revenue all sums required to be deducted and retained from the wages of employees of the Principal and its subcontractors pursuant to ORS 316.167, and shall permit no lien nor claim to be filed or prosecuted against Clackamas County on account of any labor or materials furnished; and shall do all things required of the Principal by the laws of this State, then this obligation shall be void; otherwise, it shall remain in full force and effect for so long as any term of the Contract remains in effect.

Nonpayment of the bond premium will not invalidate this bond nor shall Clackamas County be obligated for the payment of any premiums.

This bond is given and received under authority of Oregon Revised Statutes Chapter 279C and the Clackamas County Local Contractor Review Board Rules, the provisions of which hereby are incorporated into this bond and made a part hereof.

IN WITNESS WHEREOF, WE HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED AND SEALED BY OUR DULY AUTHORIZED LEGAL REPRESENTATIVES:

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**PRINCIPAL:** \_\_\_\_\_

By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Official Capacity

Attest: \_\_\_\_\_  
Corporation Secretary

**SURETY:** \_\_\_\_\_  
*[Add signatures for each if using multiple bonds]*

**BY ATTORNEY-IN-FACT:**  
*[Power-of-Attorney must accompany each bond]*

\_\_\_\_\_  
Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Address

\_\_\_\_\_  
City State Zip

\_\_\_\_\_  
Phone Fax