

April 16, 2020

Housing Authority Board of Commissioners  
Clackamas County

Members of the Board:

Approval of the Hillside Manor Guaranteed Maximum Price Amendment to  
the CMGC Contract with Walsh Construction

<b>Purpose/Outcomes</b>	Approval of the Hillside Manor Guaranteed Maximum Price Amendment to the CMGC Contract with Walsh Construction
<b>Dollar Amount and Fiscal Impact</b>	Total of Guaranteed Maximum Price (GMP) is \$12,787,667
<b>Funding Source</b>	4% Low Income Housing Tax Credits (LIHTC), Housing Preservation Funds (OHCS), Perm Loan, HACC Seller Financing
<b>Duration</b>	April 2020 through the closing of the Hillside Manor
<b>Previous Board Action</b>	May 17, 2018 and October 24, 2019
<b>Strategic Plan Alignment</b>	1. Sustainable and affordable housing 2. Ensure safe, healthy and secure communities
<b>Contact Person</b>	Jill Smith, Executive Director, Housing Authority
<b>Contract No.</b>	N/A

**BACKGROUND:**

The Housing Authority of Clackamas County (HACC), a Division of the Health, Housing and Human Services Department, requests approval of the Guaranteed Maximum Price Amendment with Walsh Construction.

Hillside Manor is a 100 unit, 9 story residential building, originally constructed in 1970, serving low income households with incomes between 0 - 80% Area Median Income (AMI). The building has been owned and operated by the Housing Authority of Clackamas County (HACC) since original construction. In December of 2017, HACC received approval from the US Department of Housing and Urban Development (HUD) to convert Hillside Manor to a project based Section 8 subsidy under the Rental Assistance Demonstration (RAD) program for Public Housing properties. RAD enables HACC to pursue funding through the Low Income Housing Tax Credit (LIHTC) program to leverage debt and other fund sources and complete renovations on the building.

On May 17<sup>th</sup>, 2018, the HACC Board approved the Housing Authority's request to utilize a Construction Manager/General Contractor (CM/GC) contract in the rehabilitation of the Hillside Manor. Pursuant to this decision, an RFP process was initiated by County Procurement in November 2018. Walsh Construction was selected as the CM/GC for the Hillside Manor project on February 18, 2019. Under the guidelines of the A133 contract for CM/GC, negotiations were conducted collaboratively between Walsh Construction, County Counsel, and County Procurement. Early Work Amendments were authorized while the final Gross Maximum Price (GMP) construction contract was finalized so that Walsh could begin the process of building investigations and subcontractor negotiations.

In conjunction with County Procurement and County Counsel, the development team at HACC has worked collaboratively to arrive at a Guaranteed Maximum Price (GMP) contract amendment. This will establish the maximum price Walsh may charge to perform the rehabilitation work.

The rehabilitation of Hillside Manor is a vital part of the Housing Authority's development strategy in meeting its goal of creating 1,000 new units of affordable housing. Approval of Amendment 1 constitutes the County's binding commitment to complete this project and will allow the Hillside Manor Project to move forward on schedule.

**RECOMMENDATION:**

Staff recommends the approval of the Guaranteed Maximum Price Amendment with Walsh Construction. Staff further recommends authorizing Richard Swift, H3S Director to sign the Amendment on behalf of the Housing Authority Board.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "R. Swift".

Richard Swift, Director  
Health, Housing & Human Services

Attachments:

1. GMP Amendment

# FINAL AIA® Document A133™ – 2009

## Exhibit A

### *Guaranteed Maximum Price Amendment*

#### for the following PROJECT:

*(Name and address or location)*

«Hillside Manor Renovation »  
«2889 SE Hillside Street  
Milwaukie, OR 97222 »

#### THE OWNER:

*(Name, legal status and address)*

«Housing Authority of Clackamas County »«»  
«13930 South Gain Street  
Oregon City, OR 97045 »

#### THE CONSTRUCTION MANAGER:

*(Name, legal status and address)*

«Walsh Construction Co./Oregon »«»  
«2905 SW 1<sup>st</sup> Ave,  
Portland, OR 97201»

#### ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion

### ARTICLE A.1

#### § A.1.1 Guaranteed Maximum Price

Pursuant to Section 2.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of this Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed «fourteen million seventy-six thousand two hundred nineteen dollars » (\$«14,076,219.00» ), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 **Itemized Statement of the Guaranteed Maximum Price.** Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, allowances, contingencies, alternates, the Construction Manager's Fee, and other items that comprise the Guaranteed Maximum Price.

*(Provide below or reference an attachment.)*

«Refer to Exhibit A.1 – Schedule of Values»

§ A.1.1.3 The Guaranteed Maximum Price is based on the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner: *(State the numbers or other identification of accepted alternates. If the Contract Documents permit the Owner to accept other alternates subsequent to the execution of*

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*this Amendment, attach a schedule of such other alternates showing the amount for each and the date when the amount expires.)*

«Refer to Exhibit A.2 - Alternates, Allowances and Unit Pricing»

§ A.1.1.4 Allowances included in the Guaranteed Maximum Price, if any:  
*(Identify allowance and state exclusions, if any, from the allowance price.)*

Item	Price (\$0.00)
Refer to Exhibit A.2 - Alternates, Allowances and Unit Pricing	

§ A.1.1.5 Assumptions, if any, on which the Guaranteed Maximum Price is based:

«Refer to Exhibit A.3 - Construction Manager's Clarifications, Exclusions and Qualifications»

§ A.1.1.6 The Guaranteed Maximum Price is based upon the following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
Not Applicable.			

§ A.1.1.7 The Guaranteed Maximum Price is based upon the following Specifications:  
*(Either list the Specifications here, or refer to an exhibit attached to this Agreement.)*

«Refer to Exhibit A.4 - Enumeration of Drawings and Specifications»

Section	Title	Date	Pages

§ A.1.1.8 The Guaranteed Maximum Price is based upon the following Drawings:  
*(Either list the Drawings here, or refer to an exhibit attached to this Agreement.)*

«Refer to Exhibit A.4 - Enumeration of Drawings and Specifications»

Number	Title	Date

§ A.1.1.9 The Guaranteed Maximum Price is based upon the following other documents and information:  
*(List any other documents or information here, or refer to an exhibit attached to this Agreement.)*

«See Exhibit A.8 – Cost Matrix (Final), which the parties adopt in place of Exhibit I – Cost Matrix (Draft).

§ A.1.1.10 The Guaranteed Maximum Price includes an identified contingency amount of three hundred eight thousand two hundred fifty-five dollars (\$308,255.00), for the Construction Manager's use to cover those costs considered to be Costs of the Work under Article 6 of AIA Document A133-2009 but that are not included in the schedule of values or in a Change Order (the "Construction Manager's Contingency"). The Construction Manager's Contingency is not available for or to be used for design changes, Owner-directed scope changes, concealed or unknown conditions (as defined in Section 3.7.4 of AIA Document A201-2017), Force Majeure Events (as defined in Section 8.3.1 of AIA Document A201-2017), Pandemic Impacts (as defined in Section A.1.1.13), or design errors or omissions beyond the reasonable inferences described in Section 2.2.2 of AIA Document A133-2009. The Construction Manager will document its use of the Construction Manager's Contingency and review its use with the Owner at mutually agreeable intervals.

§ A.1.1.11 The Guaranteed Maximum Price includes an identified contingency amount of one million two hundred eighty-eight thousand five hundred fifty-two dollars (\$1,288,552.00), for the Owner's use for design changes, Owner-directed scope changes, concealed or unknown conditions (as defined in Section 3.7.4 of AIA Document A201-2017), Force Majeure Events (as defined in Section 8.3.1 of AIA Document A201-2017), Pandemic Impacts (as defined in Section A.1.1.13), Pandemic Impacts (as defined in Section A.1.1.13), or design errors or omissions beyond the reasonable inferences described in Section 2.2.2 of AIA Document A133-2009 (the "Owner's

Contingency”). The Construction Manager cannot utilize the Owner’s Contingency without Owner’s approval in an executed CIC, Change Order, or Construction Change Directive. The Construction Manager will document the use of the Owner’s Contingency and review its use with the Owner at mutually agreeable intervals.

§ A.1.1.12 The Owner and Construction Manager agree that (i) the Guaranteed Maximum Price is calculated based on the market prices for building materials at the date this Guaranteed Maximum Price Amendment is executed (“Cost Baseline”), (ii) the pricing of building materials in the marketplace is volatile, and (iii) sudden building-material price increases may occur during the course of construction that the Construction Manager cannot control or avoid. The Construction Manager will be entitled to an equitable adjustment of the Guaranteed Maximum Price if the price of any building materials increase by more than 5% of the price of the materials that was used to calculate the Cost Baseline, but only if (a) the price increase occurs within 90 days of the date that this Guaranteed Maximum Price Amendment is executed, (b) the price increase was not caused by the fault of the Construction Manager, and (c) the Construction Manager’s Contingency established in Section A.1.1.10 is insufficient to cover the price increase. But clauses (a) and (c) are inapplicable when the price increase is attributable to a Force Majeure Event (as defined in Section 8.3.1 of AIA Document A201-2017) or a Pandemic Impacts (as defined in Section A.1.1.13).

§ A.1.1.13 The Parties acknowledge that conditions arising from or related to the 2019-2020 novel coronavirus/COVID-19 pandemic, including without limitation existing and future working conditions, labor availability, supply-chain interruptions, material shortages, price escalations, site and personal safety issues, additional costs and time required for safe performance of the Work, orders and directions of public authorities, laws, statutes, ordinances, codes, rules, and regulations, arising from or relating to the pandemic (collectively, “Pandemic Impacts”) have impacted and may continue to impact the Owner’s ability to pursue and manage the Project and the Construction Manager’s ability to perform the Work as originally contemplated in the Contract Documents and within the Contract Time. The Parties therefore agree to (i) proceed with the Work on the basis of mutual trust, good faith and fair dealing, (ii) execute this Guaranteed Maximum Price Amendment, and (iii) use commercially and economically practicable efforts to complete the Work of the Project. Notwithstanding any other provision in the Contract, the Parties agree that Pandemic Impacts will be resolved as follows:

- 1 The Contract Time, Contract Sum, and Guaranteed Maximum Price will be equitably adjusted to the extent that the scope of Work, Costs of the Work, and Schedule are affected by Pandemic Impacts;
- 2 Contractor will use the Change in Condition process defined in Section 7.5 of AIA Document A201-2017 for purposes of equitably adjusting the Contract Time and/or the Guaranteed Maximum Price;
- 3 Notice of Claim under Article 15 will not be required unless and until the Owner and Construction Manager cannot agree upon the adjustment to the Contract Time and Guaranteed Maximum Price.

§ A.1.1.14 Construction Manager acknowledges that this Contract is subject to the limits of the Oregon Constitution and contingent upon appropriation of funds by the Board of Commissioners for the Housing Authority of Clackamas County. As such, if and when Owner’s Contingency is exhausted, Owner must appropriate additional funds before it may approve any further changes or adjustments to the Work under Sections A.1.1.12 or A.1.1.13. Construction Manager will continue to perform the Work (but not the further changes or adjustments to the Work in question) while Owner attempts to appropriate additional funds. If the Owner is unable to appropriate additional funds in a timely manner, the parties will first negotiate, in good faith, to find a commercially reasonable alternatives prior to either party exercising its rights to terminate the Contract. Such alternatives may include, but are not limited to, deductive Change Orders, design changes, or other means to appropriately reduce the scope of the Work. Owner will direct Architect to prepare revisions to the Contract Documents that incorporate any such agreed-upon reductions to the scope of the Work. Nothing in this Section A.1.1.14 alters either party’s right to terminate the Contract in accordance with Article 14 of AIA Document A201-2017.

## ARTICLE A.2

§ A.2.1 The anticipated date of Substantial Completion established by this Amendment:

«Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work not later than 452 calendar days from the date of commencement of the Work. »

## § A.2.2 Final Completion

§ A.2.2.1 Construction Manager shall achieve Final Completion of the Work within 30 calendar days from the date of Substantial Completion.

### ARTICLE A.3

§ A.3.1 The following exhibits are incorporated into the Agreement as Contract Documents and are as fully a part of the Contract as if attached to the Agreement or repeated therein;

- .1 Exhibit A.1 – Schedule of Values
- .2 Exhibit A.2 - Alternates, Allowances and Unit Pricing
- .3 Exhibit A.3 - Construction Manager’s Clarifications, Exclusions and Qualifications
- .4 Exhibit A.4 - Enumeration of Drawings and Specifications
- .5 Exhibit A.5 - Wage Rates
- .6 Exhibit A.6 – Construction Schedule
- .7 Exhibit A.7 – Form of Lender Consent
- .8 Exhibit A.8 – Cost Matrix (Final)

### ARTICLE A.4 LIMITED ASBESTOS ABATEMENT

Article 10. 5, Asbestos, of the AIA Document A201-2017 is hereby deleted in its entirety and replaced with the following provisions governing Construction Manager’s treatment of asbestos as part of the Work.

§ A.4.1 **Scope.** Owner and Construction Manager acknowledge that asbestos has been encountered at certain locations at the Project site for reasons the parties do not attribute to Construction Manager. Owner has obtained the services of PBS Engineering and Environmental Inc (“Environmental Consultant”) to prescribe the means and methods to be used by Construction Manager and its Contractors and Subcontractors to remediate the asbestos, which are contained in Section 02 82 13 of the Specifications (“Remediation Plan”). Construction Manager will hire NetCompliance Environmental Services, LLC (“Remediation Subcontractor”) to remediate the asbestos conditions in the locations identified in and as prescribed by the Remediation Plan.

§ A.4.1.1 Owner acknowledges and the parties agree (a) that Construction Manager is not a certified industrial hygienist or expert in the field of hazardous materials, (b) that Construction Manager does not guarantee or warrant the efficacy or results of the Remediation Plan, (c) unless Construction Manager negligently fails to follow the Remediation Plan, Construction Manager will not be responsible in any way if the Remediation Plan is unsuccessful in whole or part, and (d) that Construction Manager liability to Owner for the remediation of asbestos is expressly limited to direct damages arising out of Construction Manager’s negligent failure to follow the Remediation Plan.

§ A.4.1.2 Construction Manager will not remediate (a) asbestos conditions at locations that are not identified in the Remediation Plan, or (b) any other hazardous materials discovered on the Project site, except as expressly required in the Contract Documents. Without limiting the foregoing, Construction Manager is not responsible in any way (a) to address any asbestos that exists in the buildings or on the Project site that is not discovered by Construction Manager while performing its Work (“Concealed Asbestos Conditions”) or (b) unless directed specifically as set out in this Section, to address asbestos conditions that differ materially from those identified in the Remediation Plan (“Unforeseen Asbestos Conditions”).

§ A.4.1.3 When Unforeseen Asbestos Conditions are encountered, if the Remediation Plan does not prescribe how Construction Manager is to address those Unforeseen Asbestos Conditions, Construction Manager will immediately stop Work in the affected area and report the circumstances to Owner. Upon receipt of Construction Manager’s notice, Owner will cause Environmental Consultant to define the means and methods to be used by Construction Manager and its Contractors and Subcontractors to remediate the Unforeseen Asbestos Conditions. If Construction Manager, in its sole discretion, determines that it is not qualified to remediate the Unforeseen Asbestos Conditions, Owner will be responsible to contract with others to render the Unforeseen Asbestos Conditions harmless. Work in the affected area will resume upon agreement of Owner and Construction Manager after the area is deemed acceptable to proceed. By Change Order, the Contract Time shall be extended appropriately and the Contract Sum shall be increased in the amount of Construction Manager’s reasonable additional costs of shut-down, delay and start-up.

§ A.4.2 **Delays.** If the Construction Manager is delayed in the commencement or progress of the remediation Work by an act or order of an authority having jurisdiction, the Contract Time shall be extended appropriately and the

Contract Sum shall be increased in the amount of Construction Manager's reasonable additional costs of shut-down, delay and start-up, except to the extent that such act or order resulted directly from the Construction Manager's failure to follow the Remediation Plan.

**§ A.4.3 Indemnification.**

**§ A.4.3.1 Owner Indemnity.** To the fullest extent permitted by law, Owner will defend, indemnify, and hold harmless Construction Manager, its Contractor and Subcontractors, and their respective agents and employees for, from, and against claims, damages, losses, citations, and expenses, including but not limited to attorneys' fees, arising out of or resulting from (a) Concealed Asbestos Conditions, (b) Unforeseen Asbestos Conditions, and (c) remediation of the asbestos performed in accordance with the Remediation Plan, except to the extent that such claim, damage, loss, citation or expense is caused by the fault or negligence of the party seeking indemnity.

**§ A.4.3.2 Remediation Subcontractor Indemnity.** Contractor shall include the following indemnification provision in its Subcontract with the Remediation Subcontractor.

"Subcontractor will defend, reimburse, and indemnify Contractor, Owner, any other person or entity that Contractor is required to indemnify under the Prime Contract, and their respective subsidiaries, related entities, shareholders, representatives, officers, directors, agents, and employees (collectively, the "Indemnified Parties") and hold them harmless to the same extent that Contractor is obligated to defend, reimburse, and indemnify Owner and hold it harmless in the Prime Contract. In addition, to the fullest extent allowed by law, Subcontractor agrees to defend, reimburse, and indemnify the Indemnified Parties and hold them harmless for, from, and against any and all claims, liens, actions, suits, orders, demands, losses, expenses, damages, fines, penalties, costs, injuries and liabilities of any kind (including without limitation reasonable expert-witness and attorney fees) arising out of or relating to the Subcontract or the Subcontract Work to the extent caused by or contributed to by Subcontractor, its Associated Parties (including those for whom they are responsible) for their (i) breach of or failure to perform any provision of the Subcontract, (ii) violation of any Laws, or (iii) negligence or fault. Subcontractor's obligations under this section apply without limitation to bodily injury to persons, damage to property (including without limitation the Subcontract Work and the Project), economic losses, and consequential damages.

Notwithstanding anything to the contrary in the Subcontract, Subcontractor is not required to indemnify or insure the Indemnified Parties for, from, and against liability for damage arising out of death or bodily injury to persons or damage to property to the extent caused by the negligence or willful misconduct of the Indemnified Parties."

**ARTICLE A.5 MODIFICATION OF INSURANCE PROVISIONS**

The Owner and Construction Manager wish to amend the Contract and modify Exhibit B of the Agreement ("Exhibit B") to release the Construction Manager from the obligation to purchase and maintain property insurance, and obligate the Owner to purchase and maintain property insurance. Therefore; in consideration of mutual promises and benefits, the Parties agree as follows.

**§ A.5.1** Paragraph A.2.3.1 of Exhibit B is deleted in its entirety and replaced with the following:

**§ A.2.3.1** The Owner shall purchase and maintain, from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located, property insurance written on a builder's risk "all-risks" completed value or equivalent policy form and sufficient to cover the total value of the entire Project on a replacement cost basis. The Owner's property insurance coverage shall be no less than the amount of the initial Contract Sum, plus the value of subsequent Modifications and labor performed and materials or equipment supplied by others. The property insurance shall be maintained until Substantial Completion and thereafter as provided in Section A.2.3.1.3, unless otherwise provided in the Contract Documents or otherwise agreed in writing by the parties to this Agreement. This insurance shall (i) include the interests of mortgagees as loss payees, (ii) include the Owner, Construction Manager and Subcontractors of every tier as Named Insureds, (iii) not include any "As Their Interests May Appear", "ATIMA", or similar references (iv) shall allow for the waiver of recovery prior to loss, (v) shall not include restrictive endorsements or warranties such as fences or watchmen unless approved in writing by the Construction Manager, and (vi) shall allow for partial occupancy without notice.

§ A.5.2 Paragraph A.3.3.2.1 of Exhibit B is deleted in its entirety and replaced with the following:

[ « » ] § A.3.3.2.1 Intentionally Deleted.

#### **ARTICLE A.6 MODIFICATION OF AIA DOCUMENT A201-2017, ARTICLE 10**

The Owner and Construction Manager wish to amend the Contract as follows.

§ A.6.1. Paragraph 10.3.3 of AIA Document A201-2017 is deleted in its entirety and replaced with the following:

§ 10.3.3 To the fullest extent permitted by law, the Owner shall defend, reimburse, indemnify and hold harmless the Contractor, Subcontractors, Architect, Architect's consultants, and agents and employees of any of them from, for and against claims, damages, losses, expenses and penalties, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work in the affected area if in fact the material or substance presents the risk of bodily injury or death as described in Section 10.3.1 and has not been rendered harmless, provided that such claim, damage, loss, expense or penalty is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), except to the extent that such damage, loss, expense, or penalty is due to the fault or negligence of the party seeking indemnity. This Section 10.3.3 does not apply to claims arising from or related to asbestos. Claims arising from or related to asbestos shall be resolved exclusively pursuant to the terms and conditions of AIA Document 201, Section 10.5, Asbestos, as amended by this Guaranteed Maximum Price Amendment.

#### **ARTICLE A.7 MODIFICATION OF AIA DOCUMENT A201-2017, ARTICLE 14**

The Owner and Construction Manager wish to amend the Contract as follows.

§ A.7.1. Paragraph 14.1.3 of AIA Document A201-2017 is deleted in its entirety and replaced with the following:

§ 14.1.3 If one of the reasons described in Section 14.1.1 or 14.1.2 exists, the Contractor may, upon seven days' notice to the Owner and Architect, terminate the Contract. In case of such termination by Contractor, the Owner shall pay the Contractor for Work properly executed (including Contractor's Fee on such Work); costs incurred by reason of the termination, including costs attributable to termination of Subcontracts; and a termination fee equal to 320 hours of the wages or salaries, at the rates in A.5 - Wage Rates, of each of Contractor's supervisory and administrative personnel who were assigned to the Project at the date of termination. The Parties agree that the termination fee pursuant to this Section 14.1.3 will not exceed \$112,000.00 USD.

§ A.7.2. Paragraph 14.4.3 of AIA Document A201-2017 is deleted in its entirety and replaced with the following:

§ 14.4.3 In case of such termination for the Owner's convenience, the Owner shall pay the Contractor for Work properly executed (including Contractor's Fee on such Work); costs incurred by reason of the termination, including costs attributable to termination of Subcontracts; and a termination fee equal to 320 hours of the wages or salaries, at the rates in A.5 - Wage Rates, of each of Contractor's supervisory and administrative personnel who were assigned to the Project at the date of termination. The Parties agree that the termination fee calculated pursuant to this Section 14.4.3 will not exceed \$112,000.00 USD.

Except as specifically amended in this Amendment, all other terms and conditions of the Contract remain in full force and effect.



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**OWNER** *(Signature)*

«Insert Owner Representative Name»«, Title»  
*(Printed name and title)*

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**CONSTRUCTION MANAGER** *(Signature)*

«Ryan Wilde»«, General Manager»  
*(Printed name and title)*

**Exhibit A.1 Schedule of Values**

Est. No: 5

Date: 3/30/2020

Div #	Division	Description of changes	Amount	Total
<b>1000</b>	<b>General Requirements</b>			<b>1,072,783</b>
1000	General Requirements	Floor by Floor (2 floors at a time) - completion 8/9/2021	1,072,783	
<b>2000</b>	<b>Site Work</b>			<b>2,078,199</b>
2100	Site Preparation & Demolition	Unit, corridor, office and common area demo. Demo and prep for interior/ Exterior micro piles.	514,952	
2108	Abatement	Abatement of asbestos flooring and ceiling in unit bathrooms, overspray in unit walls, duct tape allowance, flooring abatement in common area, and ceiling abatement of units on 2nd floor, 9th floor, 8th floor.	871,623	
2200	Excavation	Temp road for Micro piles, laydown area, site prep for new curbs/ hardscapes, and disposal of spoils for micro pile	109,050	
2300	Retaining/Shoring/Piling Systems	Mirco piles.	435,935	
2500	Roads & Walks	Seal coat over all asphalt, striping, misc asphalt for micro pile, new islands at upper parking lot, hardscapes.	112,535	
2600	Water Distribution		-	
2700	Drainage Systems	Electrical Trenching , cleaning site drains. No Storm figured	13,850	
2800	Site Improvements	Handrail, (2) benches	9,055	
2900	Landscaping / Irrigation	Landscaping	11,200	
<b>3000</b>	<b>Concrete</b>			<b>812,842</b>
3200	Reinforcement	Reinforcing supply/install for micropile caps, columns, and concrete shearwalls.	268,558	
3300	Cast-in-Place Concrete	Seismic upgrades- concrete walls, column wrap, pile caps.	520,204	
3400	Precast Concrete		-	
3500	Concrete Topping Slabs		-	
3600	Grouting	Repair of concrete spalling along parapet to roof connection per RFI 18.	24,080	
3700	Sandblasting		-	
3800	Housekeeping Pads - Electrical/Mechanical		-	
3900	Miscellaneous		-	
<b>4000</b>	<b>Masonry</b>			<b>-</b>
<b>5000</b>	<b>Metals</b>			<b>177,872</b>
5100	Structural Steel	HSS attachments to 2nd Floor slab, plate steel reinforcing at existing concrete walls along grid F and grid 6, included grout. Operable Partition Beam also included.	146,613	
5200	Metal Joist		-	
5300	Metal Deck		-	
5500	Metal Fabrications	Railing attachments to existing concrete curbs (common area decks). Counter top brackets. Modification of roof stairs.	31,259	
5700	Ornamental Iron		-	
5800	Expansion Control		-	
<b>6000</b>	<b>Wood &amp; Plastics</b>			<b>422,240</b>
6100	Rough Carpentry	Furring at walls for steel plate.	11,770	
6200	Finish Carpentry Labor	Doors, Hardware, Mailboxes, wood sill install at ground floor storefront	163,000	
6400	Architectural Woodwork	Cabinet replacement at 25 units, new pantry cabinet at 95 units, cabinet hardware in all units, and common area casework.	247,470	
6700	Siding & Trim		-	
6800	Decks & Railings		-	
6900	Miscellaneous Carpentry		-	
<b>7000</b>	<b>Thermal &amp; Moisture Protection</b>			<b>132,331</b>
7100	Envelope Coordination	Alex - OAC/C Management - 88 hours for BEC Prep/Meeting/follow-up, and construction site visits and reports; Skin Doctor - 4 weeks. Building wrap of exterior storefront openings.	19,942	
7200	Insulation	Fiberglass bat insulation at new/walls opened during work, ground floor insulation	27,988	
7240	EIFS--Exterior Insulation & Finish System		-	
7250	Firecaulking	Misc. fire-caulking to bring existing penetrations up to code.	5,000	
7300	Roofing Shingles		-	
7400	Metal Roofing & Siding		-	
7500	Membrane Roofing	Strip in of new overflow drains, roof tie-off anchors, and aluminum coating of entire roof. New 30 year warranty to be provided at completion of project.	58,712	
7570	Traffic Coating		-	
7600	Flashing & Sheet Metal	Pile cap flashing. No work at roof or parapet.	11,875	

**Exhibit A.1 Schedule of Values**

Est. No: 5

Date: 3/30/2020

Div #	Division	Description of changes	Amount	Total
7800	Skylights		-	
7900	Joint Sealants	Caulking at sides of exterior micro piles.	8,814	
<b>8000</b>	<b>Doors &amp; Windows</b>			<b>256,824</b>
8100	Metal Doors & Frames	Timely / HM Frames and Doors	52,113	
8200	Wood Doors	New Unit Entry Doors (18 units), Common Area doors	41,067	
8300	Special Doors		-	
8400	Storefront Assemblies	Ground floor and 2nd floor storefront frames, door, hardware, glazing	70,658	
8500	Windows		-	
8700	Hardware	New Unit Entry Door Hardware (100 units), All Common Area doors.	82,934	
8800	Glass & Glazing	Interior door relites, mirrors at common areas	10,052	
<b>9000</b>	<b>Finishes</b>			<b>913,686</b>
9100	Metal Framing Systems		-	
9200	Plaster		-	
9250	Gypsum Drywall	Metal framing and drywall	403,343	
9300	Tile	Included in flooring (see below)	-	
9400	Wood Flooring		-	
9450	Stone		-	
9500	Acoustical Ceilings	2nd floor office, ground floor and corridor ceilings floors 2-9.	76,267	
9600	Resilient Flooring	SV at unit bathrooms and LVT at common areas, New LVT flooring at (5) units	99,639	
9700	Carpet	Carpet tile, rubber base, and walk-off mat	90,662	
9720	Special Flooring	Sealed concrete included in flooring above	-	
9800	Special Coatings		-	
9900	Painting	Unit Kitchen and bathroom paint, corridors on floors 2-9, full unit paint of units on 2nd floor, 9th, floor, 8th floor, all reprogrammed areas, elastomeric at exterior floors G, 2, and painting of exterior duct - all floors.	243,774	
<b>10000</b>	<b>Specialties</b>			<b>113,114</b>
10100	Display Boards		-	
10150	Compartments		-	
10200	Louvers & Vents		-	
10260	Corner Guards	Common Area	2,508	
10270	Access Flooring		-	
10290	Pest Control		-	
10300	Fireplaces		-	
10350	Flagpoles		-	
10400	Identifying Devices	Interior building signage	19,155	
10500	Lockers		-	
10520	Fire Protective Devices	Knox Box and FEC/ FE	5,973	
10530	Protective Covers		-	
10550	Postal Specialties	Electronic Parcel Box and Mailboxes	24,300	
10600	Partitions	Operable partition in the community room	13,105	
10750	Telephone Specialties		-	
10800	Toilet & Bath Accessories	New bathroom accessories- 95 units. Includes a vanity mirror.	48,073	
10900	Closet Specialties		-	
10990	Other Miscellaneous Specialties		-	
<b>11000</b>	<b>Equipment</b>			<b>23,763</b>
11010	Window Washing Equipment		-	
11060	Theater Equipment		-	
11110	Commercial Laundry Equipment		-	
11130	Audio Visual Equipment		-	
11160	Loading Dock Equipment		-	
11170	Waste Handling Equipment		-	
11400	Food Service Equipment		-	
11450	Residential Appliances	New community room, 2 break room appliances, install of residential appliances.	23,763	
<b>12000</b>	<b>Furnishings</b>			<b>122,506</b>
12300	Countertops	Quartz countertops at all unit kitchens and common areas	117,538	
12500	Window Treatment	New roller shades at 9 common area windows.	4,968	
12600	Entrance Mats		-	

### Exhibit A.1 Schedule of Values

Est. No: 5

Date: 3/30/2020

Div #	Division	Description of changes	Amount	Total
<b>13000 Special Construction</b>				<b>-</b>
<b>14000 Conveying Systems</b>				<b>20,955</b>
14100	Dumbwaiters		-	
14200	Elevators	Elevator modernization and cab interior upgrades - in early amendment. Fire alarm, low voltage, electrical upgrades required to meet code.	20,955	
14300	Escalators		-	
14400	Lifts		-	
14500	Material Handling Systems		-	
<b>15000 Mechanical</b>				<b>2,493,410</b>
15200	Mechanical Insulation		-	
15300	Fire Protection	Modification of heads at corridors and reprogrammed areas.	137,831	
15400	Plumbing	Domestic water system replacement, horz waste replacement at units and ground floor (no vertical mains), ejector pump, and gate valve. New fixtures at units (except bath vanity sink).	1,610,173	
15500	HVAC	Heating and cooling systems for re-programmed areas, new ductwork for supply to corridors and units (as needed), and new bath fans at all units.	745,405	
15900	Controls		-	
<b>16000 Electrical</b>				<b>1,005,473</b>
16200	Underground Distribution		-	
16400	Service & Building Wiring	Bath fan wiring- 100 units, G-F-CI at kitchens and bathrooms- 95 units, electrical modifications for reprogramming and seismic upgrades including power to new HVAC systems.	352,889	
16500	Light Fixtures	New lighting in corridors floors 2-9, ground floor, 2nd floor common area, and in-unit bath/kitchen lighting. Also includes (6) new parking pole lights. "Better" light fixtures included.	312,879	
16700	Systems	Fire Alarm, low voltage, and door access control. Includes bedroom smoke detector tied into fire alarm system	338,452	
16800	Temporary Electrical	Connection at GC trailer/laydown yard and for micropile work. Power by HACC.	1,253	
<b>17000 Other</b>				<b>1,488,420</b>
	Subcontractor Bonding		-	
	Hoisting - Crane		-	
	Hoisting - Man/Material Hoist	June through December	325,991	
	Conformed Set Allowance- Davis Bacon Changes		25,000	
	Temporary Protection & Temporary Walls	Temporary protection of unit floors, common areas, corridors, and office areas as needed. Includes construction signage.	160,813	
	Parking	Figured on-site or in neighboring community.	-	
	Clean-up, Drop Boxes, Equipment, Survey	General Jobsite Items - Equipment, layout, survey, general clean-up, drop boxes, safety supplies.	590,253	
	Final Cleaning	Final cleaning of units, corridors, common spaces.	53,658	
	Safety Plan	Safety Director's site visits once per week and monthly jobsite safety audits, in addition to pre-con meetings, and site specific safety manual. Figures 202 hours.	15,576	
	Pest Control Supplies	Cedarcide, tyvek suits, and necessary training for employees to safely work in occupied building.	8,875	
	Permits & Fees			
	Sidewalk Rental			
	Street Rental / Parking Meter Rental Fees			
	Sanitary Sewer Connection Fee			
	Storm Sewer Connection Fee/Charges			
	Water Meter/Connection Fee/Vault			
	Electrical Connection Fee			
	Off-Site Improvements			
	Certified Survey			
	Cost Certification			
	Adjustments			
	Cost Indexing			
	Contingency	3% construction contingency	308,255	

### Exhibit A.1 Schedule of Values

Est. No: 5

Date: 3/30/2020

Div #	Division	Description of changes	Amount	Total	
		<b>SUB-TOTAL</b>		<b>11,134,418</b>	
	Overhead & Profit		3.75%	417,541	
		<b>SUB-TOTAL</b>		<b>11,551,958</b>	
	Liability Insurance		1.96%	226,418	
	Builders Risk Insurance	By HACC with Waiver of Subrogation			
	B & O Tax ( see below)		0.00%		
		<b>SUB-TOTAL</b>		<b>11,778,377</b>	
	Performance Bond	First 2,500,000	2,500,000	0.695%	17,496
		Next 2,500,000	2,500,000	0.610%	15,343
		Next 2,500,000	2,500,000	0.580%	14,584
		Next 12,500,000	4,278,377	0.565%	24,309
		Over 20,000,000	-	0.535%	-
		<b>SUB-TOTAL</b>		<b>11,850,109</b>	
	State Sales Tax		0.00%	-	
		<b>SUB-TOTAL</b>		<b>\$ 11,850,109</b>	
	<b>Oregon Gross Receipts Tax</b>		0.38%	45,030	
		<b>TOTAL</b>		<b>\$ 11,895,139</b>	
		<b>Cost per SF</b>		<b>162</b>	
	<b>Preconstruction Costs</b>	Preconstruction		110,000	
		MEP / Micro Pile Precon & Permits (Amendment #1)		245,534	
		Early Procurement- Elevator (Amendment #1 )		536,993	
		<b>TOTAL precon/early procurement</b>		<b>892,527</b>	
	<b>Walsh Contract Total</b>			<b>12,787,667</b>	
		<b>Cost per SF</b>		<b>174</b>	

See Attached "Estimate Exclusions, Clarifications & Allowances"

END

Project: **Hillside Manor**

**Exhibit A.2 - Alternates, Allowances and Unit Prices**

3.30.2020

ALTERNATES SHEET			
		<b>TOTAL \$ 2,720,173</b>	<b>Priority</b> High Med Low End
		<b>ABATEMENT OF CEILINGS ONLY TOTAL \$ 645,123</b>	
<b>0A</b>	<b>COVID Schedule Option : Aggressive Road : 18 Unit sequence on East Side, 21 Unit Sequence on West Side - Project Completion: 10/11/2021</b>	<b>\$ 220,000</b>	
<b>0M</b>	<b>COVID Schedule Option : Middle Road: 12 Unit Sequence on East Side, 21 Unit sequence on West Side -Project Completion: 1/07/2022</b>	<b>\$ 490,000</b>	
<b>0C</b>	<b>COVID Schedule Option : Conservative Road: 12 Unit Sequence on East side, 14 Unit Sequence on West Side- Project Completion: 3/18/2022</b>	<b>\$ 715,000</b>	
<b>1</b>	<b>ALT- Additional Security Camera's (Existing Head-in Equipment and Camera's to remain)</b>	<b>\$ 64,119</b>	High
<b>2</b>	<b>ALT - Unit Lighting Upgrades (Except Kitchen and Bath)</b>	<b>\$ 108,563</b>	Low
<b>3</b>	<b>ALT - New Unit Bathroom Wall Hung Lav (new faucet in base GMP)</b>	<b>\$ 6,963</b>	Low
<b>4</b>	<b>ALT - Unit Window Coverings - Mini Blinds- Rejected</b>	<b>\$ -</b>	
<b>5</b>	<b>ALT - Unit Window Coverings - Roller Shades</b>	<b>\$ 51,682</b>	Low
<b>6</b>	<b>ALT - Paint Exterior Floors 3-9 with Elastomeric Paint</b>	<b>\$ 79,011</b>	Med
<b>7</b>	<b>ALT - Upgrade Unit Baseboard Heaters to Cove Heaters near Ceiling- Rejected</b>	<b>\$ -</b>	
<b>8</b>	<b>ALT - Community Garden Refresh and Expansion - Allowance</b>	<b>\$ 105,865</b>	End
<b>9</b>	<b>ALT - NewTraffic Coating at Exterior Decks over Existing coating</b>	<b>\$ 104,525</b>	Med
<b>10</b>	<b>ALT - Fire Sprinkler Upgrades - Cages</b>	<b>\$ 10,208</b>	Med
<b>11</b>	<b>ALT - Abate Ceiling and Paint Entire Unit (Floor 9 ) - (13 units) - Included in GMP</b>	<b>\$ -</b>	
<b>12</b>	<b>ALT - Abate Ceiling and Paint Entire Unit Floor 8 - (12 units) - Included in GMP</b>	<b>\$ -</b>	
<b>13</b>	<b>ALT - Abate Ceiling and Paint Entire Unit - Floor 7 - 10 Units</b>	<b>\$ 120,307</b>	High
<b>14</b>	<b>ALT - Abate Ceiling and Paint Entire Unit - Floor 6 - 13 Units</b>	<b>\$ 146,459</b>	High
<b>15</b>	<b>ALT - Abate Ceiling and Paint Entire Unit Floor 5 - 12 Units</b>	<b>\$ 137,742</b>	High
<b>16</b>	<b>ALT - Abate Ceiling and Paint Entire Unit Floor 4 - 10 Units</b>	<b>\$ 120,307</b>	High
<b>17</b>	<b>ALT - Abate Ceiling and Paint Entire Unit Floor 3 - 10 Units</b>	<b>\$ 120,307</b>	High
<b>18</b>	<b>ALT - Flooring Abatement and LVT Replacement (Units with Asbestos Ceiling)- Per Unit Cost</b>	<b>\$ 7,302</b>	

18B	ALT - Flooring Abatement and LVT Replacement (Units without Asbestos Ceiling)- Per Unit Cost	\$ 10,357	
19	ALT - Unit Interior Doors - Per Unit Cost (Existing Frames and hardware remain)	\$ 2,238	Low
20	ALT - Corridor Handrail - Sand and re-stain	\$ 27,660	Low
21	ALT - Replace Existing Kitchen Rooftop fans with new	\$ 27,118	Med
22	ALT - Add Additional Showers	\$ 2,235	Low
23	ALT - Shelter - Assume it bolts to existing sidewalk	\$ 16,978	High
24	ALT - Coiling Door at Service Entry- Rejected	\$ -	
25	Operable Partition - Included in Base GMP	\$ -	
26	ALT - Provide Card Readers at all Stair Doors- Rejected	\$ -	
27	ALT - Irrigation Repair - Allowance	\$ 10,745	End
28	ALT - Sidewalk Replacement at Main Entrance	\$ 13,538	End
29	ALT - Replace Additional Unit Entry Doors (Per Door Cost)	\$ 942	Low

**Allowances:**

*All Allowances below include cost of Labor, Material, Overhead, Equipment, Subcontractor, and Supervision*

- Overexcavation / Shoring for soil sluffing off- Allowance \$ 50,000
- Interior Elevator Finish - Allowance \$ 23,400 per car
- Conformed Set / Davis Bacon Final Wage Rate - Allowance \$ 25,000
- Asbestos Abatement- Allowance \$ 710,447
- Asbestos Duct Felt Tape (no included above) - Allowance \$ 50,000

# Exhibit A.3 Construction Manager's Clarifications, Exclusions and Qualifications

Project: **Hillside Manor**

Estimate #: GMP Estimate

Date: 3/30/2020

## Clarifications:

### General

- GMP includes the higher of Commercial Boli prevailing wages as of 7.1.17 with the October 1, 2017 Amendment and Davis Bacon Building as of 8.30.19 for each classification
- Electrical and water utility bills assumed to be paid by HACC
- Jobsite office and lay down yard assumed to be in the lower parking lot and adjacent field.
- Parking for construction workers assumed to be in neighborhood surrounding site
- Flush toilet for workers (OSHA required) assumed to be existing toilet in the building or community building. Porta potty's provided on-site for workers.
- Budget assumes all resident or on-site staff possessions will be removed from work areas prior to commencement of work
- Punch/turnover to completed as construction in units are finished per floor
- All work assumed to be completed during normal working hours (8am-5pm). No OT is included
- Project assumed to start May 18, 2020, 67 week construction schedule
- GMP includes use of man material hoist during elevator modernization at beginning of project from June through Mid- December
- Budget and schedule assumes construction on floors 2-9 is completed two floors at a time, starting with floors 9 and 8 and progressing down to level 2.
- Budget and schedule assume refresh of vacant units that will be used for temporary housing will be refreshed by property management as a typical turn and are excluded
- Assumes building not considered high-rise by AHJ
- **Budget based on the following documents :**
  - Architectural Spec - SEA - 11.8.19 (419 pages)
  - Architectural Bid / Permit drawings - SEA - 11.8.19 (131 pages)
  - Addendum 1 - 12.6.19
  - RFI 1-10, 12-18, 20
  - Revised RCP's 1.15.2020 provided as part of Lighting VE

### Division 01000

- GMP figures pay-apps include sub pay-apps and lien releases for contracts over \$250K only.

### Division 02000

- GMP includes Abatement scope of work as Allowance - See Allowances.
  - Abatement allowance based on PBS Survey Report dated July 2019 and scope outlined below:
    - Abatement allowance includes removal of popcorn overspray in walls and on piping to complete the plumbing work at the kitchen and bathroom.
    - Abatement allowance includes flooring abatement in (5) units that are already having the ceiling abated.
    - Abatement Allowance includes ceiling abatement and flooring abatement in all unit bathrooms
    - Abatement Allowance includes ceiling abatement in units that tested positive for asbestos on floors 2, 9, and 8.
    - Abatement Allowance includes abatement of ground floor flooring.
- A separate allowance is provided for the removal of the duct felt tape. See allowances.
- Plant 12 ea new arborvitae along train tracks
- GMP includes an allowance for sluffing/caving in soil at sub-grade footings. See Allowances.

### Division 03000

- GMP includes design build micro piles

### Division 04000

### Division 05000

### Division 06000

- Cabinets- all plywood construction with veneer

### Division 07000

- Cell tower equipment to be relocated by others as needed for completion of aluminum coating on roof
- AT&T stated some equipment is obsolete, and the platform footprint can decrease. Since roof is not being replaced, it is figured that any equipment AT&T removes is done by others and that the curb on the roof does not get altered.
- Revised Roofing Scope: Per Pending RFI 019
  1. Clean existing roof surface and apply aluminum roof coating Garland-Brite over the entire surface
  2. Install mineral surface torchdown reinforcing over separation ridge at approx grid line 5.
  3. Install 2-ply mineral surface torchdown membrane at (4) new overfloor drains
  4. Install 2-ply mineral surface torchdown membrane at (9) new fall protection anchors bases, with PMMA at vertical anchors points
  5. Install PMMA at saddle flashing to the penthouse and roof transition at the stairway access door
  6. Install modified mineral surface walk pads as shown on roof plan A2.31, prior to aluminum coating being applied.
  7. Provide 30 year manufacturer's warranty at completion of the project



## Exhibit A.3 Construction Manager's Clarifications, Exclusions and Qualifications

Project: **Hillside Manor**

Estimate #: GMP Estimate

Date: 3/30/2020

8. Install new drain at approx 6.1/B.5 to mitigate ponding to the north of the AT&T equipment curb

### **Division 08000**

- 1/4" tempered glass included at all interior relites and doors. No fire rated glass included.
- Wood doors are plain sliced white birch. Prefinished.
- New unit entry door hardware - 100 units
- Kawneer Storefront included, standard finish line.
- All openings on the ground floor and second floor office figured as non-rated, except Opening 120A which is 45 minutes
- Stair door hardware - new closures at all stair doors and central balconies. All other hardware to remain.
- Hardware is based on RFI 3 schedule, and hardware coordination meeting with SEA, HACC, and HDC which updated line to schlage.
- Operable partition (Moderco 842), steel beam, and drywall soffit are included

### **Division 09000**

- Assume new soffit only in unit bathrooms per RFI 2
- Prime and paint only figured at ceiling that get abated. No texture figured at ceilings.
- Units below accessible shower to have larger soffit with can light per RFI 2
- New kitchen soffits included in X01, X12, and X13 stacks only
- LVT flooring figured at (5) units that get new flooring.
- Sherwin Williams Paint included. Promar 200 zero VOC for interior paint and the ProBlock Primer to cover existing grease and smoke on existing walls.
- Package Locker Module from Parcel Pending included. Monthly service fee to be paid by owner or tenants.

### **Division 10000**

- Existing mailboxes to be temporarily relocated during Ground floor construction by Walsh. Mailbox to be located adjacent to main entrance in a temporary shed.
- Interior signage includes ADA compliant unit signs, evacuation maps and directional signs at each elevator lobby, stairwell landing signs, public restroom signs, exit signs at doors, stair/floor signs, code vinyl signs for fire alarm, sprinkler, electrical, (46) room ID signs for common areas.
- Signage figured as single vinyl sign color with contrasting lettering color. One color combination for all interior signs figured. Mounted with 3m VHB tape.

### **Division 11000**

- Includes install of Unit appliances, recycling of existing and supply of new by owner
- Includes supply/ install of anti-tip devices at all ranges

### **Division 12000**

- Countertops are figured as 3 cm MSI "Group 1" Slab Quartz throughout units and common areas.
- Window Shades included are from manufacturer: WT Shades - Heliarise, H200 Manual Roller Shades.

### **Division 13000**

### **Division 14000**

- Elevator modernization on both cabs to be Elevonic GEN2 Gearless systems
- Elevator modernization and interior cab refresh to be completed concurrent of other work.
- Interior cab finishes carried as an allowance. See Allowances below.

### **Division 15000**

- All vertical waste piping to remain in place
- New elevator sump pump
- No work in 5 unit ADA bathrooms except connections for plumbing scope noted above as needed
- Aquatic 4-piece tub shower in 80 units
- Fiberglass base and 3-sided walls for 15 low profile showers (none to be installed on floors 4, 6, 8 due to sequencing)
- New floor-mount, rear outlet ADA toilets in 95 units
- New lav faucets at reset existing sinks
- ADA compliant grab bars to be installed at factory on tubs and shower surrounds.

### **Division 16000**

- New unit bathroom lights at vanity only (except at units below 15 ea new roll-in showers can lights)
- Replacing exterior wall mounted lights with LED lighting
- Lighting based on revised lighting plan 1.15.2020 after VE effort.

# Exhibit A.3 Construction Manager's Clarifications, Exclusions and Qualifications

Project: **Hillside Manor**

Estimate #: GMP Estimate

Date: 3/30/2020

## **Division 17000**

- Existing Head-in equipment is moved by HACC IT staff. Walsh to assist in looping existing wire over to new location.
- HACC to coordinate with providers (phone, data, cable, security) on which wires are operational and label wires to its final destination and which can be cut and removed. Walsh to remove any obsolete wiring in ceilings opened during construction.
- Localized prop alarms included at all corridor to stair doors.
- New wire from all 2nd floor camera's to ground floor IT rack included.
- \$15,000 budget for NVR storage of camera footage included.

## **Project Specific Exclusions:**

### **General**

- Any utility infrastructure work outside of building, except wiring to new lighting.
- Security cameras, (except as noted above) - see Alternate list
- Installation of furniture
- Builders Risk and Property Insurance. HACC policy must include waiver of subrogation, and list Walsh and Subcontractors as additionally insured.

### **Division 01000**

- Design/engineering of acoustical systems and details
- Design/engineering of cold formed metal framing and metal furring assemblies, or shop drawings for same
- Dedicated accounting support

### **Division 02000**

- Thermoplastic Striping
- New or re-work of existing storm piping
- Installed dewatering. Budget assumes water table is low enough that dewatering will not be required
- Structural fill for micro pile (assumes native cut can be re-used)
- Survey- This estimate excludes checking or re-establishing existing property corners. This estimate includes all layout inside of the property corners
- Repair/ replace irrigation. See Alternates

### **Division 03000**

### **Division 05000**

### **Division 06000**

- Removal/re-installation of or new handrails in common corridors (see ALT list)
- FRP at trash or laundry rooms. FRP only included at janitor's sink in maintenance room.
- Access doors in hard lids (assume all isolation valve access through ACT)
- FSC wood
- Urea formaldehyde free (UFF) materials

### **Division 07000**

- Roof Abatement
- Roof removal and replacement
- Sheet Metal Flashing at roof and parapets

### **Division 08000**

- Grouting of hollow metal frames
- Interior storefront UNO
- Window film
- Coiling overhead (Wayne Dalton Model 600 HC) door on Ground Floor - Deleted from Project

### **Division 09000**

- Painting of exposed ductwork, pipes, wire, conduit, etc. unless exposed in units getting full paint or as noted on exterior as receiving paint
- Unit Flooring (except as noted above). (See Alt). Only bathroom flooring is included.

### **Division 10000**

# Exhibit A.3 Construction Manager's Clarifications, Exclusions and Qualifications

Project: **Hillside Manor**

Estimate #: GMP Estimate

Date: 3/30/2020

- Folding shower benches, as shown in ADA units on A6.32.
- Exterior Building name or address signage. Monument sign.
- APCO message clip on interior signs.

**Division 11000**

- Trash compactor

**Division 12000**

- Furnishings, Fixtures & Equipment (FF&E)

**Division 13000**

**Division 14000**

**Division 15000**

- Dryer booster fans
- Fire/smoke dampers at unit bathroom/ kitchen exhaust or unit supply air
- Stairwell and elevator pressurization
- Insulation on pex piping within units
- Any addition of or work on existing utility meters

**Division 16000**

- Utility Company Connection Fees and Offsite Infrastructure
- Addition/relocation/removal of any security cameras or associated wiring (see ALT list)

**Division 17000**

- Subcontractor bonding.
- Security and/or fire watch guards
- Resident relocation costs
- Relocation of gym, laundry, and property management office. Mailbox relocation costs included.
- Cleaning of hotel units between each turn

**Standard Exclusions:**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>• Plan Check Fee</li> <li>• Building Permit Fees</li> <li>• Master Use Permits &amp; Fees</li> <li>• Assessments</li> <li>• All-Risk Insurance</li> <li>• Mitigation Fees &amp; Expenses</li> <li>• Impact Fees</li> <li>• Record drawings on CAD.</li> <li>• Pest Treatment and Inspections</li> <li>• Project Photographs</li> <li>• Code interpretation--this is a design professional's r</li> <li>• Smoke control analysis/modeling/testing</li> </ul> | <ul style="list-style-type: none"> <li>• Window testing--WCC will coordinate with owner's 3rd party rep</li> <li>• Testing, engineering, and special inspection - WCC will coordinate</li> <li>• Cost Certification</li> <li>• Rock Excavation</li> <li>• Underground Obstructions and/or Conditions that Hinder Construction</li> <li>• Any Warranty Beyond Manufacturers Standard Published Warranty</li> <li>• Subcontractor/Suppliers Individual Lien Releases for subs under \$250K.</li> <li>• Printing Cost(s) for Architects Plans &amp; Specifications</li> <li>• Mold remediation</li> <li>• Radon gas remediation</li> <li>• DAS system</li> </ul> |
|--|---|

**Allowances:**

*All Allowances below include cost of Labor, Material, Overhead, Equipment, Subcontractor, and Supervision*

- |   |                   |
|---|-------------------|
| • Overexcavation / Shoring for soil sluffing off- Allowance | \$ 50,000         |
| • Interior Elevator Finish - Allowance                      | \$ 23,400 per Car |
| • Conformed Set Allowance                                   | \$ 25,000         |
| • Asbestos Abatement  | \$ 710,447        |
| • Asbestos Duct Felt Tape - Allowance                       | \$ 50,000         |

## Exhibit A.4

### Index of Contract Documents

<u>Dwg. No.</u>	<u>Drawing Name</u>	<u>Date</u>	<u>Add. #1</u>	<u>Revised</u>
<b>General by Scott Edwards Architecture, LLP</b>				
	Cover Sheet			
G0.01	General Project Information	11/08/19	12/06/19	
G0.02	Architectural General Notes	11/08/19		
G0.03	General Diagrams	11/08/19		
G0.04	Assemblies	11/08/19	12/06/19	
G0.12	Existing Photos - Units	11/08/19		
G0.13	Existing Photos - Second Floor Common Spaces	11/08/19		
G0.14	Existing Photos - First Floor Common Spaces	11/08/19		
G1.01	Code Summary	11/08/19	12/06/19	
G2.21	Code Plan - Levels 1 & 2	11/08/19	12/06/19	
G2.22	Code Plan - Levels 3 & 4-9	11/08/19	12/06/19	
<b>Survey by Westlake Consultants, Inc.</b>				
1 of 7	A.L.T.A / N.S.P.S. Land Title Survey (For Information Only)	07/03/18		07/25/18
6 of 7	A.L.T.A / N.S.P.S. Land Title Survey (For Information Only)	07/03/18		07/25/18
<b>Architectural by Scott Edwards Architecture, LLP</b>				
AD1.01	Demo Site Plan	11/08/19	12/06/19	
AD2.01	Level 1 - Demo Plan	11/08/19	12/06/19	
AD2.02	Level 2 - Demo Plan	11/08/19		
AD2.03	Level 3 - Demo Plan	11/08/19		
AD2.04	Levels 4-9 - Demo Plans	11/08/19		
AD2.05	Demo Roof Plan	11/08/19		
AD2.06	Demo Elevations	11/08/19		
A1.01	Site Plan	11/08/19	12/06/19	
A1.02	Site Plan	11/08/19	12/06/19	
A2.11	Levels 1 & 2 Floor Plans & Floor Finish Plans	11/08/19	12/06/19	
A2.12	Levels 3 & 4-9 Floor Plans & Floor Finish Plans	11/08/19		
A2.21	Levels 1 & 2 - RCP	11/08/19		
A2.22	Levels 3-9 - RCP	11/08/19		
A2.31	Roof Plan	11/08/19		
A3.01	Exterior Elevations	11/08/19		
A3.02	Exterior Elevations	11/08/19		
A4.01	Building Section	11/08/19		
A4.10	Wall Sections	11/08/19		
A6.11	Enlarged Plans	11/08/19	12/06/19	
A6.12	Enlarged Plans	11/08/19	12/06/19	
A6.21	Enlarged RCPS	11/08/19	12/06/19	
A6.22	Enlarged RCPS	11/08/19		
A6.30	Unit Schedule	11/08/19		
A6.31	Unit Plans	11/08/19	12/06/19	
A6.32	Unit Plans	11/08/19	12/06/19	
A7.01	Details - Exterior	11/08/19		
A7.11	Details - Roof	11/08/19	12/06/19	
A8.01	Interior Elevations	11/08/19	12/06/19	
A8.02	Interior Elevations	11/08/19	12/06/19	
A8.11	Unit Elevations - Bathrooms	11/08/19		
A8.12	Unit Elevations - Kitchens	11/08/19		
A9.01	Interior Details - Plan	11/08/19		
A9.02	Interior Details	11/08/19		
A9.03	Interior Details - Casework	11/08/19	12/06/19	
A9.11	Details - RCP	11/08/19		

# Exhibit A.4

## Index of Contract Documents

<u>Dwg. No.</u>	<u>Drawing Name</u>	<u>Date</u>	<u>Add. #1</u>	<u>Revised</u>
<b>Architectural by Scott Edwards Architecture, LLP - Continued</b>				
A10.01	Door & Window Schedules & Types	11/08/19		
A10.02	Finish Schedule	11/08/19		
<b>Structural by ABHT Structural Engineers</b>				
S0.01	Drawing Index and List of Abbreviations	11/08/19		
S0.02	General Structural Notes	11/08/19		
S0.03	Statement of Special Inspection	11/08/19		
S0.04	State of Special Inspection (Continued)	11/08/19		
S2.11	Level 1 Foundation Plan	11/08/19		
S2.11R	Wall Footing Reinforcing Plans	11/08/19		
S2.12	Level 2 Plan	11/08/19		
S3.01	Wall Elevations	11/08/19		
S3.02	Wall Elevations	11/08/19		
S3.03	Wall Elevations	11/08/19		
S3.04	Wall Elevations	11/08/19		
S5.01	Concrete Details	11/08/19		
S5.02	Concrete Details	11/08/19		
S6.01	Steel Details	11/08/19		
<b>Plumbing by MFIA, Inc. (For Information Only - Design/Build Under Separate Review)</b>				
P1.0	Foundation & First Floor Plumbing Plans - Demo (For Information Only)	100% DD Set	11/08/19	
P1.1	Second Thru Ninth Floors Plumbing Plans - Demo (For Information Only)	100% DD Set	11/08/19	
P1.2	Fourth Thru Ninth Floor and Roof Plumbing Plans - Demo (For Information Only)	100% DD Set	11/08/19	
P2.0	Foundation and First Floor Plumbing Plans - New (For Information Only)	100% DD Set	11/08/19	
P2.1	Second and Third Floor Plumbing Plans - New (For Information Only)	100% DD Set	11/08/19	
P2.2	Fourth Thru Ninth and Roof Plumbing Plans - New (For Information Only)	100% DD Set	11/08/19	
P6.0	Plumbing Legend Schedules Details (For Information Only)	100% DD Set	11/08/19	
<b>Mechanical by Jet Industries, Inc. (For Information Only - Design/Build Under Separate Review)</b>				
M0.01	HVAC - Legend / Sheet Index (For Information Only)	08/28/19		
M2.01	HVAC - First Floor Plan (For Information Only)	08/28/19		
M2.02	HVAC - Second Floor Plan (For Information Only)	08/28/19		
M2.03	HVAC - Third Floor Plan (For Information Only)	08/28/19		
M2.04	HVAC - Fourth Floor Plan (For Information Only)	08/28/19		
M2.05	HVAC - Fifth Floor Plan (For Information Only)	08/28/19		
M2.06	HVAC - Sixth Floor Plan (For Information Only)	08/28/19		
M2.07	HVAC - Seventh Floor Plan (For Information Only)	08/28/19		
M2.08	HVAC - Eighth Floor Plan (For Information Only)	08/28/19		
M2.09	HVAC - Ninth Floor Plan (For Information Only)	08/28/19		
M2.10	HVAC - Roof Plan (For Information Only)	08/28/19		
M3.01	HVAC - Details (For Information Only)	08/28/19		
M4.01	HVAC - Schedules (For Information Only)	08/28/19		

## Exhibit A.4

### Index of Contract Documents

<u>Dwg. No.</u>	<u>Drawing Name</u>	<u>Date</u>	<u>Add. #1</u>	<u>Revised</u>
<b>Electrical by Merit Electric of Spokane, Inc. (For Information Only - Design/Build Under Separate Review)</b>				
E0.01	Electrical Title Sheet (For Information Only)	09/27/19	11/15/19	
E0.02	Electrical Panel Schedules (For Information Only)		11/15/19	
E0.03	Electrical Panel Schedules (For Information Only)		11/15/19	
E0.04	Electrical Panel Schedules (For Information Only)		11/15/19	
E0.05	Electrical Panel Schedules (For Information Only)		11/15/19	
ED1.01	Site Plan Electrical Demolition (For Information Only)	09/27/19		
ED2.01	Level 1 Electrical Demolition (For Information Only)	09/27/19		
ED2.01	Electrical Demolition (For Information Only)		11/15/19	
ED2.02	Level 2 Electrical Demolition (For Information Only)	09/27/19		
ED2.03	Level 3 Electrical Demolition (For Information Only)	09/27/19		
ED2.04	Level 4-9 Electrical Demolition (For Information Only)	09/27/19		
E1.01	Site Plan - Electrical (For Information Only)	09/27/19	11/15/19	
E2.11	Level 1 & 2 Power & Signal Plan (For Information Only)	09/27/19		
E2.11	Level 1-9 Power & Signal Plan (For Information Only)		11/15/19	
E2.12	Level 3-9 Power & Signal Plan (For Information Only)	09/27/19		
E2.12	Roof Power & Signal Plan & Elevator Details (For Information Only)		11/15/19	
E2.31	Level 1 & 2 Lighting Plan (For Information Only)	09/27/19	11/15/19	
E2.32	Level 3-9 Lighting Plan (For Information Only)	09/27/19		
E2.32	Level 3-Roof Lighting Plan (For Information Only)		11/15/19	
E6.11	Level 1 - Offices & Common Areas Power & Signal Plan (For Information Only)	09/27/19		
E6.12	Level 1-2 Enlarged Electrical Plans (For Information Only)	09/27/19		
E6.21	Level 1 - Offices & Common Areas Lighting Plan (For Information Only)	09/27/19		
E6.22	Level 1-2 Enlarged Electrical Plans (For Information Only)	09/27/19		
E6.31	Typical Unit Plans (For Information Only)	09/27/19	11/15/19	
E6.32	Typical Unit Plans (For Information Only)	09/27/19	11/15/19	
<b>Low Voltage by Point Monitor Corporation (For Information Only - Design/Build Under Separate Review)</b>				
LV-1	General Notes (For Information Only)	09/06/19		11/04/19
LV-1	General Notes/Schedules/Lists (For Information Only)		11/14/19	
LV-2	Reserved for Future Use (For Information Only)	09/06/19	11/14/19	11/04/19
LV-3	Floor 1 (For Information Only)	09/06/19	11/14/19	11/04/19
LV-4	Floor 2 (For Information Only)	09/06/19	11/14/19	11/04/19
LV-5	Floor 3 (For Information Only)	09/06/19	11/14/19	11/04/19
LV-6	Floor 4 (For Information Only)	09/06/19	11/14/19	11/04/19
LV-7	Floor 5 (For Information Only)	09/06/19	11/14/19	11/04/19
LV-8	Floor 6 (For Information Only)	09/06/19	11/14/19	11/04/19
LV-9	Floor 7 (For Information Only)	09/06/19	11/14/19	11/04/19
LV-10	Floor 8 (For Information Only)	09/06/19	11/14/19	11/04/19
LV-11	Floor 9 (For Information Only)	09/06/19	11/14/19	11/04/19
LV-12	Roof (For Information Only)	09/06/19	11/14/19	11/04/19
LV-13	Reserved for Future Use (For Information Only)	09/06/19	11/14/19	11/04/19
<b>Asbestos-Containing Material Survey by PBS Engineering and Environmental, Inc.</b>				
ASB1.0	First Floor Plan (Sheet 1 of 17)	6/19		
ASB2.0	Second Floor Plan (Sheet 2 of 17)	6/19		
ASB2.1	Second Floor Plan - Ceiling Materials (Sheet 3 of 17)	6/19		
ASB3.0	Third Floor Plan (Sheet 4 of 17)	6/19		
ASB3.1	Third Floor Plan - Ceiling Materials (Sheet 5 of 17)	6/19		
ASB4.0	Fourth Floor Plan (Sheet 6 of 17)	6/19		
ASB4.1	Fourth Floor Plan - Ceiling Materials (Sheet 7 of 17)	6/19		
ASB5.0	Fifth Floor Plan (Sheet 8 of 17)	6/19		
ASB5.1	Fifth Floor Plan - Ceiling Materials (Sheet 9 of 17)	6/19		
ASB6.0	Sixth Floor Plan (Sheet 10 of 17)	6/19		
ASB6.1	Sixth Floor Plan - Ceiling Materials (Sheet 11 of 17)	6/19		

**Exhibit A.4**  
**Index of Contract Documents**

<u>Dwg. No.</u>	<u>Drawing Name</u>	<u>Date</u>	<u>Add. #1</u>	<u>Revised</u>
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**Asbestos-Containing Material Survey by PBS Engineering and Environmental, Inc. - Continued**

ASB7.0	Seventh Floor Plan (Sheet 12 of 17)	6/19		
ASB7.1	Seventh Floor Plan - Ceiling Materials (Sheet 13 of 17)	6/19		
ASB8.0	Eighth Floor Plan (Sheet 14 of 17)	6/19		
ASB8.1	Eighth Floor Plan - Ceiling Materials (Sheet 15 of 17)	6/19		
ASB9.0	Ninth Floor Plan (Sheet 16 of 17)	6/19		
ASB9.1	Ninth Floor Plan - Ceiling Materials (Sheet 17 of 17)	6/19		

**SPECIFICATIONS (PROJECT MANUAL) DATED 11/8/19 AND AMENDED 12/6/19 BY SCOTT EDWARDS ARCHITECTURE, LLP**

**ADDENDUM NO. 1 DATED 12/6/19 BY SCOTT EDWARDS ARCHITECTURE, LLP**

## Exhibit A.5 - Wage Rates

Hillside Manor General Conditions					3/30/2020		
Ph's #	Phase	Quant	Unit	Overhead		Grand Total	
				Rate	Total		
<b>1000</b>	<b>General Requirements</b>					<b>1,072,783</b>	<b>1,072,783</b>
<b>1101</b>	<b>Travel &amp; Subsistence</b>	67.00	wk			4,410	4,410
	Tri-Met	67.00	wk	30		2,010	
	New Hire	16.00	ea	150		2,400	
						-	
<b>1102</b>	<b>Office &amp; Utilities</b>	67.00	wk			151,083	151,083
	Job Office Trailer 12 x 54 w/ Restroom	67.00	wk	175		11,725	
	Trailer in/out	2	ea	1,500		3,000	
	Office cleaning	67.00	wk	100		6,700	
	Office set-up/furniture	1.00	ls	1,250		1,250	
	Telephone / FAX Install	1	ls	1,750		1,750	
	Telephone / FAX Service (phone, fax, alarm lines)	67.00	wk	50.00		3,350	
	Data Service	67.00	wk	135.00		9,045	
	IP Phone -- \$50/ month (per # phones)	201.00	wk	12.50		2,513	
	Cellular Telephones	166.10	wk	25.00		4,153	
	Office Trailer - Temporary Electricity- by HACC	67.00	wk			-	
	Office Trailer - Bottled Water	67.00	wk	50.00		3,350	
	Jobsite - Temporary Water Service	67.00	wk	50.00		3,350	
	Temporary Sanitary					-	
	Chemical Toilet	335.00	wk	45.00		15,075	
	Flush Toilet-Holding Tank	67.00	wk	35.00		2,345	
	Flush Toilet-Pump Tank	13,220	gal	0.50		6,610	
	Flush Toilet-Elec Conn.	1	ea	1,500.00		1,500	
	Flush Toilet-Plumb Conn.	1	ea	1,200.00		1,200	
	Office Supplies	67.00	wk	200.00		13,400	
	Computer Rental	166	wk	32.50		5,398	
	Infrastructure Access Fee	166	wk	42.50		7,059	
	Onsite End User Support	166	wk	100.00		16,610	
	Multi-function device (fax/scan/copy/print)	1	ea	7,500.00		7,500	
	AutoCAD	6	wk	250.00		1,500	
	Other - courier, misc stuff that's not in template	67.00	wk	250		16,750	
	Arc - Digital Record Set- moved to Div. 17	67.00	wk				
	Project Sign	1	ls	1,200		1,200	
	Office Alarm - Set up and Monitor	1	ls	4,750.00		4,750	
<b>1103</b>	<b>Engineering &amp; Testing</b>					-	-
<b>1104</b>	<b>Small Tools</b>					-	-
<b>1105</b>	<b>Equipment Rental</b>					-	-
<b>1106</b>	<b>Clean-Up</b>					-	-
<b>1107</b>	<b>Misc Materials</b>					-	-
<b>1108</b>	<b>Gas, Oil &amp; Repairs- Moved to Div. 17</b>	67.00	wk			-	-
	Job Supervisors Vehicle	147.34	wk			-	-
<b>1109</b>	<b>Hauling &amp; Freight</b>	67.00	wk			3,000	3,000
	Project Mobilization	1	ls	1500		1,500	
	Project Demobilization	1	ls	1500		1,500	
<b>1110</b>	<b>Other</b>	67.00	wk			-	-
<b>1112</b>	<b>Safety</b>					-	-
<b>1113</b>	<b>Supervision</b>	67.00	wk			909,290	909,290
	Project Supervision	284	wk			-	-
	Project Administrator- Jill Matthews	38	wk	2296		88,050	
	Project Engineer- Justin Andersen	69	wk	3000		207,000	
	Project Engineer- May Delay - Justin Andersen	3	wk	3000		9,000	
	Resident Coordinator - Julie Cusumano	21	wk	1805		38,086	
	Project Superintendent - April/ May Delay - Jeff Copus	6	wk	3807		22,842	
	Project Superintendent -Jeff Copus	71	wk	3807		270,297	
	Project Management - Kim Smith	19	wk	3336		62,550	
	Project Management - Bennett Barnwell	48	wk	3613		171,798	
	Senior Project Management - Dan Snow	9	wk	4388		39,668	
						-	-
<b>1201</b>	<b>Bonds</b>	1	ls			-	-
<b>1203</b>	<b>Liability Insurance</b>	1	ls			-	-
<b>1204</b>	<b>Builders Risk Insurance</b>	1	ls			-	-
<b>1301</b>	<b>Sales Tax</b>	1	ls			-	-
<b>1302</b>	<b>B &amp; O Tax/Licenses Tax</b>	1	ls			-	-
<b>1303</b>	<b>Permits</b>	1	ls			-	-
<b>1304</b>	<b>Hook-Up Charges</b>	1	ls			-	-
<b>1406</b>	<b>Pre-Construction Costs - separate agreement</b>	1	ls			-	-
<b>1504</b>	<b>Close-Out &amp; Warranty</b>	1	ls			5,000	5,000
	Close Out	1	ls	5000		5,000	



Hillside Manor -- Supervision Rates

5/21/2019

	Monthly								
	Dan Snow	Bennett Barnwell	Kim Smith	Jeff Copus	Nick Cordoza	Marty Houston	Nate Ricker	Julie Cusumano *	Jill Mathews
Base Wage	\$ 13,000.00	\$ 10,427.00	\$ 9,512.00	\$ 11,052.00	\$ 7,210.00	\$ 11,751.00	\$ 8,335.00	\$ 4,599.10	\$ 6,148.00
FUTA	42.00	42.00	42.00	42.00	41.91	42.00	42.00	26.18	36.08
FICA - SS	775.31	634.07	579.41	673.75	433.07	708.72	516.77	270.57	372.81
FICA - MEDIC	181.32	148.29	135.51	157.57	101.28	165.75	120.86	63.28	87.19
OR SUTA	187.58	153.41	140.18	163.01	104.78	171.47	125.03	65.46	90.20
OR COMP	14.08	14.08	14.08	14.08	14.08	16.64	14.08	10.16	13.12
OR WORKERS COMP	210.60	168.92	154.09	179.04	1,708.38	224.98	1,063.63	21.84	27.50
TRI-MET	95.54	78.13	71.40	83.02	53.37	87.33	63.68	33.34	45.94
MEDICAL INS	1,295.36	1,295.36	1,295.36	1,295.36	1,295.36	1,295.36	1,295.36	1,295.36	1,295.36
DISAB INS	137.80	110.53	100.83	117.15	75.90	124.56	88.35	48.22	65.17
H.S.A CONTRIB	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00
RETIREMENT	1,571.40	1,352.70	1,274.92	1,405.82	1,075.00	1,465.23	1,174.88	779.57	988.98
P.T.O - Sick, Holiday & Vacation	1,365.00	1,094.84	998.76	1,160.46	751.80	1,233.86	875.17	477.66	645.54
	<u>\$ 19,000.99</u>	<u>\$ 15,644.33</u>	<u>\$ 14,443.54</u>	<u>\$ 16,468.26</u>	<u>\$ 12,989.93</u>	<u>\$ 17,411.90</u>	<u>\$ 13,839.81</u>	<u>\$ 7,815.74</u>	<u>\$ 9,940.89</u>

\* Varies month to month as hours worked vary

\* The wage rates listed above are good through December 31, 2020. We anticipate these rates increasing by 3-4% for the project duration beyond January 1, 2021

WASLH UNION EMPLOYEE RATES as of May 2019

Laborer-Jrny	
Wage	30.81
Craft	14.20
PR Taxes	3.87
Emp Benefits	<u>12.56</u>
Total Burden	61.44

Laborer-Apprentice	
Wage	26.73
Craft	14.20
PR Taxes	3.36
Emp Benefits	<u>11.08</u>
Total Burden	55.37

Laborer-Foreman	
Wage	32.91
Craft	14.20
PR Taxes	4.14
Emp Benefits	<u>13.33</u>
Total Burden	64.58

Carpenter-Jrny	
Wage	37.64
Craft	16.88
PR Taxes	4.74
Emp Benefits	<u>12.95</u>
Total Burden	72.21

Carpenter-Apprentice	
Wage	33.12
Craft	16.88
PR Taxes	4.17
Emp Benefits	<u>11.55</u>
Total Burden	65.72

Carpenter-Foreman	
Wage	42.91
Craft	16.88
PR Taxes	5.41
Emp Benefits	<u>14.57</u>
Total Burden	79.77

Carpenter-Layout	
Wage	41.40
Craft	16.88
PR Taxes	5.22
Emp Benefits	<u>14.11</u>
Total Burden	77.61

Carpenter-Skin Dr	
Wage	39.90
Craft	16.88
PR Taxes	5.03
Emp Benefits	<u>13.64</u>
Total Burden	75.45

\* Wages above do not account for Union Rate Increase set to take effect June 1st (rate amount has not been announced)

<u>Information Technology Cost Breakdown</u>	<u>Cost / Wk</u>
Computer Rental	32.50
Infrastructure Access Fee	42.50
Onsite End User Support	100.00

Computer Rental - \$32.50 per week.

Thin client, desktop, or laptop device

Monitor

Printer

Standard productivity applications (MS Office, etc..)

Infrastructure Access Fee - \$42.50 per week.

Remote LAN configuration and support

Infrastructure connectivity and security

Infrastructure maintenance and support

Central business applications (Viewpoint, Risk Management System, CMiC)

Onsite End User Support Agreement - \$100 per week.

Helpdesk phone support

Onsite and depot service.

All shipping, parts, labor and travel costs associated with service

Hardware replacement agreement

Software upgrade assurance

Damage and theft replacement

Project Schedule:		67	Wks	3/30/2020	
<b>GJI ---- General Jobsite Items</b>					
Category			Total	Grand	
	Unit	Rate	Units	Total	
<b>Horizontal &amp; Vertical Control</b>			<b>12</b>	<b>\$ 18,924</b>	
CAD Master-Micro Piles/ Concrete/ walls	wk	3104	6	18,624	
Layout & Control--Labor	wk	3295	-	-	
" " "	wk	3295	-	-	
" " Materials	wk	50	6	300	
<b>Equipment</b>			<b>932</b>	<b>\$ 312,057</b>	
Small Tools	wk	250	67	16,750	
Forklift--56'--10000lb-	wk	1300	60	78,390	
Equipment Fuel	wk	75	60	4,523	
Window Box	wk	68	60	4,100	
Trash box	wk	75	60	4,523	
Truck Delivery/Return	ea	150	67	10,050	
Container	wk	70	67	4,690	
Builders Level	wk	76	24	1,824	
Baloney Cords - exterior only (interior to be extension cords off of house power)	mo	480	15	6,978	
Spider Boxes - 2 per month	mo	360	15	5,477	
Temporary Lighting- yard	wk	50	67	3,350	
Misc Equipment	wk	400	67	26,800	
Tool Trailer	wk	70	-	-	
Equipment Repairs	wk	50	54	2,722	
Forklift Operator	wk	2583	34	86,531	
Scissor Lift--Skyjack 500# 20'	wk	210	16	3,360	
Hydro-Crane - Floors 7,8,9, Roof (when man-material hoist is not up)	day	2500	16	40,000	
Trash chute - up/down	ea	1500	-	-	
Trash chute - rental	mo	126	-	-	
Crane pallet forks	wk	126	-	-	
2-Way Radios	wk	45	-	-	
Foreman Cell Phones- Laborer	wk	14	67	928	
3 second Total Station	wk	525	6	3,150	
Concrete Hi-Cycle Vibrator	wk	180	-	-	
Hi-Cycle Generator	wk	125	-	-	
Rebar Cutter	wk	150	-	-	
Ceiling Grinder	wk	98	16	1,568	
Jackhammer 90 lb	wk	90	16	1,440	
Rotomhammer	wk	100	40	4,020	
Baker scaffold	wk	22	37	884	
<b>Engineering &amp; Testing</b>			<b>1</b>	<b>\$ 5,000</b>	
Surveyor-KC Development	ls	5000	1	5,000	
<b>Clean-Up</b>			<b>67</b>	<b>\$ 193,523</b>	
Continuous Clean-Up - Interior Laborer	wk	2888	67	193,523	
			-	-	

<b>Project Schedule:</b>		<b>67</b>	<b>Wks</b>	<b>3/30/2020</b>	
<b>GJI ---- General Jobsite Items</b>					
<b>Category</b>			<b>Total Units</b>	<b>Grand Total</b>	
	<b>Unit</b>	<b>Rate</b>			
<b>Drop-Boxes/Disposal of Debris</b>			<b>0</b>	<b>\$ 29,455</b>	
Drop Boxes - Demo/Abatement Disposal by Net Compliance	sf	73637	0	29,455	
			-	-	
<b>Safety</b>			<b>1</b>	<b>\$ 8,610</b>	
General Safety - \$100 / wk - occ. remodels	61	wk	100%	6,100	
Croakies		ea		-	
Dust Masks		box		-	
Ear Plugs		box		-	
Hard Hats		ea		-	
Face Shields		ea		-	
Safety Handbook		ea		-	
Safety Glasses		ea		-	
Safety Goggles		ea		-	
Gray Replacement Lense		ea		-	
Lens Cleaning Stations		ea		-	
Lens Cleaning Towelettes		box		-	
Harness Assembly		ea		-	
Pad for Harness Assembly		ea		-	
DBI Sala 6' SRL Nano		ea		-	
DBI Sala 20' SRL Ultra Lok		ea		-	
DBI Sala 30' SRL Nano		ea		-	
Saflok Concrete wedge anchor		ea		-	
Protecta Rebel 11'SRL		ea		-	
Belt for Harness Assembly		ea		-	
100 ft. Rope Lifeline		ea		-	
3 ft. Tie-Off		ea		-	
Rope Grab w/ Shock Abs.		ea		-	
Roof Anchor		ea		-	
DBI 18" Extender		ea		-	
Fall Protection Bag		ea		-	
First Aid Kit Re-Stocking - \$10/ wk	61	wk		610	
Defibulator - WCC Office - Install in Building at Completion - \$1900	1	ea		1,900	
<b>Gas, Oil, Repairs - Supervision</b>			<b>1</b>	<b>\$ 12,034</b>	
<b>Digital Record Set/ Blueprints</b>			<b>71</b>	<b>\$ 10,650</b>	
Digital Record Set/ Blueprints	150	wks	71	10,650	
				-	
<b>Grand Total - GJI's</b>				<b>\$ 590,253</b>	

# Walsh Equipment Rates

## Contractors Equipment Co.-Oregon Rental Schedule and Rates - As of 1/1/2019

Item / Description	Daily	Weekly	Monthly
<b>AIR COMPRESSORS</b>			
Compressor - 3 hp Tank Mounted Portable	\$22	\$65	\$195
Compressor - Pancake	\$10	\$30	\$90
Compressor - 160 cfm & 185 cfm tow-behind	\$100	\$300	\$900
<b>AIR TOOLS</b>			
Chipping Gun (Pneumatic 30#)	\$23	\$69	\$200
Pavement Breaker (Jackhammer) 60#	\$26	\$78	\$230
Pavement Breaker (Jackhammer) 90#	\$30	\$90	\$260
Rivet Buster	\$30	\$100	\$250
<b>BUILDING DRY-OUT</b>			
170k BTU Natural Gas Heaters- Portable	\$35	\$100	\$300
220v Electric Heaters- Portable	\$10	\$20	\$40
Sure Flame- Hi-Velocity 400k btu heater	\$129	\$388	\$1,155
Heat Wagon- 400k BTU Natural Gas/Propane Heaters- Portable	\$115	\$460	\$920
High-Velocity Floor Fans	\$20	\$60	\$120
Portable Dehumidifiers- 12 gallon	\$40	\$120	\$360
Portable Dehumidifiers- 25 gallon	\$60	\$180	\$540
<b>COMPACTION EQUIPMENT</b>			
Compactor - Jumping Jack-Rammer	\$50	\$200	\$600
Compactor - Skid-Plate	\$50	\$195	\$575
<b>CONCRETE EQUIPMENT</b>			
Ceiling Grinders	\$33	\$98	\$294
60 # Electric Breaker	\$50	\$150	\$450
Concrete Blanket-Basket	\$13	\$48	\$147
Concrete Bucket - 2 yd	\$40	\$120	\$360
Concrete Bucket - 3/4, 1, 1-1/2 yd	\$30	\$90	\$270
Concrete Coring Tool - (Hand-held)	\$52	\$144	\$412
Concrete Saws - Walk Behind or Soff-Cut Slab Saw	\$58	\$155	\$402
Concrete Trailer - Foundation Crews	\$200	\$600	\$1,200
Concrete Vibrators - Gas-powered backpack	\$60	\$180	\$420
Concrete Vibrators	\$30	\$90	\$270
Demo Saws	\$45	\$135	\$375
Generators	\$40	\$120	\$360
Georgia Buggy	\$85	\$250	\$750
Mortar Mixer	\$41	\$139	\$386
Rebar Bender - Hydraulic	\$50	\$150	\$450
Rebar Cutter - Electric	\$40	\$120	\$350
Rebar Cutter - Bender (Rod-Chomper)	\$40	\$120	\$350
Aluma Post-Shore Braces	N/A	\$3	\$3
PERI Panels		\$.60 per sq. ft.	\$2.00 per sq. ft.
Rotohammers (Large)	\$30	\$100	\$300
Concrete Slab Grab Handrails	\$1	\$3	\$7
<b>CONTAINERS - STORAGE</b>			
Storage Containers, 8' x 10', no electricity	\$15	\$45	\$120
Storage Containers, 8' x 20', lights, alarm, heat & power service	\$20	\$60	\$180
Storage Containers, 8' x 40', lights, alarm, heat & power service	\$25	\$75	\$225
Storage Trailer Van 27' (lights, alarm, heat, & electric service)	\$18	\$60	\$180
<b>EXCAVATION EQUIPMENT</b>			
JOHN DEERE Mini-Excavators	\$300	\$900	\$2,700
CAT Skid Steer Loader	\$129	\$388	\$1,155
CASE 580-SL Backhoes	\$225	\$775	\$2,300
CASE Dozer - Crawler Tractor 850-G	\$340	\$1,080	\$2,900
Dump Trucks	\$250	\$1,100	\$3,400
Water Truck - 2000 Gallon (Hourly \$150.00)	\$265	\$600	\$2,400
Ho-pak for CASE Backhoe	\$100	\$380	\$1,200
KOMATSU Excavators, PC160 LC-7	\$340	\$1,360	\$4,050
Trailer - Excavation Crew Trailer	\$65	\$210	\$650
<b>FUEL TANKS</b>			
200 gallon - single wall - gas only -	\$5	\$20	\$50
300 gallon double - wall dike tank - diesel only	\$11	\$37	\$117
550 gallon double - wall dike tank - diesel only	\$25	\$48	\$147
<b>LARGE SAWS</b>			
Radial Arm Saw	\$26	\$82	\$232
Table Saw	\$24	\$55	\$168
Tablesaw Powermatic Finish	\$26	\$82	\$232
<b>MATERIAL HANDLING - Cranes, Forklifts, Lifts, Man Basket, Window Boxes</b>			
Boom Lifts - 60' Straight Boom -500# capacity	\$350	\$1,000	\$3,000
Boom Lift- 80' Articulated	\$700	\$1,800	\$4,000
Crane - Potain HDT 80 - Self-Erector (including maint. agreement)	N/A	\$3,500	\$10,500
Crane - LIEBHERR 281 HC Tower Crane (including maint. agreement)	N/A	\$4,600	\$14,000
Crane - LIEBHERR 420 EC-H 16 Tower Crane (including maint. agreement)	N/A	\$6,600	\$20,000
Crane Pallet Forks	\$50	\$150	\$450
Forklifts- HYSTER Lift Truck, 5000# capacity, propane	\$130	\$400	\$1,200

Forklifts- SKYJACK VR-1056 (56'-10k)	\$400	\$1,300	\$3,800
Forklifts- INGERSOLL-RAND VR-843 (43'-8k)	\$350	\$1,100	\$3,200
Forklift-Low profile (6'11") RT Forklift - 16'5" lift height w/ 4400# capacity	\$200	\$600	\$1,800
2' Truss Boom attachment for RT Forklifts	\$40	\$120	\$300
Genie Lifts, 650 lbs.	\$35	\$110	\$270
Man-basket (personnel platform)	\$21	\$68	\$205
Scissor Lift- SKYJACK 500# capacity- 19' platform height	\$70	\$210	\$500
Window Basket - 5' x 10'	\$21	\$68	\$205
<b>PAINT EQUIPMENT</b>			
Paint spray pump - 500 & 600 ULTRA & 447E TITAN	\$33	\$108	\$330
Paint spray pumps - ULTRA 1500 & 1000 or SPEEDO 4500	\$61	\$183	\$551
Adhesive spray pump	\$200	\$400	\$800
Painters' Van	\$36	\$118	\$361
<b>PRESSURE WASHERS</b>			
Pressure Washer - Cold Water - 2500 psi & 3500 psi	\$52	\$160	\$485
<b>RADIOS / COMMUNICATIONS</b>			
Radios : 2-Way	\$15	\$45	\$100
<b>SIDING EQUIPMENT</b>			
Siding Trailer-including siding tools	\$95	\$285	\$850
Aluma-Pole Pump Jacks- per set	\$50	\$100	\$300
<b>SAFETY/SECURITY EQUIPMENT</b>			
Manhole Tripod with winch	\$99	\$328	\$985
Roof top anchor sytem - Flat roofs	\$75	\$200	\$600
Wireless Video Surveillance System	\$25	\$125	\$250
Yo-Yo (Controlled Descent Block)	\$25	\$75	\$200
<b>SCAFFOLDING</b>			
Baker Scaffold - 1 section w/ plank & handrails	\$15	\$51	\$150
<b>SURVEY &amp; PRECISION MEASURING EQUIPMENT</b>			
Builder's Level	\$34	\$76	\$230
Digital Transits	\$40	\$100	\$310
Lasers - ( RL-VH & Laser Theodolite)	\$75	\$210	\$625
Lasers ( LB-1, LB-2, LB-10 )	\$50	\$150	\$450
Pipe Laser	\$100	\$300	\$900
3-Second Total Station	\$175	\$525	\$1,550
Total Station	\$150	\$450	\$1,350
<b>TEMPORARY POWER</b>			
Temporary Power Box ( Spider Box )	\$30	\$90	\$180
50' Baloney Cord	\$15	\$45	\$120
200 Amp Service Panel	\$10	\$30	\$90
<b>TRASH BOXES &amp; CHUTES</b>			
Trash Box - Crane-Clamshell	\$25	\$75	\$250
Trash Box - Crane - 4 yd self-dumping	\$50	\$150	\$450
Trash Box - 5' x 10' front opening	\$25	\$75	\$250
Trash Chute	\$25	\$75	\$250
<b>TRUCKS - Pickup &amp; Delivery Trips Within a Distance of:</b>			
	50 Miles	100 Miles	200 Miles
Dodge 1-1/2 Ton Flatbeds	\$50	\$100	\$150
Dodge 5 Ton flatbed	\$65	\$135	\$200
Dodge- Service Truck	\$50	\$100	\$150
Volvo with 48' Equipment/Material Hauler		\$90 Per Hour -	
Kenworth 24' Flatbed	\$80	\$160	\$250
<b>Storage Trailers</b>			
Storage Trailers- 45' & 48'	\$20	\$70	\$200
<b>WELDERS &amp; CUTTING TORCHES</b>			
Cutting Torch w/ Tanks	\$25	\$75	\$225
Welder	\$29	\$87	\$234
<b>MISCELLANEOUS - Banders, Drills, Framing Boxes, Pumps, etc.</b>			
Bander w/ Cart	\$15	\$50	\$150
Framing Box (steel)	\$14	\$39	\$106
Backpack Blower	\$15	\$45	\$135
Wobble lights	\$10	\$20	\$40
Magnetic Drill Press	\$40	\$120	\$360
Sump Pumps - 2"	\$30	\$90	\$270
Chain Saws	\$10	\$30	\$100
Negative Air Machine- Medium	\$40	\$120	\$230
Negative Air Machine- Large	\$50	\$150	\$350
Picking Eye- for steel plates	\$12	\$36	\$120
Large Steel Plates	\$25	\$75	\$200
Tool Skips 4x4 (wood sides)	\$8	\$25	\$77



**COMPANY:**  
**ATTENTION:**

## 2019 RENTAL RATES

DESCRIPTION OF EQUIPMENT	RATES			DESCRIPTION OF EQUIPMENT	RATES		
<b>SCISSOR LIFTS</b>				<b>AIR COMPRESSORS</b>			
12' ELECTRIC SINGLE MAN LIFT	DAILY	WEEKLY	MONTHLY	185CFM DIESEL AIR COMPRESSOR (100PSI)	DAILY	WEEKLY	MONTHLY
13' ELECTRIC SCISSOR LIFT	\$125.00	\$275.00	\$650.00	375CFM DIESEL AIR COMPRESSOR (125PSI)	\$150.00	\$575.00	\$1,200.00
15' ELECTRIC SINGLE MAN LIFT	\$125.00	\$275.00	\$650.00	750CFM DIESEL AIR COMPRESSOR (150PSI)	\$295.00	\$975.00	\$2,095.00
20' ELECTRIC SINGLE MAN LIFT	\$160.00	\$400.00	\$800.00	825CFM DIESEL AIR COMPRESSOR (125PSI)	\$565.00	\$1,575.00	\$4,500.00
19' ELECTRIC SCISSOR LIFT	\$175.00	\$450.00	\$875.00	XHP750CFM DIESEL AIR COMPRESSOR(300PSI)	\$575.00	\$1,600.00	\$4,550.00
26' ELECTRIC NARROW SCISSOR LIFT	\$175.00	\$450.00	\$875.00	XHP1170CFM DIESEL AIR COMPRESSOR (350PSI)	\$895.00	\$2,475.00	\$6,725.00
26' ELECTRIC WIDE SCISSOR LIFT	\$225.00	\$500.00	\$1,095.00	900CFM ELECTRIC AIR COMPRESSOR (150PSI)	\$1,375.00	\$3,400.00	\$10,200.00
32' ELECTRIC SCISSOR LIFT	\$225.00	\$500.00	\$1,095.00	1600CFM IQ DIESEL AIR COMPRESSOR (150PSI)	\$615.00	\$1,695.00	\$5,000.00
40' ELECTRIC SCISSOR LIFT	\$260.00	\$575.00	\$1,200.00	<b>AIR COMPRESSOR HOSE</b>			
32' ROUGH TERRAIN SCISSOR LIFT 4x4	DAILY	WEEKLY	MONTHLY	3/4" 50' AIR HOSE	DAILY	WEEKLY	MONTHLY
43' ROUGH TERRAIN SCISSOR LIFT 4x4	\$300.00	\$725.00	\$1,625.00	2" 50' AIR HOSE	\$10.00	\$30.00	\$60.00
50' ROUGH TERRAIN SCISSOR LIFT 4x4	\$400.00	\$975.00	\$1,975.00	3" 25' AIR HOSE	\$50.00	\$140.00	\$365.00
<b>BOOM LIFTS</b>				<b>AIR TOOLS</b>			
30' ARTICULATING ELECTRIC	DAILY	WEEKLY	MONTHLY	RIVET BUSTER	DAILY	WEEKLY	MONTHLY
34' ARTICULATING ELECTRIC	\$345.00	\$950.00	\$1,975.00	60LB PAVEMENT BREAKER	\$65.00	\$140.00	\$400.00
40' ARTICULATING ELECTRIC	\$355.00	\$975.00	\$2,050.00	90LB PAVEMENT BREAKER	\$75.00	\$150.00	\$425.00
45' ARTICULATING ELECTRIC	\$365.00	\$1,000.00	\$2,100.00	POINT/CHISEL WEAR CHARGE	\$5 PER BIT USED		
34' ARTICULATING ROUGH TERRAIN 4x4	\$375.00	\$1,100.00	\$2,200.00	<b>ELECTRIC BREAKERS</b>			
45' ARTICULATING ROUGH TERRAIN 4x4	\$400.00	\$1,000.00	\$2,100.00	60LB ELECTRIC BREAKER	DAILY	WEEKLY	MONTHLY
60' ARTICULATING ROUGH TERRAIN 4x4	\$445.00	\$1,250.00	\$2,500.00	2000 WATT PORTABLE GENERATOR	\$75.00	\$225.00	\$550.00
63' ARTICULATING ROUGH TERRAIN 4x4	\$625.00	\$1,750.00	\$3,600.00	3000 WATT PORTABLE GENERATOR	\$95.00	\$275.00	\$725.00
80' ARTICULATING ROUGH TERRAIN 4x4	\$625.00	\$1,750.00	\$3,600.00	G25 TOWABLE DIESEL GENERATOR (25kVA/20kW)	\$225.00	\$650.00	\$1,650.00
45' STRAIGHT BOOM W/JIB 4x4 DUAL FUEL	\$1,000.00	\$3,000.00	\$6,975.00	G40 TOWABLE DIESEL GENERATOR (39kVA/31kW)	\$225.00	\$650.00	\$1,650.00
65' STRAIGHT BOOM W/JIB 4x4 DIESEL	\$395.00	\$1,150.00	\$2,300.00	G50 TOWABLE DIESEL GENERATOR (48kVA/38kW)	\$275.00	\$760.00	\$1,950.00
85' STRAIGHT BOOM W/JIB 4x4 DUAL FUEL	\$575.00	\$1,650.00	\$3,400.00	G70 TOWABLE DIESEL GENERATOR (70kVA/56kW)	\$350.00	\$900.00	\$2,475.00
135' STRAIGHT BOOM W/JIB 4x4 DIESEL	\$950.00	\$2,800.00	\$6,275.00	G90 TOWABLE DIESEL GENERATOR (94kVA/75kW)	\$425.00	\$1,300.00	\$3,000.00
<b>OFF ROAD REACH FORKLIFTS</b>				<b>GENERATORS</b>			
5,500LB REACH FORKLIFT (19' REACH NO OUTRIGGER)	DAILY	WEEKLY	MONTHLY	G125 TOWABLE DIESEL GENERATOR (125kVA/100kW)	DAILY	WEEKLY	MONTHLY
6K REACH FORKLIFT (36' REACH NO OUTRIGGERS)	\$350.00	\$1,000.00	\$2,400.00	G190 TOWABLE DIESEL GENERATOR (181kVA/145kW)	\$500.00	\$1,500.00	\$3,650.00
8K REACH FORKLIFT (43' REACH NO OUTRIGGERS)	\$375.00	\$1,100.00	\$2,750.00	G290 TOWABLE DIESEL GENERATOR (290kVA/207kW)	\$600.00	\$1,595.00	\$4,500.00
10K REACH FORKLIFT (44' REACH NO OUTRIGGERS)	\$565.00	\$1,695.00	\$3,950.00	SPIDER BOX	\$65.00	\$175.00	\$350.00
10K REACH FORKLIFT (56' REACH WITH OUTRIGGERS)	\$625.00	\$1,850.00	\$4,850.00	50' SPIDER BOX CABLE	\$50.00	\$150.00	\$300.00
12K REACH FORKLIFT (56' REACH WITH OUTRIGGERS)	\$675.00	\$1,900.00	\$4,995.00	<b>LIGHT TOWERS</b>			
SWING CARRIAGE ATTACHMENT	\$750.00	\$2,125.00	\$5,300.00	TOWABLE LIGHT TOWER (HALOGEN)	DAILY	WEEKLY	MONTHLY
TRUSS BOOM/JIB BOOM	\$125.00	\$275.00	\$650.00	TOWABLE LIGHT TOWER (LED)	\$150.00	\$400.00	\$800.00
DIRT BUCKET	\$75.00	\$175.00	\$525.00	<b>DITCH WITCH VACUUM TRAILERS</b>			
BIN DUMPER (SELF DUMPING HOPPER)	\$75.00	\$175.00	\$525.00	FX30 (500 GALLON)	DAILY	WEEKLY	MONTHLY
<b>OFF ROAD STRAIGHT MAST FORKLIFT</b>				<b>WATER TRAILER WITH PUMP</b>			
6K ROUGH TERRAIN STRAIGHT MAST FORKLIFT	DAILY	WEEKLY	MONTHLY	500 GALLON WATER TRAILER	DAILY	WEEKLY	MONTHLY
6K ROUGH TERRAIN STRAIGHT MAST FORKLIFT	\$285.00	\$875.00	\$2,095.00	<b>WATER PUMPS</b>			
<b>SINGLE DRUM ROLLERS/COMPACTORS</b>				<b>WALK BEHIND PLATE COMPACTORS</b>			
11,000lb WITH 54" SMOOTH DRUM	DAILY	WEEKLY	MONTHLY	2" SUBMERSIBLE	DAILY	WEEKLY	MONTHLY
11,000lb WITH 54" PAD FOOT	\$450.00	\$1,400.00	\$3,300.00	25' SUCTION HOSE	\$60.00	\$160.00	\$400.00
<b>DOUBLE DRUM ROLLERS/COMPACTORS</b>				<b>JUMPING JACKS</b>			
3,600lb 36" DOUBLE DRUM	DAILY	WEEKLY	MONTHLY	JUMPING JACK COMPACTOR	DAILY	WEEKLY	MONTHLY
5,700lb 47" DOUBLE DRUM	\$225.00	\$700.00	\$1,750.00	<b>EQUIPMENT TRAILERS</b>			
<b>UTILITY VEHICLES</b>				<b>10,000lb DUAL AXLE</b>			
JOHN DEERE 4X4 GATOR (2 SEATER)	DAILY	WEEKLY	MONTHLY	10,000lb DUAL AXLE	DAILY	WEEKLY	MONTHLY
JOHN DEERE 4X4 GATOR (4 SEATER)	\$140.00	\$425.00	\$1,150.00		\$125.00	\$415.00	\$875.00





DESCRIPTION OF EQUIPMENT	RATES		
	DAILY	WEEKLY	MONTHLY
<b>SKIDSTEER LOADERS</b>			
BOBCAT S70 MINI SKIDSTEER	\$175.00	\$600.00	\$1,500.00
JOHN DEERE 318 SKIDSTEER	\$225.00	\$775.00	\$2,200.00
JOHN DEERE 320 SKIDSTEER	\$240.00	\$800.00	\$2,250.00
JOHN DEERE 332/BOBCAT S770 H.F. SKIDSTEER	\$325.00	\$1,000.00	\$2,700.00
PLANER PACKAGE	\$675.00	\$2,500.00	\$6,750.00
<b>RUBBER TRACK SKIDSTEER LOADERS</b>			
BOBCAT T450 TRACK LOADER	\$275.00	\$825.00	\$2,550.00
JOHN DEERE 323/BOBCAT T590 TRACK LOADER	\$275.00	\$825.00	\$2,550.00
JOHN DEERE 331 TRACK LOADER	\$325.00	\$1,000.00	\$2,750.00
JOHN DEERE 333/BOBCAT T770 H.F. TRACK LOADER	\$350.00	\$1,050.00	\$2,995.00
FORESTRY PACKAGE	\$1,050.00	\$3,100.00	\$8,350.00
<b>WALK BEHIND MINI TRACK LOADERS</b>			
36" WIDE WALK BEHIND TRACK LOADER	\$185.00	\$550.00	\$1,595.00
44" WIDE WALK BEHIND TRACK LOADER	\$215.00	\$625.00	\$1,850.00
<b>COMPACT EXCAVATORS</b>			
BOBCAT 418 MINI EXCAVATOR	\$235.00	\$675.00	\$1,925.00
JOHN DEERE 17G	\$250.00	\$695.00	\$2,000.00
JOHN DEERE 35G/BOBCAT E32	\$325.00	\$975.00	\$2,850.00
JOHN DEERE 50G/BOBCAT E50	\$385.00	\$1,150.00	\$3,400.00
JOHN DEERE 85G/BOBCAT E85	\$460.00	\$1,375.00	\$4,095.00
<b>SKIDSTEER/EXCAVATOR ATTACHMENTS</b>			
ANGLE BROOM	\$150.00	\$495.00	\$1,100.00
AUGER POWER HEAD (INCLUDES ONE BIT)	\$125.00	\$350.00	\$825.00
AUGER BIT ALONE	\$2/INCH	\$4/INCH	\$10/INCH
BREAKER	\$195.00	\$700.00	\$2,000.00
BRUSHCAT	\$250.00	\$750.00	\$2,250.00
FORKS	\$50.00	\$140.00	\$300.00
GRAPPLE BUCKET	\$110.00	\$295.00	\$625.00
LANDSCAPE RAKE (COLLECTS ROCKS FROM SOIL)	\$185.00	\$595.00	\$1,425.00
PLATE COMPACTOR	\$110.00	\$350.00	\$825.00
SOIL CONDITIONER	\$150.00	\$485.00	\$1,100.00
SWEEPER	\$125.00	\$425.00	\$935.00
TILLER	\$125.00	\$400.00	\$875.00
TREE SPADE	\$325.00	\$1,100.00	\$2,900.00
TRENCHER 3FT	\$125.00	\$350.00	\$715.00

DESCRIPTION OF EQUIPMENT	RATES		
	DAILY	WEEKLY	MONTHLY
<b>INDUSTRIAL FORKLIFT CUSHION TIRE</b>			
S30XM/FT (192" 3 stage mast)	\$165.00	\$495.00	\$1,452.00
S50XM/FT (187" 3 stage mast)	\$215.00	\$622.00	\$1,843.00
S60XM/FT (189" 3 stage mast)	\$226.00	\$660.00	\$1,958.00
S60XM/FT (240" 4 stage mast)	\$242.00	\$710.00	\$2,096.00
S80XM/FT (194" 3 stage mast)	\$259.00	\$765.00	\$2,244.00
S120XM/FT (184" 3 stage mast)	\$325.00	\$957.00	\$2,838.00
S155XL (173.5" 2 stage mast)	\$358.00	\$1,062.00	\$3,157.00
<b>INDUSTRIAL FORKLIFT PNEUMATIC TIRE</b>			
H30-35XM/FT (189" 3 stage mast)	\$182.00	\$523.00	\$1,535.00
H40XMS (189" 3 stage mast)	\$204.00	\$589.00	\$1,738.00
H50XM/FT (189" 3 stage mast)	\$209.00	\$622.00	\$1,843.00
H50XM (171" 3 stage mast)	\$242.00	\$710.00	\$2,101.00
H60FT (189" 3 stage mast)	\$248.00	\$748.00	\$2,217.00
H90XM/FT (174" 3 stage mast)	\$270.00	\$803.00	\$2,387.00
H120XM (175" 3 stage mast)	\$297.00	\$897.00	\$2,668.00
H155XL/FT (170" standard)	\$380.00	\$1,133.00	\$3,383.00
H190-210HD (212" standard)	\$600.00	\$1,788.00	\$5,335.00
H360HD (180" standard)	\$814.00	\$2,426.00	\$7,260.00
H360/48	\$1,062.00	\$3,179.00	\$9,460.00
H550FS (124" 3 stage mast)	\$1,298.00	\$3,894.00	\$11,660.00
<b>ELECTRIC FORKLIFT</b>			
J35-40ZT (189" 3 stage mast)	\$204.00	\$594.00	\$1,755.00
E50XM/Z (187" 3 stage mast)	\$231.00	\$677.00	\$2,013.00
E50XM/Z (240" 4 stage mast)	\$248.00	\$732.00	\$2,156.00
N40ZRS (121" 3 stage mast)	\$165.00	\$495.00	\$1,458.00
R30XMS (213" 3 stage mast)	\$165.00	\$495.00	\$1,458.00
W40Z	\$88.00	\$242.00	\$688.00
B60Z	\$110.00	\$330.00	\$990.00
<b>FORKLIFT ATTACHMENTS</b>			
PAPER ROLL CLAMPS II & III	\$143.00	\$385.00	\$1,128.00
PAPER ROLL CLAMPS IV	\$143.00	\$413.00	\$1,205.00
PUSH PULL	\$143.00	\$259.00	\$743.00
BALE CLAMP	\$143.00	\$297.00	\$853.00
ROTATOR	\$143.00	\$259.00	\$743.00
SCOOP	\$143.00	\$303.00	\$875.00
EXTRA LP TANK	\$11.00	\$28.00	\$55.00

TRANSPORTATION CHARGES:		
WITHIN 30 MIN OF YARD	\$125.00	\$125.00
WITHIN 60 MIN OF YARD	\$150.00	\$150.00
MORE THAN 60 MIN OF YARD	\$150 PER HR	
OUTSIDE CONTRACT HAULING	\$150 PER HR	
EQUIPMENT REFUELING CHARGE		
DIESEL	GALLON	\$7.50
LP (propane)	GALLON	\$7.50



\*fuel price can change without notice





\*ALL EQUIPMENT RENTED SUBJECT TO A \$300 CLEANING FEE IF RETURNED DIRTY.

\*18% LOSS DAMAGE WAIVER CHARGE WILL BE ADDED TO ALL INVOICES, FOR CUSTOMERS WITHOUT ACCEPTABLE INSURANCE ON FILE.

\*EACH RENTAL COMES WITH A FULL TANK OF FUEL. CUSTOMER RESPONSIBLE TO REFUEL BEFORE RETURNING.

\*CUSTOMER WILL BE CHARGED PER GALLON FOR ANY REFUELING NEEDED, IF RETURNED EMPTY OR NOT FULL.

\*QUOTE BASED ON MAX HOUR USAGE OF: 8 HOURS PER DAY, 40 HOURS PER WEEK, 160 HOURS PER MONTH. OVER HOURS USAGE WILL BE CHARGED ACCORDINGLY.

**QUOTE VALID THROUGH DECEMBER 31st, 2018**

*Thank you for this opportunity to submit a quote to your company! Please do not hesitate to contact me directly at the number below,  
with any questions or concerns you might have.*

**SALESMAN NAME**

POSITION

000-000-0000

EMAIL ADDRESS

**OREGON LOCATIONS:**

**CLACKAMAS OREGON**

13850 SE Ambler Rd, Clackamas OR 97015

Office (503) 278-3530

Toll free 888-813-2580

**MEDFORD OREGON**

500 Pech Rd, Central Point OR 97502

Office (541) 779-3444

Toll free 888-813-2580

**EUGENE OREGON**

29550 Airport Rd, Eugene OR 97402

Office (541) 689-7407

Toll free 888-813-2580

**TIGARD OREGON**

7000 SW Sandburg St, Portland Oregon 97223

Office (503) 639-8910

Toll free 888-813-2580



# Star Rentals

Key	Owned	In	Name	Sell	Daily	Weekly	Monthly
			<b>FORKLIFTS INDUSTRIAL</b>				
155-0030	213	31	FORKLIFT, IND 5000#		\$ 150.00	\$ 535.00	\$ 1,270.00
155-0032	4	1	FORKLIFT, IND 5000# 20'		\$ 200.00	\$ 600.00	\$ 1,450.00
155-0035	4	0	FORKLIFT, IND 6000#		\$ 180.00	\$ 650.00	\$ 1,400.00
155-0040	3	1	FORKLIFT, IND 9000#		\$ 200.00	\$ 725.00	\$ 1,575.00
			<b>FORKLIFTS REACH</b>				
145-0020	23	1	FORKLIFT, 16'-5000#		\$ 200.00	\$ 660.00	\$ 1,595.00
150-0010	71	5	FORKLIFT, 16/19'5000# 4WD		\$ 225.00	\$ 790.00	\$ 1,950.00
150-0050	47	3	FORKLIFT, 35'6000# 4WD		\$ 235.00	\$ 845.00	\$ 2,020.00
150-0070	89	7	FORKLIFT, 40-42'6000# 4WD		\$ 330.00	\$ 1,200.00	\$ 2,600.00
150-0080	82	2	FORKLIFT, 40-42'8000# 4WD		\$ 360.00	\$ 1,315.00	\$ 2,850.00
150-0090	9	0	FORKLIFT, 44-48'10000# 4WD		\$ 445.00	\$ 1,615.00	\$ 3,850.00
150-0100	60	1	FORKLIFT, 55'10000# 4WD		\$ 490.00	\$ 1,775.00	\$ 4,620.00
150-0105	1	0	FORKLIFT, 42-44'12000# 4WD		\$ 490.00	\$ 1,775.00	\$ 4,620.00
150-0107	1	0	FORKLIFT, 55'12000# 4WD		\$ 520.00	\$ 1,980.00	\$ 5,400.00
150-0110	2	1	FORKLIFT, 44'20000# 4WD		\$1,580.00	\$ 5,775.00	\$ 15,000.00
			<b>BOOMLIFTS ARTICULATED</b>				
240-0010	25	5	BOOMLIFT 30-34'ARTI GAS/EL		\$ 225.00	\$ 600.00	\$ 1,560.00
240-0015	49	15	BOOMLIFT, NARROW ARTI 30'		\$ 235.00	\$ 855.00	\$ 1,850.00
240-0016	7	2	BOOMLIFT, NARROW ARTI 34'		\$ 245.00	\$ 900.00	\$ 1,950.00
240-0017	8	2	BOOMLIFT, ARTIC 33' LIGHTWEIGHT		\$ 235.00	\$ 855.00	\$ 1,850.00
240-0018	4	1	BOOMLIFT, 34'ARTI 4WD		\$ 235.00	\$ 855.00	\$ 1,850.00
240-0020	63	10	BOOMLIFT, 41-45'ARTI GAS/EL		\$ 245.00	\$ 900.00	\$ 1,950.00
240-0030	56	4	BOOMLIFT, 41-45' ARTI 4WD		\$ 260.00	\$ 945.00	\$ 2,050.00
240-0040	2	0	BOOMLIFT, 60' ARTI		\$ 490.00	\$ 1,335.00	\$ 3,465.00
240-0050	26	3	BOOMLIFT, 60' ARTI 4WD		\$ 550.00	\$ 1,550.00	\$ 3,500.00
240-0055	9	0	BOOMLIFT 80' ARTI 4WD/4WS		\$ 990.00	\$ 3,100.00	\$ 6,800.00
			<b>BOOMLIFTS STRAIGHT</b>				
240-0070	5	1	BOOMLIFT, 40-42' ST		\$ 260.00	\$ 945.00	\$ 2,050.00
240-0075	116	11	BOOMLIFT, 40-42' ST 4WD		\$ 295.00	\$ 1,060.00	\$ 2,300.00
240-0076	9	1	BOOMLIFT, 40' 6'JIB 4WD		\$ 315.00	\$ 1,155.00	\$ 2,530.00
240-0085	114	11	BOOMLIFT, 60' ST 4WD		\$ 490.00	\$ 1,335.00	\$ 3,465.00
240-0086	3	1	BOOMLIFT, 60' ST 4WD ELEC		\$ 490.00	\$ 1,335.00	\$ 3,465.00
240-0088	43	3	BOOMLIFT, 60' 5'JIB 4WD		\$ 530.00	\$ 1,460.00	\$ 3,780.00
240-0096	27	3	BOOMLIFT, 80' W/5'JIB 4X4		\$ 995.00	\$ 3,200.00	\$ 7,100.00
240-0100	2	1	BOOMLIFT, 120' 4X4 ROT JIB		\$1,600.00	\$ 5,200.00	\$ 13,900.00
240-0105	14	1	BOOMLIFT, 125' 4X4		\$1,600.00	\$ 5,200.00	\$ 13,900.00
240-0110	7	2	TOW-A-LIFT, 32'		\$ 205.00	\$ 765.00	\$ 1,620.00
240-0120	9	3	TOW-A-LIFT 50'		\$ 275.00	\$ 985.00	\$ 2,035.00



Prepared for: Walsh Construction Co/Oregon  
 Attn: Jill Mathews / Bennett Barnwell  
 On: 05/13/2019  
 By: Brian Crismon



SUNSTATE EQUIPMENT CO.  
 5413 NE COLUMBIA BLVD  
 PORTLAND, OR 97218

## Rental Proposal

	Day	Week	4-Week
<b>Aerial</b>			
<b>Boom Lift</b>			
BOOM LIFT-45' ARTICULATING 4WD ENGINE	370	1045	2530
BOOM LIFT-60' ARTICULATING 4WD ENGINE	460	1415	3140
BOOM LIFT-45' TELESCOPIC 4WD ENGINE	360	1055	2420
BOOM LIFT-65' TELESCOPIC 4WD ENGINE	495	1620	3630
BOOM LIFT-85' TELESCOPIC 4WD ENGINE	870	2485	7065
BOOM LIFT-GLAZIER PACKAGE	30	100	200
<b>Air Compressors and Tools</b>			
<b>Air Compressors</b>			
AIR COMPRESSOR-185CFM TOWABLE DIESEL	165	485	1230
AIR COMPRESSOR-6.5CFM PORTABLE ELECTRIC	45	135	340
AIR COMPRESSOR-8.5CFM PORTABLE	45	145	350
<b>Earth Moving</b>			
<b>Excavator</b>			
MINI EX-6,000# ROPS	305	770	2105
MINI EX-8,000# ROPS	375	920	2055
MINI EX-10,500# CAB	470	1210	3425
MINI EX-18,000# CAB	550	1800	4365
TRAILER-500 GALLON VAC W/25' HOSE 2 AXLE	420	1515	3735
<b>Material Handling</b>			
<b>Forklift</b>			
FORKLIFT-20' 4,500# 2WD STRAIGHT MAST	285	685	1755
FORKLIFT-18' 4,400# 4WD TELEHANDLER	345	935	2210
FORKLIFT-42' 6,000# 4WD TELEHANDLER	430	1100	2575
FORKLIFT-42' 8,000# 4WD TELEHANDLER	475	1265	3025
FORKLIFT-54' 10,000# 4WD TELEHANDLER	580	1505	4340
FORKLIFT-55' 12,000# 4WD TELEHANDLER	705	2110	4980
<b>General Construction Tools</b>			
<b>Lighting</b>			
LIGHT-4000 WATT VERT MAST TOWER TOWABLE	115	330	805
<b>Aerial</b>			
<b>Scissor Lift</b>			
SCISSOR LIFT-19' 2WD ELECTRIC	165	375	675
SCISSOR LIFT-26' 2WD NARROW ELECTRIC	235	515	1035
SCISSOR LIFT-26' 2WD STANDARD ELECTRIC	235	515	1035
SCISSOR LIFT-32' 2WD NARROW ELECTRIC	290	615	1300
SCISSOR LIFT-26' 4WD ENGINE	300	695	1575
SCISSOR LIFT-33' 4WD ENGINE LARGE DECK	375	960	2565
SCISSOR LIFT-32' 4WD ENGINE	315	815	2190
SCISSOR LIFT-41'/43' 4WD ENGINE	355	1010	2665
<b>Earth Moving</b>			
<b>Loaders</b>			

\*\*Estimate Purpose Only\*\*

\*\*Plus Any And All Applicable Fuel Charges, Taxes, Damage Waiver, or Fee's;

PROPOSAL GOOD FOR 30 DAYS - We reserve the right to change rates at any time.



	Day	Week	4-Week
LOADER-SKID 68"	290	790	1825
LOADER-TRACK SKID 68"/78" CAB&HIGH FLOW	425	1300	2895

**Transportation Rates**

\$125 Delivery and Pickup

**Special Notes**

Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_

**\*\*Estimate Purpose Only\*\***

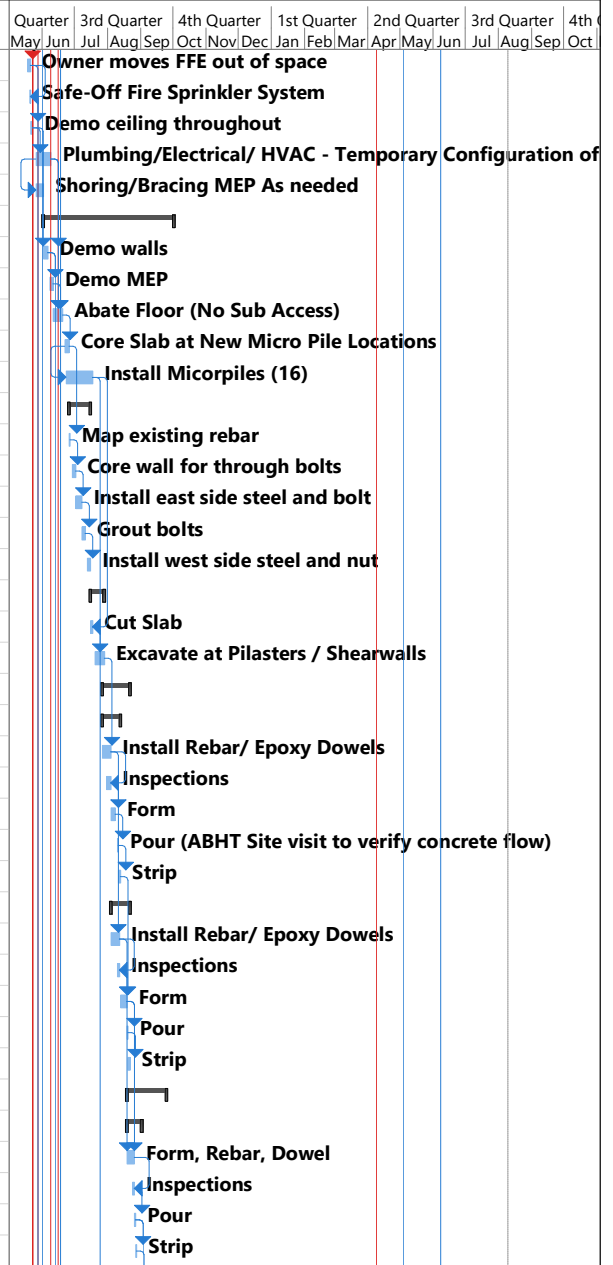
**\*\*Plus Any And All Applicable Fuel Charges, Taxes, Damage Waiver, or Fee's;  
PROPOSAL GOOD FOR 30 DAYS - We reserve the right to change rates at any time.**

Hillside Schedule  
Horizontal Sequence  
(26) Units Vacant  
ALL Units Ceiling ACM Abatement

ID	Task Name	Duration	Start	Finish	Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th
					May   Jun	Jul   Aug   Sep	Oct   Nov   Dec	Jan   Feb   Mar	Apr   May   Jun	Jul   Aug   Sep	Oct
1	<b>Hillside Manor (Construction Starts May 15 2020)</b>	<b>651 days</b>	<b>Tue 1/15/19</b>	<b>Mon 8/9/21</b>							
2	<b>Preconstruction</b>	<b>280 days</b>	<b>Tue 4/9/19</b>	<b>Fri 5/15/20</b>							
3	Prioritization Budget Due	0 days	Tue 4/9/19	Tue 4/9/19							
4	HACC Review and Feedback	29 days	Tue 4/9/19	Fri 5/17/19							
5	Draft prioritization budget due for team review (WCC)	15 days	Mon 5/20/19	Mon 6/10/19							
6	Final prioritization budget due (WCC)	5 days	Tue 6/11/19	Mon 6/17/19							
7	<b>MEP, Storefront, Micro Pile Bid Package</b>	<b>27 days</b>	<b>Mon 7/1/19</b>	<b>Fri 8/9/19</b>							
12	<b>Design Development</b>	<b>92 days</b>	<b>Mon 5/20/19</b>	<b>Mon 9/30/19</b>							
19	<b>Construction Set / Permit</b>	<b>141 days</b>	<b>Mon 8/26/19</b>	<b>Tue 3/17/20</b>							
39	<b>Financial Closing</b>	<b>77 days</b>	<b>Thu 1/30/20</b>	<b>Fri 5/15/20</b>							
40	<u>Financial Closing</u>	<u>57 days</u>	<u>Thu 1/30/20</u>	<u>Fri 4/17/20</u>							
41	OHCS - Delay to mid April	15 days	Fri 4/3/20	Thu 4/23/20							
42	<u>GMP Amendment Executed</u>	<u>1 day</u>	<u>Mon 4/20/20</u>	<u>Mon 4/20/20</u>							
43	Subcontracts to Subs/ Suppliers	10 days	Mon 4/13/20	Fri 4/24/20							
44	<u>Appraisal</u>	<u>18 days</u>	<u>Tue 4/21/20</u>	<u>Thu 5/14/20</u>							
45	<u>Notice to Proceed</u>	<u>1 day</u>	<u>Fri 5/15/20</u>	<u>Fri 5/15/20</u>							
46	<b>Construction</b>	<b>651 days</b>	<b>Tue 1/15/19</b>	<b>Mon 8/9/21</b>							
47	<b>Submittals</b>	<b>619 days</b>	<b>Tue 2/5/19</b>	<b>Fri 7/16/21</b>							
446	<b>Alternates</b>	<b>630 days</b>	<b>Tue 1/15/19</b>	<b>Mon 7/12/21</b>							
588	<b>Mobilization</b>	<b>285 days</b>	<b>Thu 3/12/20</b>	<b>Mon 4/26/21</b>							
589	Postmaster approval of temp mailbox shed	15 days	Fri 3/27/20	Fri 4/17/20							
590	Approve County IT temporary plan	25 days	Thu 3/12/20	Wed 4/15/20							
591	County schedule IT work	10 days	Thu 4/16/20	Wed 4/29/20							
592	County relocate level 1 IT equipment	2 days	Thu 4/30/20	Fri 5/1/20							
593	Rock pad for trailers and mailbox	1 day	Fri 4/17/20	Fri 4/17/20							
594	Deliver trailers and mailbox shed	1 day	Tue 4/21/20	Tue 4/21/20							
595	Build mailbox shed	3 days	Wed 4/22/20	Fri 4/24/20							
596	Building temp office power and IT and furniture	5 days	Mon 5/4/20	Fri 5/8/20							
597	Resident Services moves into temporary office trailer	2 days	Mon 5/11/20	Tue 5/12/20							
598	Conex for Building Maintenance storage Deliver/Fill	5 days	Mon 5/4/20	Fri 5/8/20							
599	Move mailboxes into temporary shed	1 day	Mon 5/4/20	Mon 5/4/20							
600	Property Mgmt moves into temporary office trailer	2 days	Fri 4/23/21	Mon 4/26/21							
601	<b>Site Preconstruction Meetings</b>	<b>1 day</b>	<b>Tue 4/9/19</b>	<b>Tue 4/9/19</b>							
616	<b>RDH Visits</b>	<b>259 days</b>	<b>Mon 6/15/20</b>	<b>Tue 6/22/21</b>							
617	Duct penetrations East and West	1 day	Mon 6/15/20	Mon 6/15/20							
618	Roof coating and flashing	1 day	Thu 7/2/20	Thu 7/2/20							
619	Level 2 entry storefront	1 day	Tue 6/22/21	Tue 6/22/21							
620	<b>Building / Site</b>	<b>311 days</b>	<b>Mon 5/18/20</b>	<b>Mon 8/9/21</b>							
621	<b>Ground Floor- Seismic Upgrade</b>	<b>179 days</b>	<b>Mon 5/18/20</b>	<b>Tue 2/2/21</b>							

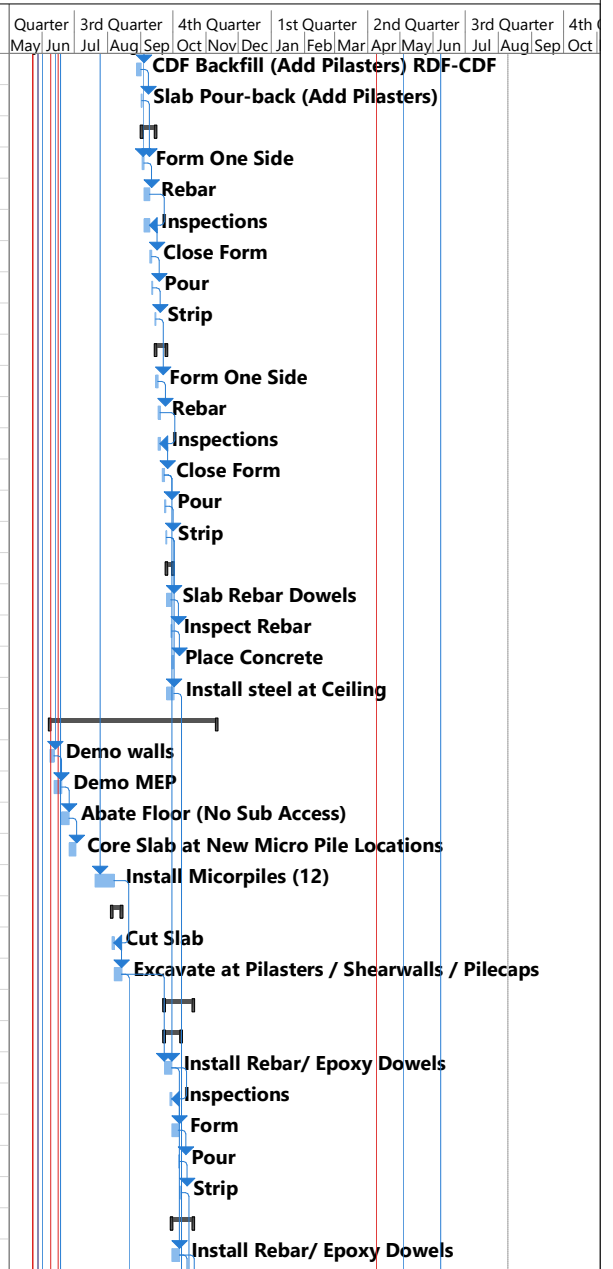
Hillside Schedule  
Horizontal Sequence  
(26) Units Vacant  
ALL Units Ceiling ACM Abatement

ID	Task Name	Duration	Start	Finish	Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th
					May/ Jun	Jul/ Aug/ Sep	Oct/ Nov/ Dec	Jan/ Feb/ Mar	Apr/ May/ Jun	Jul/ Aug/ Sep	Oct
622	Owner moves FFE out of space	3 days	Mon 5/18/20	Wed 5/20/20							
623	Safe-Off Fire Sprinkler System	1 day	Wed 5/20/20	Wed 5/20/20							
624	Demo ceiling throughout	2 days	Thu 5/21/20	Fri 5/22/20							
625	Plumbing/Electrical/ HVAC - Temporary Configuration of systems in co	2 wks	Tue 5/26/20	Mon 6/8/20							
626	Shoring/Bracing MEP As needed	1 wk	Tue 5/26/20	Mon 6/1/20							
627	<b>East Wing</b>	<b>86 days</b>	<b>Tue 6/2/20</b>	<b>Thu 10/1/20</b>							
628	Demo walls	4 days	Tue 6/2/20	Fri 6/5/20							
629	Demo MEP	3 days	Mon 6/8/20	Wed 6/10/20							
630	Abate Floor (No Sub Access)	7 days	Thu 6/11/20	Fri 6/19/20							
631	Core Slab at New Micro Pile Locations	4 days	Mon 6/22/20	Thu 6/25/20							
632	Install Micorpiles (16)	18 days	Tue 6/23/20	Fri 7/17/20							
633	<b>Grid 6 Steel plates</b>	<b>13 days</b>	<b>Fri 6/26/20</b>	<b>Wed 7/15/20</b>							
634	Map existing rebar	1 day	Fri 6/26/20	Fri 6/26/20							
635	Core wall for through bolts	3 days	Mon 6/29/20	Wed 7/1/20							
636	Install east side steel and bolt	3 days	Thu 7/2/20	Tue 7/7/20							
637	Grout bolts	3 days	Wed 7/8/20	Fri 7/10/20							
638	Install west side steel and nut	3 days	Mon 7/13/20	Wed 7/15/20							
639	<b>Slab demo at Concrete Pilasters / Center Shearwalls</b>	<b>9 days</b>	<b>Thu 7/16/20</b>	<b>Tue 7/28/20</b>							
640	Cut Slab	2 days	Thu 7/16/20	Fri 7/17/20							
641	Excavate at Pilasters / Shearwalls	7 days	Mon 7/20/20	Tue 7/28/20							
642	<b>Concrete Pilasters (16)</b>	<b>20 days</b>	<b>Mon 7/27/20</b>	<b>Fri 8/21/20</b>							
643	<b>Pilasters Grid 7</b>	<b>13 days</b>	<b>Mon 7/27/20</b>	<b>Wed 8/12/20</b>							
644	Install Rebar/ Epoxy Dowels	6 days	Mon 7/27/20	Mon 8/3/20							
645	Inspections	2 days	Fri 7/31/20	Mon 8/3/20							
646	Form	4 days	Tue 8/4/20	Fri 8/7/20							
647	Pour (ABHT Site visit to verify concrete flow)	1 day	Mon 8/10/20	Mon 8/10/20							
648	Strip	2 days	Tue 8/11/20	Wed 8/12/20							
649	<b>Pilasters Grid 6</b>	<b>14 days</b>	<b>Tue 8/4/20</b>	<b>Fri 8/21/20</b>							
650	Install Rebar/ Epoxy Dowels	6 days	Tue 8/4/20	Tue 8/11/20							
651	Inspections	2 days	Mon 8/10/20	Tue 8/11/20							
652	Form	4 days	Thu 8/13/20	Tue 8/18/20							
653	Pour	1 day	Wed 8/19/20	Wed 8/19/20							
654	Strip	2 days	Thu 8/20/20	Fri 8/21/20							
655	<b>Central Concrete Shearwalls</b>	<b>26 days</b>	<b>Wed 8/19/20</b>	<b>Thu 9/24/20</b>							
656	<b>Footing</b>	<b>10 days</b>	<b>Wed 8/19/20</b>	<b>Tue 9/1/20</b>							
657	Form, Rebar, Dowel	5 days	Wed 8/19/20	Tue 8/25/20							
658	Inspections	2 days	Mon 8/24/20	Tue 8/25/20							
659	Pour	1 day	Wed 8/26/20	Wed 8/26/20							
660	Strip	1 day	Thu 8/27/20	Thu 8/27/20							





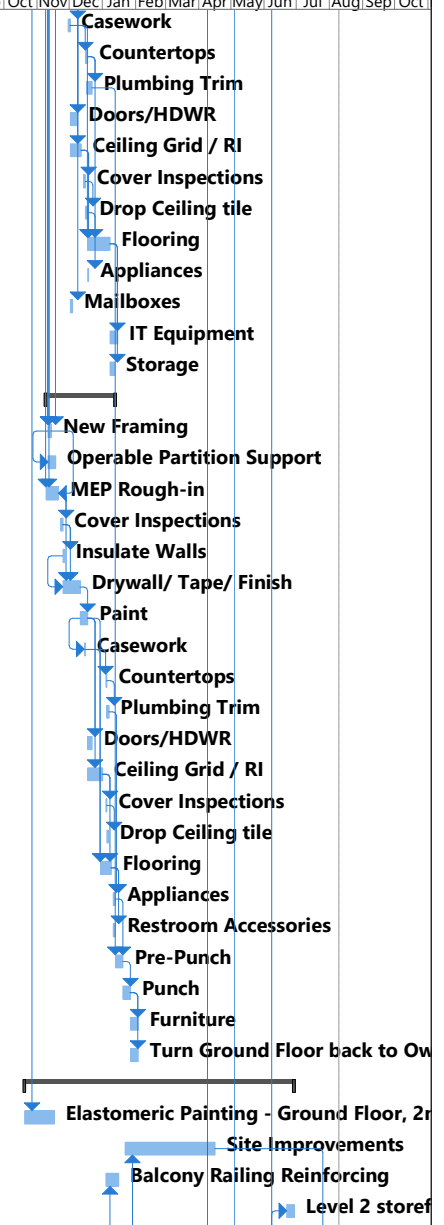
ID	Task Name	Duration	Start	Finish	Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th
					May Jun	Jul Aug Sep	Oct Nov Dec	Jan Feb Mar	Apr May Jun	Jul Aug Sep	Oct
661	CDF Backfill (Add Pilasters) RDF-CDF	2 days	Fri 8/28/20	Mon 8/31/20							
662	Slab Pour-back (Add Pilasters)	1 day	Tue 9/1/20	Tue 9/1/20							
663	<b>North Wall and North Column Wrap</b>	<b>8 days</b>	<b>Wed 9/2/20</b>	<b>Mon 9/14/20</b>							
664	Form One Side	2 days	Wed 9/2/20	Thu 9/3/20							
665	Rebar	2 days	Fri 9/4/20	Tue 9/8/20							
666	Inspections	2 days	Fri 9/4/20	Tue 9/8/20							
667	Close Form	2 days	Wed 9/9/20	Thu 9/10/20							
668	Pour	1 day	Fri 9/11/20	Fri 9/11/20							
669	Strip	1 day	Mon 9/14/20	Mon 9/14/20							
670	<b>South Wall and South Column Wrap</b>	<b>8 days</b>	<b>Tue 9/15/20</b>	<b>Thu 9/24/20</b>							
671	Form One Side	2 days	Tue 9/15/20	Wed 9/16/20							
672	Rebar	2 days	Thu 9/17/20	Fri 9/18/20							
673	Inspections	2 days	Thu 9/17/20	Fri 9/18/20							
674	Close Form	2 days	Mon 9/21/20	Tue 9/22/20							
675	Pour	1 day	Wed 9/23/20	Wed 9/23/20							
676	Strip	1 day	Thu 9/24/20	Thu 9/24/20							
677	<b>Slab On Grade</b>	<b>4 days</b>	<b>Fri 9/25/20</b>	<b>Wed 9/30/20</b>							
678	Slab Rebar Dowels	2 days	Fri 9/25/20	Mon 9/28/20							
679	Inspect Rebar	1 day	Tue 9/29/20	Tue 9/29/20							
680	Place Concrete	1 day	Wed 9/30/20	Wed 9/30/20							
681	Install steel at Ceiling	5 days	Fri 9/25/20	Thu 10/1/20							
682	<b>West Wing</b>	<b>110 days</b>	<b>Mon 6/8/20</b>	<b>Tue 11/10/20</b>							
683	Demo walls	4 days	Mon 6/8/20	Thu 6/11/20							
684	Demo MEP	5 days	Fri 6/12/20	Thu 6/18/20							
685	Abate Floor (No Sub Access)	5 days	Fri 6/19/20	Thu 6/25/20							
686	Core Slab at New Micro Pile Locations	4 days	Fri 6/26/20	Wed 7/1/20							
687	Install Micorpiles (12)	14 days	Mon 7/20/20	Thu 8/6/20							
688	<b>Slab demo at Concrete Pilasters / Center Shearwalls</b>	<b>7 days</b>	<b>Wed 8/5/20</b>	<b>Thu 8/13/20</b>							
689	Cut Slab	2 days	Wed 8/5/20	Thu 8/6/20							
690	Excavate at Pilasters / Shearwalls / Pilecaps	5 days	Fri 8/7/20	Thu 8/13/20							
691	<b>Concrete Pilasters (16)</b>	<b>19 days</b>	<b>Wed 9/23/20</b>	<b>Mon 10/19/20</b>							
692	<b>Pilasters Grid 4 and Column Wraps (2)</b>	<b>12 days</b>	<b>Wed 9/23/20</b>	<b>Thu 10/8/20</b>							
693	Install Rebar/ Epoxy Dowels	5 days	Wed 9/23/20	Tue 9/29/20							
694	Inspections	2 days	Mon 9/28/20	Tue 9/29/20							
695	Form	4 days	Wed 9/30/20	Mon 10/5/20							
696	Pour	1 day	Tue 10/6/20	Tue 10/6/20							
697	Strip	2 days	Wed 10/7/20	Thu 10/8/20							
698	<b>Pilasters Grid 1 and 2</b>	<b>14 days</b>	<b>Wed 9/30/20</b>	<b>Mon 10/19/20</b>							
699	Install Rebar/ Epoxy Dowels	5 days	Wed 9/30/20	Tue 10/6/20							



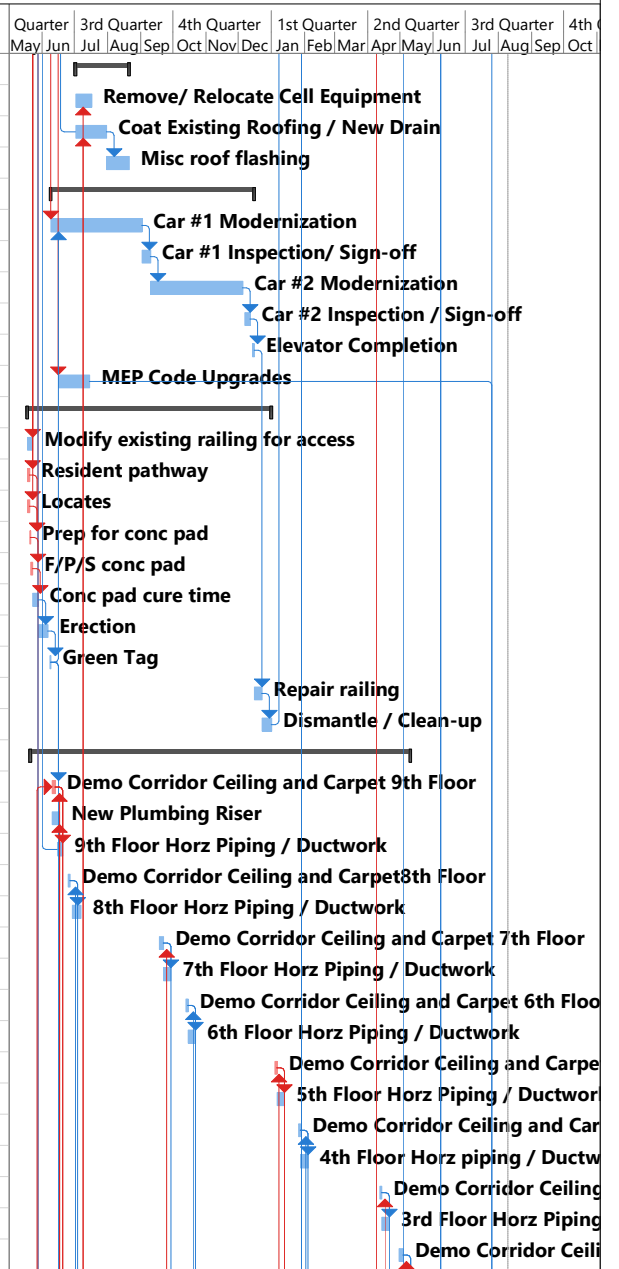


Hillside Schedule  
Horizontal Sequence  
(26) Units Vacant  
ALL Units Ceiling ACM Abatement

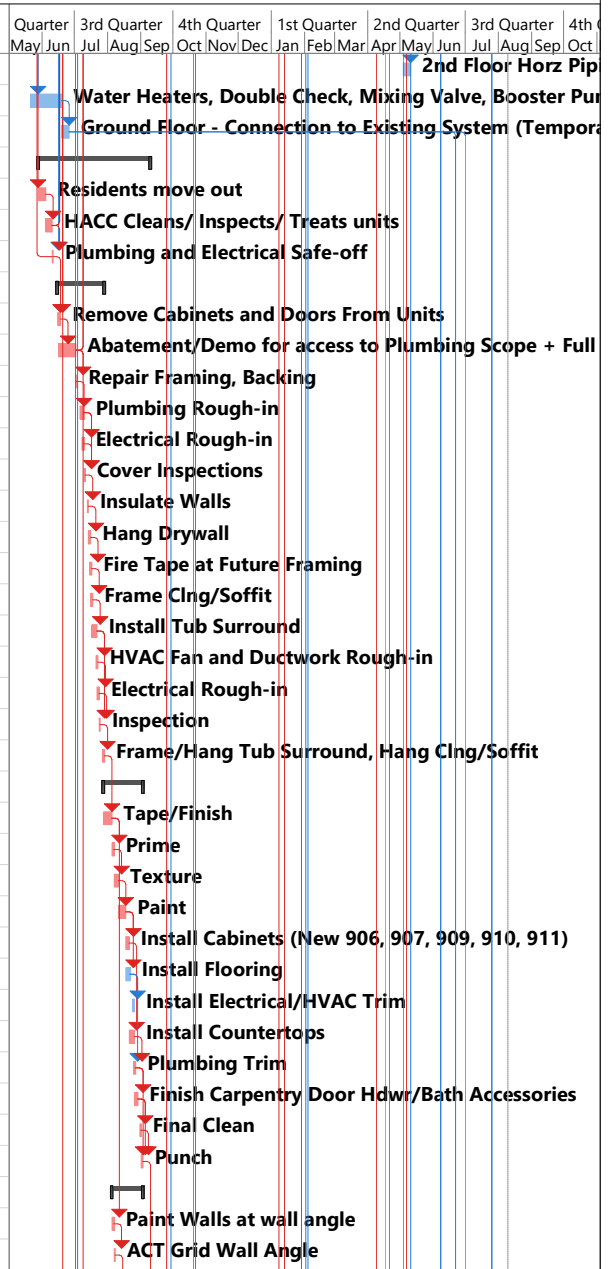
ID	Task Name	Duration	Start	Finish	Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th
					May Jun	Jul Aug Sep	Oct Nov Dec	Jan Feb Mar Apr	May Jun Jul Aug Sep	Oct	
739	Casework	2 days	Mon 11/30/20	Tue 12/1/20							
740	Countertops	2 days	Wed 12/16/20	Thu 12/17/20							
741	Plumbing Trim	3 days	Thu 12/17/20	Mon 12/21/20							
742	Doors/HDWR	4 days	Wed 12/2/20	Mon 12/7/20							
743	Ceiling Grid / RI	8 days	Wed 12/2/20	Fri 12/11/20							
744	Cover Inspections	2 days	Mon 12/14/20	Tue 12/15/20							
745	Drop Ceiling tile	2 days	Wed 12/16/20	Thu 12/17/20							
746	Flooring	12 days	Fri 12/18/20	Thu 1/7/21							
747	Appliances	1 day	Fri 12/18/20	Fri 12/18/20							
748	Mailboxes	2 days	Wed 12/2/20	Thu 12/3/20							
749	IT Equipment	5 days	Fri 1/8/21	Thu 1/14/21							
750	Storage	2 days	Fri 1/8/21	Mon 1/11/21							
751	<b>West</b>	<b>42 days</b>	<b>Mon 11/9/20</b>	<b>Tue 1/12/21</b>							
752	New Framing	3 days	Wed 11/11/20	Fri 11/13/20							
753	Operable Partition Support	5 days	Wed 11/11/20	Tue 11/17/20							
754	MEP Rough-in	10 days	Mon 11/9/20	Fri 11/20/20							
755	Cover Inspections	2 days	Mon 11/23/20	Tue 11/24/20							
756	Insulate Walls	1 day	Wed 11/25/20	Wed 11/25/20							
757	Drywall/ Tape/ Finish	10 days	Wed 11/25/20	Thu 12/10/20							
758	Paint	5 days	Fri 12/11/20	Thu 12/17/20							
759	Casework	1 day	Tue 12/15/20	Tue 12/15/20							
760	Countertops	1 day	Mon 1/4/21	Mon 1/4/21							
761	Plumbing Trim	2 days	Tue 1/5/21	Wed 1/6/21							
762	Doors/HDWR	2 days	Fri 12/18/20	Mon 12/21/20							
763	Ceiling Grid / RI	8 days	Fri 12/18/20	Thu 12/31/20							
764	Cover Inspections	1 day	Mon 1/4/21	Mon 1/4/21							
765	Drop Ceiling tile	1 day	Tue 1/5/21	Tue 1/5/21							
766	Flooring	7 days	Wed 12/30/20	Fri 1/8/21							
767	Appliances	2 days	Mon 1/11/21	Tue 1/12/21							
768	Restroom Accessories	2 days	Mon 1/11/21	Tue 1/12/21							
769	Pre-Punch	5 days	Wed 1/13/21	Tue 1/19/21							
770	Punch	5 days	Wed 1/20/21	Tue 1/26/21							
771	Furniture	5 days	Wed 1/27/21	Tue 2/2/21							
772	Turn Ground Floor back to Owner/Residents	5 days	Wed 1/27/21	Tue 2/2/21							
773	<b>Exterior</b>	<b>174 days</b>	<b>Tue 10/20/20</b>	<b>Mon 6/28/21</b>							
774	Elastomeric Painting - Ground Floor, 2nd Floor	20 days	Tue 10/20/20	Mon 11/16/20							
775	Site Improvements	12 wks	Fri 1/22/21	Thu 4/15/21							
776	Balcony Railing Reinforcing	10 days	Mon 1/4/21	Fri 1/15/21							
777	Level 2 storefront	5 days	Tue 6/22/21	Mon 6/28/21							



ID	Task Name	Duration	Start	Finish	Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th						
					May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
778	<b>Roofing</b>	<b>35 days</b>	<b>Thu 7/2/20</b>	<b>Thu 8/20/20</b>													
779	Remove/ Relocate Cell Equipment	10 days	Thu 7/2/20	Thu 7/16/20													
780	Coat Existing Roofing / New Drain	20 days	Thu 7/2/20	Thu 7/30/20													
781	Misc roof flashing	15 days	Fri 7/31/20	Thu 8/20/20													
782	<b>Elevator Modernization</b>	<b>132 days</b>	<b>Tue 6/9/20</b>	<b>Tue 12/15/20</b>													
783	Car #1 Modernization	12 wks	Tue 6/9/20	Tue 9/1/20													
784	Car #1 Inspection/ Sign-off	1 wk	Wed 9/2/20	Wed 9/9/20													
785	Car #2 Modernization	12 wks	Thu 9/10/20	Fri 12/4/20													
786	Car #2 Inspection / Sign-off	1 wk	Mon 12/7/20	Fri 12/11/20													
787	Elevator Completion	2 days	Mon 12/14/20	Tue 12/15/20													
788	MEP Code Upgrades	20 days	Tue 6/16/20	Tue 7/14/20													
789	<b>Man - Material Hoist</b>	<b>157 days</b>	<b>Mon 5/18/20</b>	<b>Thu 12/31/20</b>													
790	Modify existing railing for access	5 days	Mon 5/18/20	Fri 5/22/20													
791	<u>Resident pathway</u>	<u>2 days</u>	<u>Mon 5/18/20</u>	<u>Tue 5/19/20</u>													
792	<u>Locates</u>	<u>2 days</u>	<u>Mon 5/18/20</u>	<u>Tue 5/19/20</u>													
793	<u>Prep for conc pad</u>	<u>1 day</u>	<u>Wed 5/20/20</u>	<u>Wed 5/20/20</u>													
794	<u>F/P/S conc pad</u>	<u>2 days</u>	<u>Thu 5/21/20</u>	<u>Fri 5/22/20</u>													
795	Conc pad cure time	5 edays	Fri 5/22/20	Wed 5/27/20													
796	Erection	7 days	Thu 5/28/20	Fri 6/5/20													
797	Green Tag	1 day	Mon 6/8/20	Mon 6/8/20													
798	Repair railing	5 days	Wed 12/16/20	Tue 12/22/20													
799	Dismantle / Clean-up	5 days	Wed 12/23/20	Thu 12/31/20													
800	<b>Plumbing / Ductwork Rough-in</b>	<b>245 days</b>	<b>Thu 5/21/20</b>	<b>Mon 5/10/21</b>													
801	<u>Demo Corridor Ceiling and Carpet 9th Floor</u>	<u>3 days</u>	<u>Wed 6/10/20</u>	<u>Fri 6/12/20</u>													
802	New Plumbing Riser	5 days	Wed 6/10/20	Tue 6/16/20													
803	9th Floor Horz Piping / Ductwork	5 days	Mon 6/15/20	Fri 6/19/20													
804	Demo Corridor Ceiling and Carpet 8th Floor	2 days	Thu 6/25/20	Fri 6/26/20													
805	8th Floor Horz Piping / Ductwork	5 days	Mon 6/29/20	Mon 7/6/20													
806	Demo Corridor Ceiling and Carpet 7th Floor	2 days	Fri 9/18/20	Mon 9/21/20													
807	7th Floor Horz Piping / Ductwork	5 days	Tue 9/22/20	Mon 9/28/20													
808	Demo Corridor Ceiling and Carpet 6th Floor	2 days	Tue 10/13/20	Wed 10/14/20													
809	6th Floor Horz Piping / Ductwork	5 days	Thu 10/15/20	Wed 10/21/20													
810	<u>Demo Corridor Ceiling and Carpet 5th Floor</u>	<u>2 days</u>	<u>Mon 1/4/21</u>	<u>Tue 1/5/21</u>													
811	5th Floor Horz Piping / Ductwork	5 days	Wed 1/6/21	Tue 1/12/21													
812	Demo Corridor Ceiling and Carpet 4th Floor	2 days	Tue 1/26/21	Wed 1/27/21													
813	4th Floor Horz piping / Ductwork	5 days	Thu 1/28/21	Wed 2/3/21													
814	Demo Corridor Ceiling and Carpet 3rd Floor	2 days	Mon 4/12/21	Tue 4/13/21													
815	3rd Floor Horz Piping / Ductwork	5 days	Wed 4/14/21	Tue 4/20/21													
816	Demo Corridor Ceiling and Carpet 2nd Floor	2 days	Fri 4/30/21	Mon 5/3/21													

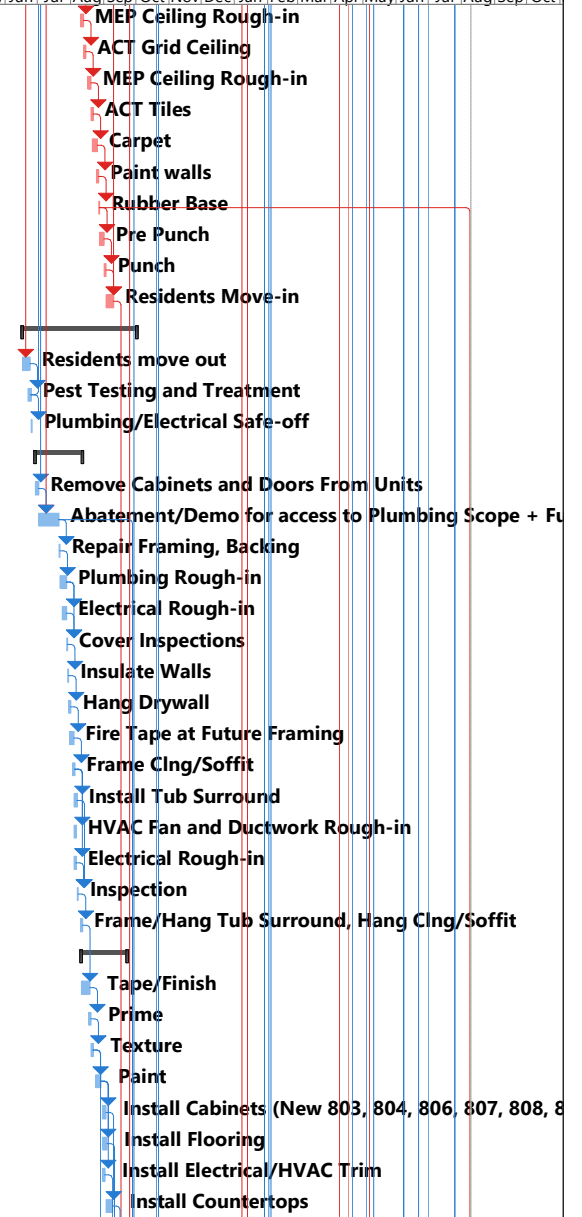


ID	Task Name	Duration	Start	Finish	Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th
					May Jun	Jul Aug Sep	Oct Nov Dec	Jan Feb Mar	Apr May Jun	Jul Aug Sep	Oct
817	2nd Floor Horz Piping / Ductwork	5 days	Tue 5/4/21	Mon 5/10/21							
818	Water Heaters, Double Check, Mixing Valve, Booster Pump	20 days	Thu 5/21/20	Thu 6/18/20							
819	Ground Floor - Connection to Existing System (Temporary)	5 days	Fri 6/19/20	Thu 6/25/20							
820	<b>Level 9 (13 units)</b>	<b>73 days</b>	<b>Thu 5/28/20</b>	<b>Wed 9/9/20</b>							
821	<u>Residents move out</u>	<u>5 days</u>	<u>Thu 5/28/20</u>	<u>Wed 6/3/20</u>							
822	<u>HACC Cleans/ Inspects/ Treats units</u>	<u>4 days</u>	<u>Thu 6/4/20</u>	<u>Tue 6/9/20</u>							
823	<u>Plumbing and Electrical Safe-off</u>	<u>1 day</u>	<u>Wed 6/10/20</u>	<u>Wed 6/10/20</u>							
824	<b>Demo and Rough-in</b>	<b>31 days</b>	<b>Mon 6/15/20</b>	<b>Tue 7/28/20</b>							
825	<u>Remove Cabinets and Doors From Units</u>	<u>3 days</u>	<u>Mon 6/15/20</u>	<u>Wed 6/17/20</u>							
826	<u>Abatement/Demo for access to Plumbing Scope + Full Ceiling Abate</u>	<u>12 days</u>	<u>Tue 6/16/20</u>	<u>Wed 7/1/20</u>							
827	<u>Repair Framing, Backing</u>	<u>1 day</u>	<u>Thu 7/2/20</u>	<u>Thu 7/2/20</u>							
828	<u>Plumbing Rough-in</u>	<u>4 days</u>	<u>Mon 7/6/20</u>	<u>Thu 7/9/20</u>							
829	<u>Electrical Rough-in</u>	<u>2 days</u>	<u>Wed 7/8/20</u>	<u>Thu 7/9/20</u>							
830	<u>Cover Inspections</u>	<u>1 day</u>	<u>Fri 7/10/20</u>	<u>Fri 7/10/20</u>							
831	<u>Insulate Walls</u>	<u>1 day</u>	<u>Mon 7/13/20</u>	<u>Mon 7/13/20</u>							
832	<u>Hang Drywall</u>	<u>2 days</u>	<u>Tue 7/14/20</u>	<u>Wed 7/15/20</u>							
833	<u>Fire Tape at Future Framing</u>	<u>2 days</u>	<u>Wed 7/15/20</u>	<u>Thu 7/16/20</u>							
834	<u>Frame Cng/Soffit</u>	<u>2 days</u>	<u>Thu 7/16/20</u>	<u>Fri 7/17/20</u>							
835	<u>Install Tub Surround</u>	<u>3 days</u>	<u>Fri 7/17/20</u>	<u>Tue 7/21/20</u>							
836	<u>HVAC Fan and Ductwork Rough-in</u>	<u>2 days</u>	<u>Tue 7/21/20</u>	<u>Wed 7/22/20</u>							
837	<u>Electrical Rough-in</u>	<u>2 days</u>	<u>Wed 7/22/20</u>	<u>Thu 7/23/20</u>							
838	<u>Inspection</u>	<u>1 day</u>	<u>Fri 7/24/20</u>	<u>Fri 7/24/20</u>							
839	<u>Frame/Hang Tub Surround, Hang Cng/Soffit</u>	<u>2 days</u>	<u>Mon 7/27/20</u>	<u>Tue 7/28/20</u>							
840	<b>Finishes</b>	<b>27 days</b>	<b>Tue 7/28/20</b>	<b>Wed 9/2/20</b>							
841	<u>Tape/Finish</u>	<u>6 days</u>	<u>Tue 7/28/20</u>	<u>Tue 8/4/20</u>							
842	<u>Prime</u>	<u>2 days</u>	<u>Wed 8/5/20</u>	<u>Thu 8/6/20</u>							
843	<u>Texture</u>	<u>2 days</u>	<u>Fri 8/7/20</u>	<u>Mon 8/10/20</u>							
844	<u>Paint</u>	<u>5 days</u>	<u>Tue 8/11/20</u>	<u>Mon 8/17/20</u>							
845	<u>Install Cabinets (New 906, 907, 909, 910, 911)</u>	<u>3 days</u>	<u>Tue 8/18/20</u>	<u>Thu 8/20/20</u>							
846	Install Flooring	4 days	Tue 8/18/20	Fri 8/21/20							
847	Install Electrical/HVAC Trim	2 days	Mon 8/24/20	Tue 8/25/20							
848	<u>Install Countertops</u>	<u>3 days</u>	<u>Fri 8/21/20</u>	<u>Tue 8/25/20</u>							
849	<u>Plumbing Trim</u>	<u>2 days</u>	<u>Tue 8/25/20</u>	<u>Wed 8/26/20</u>							
850	<u>Finish Carpentry Door Hdwr/Bath Accessories</u>	<u>3 days</u>	<u>Wed 8/26/20</u>	<u>Fri 8/28/20</u>							
851	<u>Final Clean</u>	<u>1 day</u>	<u>Mon 8/31/20</u>	<u>Mon 8/31/20</u>							
852	<u>Punch</u>	<u>2 days</u>	<u>Tue 9/1/20</u>	<u>Wed 9/2/20</u>							
853	<b>Corridor Finishes</b>	<b>21 days</b>	<b>Wed 8/5/20</b>	<b>Wed 9/2/20</b>							
854	<u>Paint Walls at wall angle</u>	<u>2 days</u>	<u>Wed 8/5/20</u>	<u>Thu 8/6/20</u>							
855	<u>ACT Grid Wall Angle</u>	<u>1 day</u>	<u>Fri 8/7/20</u>	<u>Fri 8/7/20</u>							



Hillside Schedule  
Horizontal Sequence  
(26) Units Vacant  
ALL Units Ceiling ACM Abatement

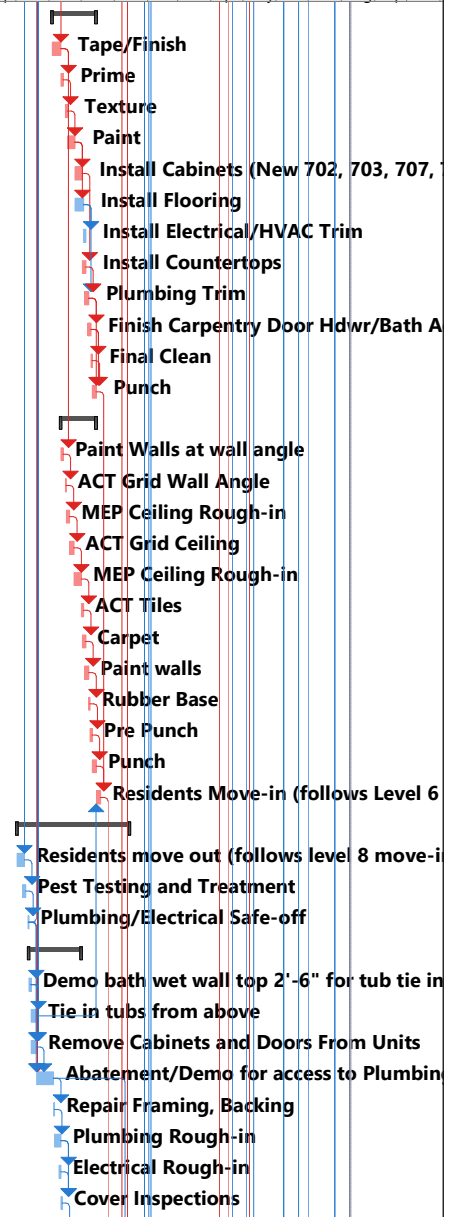
ID	Task Name	Duration	Start	Finish	Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th
					May/ Jun	Jul/ Aug/ Sep	Oct/ Nov/ Dec	Jan/ Feb/ Mar	Apr/ May/ Jun	Jul/ Aug/ Sep	Oct
856	<a href="#">MEP Ceiling Rough-in</a>	3 days	<a href="#">Mon 8/10/20</a>	<a href="#">Wed 8/12/20</a>							
857	<a href="#">ACT Grid Ceiling</a>	2 days	<a href="#">Thu 8/13/20</a>	<a href="#">Fri 8/14/20</a>							
858	<a href="#">MEP Ceiling Rough-in</a>	3 days	<a href="#">Mon 8/17/20</a>	<a href="#">Wed 8/19/20</a>							
859	<a href="#">ACT Tiles</a>	2 days	<a href="#">Thu 8/20/20</a>	<a href="#">Fri 8/21/20</a>							
860	<a href="#">Carpet</a>	3 days	<a href="#">Fri 8/21/20</a>	<a href="#">Tue 8/25/20</a>							
861	<a href="#">Paint walls</a>	2 days	<a href="#">Tue 8/25/20</a>	<a href="#">Wed 8/26/20</a>							
862	<a href="#">Rubber Base</a>	1 day	<a href="#">Thu 8/27/20</a>	<a href="#">Thu 8/27/20</a>							
863	<a href="#">Pre Punch</a>	2 days	<a href="#">Fri 8/28/20</a>	<a href="#">Mon 8/31/20</a>							
864	<a href="#">Punch</a>	2 days	<a href="#">Tue 9/1/20</a>	<a href="#">Wed 9/2/20</a>							
865	<a href="#">Residents Move-in</a>	4 days	<a href="#">Thu 9/3/20</a>	<a href="#">Wed 9/9/20</a>							
866	<b>Level 8 (13 units)</b>	<b>75 days</b>	<b>Wed 6/17/20</b>	<b>Thu 10/1/20</b>							
867	Residents move out	5 days	Wed 6/17/20	Tue 6/23/20							
868	Pest Testing and Treatment	3 days	Mon 6/22/20	Wed 6/24/20							
869	Plumbing/Electrical Safe-off	1 day	Thu 6/25/20	Thu 6/25/20							
870	<b>Demo and Rough-in</b>	<b>31 days</b>	<b>Mon 6/29/20</b>	<b>Tue 8/11/20</b>							
871	Remove Cabinets and Doors From Units	3 days	Mon 6/29/20	Wed 7/1/20							
872	Abatement/Demo for access to Plumbing Scope + Full Ceiling Abate	12 days	Thu 7/2/20	Mon 7/20/20							
873	Repair Framing, Backing	1 day	Tue 7/21/20	Tue 7/21/20							
874	Plumbing Rough-in	4 days	Wed 7/22/20	Mon 7/27/20							
875	Electrical Rough-in	2 days	Fri 7/24/20	Mon 7/27/20							
876	Cover Inspections	1 day	Tue 7/28/20	Tue 7/28/20							
877	Insulate Walls	1 day	Wed 7/29/20	Wed 7/29/20							
878	Hang Drywall	2 days	Thu 7/30/20	Fri 7/31/20							
879	Fire Tape at Future Framing	2 days	Fri 7/31/20	Mon 8/3/20							
880	Frame Cln/Soffit	2 days	Mon 8/3/20	Tue 8/4/20							
881	Install Tub Surround	3 days	Tue 8/4/20	Thu 8/6/20							
882	HVAC Fan and Ductwork Rough-in	2 days	Tue 8/4/20	Wed 8/5/20							
883	Electrical Rough-in	2 days	Tue 8/4/20	Wed 8/5/20							
884	Inspection	1 day	Fri 8/7/20	Fri 8/7/20							
885	Frame/Hang Tub Surround, Hang Cln/Soffit	2 days	Mon 8/10/20	Tue 8/11/20							
886	<b>Finishes</b>	<b>30 days</b>	<b>Tue 8/11/20</b>	<b>Tue 9/22/20</b>							
887	Tape/Finish	6 days	Tue 8/11/20	Tue 8/18/20							
888	Prime	2 days	Tue 8/18/20	Wed 8/19/20							
889	Texture	2 days	Thu 8/20/20	Fri 8/21/20							
890	Paint	5 days	Mon 8/24/20	Fri 8/28/20							
891	Install Cabinets (New 803, 804, 806, 807, 808, 812, 813)	3 days	Mon 8/31/20	Wed 9/2/20							
892	Install Flooring	4 days	Mon 8/31/20	Thu 9/3/20							
893	Install Electrical/HVAC Trim	2 days	Mon 8/31/20	Tue 9/1/20							
894	Install Countertops	3 days	Thu 9/3/20	Tue 9/8/20							



Hillside Schedule  
Horizontal Sequence  
(26) Units Vacant  
ALL Units Ceiling ACM Abatement

ID	Task Name	Duration	Start	Finish	Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th
					May/ Jun	Jul/ Aug/ Sep	Oct/ Nov/ Dec	Jan/ Feb/ Mar	Apr/ May/ Jun	Jul/ Aug/ Sep	Oct
895	Plumbing Trim	2 days	Tue 9/8/20	Wed 9/9/20			Plumbing Trim				
896	Finish Carpentry Door Hdwr/Bath Accessories	3 days	Tue 9/1/20	Thu 9/3/20			Finish Carpentry Door Hdwr/Bath Accessories				
897	Final Clean	1 day	Fri 9/4/20	Fri 9/4/20			Final Clean				
898	Punch	2 days	Thu 9/10/20	Fri 9/11/20			Punch				
899	<b>Corridor Finishes</b>	<b>21 days</b>	<b>Mon 8/24/20</b>	<b>Tue 9/22/20</b>							
900	Paint Walls at wall angle	2 days	Mon 8/24/20	Tue 8/25/20			Paint Walls at wall angle				
901	ACT Grid Wall Angle	1 day	Wed 8/26/20	Wed 8/26/20			ACT Grid Wall Angle				
902	MEP Ceiling Rough-in	3 days	Thu 8/27/20	Mon 8/31/20			MEP Ceiling Rough-in				
903	ACT Grid Ceiling	2 days	Tue 9/1/20	Wed 9/2/20			ACT Grid Ceiling				
904	MEP Ceiling Rough-in	3 days	Thu 9/3/20	Tue 9/8/20			MEP Ceiling Rough-in				
905	ACT Tiles	2 days	Wed 9/9/20	Thu 9/10/20			ACT Tiles				
906	Carpet	3 days	Thu 9/10/20	Mon 9/14/20			Carpet				
907	Paint walls	2 days	Mon 9/14/20	Tue 9/15/20			Paint walls				
908	Rubber Base	1 day	Wed 9/16/20	Wed 9/16/20			Rubber Base				
909	Pre Punch	2 days	Thu 9/17/20	Fri 9/18/20			Pre Punch				
910	Punch	2 days	Mon 9/21/20	Tue 9/22/20			Punch				
911	Residents Move-in (follows Level 7 access to level 8 tub tie-in)	4 days	Mon 9/28/20	Thu 10/1/20			Residents Move-in (follows Level 7 access to				
912	<b>Level 7 (13 units)</b>	<b>70 days</b>	<b>Thu 9/10/20</b>	<b>Fri 12/18/20</b>							
913	<u>Residents move out (Follows Level 9 move-in)</u>	<u>5 days</u>	<u>Thu 9/10/20</u>	<u>Wed 9/16/20</u>			Residents move out (Follows Level 9 move-in)				
914	<u>Pest Testing and Treatment</u>	<u>3 days</u>	<u>Tue 9/15/20</u>	<u>Thu 9/17/20</u>			Pest Testing and Treatment				
915	<u>Plumbing/Electrical Safe-off</u>	<u>1 day</u>	<u>Fri 9/18/20</u>	<u>Fri 9/18/20</u>			Plumbing/Electrical Safe-off				
916	<b>Demo and Rough-in</b>	<b>33 days</b>	<b>Mon 9/21/20</b>	<b>Wed 11/4/20</b>							
917	<u>Demo bath wet wall top 2'-6" for tub tie in above</u>	<u>2 days</u>	<u>Mon 9/21/20</u>	<u>Tue 9/22/20</u>			Demo bath wet wall top 2'-6" for tub tie in ab				
918	Tie in tubs from above	3 days	Wed 9/23/20	Fri 9/25/20			Tie in tubs from above				
919	<u>Remove Cabinets and Doors From Units</u>	<u>3 days</u>	<u>Wed 9/23/20</u>	<u>Fri 9/25/20</u>			Remove Cabinets and Doors From Units				
920	<u>Abatement/Demo for access to Plumbing Scope + Full Ceiling Abater</u>	<u>12 days</u>	<u>Mon 9/28/20</u>	<u>Tue 10/13/20</u>			Abatement/Demo for access to Plumbing S				
921	<u>Repair Framing, Backing</u>	<u>1 day</u>	<u>Wed 10/14/20</u>	<u>Wed 10/14/20</u>			Repair Framing, Backing				
922	<u>Plumbing Rough-in</u>	<u>4 days</u>	<u>Thu 10/15/20</u>	<u>Tue 10/20/20</u>			Plumbing Rough-in				
923	<u>Electrical Rough-in</u>	<u>2 days</u>	<u>Mon 10/19/20</u>	<u>Tue 10/20/20</u>			Electrical Rough-in				
924	<u>Cover Inspections</u>	<u>1 day</u>	<u>Wed 10/21/20</u>	<u>Wed 10/21/20</u>			Cover Inspections				
925	<u>Insulate Walls</u>	<u>1 day</u>	<u>Thu 10/22/20</u>	<u>Thu 10/22/20</u>			Insulate Walls				
926	<u>Hang Drywall</u>	<u>2 days</u>	<u>Fri 10/23/20</u>	<u>Mon 10/26/20</u>			Hang Drywall				
927	<u>Fire Tape at Future Framing</u>	<u>2 days</u>	<u>Mon 10/26/20</u>	<u>Tue 10/27/20</u>			Fire Tape at Future Framing				
928	<u>Frame Cln/Soffit</u>	<u>2 days</u>	<u>Tue 10/27/20</u>	<u>Wed 10/28/20</u>			Frame Cln/Soffit				
929	<u>Install Tub Surround</u>	<u>3 days</u>	<u>Wed 10/28/20</u>	<u>Fri 10/30/20</u>			Install Tub Surround				
930	HVAC Fan and Ductwork Rough-in	2 days	Wed 10/28/20	Thu 10/29/20			HVAC Fan and Ductwork Rough-in				
931	Electrical Rough-in	2 days	Wed 10/28/20	Thu 10/29/20			Electrical Rough-in				
932	<u>Inspection</u>	<u>1 day</u>	<u>Mon 11/2/20</u>	<u>Mon 11/2/20</u>			Inspection				
933	<u>Frame/Hang Tub Surround, Hang Cln/Soffit</u>	<u>2 days</u>	<u>Tue 11/3/20</u>	<u>Wed 11/4/20</u>			Frame/Hang Tub Surround, Hang Cln/S				

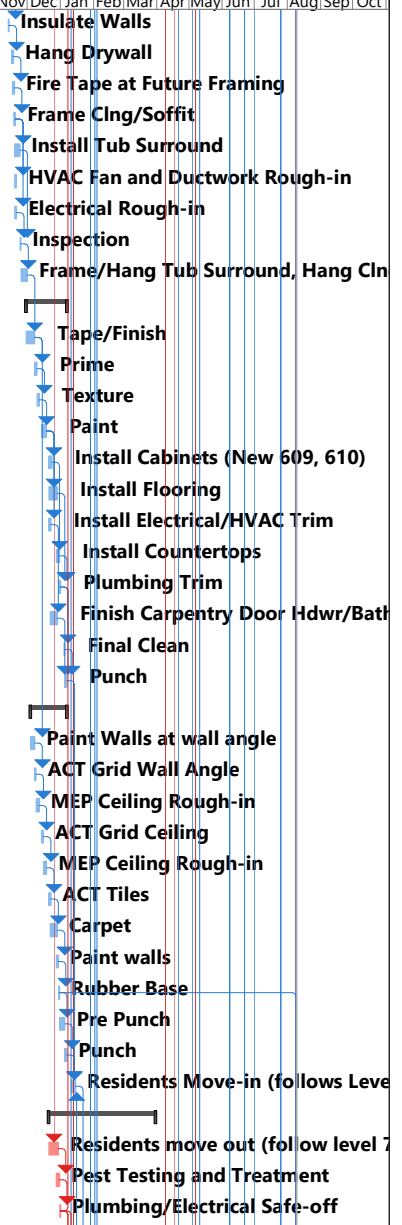
ID	Task Name	Duration	Start	Finish	Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th
					May/ Jun	Jul /Aug/ Sep	Oct/ Nov/ Dec	Jan/ Feb/ Mar	Apr/ May/ Jun	Jul /Aug/ Sep	Oct
934	<b>Finishes</b>	<b>27 days</b>	<b>Wed 11/4/20</b>	<b>Mon 12/14/20</b>							
935	<a href="#">Tape/Finish</a>	<a href="#">6 days</a>	<a href="#">Wed 11/4/20</a>	<a href="#">Wed 11/11/20</a>							
936	<a href="#">Prime</a>	<a href="#">2 days</a>	<a href="#">Thu 11/12/20</a>	<a href="#">Fri 11/13/20</a>							
937	<a href="#">Texture</a>	<a href="#">2 days</a>	<a href="#">Mon 11/16/20</a>	<a href="#">Tue 11/17/20</a>							
938	<a href="#">Paint</a>	<a href="#">5 days</a>	<a href="#">Wed 11/18/20</a>	<a href="#">Tue 11/24/20</a>							
939	<a href="#">Install Cabinets (New 702, 703, 707, 708)</a>	<a href="#">3 days</a>	<a href="#">Wed 11/25/20</a>	<a href="#">Tue 12/1/20</a>							
940	Install Flooring	4 days	Wed 11/25/20	Wed 12/2/20							
941	Install Electrical/HVAC Trim	2 days	Thu 12/3/20	Fri 12/4/20							
942	<a href="#">Install Countertops</a>	<a href="#">3 days</a>	<a href="#">Wed 12/2/20</a>	<a href="#">Fri 12/4/20</a>							
943	<a href="#">Plumbing Trim</a>	<a href="#">2 days</a>	<a href="#">Fri 12/4/20</a>	<a href="#">Mon 12/7/20</a>							
944	<a href="#">Finish Carpentry Door Hdwr/Bath Accessories</a>	<a href="#">3 days</a>	<a href="#">Mon 12/7/20</a>	<a href="#">Wed 12/9/20</a>							
945	<a href="#">Final Clean</a>	<a href="#">1 day</a>	<a href="#">Thu 12/10/20</a>	<a href="#">Thu 12/10/20</a>							
946	<a href="#">Punch</a>	<a href="#">2 days</a>	<a href="#">Fri 12/11/20</a>	<a href="#">Mon 12/14/20</a>							
947	<b>Corridor Finishes</b>	<b>21 days</b>	<b>Thu 11/12/20</b>	<b>Mon 12/14/20</b>							
948	<a href="#">Paint Walls at wall angle</a>	<a href="#">2 days</a>	<a href="#">Thu 11/12/20</a>	<a href="#">Fri 11/13/20</a>							
949	<a href="#">ACT Grid Wall Angle</a>	<a href="#">1 day</a>	<a href="#">Mon 11/16/20</a>	<a href="#">Mon 11/16/20</a>							
950	<a href="#">MEP Ceiling Rough-in</a>	<a href="#">3 days</a>	<a href="#">Tue 11/17/20</a>	<a href="#">Thu 11/19/20</a>							
951	<a href="#">ACT Grid Ceiling</a>	<a href="#">2 days</a>	<a href="#">Fri 11/20/20</a>	<a href="#">Mon 11/23/20</a>							
952	<a href="#">MEP Ceiling Rough-in</a>	<a href="#">3 days</a>	<a href="#">Tue 11/24/20</a>	<a href="#">Mon 11/30/20</a>							
953	<a href="#">ACT Tiles</a>	<a href="#">2 days</a>	<a href="#">Tue 12/1/20</a>	<a href="#">Wed 12/2/20</a>							
954	<a href="#">Carpet</a>	<a href="#">3 days</a>	<a href="#">Wed 12/2/20</a>	<a href="#">Fri 12/4/20</a>							
955	<a href="#">Paint walls</a>	<a href="#">2 days</a>	<a href="#">Fri 12/4/20</a>	<a href="#">Mon 12/7/20</a>							
956	<a href="#">Rubber Base</a>	<a href="#">1 day</a>	<a href="#">Tue 12/8/20</a>	<a href="#">Tue 12/8/20</a>							
957	<a href="#">Pre Punch</a>	<a href="#">2 days</a>	<a href="#">Wed 12/9/20</a>	<a href="#">Thu 12/10/20</a>							
958	<a href="#">Punch</a>	<a href="#">2 days</a>	<a href="#">Fri 12/11/20</a>	<a href="#">Mon 12/14/20</a>							
959	<a href="#">Residents Move-in (follows Level 6 access to level 7 tub tie-in)</a>	<a href="#">4 days</a>	<a href="#">Tue 12/15/20</a>	<a href="#">Fri 12/18/20</a>							
960	<b>Level 6 (13 units)</b>	<b>70 days</b>	<b>Fri 10/2/20</b>	<b>Thu 1/14/21</b>							
961	Residents move out (follows level 8 move-in)	5 days	Fri 10/2/20	Thu 10/8/20							
962	Pest Testing and Treatment	3 days	Wed 10/7/20	Fri 10/9/20							
963	Plumbing/Electrical Safe-off	1 day	Mon 10/12/20	Mon 10/12/20							
964	<b>Demo and Rough-in</b>	<b>33 days</b>	<b>Tue 10/13/20</b>	<b>Mon 11/30/20</b>							
965	Demo bath wet wall top 2'-6" for tub tie in above	2 days	Tue 10/13/20	Wed 10/14/20							
966	Tie in tubs from above	3 days	Thu 10/15/20	Mon 10/19/20							
967	Remove Cabinets and Doors From Units	3 days	Thu 10/15/20	Mon 10/19/20							
968	Abatement/Demo for access to Plumbing Scope	12 days	Tue 10/20/20	Wed 11/4/20							
969	Repair Framing, Backing	1 day	Thu 11/5/20	Thu 11/5/20							
970	Plumbing Rough-in	4 days	Fri 11/6/20	Wed 11/11/20							
971	Electrical Rough-in	2 days	Tue 11/10/20	Wed 11/11/20							
972	Cover Inspections	1 day	Thu 11/12/20	Thu 11/12/20							



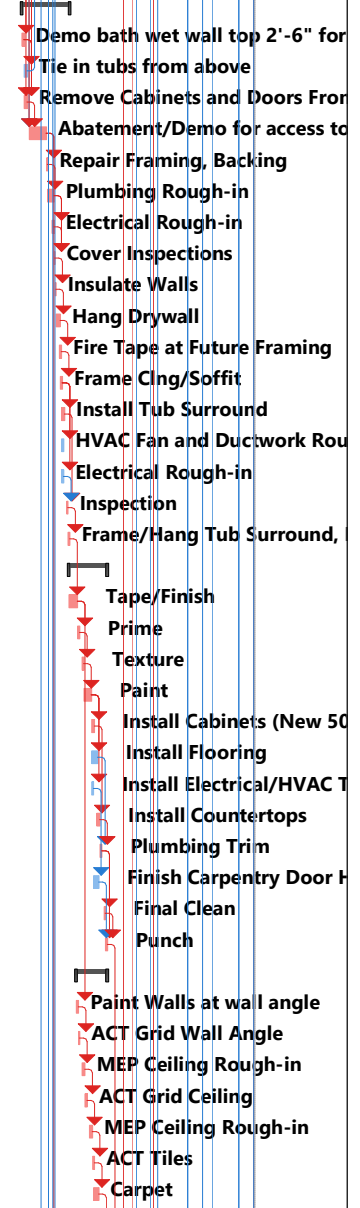


Hillside Schedule  
Horizontal Sequence  
(26) Units Vacant  
ALL Units Ceiling ACM Abatement

ID	Task Name	Duration	Start	Finish	Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th
					May/ Jun	Jul/ Aug/ Sep	Oct/ Nov/ Dec	Jan/ Feb/ Mar	Apr/ May/ Jun	Jul/ Aug/ Sep	Oct
973	Insulate Walls	1 day	Fri 11/13/20	Fri 11/13/20							
974	Hang Drywall	2 days	Mon 11/16/20	Tue 11/17/20							
975	Fire Tape at Future Framing	2 days	Tue 11/17/20	Wed 11/18/20							
976	Frame Cng/Soffit	2 days	Wed 11/18/20	Thu 11/19/20							
977	Install Tub Surround	3 days	Thu 11/19/20	Mon 11/23/20							
978	HVAC Fan and Ductwork Rough-in	2 days	Thu 11/19/20	Fri 11/20/20							
979	Electrical Rough-in	2 days	Thu 11/19/20	Fri 11/20/20							
980	Inspection	1 day	Tue 11/24/20	Tue 11/24/20							
981	Frame/Hang Tub Surround, Hang Cng/Soffit	2 days	Wed 11/25/20	Mon 11/30/20							
982	<b>Finishes</b>	<b>25 days</b>	<b>Mon 11/30/20</b>	<b>Wed 1/6/21</b>							
983	Tape/Finish	6 days	Mon 11/30/20	Mon 12/7/20							
984	Prime	2 days	Tue 12/8/20	Wed 12/9/20							
985	Texture	2 days	Thu 12/10/20	Fri 12/11/20							
986	Paint	5 days	Mon 12/14/20	Fri 12/18/20							
987	Install Cabinets (New 609, 610)	3 days	Mon 12/21/20	Wed 12/23/20							
988	Install Flooring	4 days	Mon 12/21/20	Mon 12/28/20							
989	Install Electrical/HVAC Trim	2 days	Mon 12/21/20	Tue 12/22/20							
990	Install Countertops	3 days	Mon 12/28/20	Wed 12/30/20							
991	Plumbing Trim	2 days	Wed 12/30/20	Thu 12/31/20							
992	Finish Carpentry Door Hdwr/Bath Accessories	3 days	Tue 12/22/20	Mon 12/28/20							
993	Final Clean	1 day	Mon 1/4/21	Mon 1/4/21							
994	Punch	2 days	Tue 1/5/21	Wed 1/6/21							
995	<b>Corridor Finishes</b>	<b>21 days</b>	<b>Fri 12/4/20</b>	<b>Wed 1/6/21</b>							
996	Paint Walls at wall angle	2 days	Fri 12/4/20	Mon 12/7/20							
997	ACT Grid Wall Angle	1 day	Tue 12/8/20	Tue 12/8/20							
998	MEP Ceiling Rough-in	3 days	Wed 12/9/20	Fri 12/11/20							
999	ACT Grid Ceiling	2 days	Mon 12/14/20	Tue 12/15/20							
1000	MEP Ceiling Rough-in	3 days	Wed 12/16/20	Fri 12/18/20							
1001	ACT Tiles	2 days	Mon 12/21/20	Tue 12/22/20							
1002	Carpet	3 days	Tue 12/22/20	Mon 12/28/20							
1003	Paint walls	2 days	Mon 12/28/20	Tue 12/29/20							
1004	Rubber Base	1 day	Wed 12/30/20	Wed 12/30/20							
1005	Pre Punch	2 days	Thu 12/31/20	Mon 1/4/21							
1006	Punch	2 days	Tue 1/5/21	Wed 1/6/21							
1007	Residents Move-in (follows Level 5 access to level 6 tub tie-in)	4 days	Mon 1/11/21	Thu 1/14/21							
1008	<b>Level 5 (13 units)</b>	<b>69 days</b>	<b>Mon 12/21/20</b>	<b>Tue 3/30/21</b>							
1009	<u>Residents move out (follow level 7 move-in)</u>	<u>5 days</u>	<u>Mon 12/21/20</u>	<u>Tue 12/29/20</u>							
1010	<u>Pest Testing and Treatment</u>	<u>3 days</u>	<u>Mon 12/28/20</u>	<u>Wed 12/30/20</u>							
1011	<u>Plumbing/Electrical Safe-off</u>	<u>1 day</u>	<u>Thu 12/31/20</u>	<u>Thu 12/31/20</u>							



ID	Task Name	Duration	Start	Finish	Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th
					May Jun	Jul Aug Sep	Oct Nov Dec	Jan Feb Mar	Apr May Jun	Jul Aug Sep	Oct
1012	<b>Demo and Rough-in</b>	<b>33 days</b>	<b>Mon 1/4/21</b>	<b>Wed 2/17/21</b>							
1013	<u>Demo bath wet wall top 2'-6" for tub tie in above</u>	<u>2 days</u>	<u>Mon 1/4/21</u>	<u>Tue 1/5/21</u>							
1014	Tie in tubs from above	3 days	Wed 1/6/21	Fri 1/8/21							
1015	<u>Remove Cabinets and Doors From Units</u>	<u>3 days</u>	<u>Wed 1/6/21</u>	<u>Fri 1/8/21</u>							
1016	<u>Abatement/Demo for access to Plumbing Scope (No 510)</u>	<u>12 days</u>	<u>Mon 1/11/21</u>	<u>Tue 1/26/21</u>							
1017	<u>Repair Framing, Backing</u>	<u>1 day</u>	<u>Wed 1/27/21</u>	<u>Wed 1/27/21</u>							
1018	<u>Plumbing Rough-in</u>	<u>4 days</u>	<u>Thu 1/28/21</u>	<u>Tue 2/2/21</u>							
1019	<u>Electrical Rough-in</u>	<u>2 days</u>	<u>Mon 2/1/21</u>	<u>Tue 2/2/21</u>							
1020	<u>Cover Inspections</u>	<u>1 day</u>	<u>Wed 2/3/21</u>	<u>Wed 2/3/21</u>							
1021	<u>Insulate Walls</u>	<u>1 day</u>	<u>Thu 2/4/21</u>	<u>Thu 2/4/21</u>							
1022	<u>Hang Drywall</u>	<u>2 days</u>	<u>Fri 2/5/21</u>	<u>Mon 2/8/21</u>							
1023	<u>Fire Tape at Future Framing</u>	<u>2 days</u>	<u>Mon 2/8/21</u>	<u>Tue 2/9/21</u>							
1024	<u>Frame Cing/Soffit</u>	<u>2 days</u>	<u>Tue 2/9/21</u>	<u>Wed 2/10/21</u>							
1025	<u>Install Tub Surround</u>	<u>3 days</u>	<u>Wed 2/10/21</u>	<u>Fri 2/12/21</u>							
1026	HVAC Fan and Ductwork Rough-in	2 days	Wed 2/10/21	Thu 2/11/21							
1027	Electrical Rough-in	2 days	Wed 2/10/21	Thu 2/11/21							
1028	<u>Inspection</u>	<u>1 day</u>	<u>Mon 2/15/21</u>	<u>Mon 2/15/21</u>							
1029	<u>Frame/Hang Tub Surround, Hang Cing/Soffit</u>	<u>2 days</u>	<u>Tue 2/16/21</u>	<u>Wed 2/17/21</u>							
1030	<b>Finishes</b>	<b>26 days</b>	<b>Wed 2/17/21</b>	<b>Wed 3/24/21</b>							
1031	<u>Tape/Finish</u>	<u>6 days</u>	<u>Wed 2/17/21</u>	<u>Wed 2/24/21</u>							
1032	<u>Prime</u>	<u>2 days</u>	<u>Thu 2/25/21</u>	<u>Fri 2/26/21</u>							
1033	<u>Texture</u>	<u>2 days</u>	<u>Mon 3/1/21</u>	<u>Tue 3/2/21</u>							
1034	<u>Paint</u>	<u>5 days</u>	<u>Wed 3/3/21</u>	<u>Tue 3/9/21</u>							
1035	<u>Install Cabinets (New 502, 503, 507, 512)</u>	<u>3 days</u>	<u>Wed 3/10/21</u>	<u>Fri 3/12/21</u>							
1036	Install Flooring	4 days	Wed 3/10/21	Mon 3/15/21							
1037	Install Electrical/HVAC Trim	2 days	Wed 3/10/21	Thu 3/11/21							
1038	<u>Install Countertops</u>	<u>3 days</u>	<u>Mon 3/15/21</u>	<u>Wed 3/17/21</u>							
1039	<u>Plumbing Trim</u>	<u>2 days</u>	<u>Thu 3/18/21</u>	<u>Fri 3/19/21</u>							
1040	Finish Carpentry Door Hdwr/Bath Accessories	3 days	Fri 3/12/21	Tue 3/16/21							
1041	<u>Final Clean</u>	<u>1 day</u>	<u>Mon 3/22/21</u>	<u>Mon 3/22/21</u>							
1042	<u>Punch</u>	<u>2 days</u>	<u>Tue 3/23/21</u>	<u>Wed 3/24/21</u>							
1043	<b>Corridor Finishes</b>	<b>21 days</b>	<b>Wed 2/24/21</b>	<b>Wed 3/24/21</b>							
1044	<u>Paint Walls at wall angle</u>	<u>2 days</u>	<u>Wed 2/24/21</u>	<u>Thu 2/25/21</u>							
1045	<u>ACT Grid Wall Angle</u>	<u>1 day</u>	<u>Fri 2/26/21</u>	<u>Fri 2/26/21</u>							
1046	<u>MEP Ceiling Rough-in</u>	<u>3 days</u>	<u>Mon 3/1/21</u>	<u>Wed 3/3/21</u>							
1047	<u>ACT Grid Ceiling</u>	<u>2 days</u>	<u>Thu 3/4/21</u>	<u>Fri 3/5/21</u>							
1048	<u>MEP Ceiling Rough-in</u>	<u>3 days</u>	<u>Mon 3/8/21</u>	<u>Wed 3/10/21</u>							
1049	<u>ACT Tiles</u>	<u>2 days</u>	<u>Thu 3/11/21</u>	<u>Fri 3/12/21</u>							
1050	<u>Carpet</u>	<u>3 days</u>	<u>Fri 3/12/21</u>	<u>Tue 3/16/21</u>							



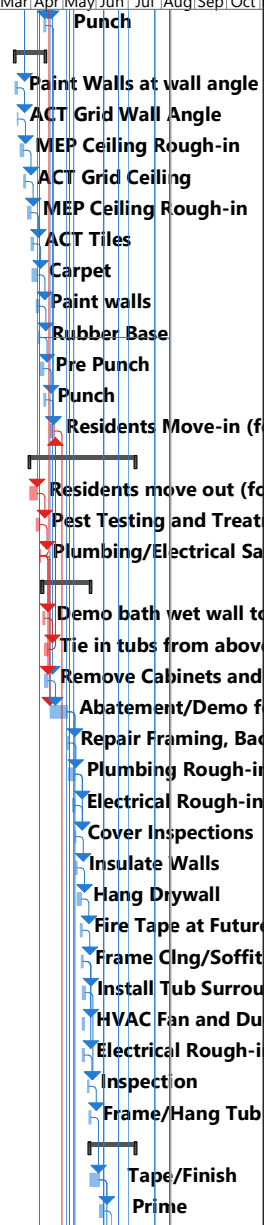
Hillside Schedule  
Horizontal Sequence  
(26) Units Vacant  
ALL Units Ceiling ACM Abatement

ID	Task Name	Duration	Start	Finish	Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th
					May/ Jun	Jul/ Aug/ Sep	Oct/ Nov/ Dec	Jan/ Feb/ Mar	Apr/ May/ Jun	Jul/ Aug/ Sep	Oct
1051	<u>Paint walls</u>	<u>2 days</u>	<u>Tue 3/16/21</u>	<u>Wed 3/17/21</u>							
1052	<u>Rubber Base</u>	<u>1 day</u>	<u>Thu 3/18/21</u>	<u>Thu 3/18/21</u>							
1053	<u>Pre Punch</u>	<u>2 days</u>	<u>Fri 3/19/21</u>	<u>Mon 3/22/21</u>							
1054	<u>Punch</u>	<u>2 days</u>	<u>Tue 3/23/21</u>	<u>Wed 3/24/21</u>							
1055	<u>Residents Move-in (follows Level 4 access to level 5 tub tie-in)</u>	<u>4 days</u>	<u>Thu 3/25/21</u>	<u>Tue 3/30/21</u>							
1056	<b>Level 4 (13 units)</b>	<b>70 days</b>	<b>Fri 1/15/21</b>	<b>Thu 4/22/21</b>							
1057	Residents move out (follow level 6 move-in)	5 days	Fri 1/15/21	Thu 1/21/21							
1058	Pest Testing and Treatment	3 days	Wed 1/20/21	Fri 1/22/21							
1059	Plumbing/Electrical Safe-off	1 day	Mon 1/25/21	Mon 1/25/21							
1060	<b>Demo and Rough-in</b>	<b>33 days</b>	<b>Tue 1/26/21</b>	<b>Thu 3/11/21</b>							
1061	Demo bath wet wall top 2'-6" for tub tie in above	2 days	Tue 1/26/21	Wed 1/27/21							
1062	Tie in tubs from above	3 days	Thu 1/28/21	Mon 2/1/21							
1063	Remove Cabinets and Doors From Units	3 days	Thu 1/28/21	Mon 2/1/21							
1064	Abatement/Demo for access to Plumbing Scope (No 401, 402, 413)	12 days	Tue 2/2/21	Wed 2/17/21							
1065	Repair Framing, Backing	1 day	Thu 2/18/21	Thu 2/18/21							
1066	Plumbing Rough-in	4 days	Fri 2/19/21	Wed 2/24/21							
1067	Electrical Rough-in	2 days	Tue 2/23/21	Wed 2/24/21							
1068	Cover Inspections	1 day	Thu 2/25/21	Thu 2/25/21							
1069	Insulate Walls	1 day	Fri 2/26/21	Fri 2/26/21							
1070	Hang Drywall	2 days	Mon 3/1/21	Tue 3/2/21							
1071	Fire Tape at Future Framing	2 days	Tue 3/2/21	Wed 3/3/21							
1072	Frame Clng/Soffit	2 days	Wed 3/3/21	Thu 3/4/21							
1073	Install Tub Surround	3 days	Thu 3/4/21	Mon 3/8/21							
1074	HVAC Fan and Ductwork Rough-in	2 days	Thu 3/4/21	Fri 3/5/21							
1075	Electrical Rough-in	2 days	Thu 3/4/21	Fri 3/5/21							
1076	Inspection	1 day	Tue 3/9/21	Tue 3/9/21							
1077	Frame/Hang Tub Surround, Hang Clng/Soffit	2 days	Wed 3/10/21	Thu 3/11/21							
1078	<b>Finishes</b>	<b>31 days</b>	<b>Thu 3/11/21</b>	<b>Thu 4/22/21</b>							
1079	Tape/Finish	6 days	Thu 3/11/21	Thu 3/18/21							
1080	Prime	2 days	Fri 3/19/21	Mon 3/22/21							
1081	Texture	2 days	Tue 3/23/21	Wed 3/24/21							
1082	Paint	5 days	Thu 3/25/21	Wed 3/31/21							
1083	Install Cabinets (New 409, 411)	3 days	Thu 4/1/21	Mon 4/5/21							
1084	Install Flooring	4 days	Thu 4/1/21	Tue 4/6/21							
1085	Install Electrical/HVAC Trim	2 days	Thu 4/1/21	Fri 4/2/21							
1086	Install Countertops	3 days	Tue 4/6/21	Thu 4/8/21							
1087	Plumbing Trim	2 days	Thu 4/8/21	Fri 4/9/21							
1088	Finish Carpentry Door Hdwr/Bath Accessories	3 days	Fri 4/2/21	Tue 4/6/21							
1089	Final Clean	1 day	Mon 4/12/21	Mon 4/12/21							



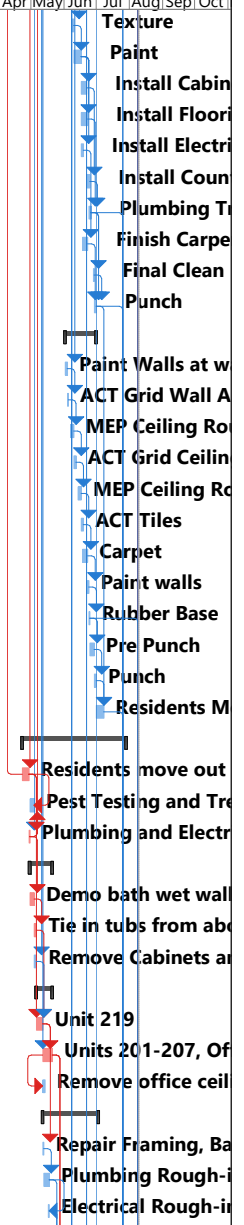
Hillside Schedule  
Horizontal Sequence  
(26) Units Vacant  
ALL Units Ceiling ACM Abatement

ID	Task Name	Duration	Start	Finish	Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th
					May/ Jun	Jul/ Aug/ Sep	Oct/ Nov/ Dec	Jan/ Feb/ Mar	Apr/ May/ Jun	Jul/ Aug/ Sep	Oct
1090	Punch	2 days	Tue 4/13/21	Wed 4/14/21							
1091	<b>Corridor Finishes</b>	<b>21 days</b>	<b>Wed 3/17/21</b>	<b>Wed 4/14/21</b>							
1092	Paint Walls at wall angle	2 days	Wed 3/17/21	Thu 3/18/21							
1093	ACT Grid Wall Angle	1 day	Fri 3/19/21	Fri 3/19/21							
1094	MEP Ceiling Rough-in	3 days	Mon 3/22/21	Wed 3/24/21							
1095	ACT Grid Ceiling	2 days	Thu 3/25/21	Fri 3/26/21							
1096	MEP Ceiling Rough-in	3 days	Mon 3/29/21	Wed 3/31/21							
1097	ACT Tiles	2 days	Thu 4/1/21	Fri 4/2/21							
1098	Carpet	3 days	Fri 4/2/21	Tue 4/6/21							
1099	Paint walls	2 days	Tue 4/6/21	Wed 4/7/21							
1100	Rubber Base	1 day	Thu 4/8/21	Thu 4/8/21							
1101	Pre Punch	2 days	Fri 4/9/21	Mon 4/12/21							
1102	Punch	2 days	Tue 4/13/21	Wed 4/14/21							
1103	<u>Residents Move-in (follow level 3 access to level 4 tub tie-in)</u>	<u>4 days</u>	<u>Mon 4/19/21</u>	<u>Thu 4/22/21</u>							
1104	<b>Level 3 (13 units)</b>	<b>69 days</b>	<b>Wed 3/31/21</b>	<b>Wed 7/7/21</b>							
1105	<u>Residents move out (follow level 5 move-in)</u>	<u>5 days</u>	<u>Wed 3/31/21</u>	<u>Tue 4/6/21</u>							
1106	<u>Pest Testing and Treatment</u>	<u>3 days</u>	<u>Tue 4/6/21</u>	<u>Thu 4/8/21</u>							
1107	<u>Plumbing/Electrical Safe-off</u>	<u>1 day</u>	<u>Fri 4/9/21</u>	<u>Fri 4/9/21</u>							
1108	<b>Demo and Rough-in</b>	<b>33 days</b>	<b>Mon 4/12/21</b>	<b>Wed 5/26/21</b>							
1109	<u>Demo bath wet wall top 2'-6" for tub tie in above</u>	<u>2 days</u>	<u>Mon 4/12/21</u>	<u>Tue 4/13/21</u>							
1110	<u>Tie in tubs from above</u>	<u>3 days</u>	<u>Wed 4/14/21</u>	<u>Fri 4/16/21</u>							
1111	Remove Cabinets and Doors From Units	3 days	Wed 4/14/21	Fri 4/16/21							
1112	Abatement/Demo for access to Plumbing Scope (No 307, 312, 313)	12 days	Mon 4/19/21	Tue 5/4/21							
1113	Repair Framing, Backing	1 day	Wed 5/5/21	Wed 5/5/21							
1114	Plumbing Rough-in	4 days	Thu 5/6/21	Tue 5/11/21							
1115	Electrical Rough-in	2 days	Mon 5/10/21	Tue 5/11/21							
1116	Cover Inspections	1 day	Wed 5/12/21	Wed 5/12/21							
1117	Insulate Walls	1 day	Thu 5/13/21	Thu 5/13/21							
1118	Hang Drywall	2 days	Fri 5/14/21	Mon 5/17/21							
1119	Fire Tape at Future Framing	2 days	Mon 5/17/21	Tue 5/18/21							
1120	Frame Cln/Soffit	2 days	Tue 5/18/21	Wed 5/19/21							
1121	Install Tub Surround	3 days	Wed 5/19/21	Fri 5/21/21							
1122	HVAC Fan and Ductwork Rough-in	2 days	Wed 5/19/21	Thu 5/20/21							
1123	Electrical Rough-in	2 days	Wed 5/19/21	Thu 5/20/21							
1124	Inspection	1 day	Mon 5/24/21	Mon 5/24/21							
1125	Frame/Hang Tub Surround, Hang Cln/Soffit	2 days	Tue 5/25/21	Wed 5/26/21							
1126	<b>Finishes</b>	<b>29 days</b>	<b>Wed 5/26/21</b>	<b>Wed 7/7/21</b>							
1127	Tape/Finish	6 days	Wed 5/26/21	Thu 6/3/21							
1128	Prime	2 days	Fri 6/4/21	Mon 6/7/21							



Hillside Schedule  
Horizontal Sequence  
(26) Units Vacant  
ALL Units Ceiling ACM Abatement

ID	Task Name	Duration	Start	Finish	Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th
					May/ Jun	Jul /Aug/ Sep	Oct/ Nov/ Dec	Jan/ Feb/ Mar	Apr/ May/ Jun	Jul /Aug/ Sep	Oct
1129	Texture	2 days	Tue 6/8/21	Wed 6/9/21							
1130	Paint	5 days	Thu 6/10/21	Wed 6/16/21							
1131	Install Cabinets	3 days	Thu 6/17/21	Mon 6/21/21							
1132	Install Flooring	4 days	Thu 6/17/21	Tue 6/22/21							
1133	Install Electrical/HVAC Trim	2 days	Thu 6/17/21	Fri 6/18/21							
1134	Install Countertops	3 days	Tue 6/22/21	Thu 6/24/21							
1135	Plumbing Trim	2 days	Thu 6/24/21	Fri 6/25/21							
1136	Finish Carpentry Door Hdwr/Bath Accessories	3 days	Fri 6/18/21	Tue 6/22/21							
1137	Final Clean	1 day	Mon 6/28/21	Mon 6/28/21							
1138	Punch	2 days	Tue 6/29/21	Wed 6/30/21							
1139	<b>Corridor Finishes</b>	<b>21 days</b>	<b>Wed 6/2/21</b>	<b>Wed 6/30/21</b>							
1140	Paint Walls at wall angle	2 days	Wed 6/2/21	Thu 6/3/21							
1141	ACT Grid Wall Angle	1 day	Fri 6/4/21	Fri 6/4/21							
1142	MEP Ceiling Rough-in	3 days	Mon 6/7/21	Wed 6/9/21							
1143	ACT Grid Ceiling	2 days	Thu 6/10/21	Fri 6/11/21							
1144	MEP Ceiling Rough-in	3 days	Mon 6/14/21	Wed 6/16/21							
1145	ACT Tiles	2 days	Thu 6/17/21	Fri 6/18/21							
1146	Carpet	3 days	Fri 6/18/21	Tue 6/22/21							
1147	Paint walls	2 days	Tue 6/22/21	Wed 6/23/21							
1148	Rubber Base	1 day	Thu 6/24/21	Thu 6/24/21							
1149	Pre Punch	2 days	Fri 6/25/21	Mon 6/28/21							
1150	Punch	2 days	Tue 6/29/21	Wed 6/30/21							
1151	Residents Move-in (follows Level 2 access to level 3 tub tie-in)	4 days	Thu 7/1/21	Wed 7/7/21							
1152	<b>2nd Floor - 9 Units Plus Office</b>	<b>67 days</b>	<b>Fri 4/23/21</b>	<b>Wed 7/28/21</b>							
1153	<u>Residents move out (follow level 4 move-in)</u>	<u>4 days</u>	<u>Fri 4/23/21</u>	<u>Wed 4/28/21</u>							
1154	Pest Testing and Treatment	2 days	Fri 4/30/21	Mon 5/3/21							
1155	<u>Plumbing and Electrical Safe-off</u>	<u>1 day</u>	<u>Thu 4/29/21</u>	<u>Thu 4/29/21</u>							
1156	<b>Abatement / Demo</b>	<b>15 days</b>	<b>Fri 4/30/21</b>	<b>Thu 5/20/21</b>							
1157	<u>Demo bath wet wall top 2'-6" for tub tie in above</u>	<u>2 days</u>	<u>Fri 4/30/21</u>	<u>Mon 5/3/21</u>							
1158	<u>Tie in tubs from above</u>	<u>2 days</u>	<u>Tue 5/4/21</u>	<u>Wed 5/5/21</u>							
1159	Remove Cabinets and Doors From Units	2 days	Tue 5/4/21	Wed 5/5/21							
1160	<b>Abate full unit ceilings AND walls for base scope</b>	<b>11 days</b>	<b>Thu 5/6/21</b>	<b>Thu 5/20/21</b>							
1161	<u>Unit 219</u>	<u>4 days</u>	<u>Thu 5/6/21</u>	<u>Tue 5/11/21</u>							
1162	<u>Units 201-207, Office Area</u>	<u>7 days</u>	<u>Wed 5/12/21</u>	<u>Thu 5/20/21</u>							
1163	Remove office ceiling / walls / flooring	2 days	Wed 5/12/21	Thu 5/13/21							
1164	<b>Units East</b>	<b>37 days</b>	<b>Wed 5/12/21</b>	<b>Fri 7/2/21</b>							
1165	Repair Framing, Backing	1 day	Wed 5/12/21	Wed 5/12/21							
1166	Plumbing Rough-in	3 days	Thu 5/13/21	Mon 5/17/21							
1167	Electrical Rough-in	1 day	Mon 5/17/21	Mon 5/17/21							

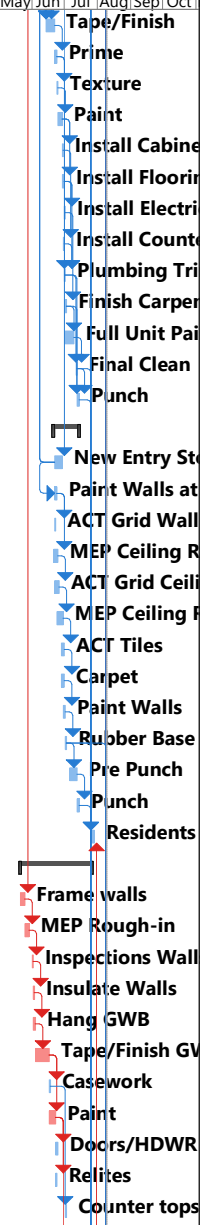


Hillside Schedule  
Horizontal Sequence  
(26) Units Vacant  
ALL Units Ceiling ACM Abatement

ID	Task Name	Duration	Start	Finish	Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th
					May Jun	Jul Aug Sep	Oct Nov Dec	Jan Feb Mar	Apr May Jun	Jul Aug Sep	Oct
1168	Cover Inspections	1 day	Tue 5/18/21	Tue 5/18/21							Cover Inspections
1169	Insulate Walls	1 day	Wed 5/19/21	Wed 5/19/21							Insulate Walls
1170	Hang Drywall	2 days	Thu 5/20/21	Fri 5/21/21							Hang Drywall
1171	Fire Tape at Future Framing	1 day	Fri 5/21/21	Fri 5/21/21							Fire Tape at Futur
1172	Frame Cng/Soffit	1 day	Mon 5/24/21	Mon 5/24/21							Frame Cng/Soffit
1173	Install Tub Surround	2 days	Tue 5/25/21	Wed 5/26/21							Install Tub Surro
1174	HVAC Fan and Ductwork Rough-in	2 days	Thu 5/27/21	Fri 5/28/21							HVAC Fan and D
1175	Electrical Rough-in	1 day	Thu 5/27/21	Thu 5/27/21							Electrical Rough-
1176	Inspection	1 day	Fri 5/28/21	Fri 5/28/21							Inspection
1177	Frame/Hang Tub Surround, Hang Cng/Soffit	2 days	Tue 6/1/21	Wed 6/2/21							Frame/Hang Tub
1178	<b>Finishes</b>	<b>22 days</b>	<b>Thu 6/3/21</b>	<b>Fri 7/2/21</b>							
1179	Tape/Finish	6 days	Thu 6/3/21	Thu 6/10/21							Tape/Finish
1180	Prime	2 days	Fri 6/11/21	Mon 6/14/21							Prime
1181	Texture	1 day	Tue 6/15/21	Tue 6/15/21							Texture
1182	Paint	2 days	Wed 6/16/21	Thu 6/17/21							Paint
1183	Install Cabinets	1 day	Fri 6/18/21	Fri 6/18/21							Install Cabinet
1184	Install Flooring (bathroom)	2 days	Fri 6/18/21	Mon 6/21/21							Install Flooring
1185	Install Electrical/HVAC Trim	1 day	Tue 6/22/21	Tue 6/22/21							Install Electric
1186	Install Countertops	1 day	Mon 6/21/21	Mon 6/21/21							Install Counte
1187	Plumbing Trim	1 day	Tue 6/22/21	Tue 6/22/21							Plumbing Trim
1188	Finish Carpentry	1 day	Wed 6/23/21	Wed 6/23/21							Finish Carpent
1189	Full Unit Paint	5 days	Wed 6/23/21	Tue 6/29/21							Full Unit Pain
1190	Final Clean	1 day	Wed 6/30/21	Wed 6/30/21							Final Clean
1191	Punch	2 days	Thu 7/1/21	Fri 7/2/21							Punch
1192	<b>Units West</b>	<b>47 days</b>	<b>Fri 5/21/21</b>	<b>Wed 7/28/21</b>							
1193	Repair Framing, Backing	1 day	Fri 5/21/21	Fri 5/21/21							Repair Framing, B
1194	Plumbing Rough-in	3 days	Mon 5/24/21	Wed 5/26/21							Plumbing Rough
1195	Electrical Rough-in	1 day	Wed 5/26/21	Wed 5/26/21							Electrical Rough-
1196	Cover Inspections	1 day	Thu 5/27/21	Thu 5/27/21							Cover Inspection
1197	Insulate Walls	1 day	Fri 5/28/21	Fri 5/28/21							Insulate Walls
1198	Hang Drywall	2 days	Tue 6/1/21	Wed 6/2/21							Hang Drywall
1199	Fire Tape at Future Framing	1 day	Wed 6/2/21	Wed 6/2/21							Fire Tape at Futu
1200	Frame at Cng/Soffit	1 day	Wed 6/2/21	Wed 6/2/21							Frame at Cng/S
1201	Install Tub Surround	2 days	Thu 6/3/21	Fri 6/4/21							Install Tub Surro
1202	HVAC Fan and Ductwork Rough-in	2 days	Mon 6/7/21	Tue 6/8/21							HVAC Fan and D
1203	Electrical Rough-in	1 day	Mon 6/7/21	Mon 6/7/21							Electrical Rough
1204	Inspection	1 day	Wed 6/9/21	Wed 6/9/21							Inspection
1205	Hang Drywall at Tub Surround/Cng/Soffit	2 days	Thu 6/10/21	Fri 6/11/21							Hang Drywall a
1206	<b>Finishes</b>	<b>32 days</b>	<b>Mon 6/14/21</b>	<b>Wed 7/28/21</b>							

Hillside Schedule  
Horizontal Sequence  
(26) Units Vacant  
ALL Units Ceiling ACM Abatement

ID	Task Name	Duration	Start	Finish	Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th
					May Jun	Jul Aug Sep	Oct Nov Dec	Jan Feb Mar	Apr May Jun	Jul Aug Sep	Oct
1207	Tape/Finish	6 days	Mon 6/14/21	Mon 6/21/21							
1208	Prime	2 days	Tue 6/22/21	Wed 6/23/21							
1209	Texture	1 day	Thu 6/24/21	Thu 6/24/21							
1210	Paint	2 days	Fri 6/25/21	Mon 6/28/21							
1211	Install Cabinets (New 207)	1 day	Tue 6/29/21	Tue 6/29/21							
1212	Install Flooring (bathroom)	2 days	Tue 6/29/21	Wed 6/30/21							
1213	Install Electrical/HVAC Trim	1 day	Thu 7/1/21	Thu 7/1/21							
1214	Install Countertops	1 day	Wed 6/30/21	Wed 6/30/21							
1215	Plumbing Trim	1 day	Thu 7/1/21	Thu 7/1/21							
1216	Finish Carpentry	1 day	Fri 7/2/21	Fri 7/2/21							
1217	Full Unit Paint	5 days	Fri 7/2/21	Fri 7/9/21							
1218	Final Clean	1 day	Mon 7/12/21	Mon 7/12/21							
1219	Punch	2 days	Tue 7/13/21	Wed 7/14/21							
1220	<b>Corridor Finishes</b>	<b>17 days</b>	<b>Mon 6/21/21</b>	<b>Wed 7/14/21</b>							
1221	New Entry Storefront	5 days	Tue 6/22/21	Mon 6/28/21							
1222	Paint Walls at wall angle	2 days	Tue 6/22/21	Wed 6/23/21							
1223	ACT Grid Wall Angle	1 day	Tue 6/22/21	Tue 6/22/21							
1224	MEP Ceiling Rough-in	4 days	Mon 6/21/21	Thu 6/24/21							
1225	ACT Grid Ceiling	4 days	Tue 6/22/21	Fri 6/25/21							
1226	MEP Ceiling Rough-in	4 days	Thu 6/24/21	Tue 6/29/21							
1227	ACT Tiles	3 days	Mon 6/28/21	Wed 6/30/21							
1228	Carpet	3 days	Mon 6/28/21	Wed 6/30/21							
1229	Paint Walls	2 days	Wed 6/30/21	Thu 7/1/21							
1230	Rubber Base	1 day	Fri 7/2/21	Fri 7/2/21							
1231	Pre Punch	5 days	Tue 7/6/21	Mon 7/12/21							
1232	Punch	2 days	Tue 7/13/21	Wed 7/14/21							
1233	Residents Move back- 5 per day	3 days	Mon 7/26/21	Wed 7/28/21							
1234	<b>Office Area</b>	<b>45 days</b>	<b>Fri 5/21/21</b>	<b>Mon 7/26/21</b>							
1235	<u>Frame walls</u>	<u>2 days</u>	<u>Fri 5/21/21</u>	<u>Mon 5/24/21</u>							
1236	<u>MEP Rough-in</u>	<u>4 days</u>	<u>Tue 5/25/21</u>	<u>Fri 5/28/21</u>							
1237	<u>Inspections Walls</u>	<u>1 day</u>	<u>Tue 6/1/21</u>	<u>Tue 6/1/21</u>							
1238	<u>Insulate Walls</u>	<u>1 day</u>	<u>Wed 6/2/21</u>	<u>Wed 6/2/21</u>							
1239	<u>Hang GWB</u>	<u>2 days</u>	<u>Wed 6/2/21</u>	<u>Thu 6/3/21</u>							
1240	<u>Tape/Finish GWB</u>	<u>9 days</u>	<u>Fri 6/4/21</u>	<u>Wed 6/16/21</u>							
1241	Casework	1 day	Thu 6/17/21	Thu 6/17/21							
1242	<u>Paint</u>	<u>4 days</u>	<u>Thu 6/17/21</u>	<u>Tue 6/22/21</u>							
1243	Doors/HDWR	2 days	Wed 6/23/21	Thu 6/24/21							
1244	Relites	1 day	Wed 6/23/21	Wed 6/23/21							
1245	Counter tops	1 day	Fri 7/2/21	Fri 7/2/21							



Hillside Schedule  
Horizontal Sequence  
(26) Units Vacant  
ALL Units Ceiling ACM Abatement

ID	Task Name	Duration	Start	Finish	Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th
					May/ Jun	Jul/ Aug/ Sep	Oct/ Nov/ Dec	Jan/ Feb/ Mar	Apr/ May/ Jun	Jul/ Aug/ Sep	Oct
1246	<u>Ceiling grid</u>	3 days	<u>Wed 6/23/21</u>	<u>Fri 6/25/21</u>							Ceiling grid
1247	<u>Ceiling Rough-in</u>	4 days	<u>Mon 6/28/21</u>	<u>Thu 7/1/21</u>							Ceiling Rough
1248	<u>Inspections Ceilings</u>	1 day	<u>Fri 7/2/21</u>	<u>Fri 7/2/21</u>							Inspections C
1249	<u>Drop Ceiling tile</u>	2 days	<u>Tue 7/6/21</u>	<u>Wed 7/7/21</u>							Drop Ceiling
1250	<u>Flooring</u>	3 days	<u>Thu 7/8/21</u>	<u>Mon 7/12/21</u>							Flooring
1251	Restroom Accessories	1 day	<u>Tue 7/13/21</u>	<u>Tue 7/13/21</u>							Restroom A
1252	<u>MEP Trim</u>	3 days	<u>Tue 7/13/21</u>	<u>Thu 7/15/21</u>							MEP Trim
1253	<u>Final Clean</u>	1 day	<u>Fri 7/16/21</u>	<u>Fri 7/16/21</u>							Final Clean
1254	<u>Punch</u>	5 days	<u>Mon 7/19/21</u>	<u>Fri 7/23/21</u>							Punch
1255	Property Mgmt move back	1 day	<u>Mon 7/26/21</u>	<u>Mon 7/26/21</u>							Property M
1256	<u>Inspections / TCO</u>	10 days	<u>Mon 7/26/21</u>	<u>Fri 8/6/21</u>							Inspectio
1257	<u>Building Completion</u>	1 day	<u>Mon 8/9/21</u>	<u>Mon 8/9/21</u>							Building



# Exhibit A.8

DIRECT COSTS/GENERAL CONDITIONS WORK COSTS MATRIX						
		Construction costs/Paid by Owner				
	Description	Direct Cost of the Work	General Conditions Work Costs	General Conditions Work Costs	Contractor's O/H Part of CM/GC's Fee	Misc. Costs Paid by Owner
<b>Costs Related to CM Staffing &amp; Job Office</b>						
1	Project Superintendent		X	\$ 293,139		
2	Area Superintendents		X			
3	Project Executive (for project specific time only)		X*	\$ 39,668		
4	Senior Project Manager (for project specific time only)		X	\$ 171,798		
5	Project Manager		X	\$ 62,550		
6	Project Engineers		X	\$ 216,000		
7	Field Engineers- Tenant Relocation		X**	\$ 38,086		
8	Project Admin		X*, **	\$ 88,050		
9	Scheduler (for project specific time only)		X			
10	MEP Coordinator (for project specific time only)		X			
11	LEED Coordinator (for project specific time only)		X			
11b	Quality Control Inspections	X				
12	Safety Coordinator Inspections (for project specific time only)	X				
13	Detailer	X				
14	Accounting/Data Processing				X	
15	Payroll Accountant				X	
16	Surveying	X				
17	Benefits - included in hourly rates		X			
18	Vacation Time - included in hourly rates		X			
19	Travel, Hotel, Meals, etc. (in accordance with Agreement for product verification only)		X			
20	Sick Leave - included in hourly rates		X			
21	Bonuses				X	
22	Jobsite Office material costs and expendables		X			
23	Warranty				X	
24	Corrective/Non-conforming repair				X	
25	Corrective work not due to contractor default				X	
26	PM auto rental		X			
27	PM auto fuel for on-site job-related errands only - not travel from home	X				
28	Project Superintendent truck rental		X			
29	Project Superintendent truck fuel for on-site job-related errands only - not travel from home (see above)	X				
30	Office Trailer Rental		X	\$ 26,175		
31	Office Furniture/Equipment		X*	\$ 14,650		
32	Blueprints for sub bidding		X*			
33	Blueprints for day-to-day job operations / Digital Record Set	X				
34	Postage/FedEx		X	\$ 16,750		
35	Project Photos		X			
36	Personal Computers/software				X	
36b	Work Computers/ IT Support / Software Rental		X	\$ 38,068		
37	General Contractor Bond	X				
38	Subcontractor Bonds - none included	X*				

# Exhibit A.8

	Description	Construction costs/Paid by Owner			Contractor's O/H Part of CM/GC's Fee	Misc. Costs Paid by Owner
		Direct Cost of the Work	General Conditions Work Costs			
39	Insurance GL, Worker's Comp, Auto (in accordance with contract only)	X				
40	Insurance All Risk					X
41	Soils report					X
42	Testing and Inspections					X
43	Facility training	X				
44	Building Permits/Fees					X
45	Development Permits/fees					X
46	Estimating				X	
47	Value engineering				X	
48	Corporate accounting				X	
49	Corporate safety officer				X	
50	Main office administration				X	
51	Corporate IT director				X	
52	Legal				X	
53	Main office payroll costs				X	
54	Main office fringe/bonus costs				X	
55	Construction Wages for trade labor	X*				
56	Labor Burden for trade labor	X*				
57	Subcontracts	X				
58	Material & Equipment related to craft labor & site logistics	X				
59	Rental-Contractor Owned equip (less than \$2000 will be purchased)	X*				
60	Small Tools (less than \$2000 will be purchased)	X*				
61	Flatbed truck rental/operation	X				
62	Flatbed truck fuel	X				
63	Water truck	X				
64	Air Compressor	X				
65	Water pumping equipment	X				
66	Other dewatering equipment	X				
67	Equipment rental -third party	X				
68	Storage Trailer rental	X				
69	Temporary Toilets		X	\$	26,730	
70	Project Signage		X	\$	1,200	
71	Temporary Fencing	X				
72	Barricades	X				
73	Temporary Enclosures	X				
74	Temporary Stairs	X				
75	Opening Protection	X				
76	Safety railing and nets	X				
77	Drinking water (NOT coffee) and supplies (cups)		X	\$	6,700	
78	Safety equipment for CMGC personnel. Generic only - not logo materials. Subs provide own	X	X			
79	First Aid supplies for CMGC personnel. Subs provide own in COW.	X	X			
80	Security					X

# Exhibit A.8

	Description	Construction costs/Paid by Owner			Contractor's O/H Part of CM/GC's Fee	Misc. Costs Paid by Owner
		Direct Cost of the Work	General Conditions Work Costs			
81	Weather protection		X			
81.b	Weather protection for Subs	X				
82	Mobilization/Demobilization		X	\$ 3,000		
82.b	Mobilization/Demobilization for Subs	X				
83	Craft Parking		X			
84	Craft Shuttles / Trimet		X	\$ 2,010		
85	Telephone and Data line Installation		X	\$ 16,658		
86	Telephone Bills (On-site hard line phone service - if cell phones max \$50/mo reimbursement)		X	\$ 4,153		
87	Temp utilities hookup	X				
88	Temp utility bills					X
89	Periodic Cleanup	X				
90	Final cleanup	X				
91	Dump permits/fees	X				
92	Trash removal/Hauling	X				
93	Flagging/Traffic control	X				
94	Dust Control	X				
95	Trash chute	X				
96	Trade permits	X				
97	Manlift Materials and Rental	X				
98	Manlift Erect/Dismantle	X				
99	Manlift operator	X				
100	Man- Matieral Hoist - Materials and Rental	X				
101	Man- Matieral Hoist - Erect/Dismantle	X				
102	Man- Matieral Hoist -operator	X				
103	Crane rental	X				
104	Crane operator & bellman	X				
105	Crane Erect/Dismantle/Jump	X				
106	Crane Service agreement costs	X				
107	Temp elevator operator - n/a	X				
108	Temp elevator agreement- n/a	X				
109	Forklift rental	X				
110	Forklift operator	X				
111	Equipment Fuel	X				
112	Closeout		X	\$ 5,000		
113	New Hire Training		X	\$ 2,400		
114	Oregon Gross Business Tax	X				
		*Subject to Negotiation				
	** Field Engineer = install, adjust, and/or trouble-shoot equipment					
	*** - Project Admin = on-site office manager, payroll, clerical services			\$ 1,072,783		

**SECTION 02 82 13 ASBESTOS ABATEMENT**

**PART 1 GENERAL**

**1.1 SCOPE**

- A. This section covers the removal and repair of materials that contain, or are presumed to contain, greater than one percent asbestos.
- B. The abatement contractor shall provide all labor, materials, equipment, services, permits, and insurance required to complete asbestos abatement procedures as indicated in these Specifications. The abatement contractor shall perform all selective demolition as needed to access and abate asbestos-containing materials.
- C. The General Contractor and its subcontractors shall familiarize themselves with the material types, locations and quantities of asbestos-containing building materials at the site.
- D. Refer to the Asbestos-Containing Building Materials Survey Report, PBS Engineering and Environmental, June 2019 for information on asbestos-containing materials within the building. The table below summarizes the asbestos-containing building materials identified at the site.

- E. Table 1. Asbestos-Containing Materials

<b>Asbestos-Containing Building Materials</b>
Textured Ceiling Material
Vinyl Floor Tile & Associated Mastic
Interior Wall to Ceiling Caulk/Sealant
Felt Duct Tape
Black Floor Mastic
Black Coating on Stainless Steel Sinks
Interior Kitchen Sealants
<b>Materials Containing Less Than One Percent Asbestos</b>
Joint Compound
Ceramic Tile Grout

- F. The asbestos-containing building materials listed above and in the associated survey do not necessarily represent materials requiring abatement to facilitate the planned facility renovations. Rather, they are the materials that were identified within, or immediately adjacent to, the work items and work areas. While many of these materials may require abatement, some may be able to safely remain during the project. ACM should be managed in place unless abatement is warranted.
- G. Although the work under the renovation project may not impact all of these asbestos-containing building materials, it is important to communicate the hazards to all individuals involved in the project in order to meet Oregon OSHA Hazard Communication requirements and avoid accidental damage to ACM during construction.

## 1.2 DEFINITIONS

- A. Abatement: Procedures to control fiber release from asbestos-containing building materials, which include encapsulation, enclosure, removal, repair, and related activities.
- B. Aggressive Sampling: Air sampling method that assures that asbestos fibers remain airborne during sampling. All surfaces inside the work area will be agitated by the liberal use of compressed air, leaf blowers, or similar. Fans will then be run throughout the sampling period to keep all suspended fibers airborne.
- C. AHERA: Asbestos Hazard Emergency Response Act, 40 CFR Part 763.
- D. Air Lock: A system for permitting ingress or egress without permitting air movement between a contaminated area and an uncontaminated area, typically consisting of two curtained doorways at least three feet apart.
- E. Air Monitoring: The process of measuring the asbestos fiber content of a specific volume of air in a stated period of time.
- F. Amended Water: Water containing a surfactant additive.
- G. Asbestos-containing Material (ACM): Any material containing more than one percent asbestos as defined under NESHAPS CFR 40, Part 61, OAR Chapter 340, Division 248, OR-OSHA 437, 1926.1101, and OSHA 29 CFR Part 1926.1101.
- H. Authorized Visitor: The owner or designated representative, or a representative of any regulatory or other agency having jurisdiction over the project, and having required training, medical, fit test, etc.
- I. Certified Industrial Hygienist (CIH): An industrial hygienist certified in comprehensive practice by the American Board of Industrial Hygiene.
- J. Construction, Manager/General Contractor (CMGC): A construction delivery method in which the construction manager acts as the general contractor with schedule and cost risk. The CMGC provides design phase assistance in evaluating costs, schedule, and implications of systems and materials during design.
- K. Class I Asbestos Work: Activities involving the removal of TSI and surfacing ACM and PACM.
- L. Class II Asbestos Work: Activities involving the removal of ACM, which is not thermal system insulation or surfacing material. This includes, but is not limited to, the removal of asbestos-containing wallboard, floor tile and sheeting, roofing and siding shingles, and mastics.
- M. Clean Room: An uncontaminated area or room that is part of the worker decontamination enclosure system, with provisions for storing workers' street clothes and clean protective equipment.
- N. Critical Barrier: Solid barrier constructed from minimum of 2- by 4-inch studs, 16-inch o.c.; 0.5-inch plywood or drywall sealed airtight and covered on both sides (where applicable) with two layers of 6-mil plastic.
- O. Curtained Doorway: A device to allow ingress or egress from one room to another while permitting minimal air movement between the rooms, typically constructed by placing three overlapping sheets of plastic over an existing or temporarily-framed doorway, securing each along the top of the doorway in a pleated fashion and securing one vertical side of each sheet on alternating sides of consecutive sheets. Two curtained doorways spaced a minimum of three feet apart to form an air lock.

- P. Disposal: Procedures necessary to transport and deposit the asbestos-contaminated material in an approved waste disposal site in compliance with the Environmental Protection Agency (EPA) and other applicable regulations.
- Q. Enclosure: Procedures necessary to completely seal all asbestos-containing material behind airtight, impermeable, permanent barriers, including PVC jackets.
- R. Encapsulant (Sealant): A liquid material that can be applied to asbestos-containing material and that controls the possible release of asbestos fibers from the material either by creating a membrane over the surface (bridging encapsulant), or by penetrating the material and binding its components together (penetrating encapsulant).
- S. Environmental Consultant: Environmental consultant specializing in asbestos abatement—PBS Engineering and Environmental Inc., 4412 SW Corbett Avenue, Portland, Oregon, 97239, 503.248.1939.
- T. Equipment Room: A contaminated area or room, which is part of the worker decontamination enclosure system, with provisions for storage of contaminated clothing and equipment.
- U. Fitting: With regard to pipe insulation, a fitting is any elbow, offset, reducer, tee, etc.
- V. Fixed Object: Fixtures that are attached to the building or too heavy or bulky to remove from the work area.
- W. Glovebag: A manufactured device consisting of a transparent plastic bag with inward projecting sleeves, an internal tool pouch, provisions for fastening and sealing at the top and sides, and a receptacle in the bottom to hold asbestos waste. The glovebag is installed to surround the material to be removed and contain all fibers released during the process. Glovebags are used to remove insulation from small sections of pipe and fittings.
- X. HEPA Filter: A high efficiency particulate air (absolute) filter capable of trapping and retaining 99.97 percent of asbestos fibers greater than 0.3 microns in length.
- Y. HEPA Vacuum Equipment: High efficiency particulate air (absolute) filtered vacuuming equipment with a filter system capable of collecting and retaining asbestos fibers. Filters of 99.97 percent efficiency for retaining fibers of 0.3 microns in length or larger shall be installed for filtering discharge air.
- Z. Independent Testing Laboratory: A laboratory financially independent from and hired by the owner, architect, or contractor that is either AIHA-accredited for asbestos with demonstrated proficiency via the AIHA PAT program, or has analysts proficient in the AIHA AAR program for air sample analysis.
- AA. Industrial Hygienist: An employee of the Independent Testing Laboratory who is experienced and trained in asbestos sampling and analysis as specified.
- BB. Insulating Cement: Cementitious material applied to pipe reducers, manifolds, etc.
- CC. Isolated Work Area: A totally contained area of the facility where abatement activities are performed.
- DD. Movable Object: Furnishings not attached to the building structure that can be removed from the work area.
- EE. Negative-air Glovebag: A manufactured device consisting of a transparent plastic bag with inward projecting sleeves, an internal tool pouch, provisions for fastening and sealing it at the top and sides, and a receptacle in the bottom to hold asbestos waste. The glovebag is installed to surround the material to be removed and contain all fibers released through the process, with provisions for allowing continuous airflow through the bag while maintaining negative pressure inside.

- FF. Owner Representative: Designated by the Owner, and/or designated employee(s) of the Owner Representative.
- GG. PACM: Presumed asbestos-containing materials.
- HH. Pressure Differential Fan System: An air-purifying fan system located inside or outside the isolated work area that draws air out of the work area through a HEPA filter, keeping static air pressure in the work area lower than in adjacent areas, and preventing escape of contaminated air from work area to adjacent areas.
- II. Public Area: Any area outside the isolated work area. When work area isolation measures are removed, the work area becomes a public area.
- JJ. Removal: All operations where ACM and/or PACM are taken out or stripped from structures or substrates, and include demolition activities.
- KK. Shower Room: A room between the clean room and the equipment room in the worker decontamination enclosure system that is equipped with soap, shampoo, and hot and cold running water controllable at the faucet, and suitably arranged for complete showering during decontamination. The shower room must be separated from the clean room and equipment room by air locks.
- LL. Special Fitting: With regard to pipe insulation, a special fitting is any valve, union, strainer, thermometer, flange, etc.
- MM. Surfactant: A chemical wetting agent added to water to improve penetration, thus reducing the quantity of water required for a given operation or area.
- NN. Tack Coat: A coat of penetrating encapsulant applied to all surfaces from which asbestos-containing materials have been removed.
- OO. Thermal System Insulation (TSI): ACM applied to pipes, fittings, boilers, breeching, tanks, ducts, or other structural components to prevent heat loss or gain.
- PP. Vacuum Loader Removal: Wetting and pneumatic conveying of loose material through a vacuum hose to a sealed collection tank specially equipped to prevent escape of fibers.
- QQ. Wet Cleaning: The process of eliminating asbestos from building surfaces and objects by using cloths, mops, or other cleaning tools that have been dampened with water.
- RR. Worker Decontamination Enclosure System: A showering facility for workers, typically consisting of a clean room, a shower room, and an equipment room. Each of these rooms is separated from the others by air locks. The equipment room is separated from the work area by a curtained doorway. The clean room is separated from the public area by a curtained doorway.
- SS. Worksite Entry Logbook: A logbook kept in the clean room that must be signed by everyone entering or leaving the work area. All pages of the logbook must be the same as the sample page bound into these Specifications.

### **1.3 DOCUMENTS INCORPORATED BY REFERENCE**

- A. The current issue of each document shall govern. Where conflict among requirements or with these Specifications exists, the most stringent requirements shall apply.
  - 1. US Environmental Protection Agency National Emissions Standards for Hazardous Air Pollutants (NESHAPS). (Code of Federal Regulations Title 40, Part 61, Subparts A and M.)

2. US Environmental Protection Agency Office of Toxic Substances Guidance Document, "Guidance for Controlling Friable Asbestos-Containing Materials in Buildings." EPA Report Number 560/5-85-024 ("Purple Book").
3. US Department of Labor Occupational Safety and Health Administration (OSHA):
  - a. Title 29 Code of Federal Regulations Section 1910.1001—General Industry Standard for Asbestos.
  - b. Title 29 Code of Federal Regulations Section 1910.134—General Industry Standard for Respiratory Protection.
  - c. Title 29 Code of Federal Regulations Section 1910 et al.—Occupational Exposure to Asbestos; Final Rule.
  - d. Title 29 Code of Federal Regulations 1926.1101—Construction Standard for Asbestos.
  - e. Title 29 Code of Federal Regulations Section 1910.1020—Access to Employee Exposure and Medical Records.
  - f. Title 29 Code of Federal Regulations Section 1910.1200—Hazard Communication.
4. National Institute for Occupational Safety and Health (NIOSH), 42 CFR, Part 84, Respiratory Protective Devices.
5. American National Standards Institute (ANSI) NY; ANSI Standard Z 88.2-1980 "American National Standards Practice for Respiratory Protection," latest edition.
6. Oregon Administrative Rules Chapter 340, Division 248, Department of Environmental Quality; Chapter 340, Division 33, Licensing and Certification Requirements.
7. Oregon Administrative Rules Chapter 437, Divisions 2 and 3.
8. Oregon Revised Statutes (ORS), Chapters 279C, Certified Asbestos Contractors and Prevailing Wage; 656, Workers Compensation; and 701, Construction Contractors and Contracts.
9. All related electrical work shall be performed in accordance with the National Electrical Code.
10. All local ordinances, regulations, or rules pertaining to asbestos, including its storage, transportation, and disposal.

#### **1.4 SUBMITTALS AND NOTICES**

- A. Contractors shall submit three bound indexed copies of each submittal package as indicated below.
- B. Contractors shall submit to the architect and environmental consultant the following information prior to beginning work on the project:
  1. CONTRACTOR'S LICENSE. Submit proof that the asbestos abatement contractor is currently and for the duration of the project licensed in the state of Oregon to perform asbestos abatement, per ORS Chapter 701, and OAR Chapter 340, Division 248.
  2. ASBESTOS SUPERVISOR. Submit the name and resume of the assigned on-site foreman. At minimum, the foreman shall have successfully completed the Department of Environmental Quality (DEQ) asbestos supervisor course as approved by the State of Oregon. Other criteria such as references and similar projects will also be reviewed. At the architect or environmental consultant's request, the contractor shall arrange an oral interview with the assigned on-site foreman. The owner, architect, and the environmental consultant reserve the right to reject the



- foreman from the work at any time during the project. The contractor shall then assign another on-site foreman for the owner, architect, and environmental consultant's approval as described above.
3. INSURANCE CERTIFICATE. Submit a copy of the certificate of asbestos-specific liability insurance policy.
  4. WORKER CERTIFICATION. Submit written proof indicating that all employees impacting asbestos-containing materials are Oregon state certified asbestos workers. Proof shall include photocopies of certificates and a signature from the contractor's principal indicating that all employees assigned to this project have completed such a program.
  5. RESPIRATOR PROGRAM. Submit written proof indicating respirator program complies with all parts of OSHA Asbestos Regulations CFR Title 29, Part 1910.134 and 1926.1101, OR-OSHA Chapter 437, 1910.134 and 1926.1101.
  6. MEDICAL PROGRAM. Submit written proof medical exam program complies with OSHA Asbestos Regulations CFR Title 29, Section 1926.1101 and OR-OSHA Chapter 437, 1926.1101.
  7. EMERGENCY PLANS. Submit a written emergency control and cleanup plan to be followed by the contractor in the event of an accidental breach in containment, power failure, and accidental disturbance of ACMs in non-isolated areas.
  8. NOTIFICATION. Submit copy of written notification to DEQ of the proposed asbestos work not fewer than 10 days before work commences on this project.
  9. DISPOSAL PLAN. Submit written proof that all required permits and arrangements regarding the transportation and disposal of asbestos-containing or contaminated materials, supplies, etc. have been obtained. The disposal site must be approved by the EPA and/or DEQ and other responsible agencies.
  10. WORK PLAN. Submit a written "work plan" satisfactory to the architect and environmental consultant describing the schedule for asbestos abatement, decontamination procedures, and plans for construction and location of decontamination enclosure systems, pressure differential exhaust fans, etc. in compliance with these Specifications and applicable regulations, including calculations for determining required number of negative-air filtration units. The plan shall schedule the systematic flow of work throughout the facility per Specifications on a day-by-day basis, outlining room-by-room, or area-by-area procedures and planned alternative control measures. The contractor shall keep close coordination of his work with the architect and environmental consultant.
  11. AIR MONITORING. Submit information pertaining to the proposed Air Monitoring Program for this project, if appropriate. This information shall include the name(s) of the certified industrial hygienist appointed, the name of the on-site industrial hygiene technician working under his supervision, types of equipment, and sampling schedule, sampling procedures, calibration recordkeeping, and testing laboratory proposed.
  12. PRODUCT INFORMATION. Submit complete product information for any materials and products for which the contractor requests approval for use on this job (other than those specified).
  13. EMERGENCY PHONE NUMBER. Submit a local phone number at which the contractor or on-site foreman can be reached on a 24-hour basis during the course of the work.
- C. Contractor shall not begin work until submittals are reviewed and accepted by architect and the environmental consultant. Allow a ten-day review period.

- D. During the work, the contractor shall submit the following to the architect and environmental consultant, on a periodic basis as agreed to by the architect, environmental consultant, and contractor:
  - 1. Waste shipment and disposal documentation.
  - 2. Air monitoring data.
  - 3. Notification updates.
- E. Contractor shall submit to the environmental consultant, in writing, all information required above regarding any new asbestos workers hired by, or subcontracted to, the contractor before these new asbestos abatement workers begin work.
- F. Prior to removal of decontamination systems and isolation barriers, the contractor shall obtain specific written permission from the environmental consultant.
- G. Prior to making final application for payment the contractor shall:
  - 1. Complete all work under this contract.
  - 2. Submit to the environmental consultant all required submittals, including all waste shipment records completely filled out and signed.
  - 3. Submit to the owner all payroll reports for work on this contract and other information as described elsewhere in the Specifications, if appropriate, under the contract.
  - 4. Submit to the environmental consultant "as-abated" drawings along with a signed affidavit stating that all asbestos-containing materials have been removed as indicated on the drawings.
- H. See other sections of these Specifications, and EPA, OSHA, and other standards referenced therein, for further information and requirements not included above.

## **1.5 BUILDING PROTECTION**

- A. Building Security and Protection
  - 1. The contractor shall post adequate warning signs at all potential entrances to work areas as required by EPA and OSHA.
  - 2. The contractor shall protect all existing fixed equipment, building finishes that are to remain, and existing systems and functions from damage during the abatement process. Extra precautions are to be taken in protecting existing electrical panels, light fixtures, etc. Any damage to existing building, services, and/or equipment shall be remedied by the contractor at their expense.
  - 3. Contractor shall clean external surfaces of contaminated containers and equipment thoroughly by wet sponging and HEPA vacuum.
  - 4. Contractor shall maintain access and use of existing fire lanes.

## **1.6 PERSONAL PROTECTION**

- A. Training
  - 1. Prior to commencement of work, contractor shall ensure all workers have been trained as specified.
  - 2. The contractor shall provide and post, in the clean room(s) and the equipment room(s), the decontamination, respirator, and work procedures to be followed by the workers.

B. Personnel Personal Protective Equipment for Asbestos Removal

1. Work clothes shall consist of disposable full-body coveralls and head and foot covers ("Tyvek" or approved), boots, or sneakers. Eye, hearing, fall protection, and hard hats should be available as appropriate.
2. At minimum, respiratory protection shall be approved by National Institute for Occupational Safety and Health/Mine Safety and Health Administration (NIOSH/MSHA); US Department of Labor; US Department of Health, Education, and Welfare; Centers for Disease Control; and as listed below. Respiratory protection shall provide workers with a maximum calculated fiber level inside the mask of 0.01 f/cc.
  - a. Glovebag or modified glovebag: full-face mask, powered air-purifying respirator with disposable HEPA filter cartridges (magenta/purple color code). Protection factor: 100.
  - b. Demolition of walls and ceilings that may impact friable asbestos-containing material: half-face mask, negative-pressure respirator with disposable HEPA filter cartridges (magenta/purple color code). Protection factor: 10.
  - c. Pre-abatement work in close proximity to friable asbestos-containing materials: half-face mask, negative-pressure respirator with disposable HEPA filter cartridges (magenta/purple color code). Protection factor: 10.
  - d. Abatement in isolated areas: full-face mask, powered air-purifying respirator with disposable HEPA filter cartridges (magenta/purple color code). Protection factor: 100.
  - e. HEPA vacuuming and wet cleaning of surfaces: half-face mask, negative-pressure respirator with disposable HEPA filter cartridges (magenta/purple color code). Protection factor: 10.
  - f. Vinyl asbestos floor tile removal: half-face mask, negative-pressure respirator with disposable HEPA filter cartridges (magenta/purple color code). Protection factor: 10.
  - g. Handling of double-bagged asbestos-contaminated waste: half-face mask, negative-pressure respirator with disposable HEPA filter cartridges (magenta/purple color code). Protection factor: 10.
3. Additional respiratory protection shall be as required by CFR 29 1910.134 and 1926.1101, OR-OSHA Chapter 437, 1910.134 and 1926.1101.
4. As part of the Contractor's Respiratory Protection Program, all workers shall be provided with a selection of brands and sizes of respirators to choose from. At a minimum, all workers shall be qualitatively fit-tested at the time of respirator selection per OR-OSHA Worker's Compensation Department Rule 22-069 (4)(e)(5)(i), and semiannually thereafter.
5. Contractor shall supply replacement filter cartridges, as required. Cartridges that have become wet or clogged shall be replaced immediately.

C. Worker Decontamination Enclosure System

1. The contractor shall construct a personnel decontamination facility immediately outside of the isolated work area consisting of three chambers and two air locks as follows:
  - a. The equipment room shall consist of an air lock to the shower room, and a curtained doorway to the work area.

- b. The shower room shall have two air locks, one to the equipment room and one to the clean room. All showers shall have hot and cold water controllable at the taps and installed in this room. The contractor shall supply and maintain soap, shampoo, and towels at all times in the shower area. Shower wastewater shall be filtered to remove all fibers larger than five microns, or as required by local regulations, before disposal in the municipal sewer system, or shall be collected and disposed of as asbestos-contaminated material. Permits shall be obtained and all water discharge regulations complied with, as required by local municipalities. Water filters shall be disposed of as asbestos-contaminated material.
      - c. The clean room shall consist of an air lock to the shower room and a curtained doorway to the adjacent building area. The clean room shall contain a first aid kit, a place to sit down, the Worksite Entry Logbook, and storage for workers' and visitors' clothing and shoes. Work, respirator, and decontamination procedures; regulations; and prevailing wage rates shall be conspicuously posted. There shall be a supply of clean, protective clothing, and respirators and cartridges in the clean room at all times.
      - d. A monometer measuring pressure differential within and outside the containment shall be installed and remain operable on any containment from the start of abatement work until work is complete, and satisfactory clearance results are obtained. Air pressure within the containment shall remain at or below -0.02 inches of water (compared to ambient air pressure) throughout.
    2. Contractor shall not begin asbestos abatement work unless this system is functional, in good repair, and has been found acceptable for specification compliance by the environmental consultant.
  - D. Personnel Protection Procedures in Isolated Work Areas
    1. Each worker shall, upon entering the jobsite, remove street clothes in the clean change room, put on and fit-test their respirator, put on clean protective clothing, and sign in on the Worksite Entry Logbook before entering the equipment room or the work area.
    2. Workers shall, each time they leave the work area, remove gross contamination from clothing before leaving the work area; proceed to the equipment room and remove and dispose of disposable work clothes; remove and store shoes, boots, and other equipment except respirators; still wearing the respirator, proceed to the showers and clean the outside of the respirator with soap and water while showering; remove the respirator; thoroughly shampoo and wash themselves; remove filters, dispose of filters in the container provided for that purpose, and wash and rinse the inside of the respirator.
    3. Following showering and drying off, each worker shall proceed directly to the clean change room and dress in clean clothes at the end of each day's work or before eating, smoking, or drinking. Before reentering the work area from the clean change room, each worker shall put on his respirator with clean filters, dress in clean protective clothing, and sign in on the Worksite Entry Logbook.
    4. Contaminated work footwear and other equipment shall be stored in the equipment room when not in use in the work area. Upon completion of asbestos abatement, footwear shall be disposed of as contaminated waste or cleaned thoroughly inside and out, using soap and water, before removing from work area.

5. Workers shall not eat, drink, or chew gum at the worksite except in the established clean room. Smoking or using other tobacco products is prohibited.
  6. Workers shall be fully protected with respirators and protective clothing immediately prior to the first disturbance of asbestos-containing or contaminated material and until final cleanup is completed.
- E. Access to Isolated Work Area by Others
1. Except for emergency personnel, the contractor shall limit access to the work area to authorized visitors.
  2. The contractor shall provide protective clothing, respirators, and equipment for all authorized visitors, as specified above.
  3. All authorized visitors shall be subject to the personnel protection provisions specified above, and shall sign in and out on the Worksite Entry Logbook.
- F. Personal Protection during Work in Non-Isolated Work Areas:
1. Work clothes per Section 1.06 B.
  2. Respiratory protection per Section 1.06 B.
  3. Worker protection procedures will differ from Section 1.06 D, in that two layers of coveralls shall be worn after removal of street clothes. Worker decontamination through a Worker decontamination enclosure is required. The first layer of coveralls must be removed when exiting the glovebag work area. The worker shall immediately proceed to the worker decontamination unit. The remaining requirements of Section 1.06 D still apply.
  4. Contractor shall submit to the architect and environmental consultant for approval an emergency control and cleanup plan to be followed in the event of asbestos contamination during glovebag use. Contractor shall ensure all workers are thoroughly familiar with approved plan.
  5. Contractor shall promptly remove all bags as they are used to the bag-holding and decontamination enclosure system.
- G. Emergency Precautions
1. The contractor shall establish emergency and fire exits from the work area. Contractor shall ensure these exits are well marked and remain unobstructed.
  2. The contractor shall be prepared to administer first aid to injured personnel after decontamination. Seriously injured personnel shall be treated immediately or evacuated without delay for decontamination.
  3. Contractor shall notify the local fire department of the asbestos abatement project prior to beginning work area preparation.

## **1.7 SAFETY**

With regard to the work of this contract, the safety of the contractor's employees, the owner's employees, and the public is the sole responsibility of the contractor.

## **1.8 LIABILITY**

The contractor is an independent contractor and not an employee of the owner, architect, or the environmental consultant. The owner, architect, and environmental consultant shall have no liability to the

contractor, or any third persons, for contractor's failure to faithfully perform and follow the provisions of these Specifications and the requirements of the governing agencies. Notwithstanding the failure of the owner, architect, or the environmental consultant to discover a violation by the contractor of any of the provisions of these Specifications, or to require the contractor to fully perform and follow any of them, shall not constitute a waiver of any of the requirements of these Specifications, which shall remain fully binding upon the contractor.

### **1.9 DELIVERY**

Contractor shall deliver all materials to the worksite in the original packages, containers or bundles bearing the name of the manufacturer and the brand name.

### **1.10 STORAGE**

Contractor shall store all materials subject to damage off the ground, away from wet or damp surfaces, away from heat sources, and under cover sufficient to prevent damage, contamination, or fire.

### **1.11 PROTECTION**

Damaged or deteriorating materials shall not be used and shall be removed from the premises by the contractor. Materials that become contaminated with asbestos shall be disposed of in accordance with the applicable regulations by the contractor.

### **1.12 SUBCONTRACTORS**

Any subcontractors employed by the contractor shall be bound to all the work and safety standards specified elsewhere in this Specification. Subcontractor's personnel shall be fully trained and supervised by the contractor during performance of this work.

### **1.13 AIR MONITORING BY ABATEMENT CONTRACTOR**

- A. An Independent Testing Laboratory shall be retained by the Abatement Contractor. All air-monitoring analysis shall be performed by an Industrial Hygienist. The Industrial Hygienist must be experienced and trained in asbestos sampling and analysis. At a minimum, documentation of prior asbestos sampling and analysis experience, plus satisfactory completion of the NIOSH 582 course or equivalent formal asbestos education, will be required. The laboratory must meet the requirements specified in Section 02 82 13. Air sample collection may be performed by an Industrial Hygienist or the Abatement Contractor's foreman at the Abatement Contractor's option.
- B. Documentation shall be kept for each filter sample procured as to worker sampled, work area location, date, and time taken, volume of air drawn through filter, pump identification number and calibration. Documentation shall indicate in what areas tests were taken and shall clearly indicate the specified maximum allowable fiber levels for each area tested. Submit chain-of-custody records along with all samples.
- C. The samples shall be collected on 25 millimeter (mm) filters and analyzed within 12 hours using the membrane filter method at 400-500x magnification with phase contrast illumination - NIOSH Analytical Method No. 7400 - for laboratory and field analysis. The analyst shall sign and submit permanent records of all samples analyzed directly to the Environmental Consultant. The Independent Testing Laboratory shall seal the unused portion of all filters in airtight containers so that individual samples can be reanalyzed at a later date if necessary. The containers shall be clearly labeled with project name and sample number and shall become property of the Owner at work completion at the Owner's request.

- D. The Abatement Contractor's testing laboratory shall submit sample analysis results to the Environmental Consultant verbally within 18 hours from the time of collection and written within two weeks including chain-of-custody and equipment calibration records.
- E. Abatement Contractor's Sampling During Abatement:
  - 1. Air monitoring shall be performed to provide samples during the period of asbestos abatement in each work area. Begin sampling when asbestos removal commences. Samples are to be taken where Class I or II work is being conducted during each 8-hour work shift until abatement is complete in that work area or until a negative exposure assessment is established per 29 CFR 1926.1101.
  - 2. The Abatement Contractor shall determine which worker(s) in each work area is probably experiencing the most severe exposure. This is the "Most Contaminated Worker(s)". Eight (8)-hour TWA and 30-minute excursion samples shall be collected on this worker(s). This worker shall wear a personal sampling pump and the sample shall be drawn from the breathing zone of this worker. All other samples are area samples.
  - 3. The number of air samples collected shall be determined by the Abatement Contractor, and may be altered during the project based on work activity and results.
  - 4. The maximum allowable fiber levels shall be as determined by the Environmental Consultant based on the respiratory protection being utilized.
- F. Abatement Contractor shall notify the Department of Environmental Quality of air monitoring clearance results as supplied by Environmental Consultant. Notification shall be within 30 days after monitoring procedures were performed in accordance to OAR 340-32-465.

#### **1.14 AIR MONITORING BY OWNER**

- A. The Owner will retain an experienced Industrial Hygienist/Environmental Consultant to collect and analyze asbestos air samples. Documentation of sample results will be forwarded to the Abatement Contractor as appropriate to regulatory requirements.
- B. Samples analyzed by phase contrast microscopy (PCM) will use NIOSH Analytical Method No. 7400. Samples analyzed by transmission electron microscopy (TEM) will use either the AHERA methodology, 40 CFR Part 763, or Yamate Level Two.

C. Owner's Air Sampling During and After Abatement:

1. Air Sampling Table is to be used as a guide. The Owner's Industrial Hygienist/Environmental Consultant may modify criteria. Modifications to the Maximum Allowable Fiber Count shall be made in writing by the Owner.

Type of Sample	Average Samples per 8-hour Work Shift	Sample Volume--L (Liters [L])	Approximate Flow Rate	Maximum Allowable Fiber Count (f/cc)
HEPA Fan Exhaust	0 or selected units	400-2000 L	2 to 10 LPM	0.01 f/cc
Outside of Work Area	0-5	400-2000 L	2 to 10 LPM	0.01 f/cc or <pre-abatement
Clearance PCM	1-5/work area	800-3000 L	2 to 10 LPM	0.01 f/cc
Clearance TEM	1-5/work area	1200-1800 L	2 to 10 LPM	<70 s/mm <sup>2</sup> average

LPM = liters per minute  
f/cc = fibers per cubic centimeter  
s/mm<sup>2</sup> = structures per millimeters squared

2. Air sampling for post-abatement work in isolated work areas will use the aggressive sampling method. Use of aggressive sampling in other areas shall be as directed by the Environmental Consultant. Aggressive sampling shall be conducted to assure that fibers remain airborne during sample collection.
3. Analysis of all clearance samples shall be via PCM.
4. The Abatement Contractor shall allow 48 hours for the collection and analysis of final PCM air clearance samples. In addition, the Abatement Contractor must provide at least 24 hours advance notice to the Environmental Consultant for final visual inspection and clearance air monitoring.
5. The Owner reserves the right to monitor Abatement Contractor's performance via air samples on abatement workers and in the work area in addition to the Abatement Contractor's air monitoring.

**1.15 QUALITY ASSURANCE**

- A. If, at any time during the work, analysis of an air sample taken by the Abatement Contractor, Owner, or Owner's representative, indicates a fiber count in excess of the allowable maximums specified, the Industrial Hygienist who analyzed the air sample shall immediately notify:
  1. The Abatement Contractor's Foreman
  2. The Environmental Consultant: PBS Engineering and Environmental Inc.



3. Other workers, employees, occupants, etc. in affected area(s).
- B. Immediately upon being notified of fiber count exceeding the specified maximum allowable levels, the Abatement Contractor shall perform the following steps in the order presented, at no additional cost to the Owner:
1. Stop abatement work.
  2. Identify source of high fiber counts.
  3. Immediately correct any containment breaches, pressure differential changes or other potential cause, and other concerns with the Environmental Consultant, and the Owner, if the Owner is available. The Environmental Consultant will determine the affected area and affected adjacent areas considered to be contaminated. The Environmental Consultant will determine the actions to be taken by the Abatement Contractor at no additional cost to the Owner.
    - a. Clean the affected area and the affected adjacent areas. Cleaning shall use wet methods and HEPA vacuuming.
    - b. Resample air until fiber counts are determined to be below one half of the specified maximum levels.
    - c. Secure and repair containment barriers, repair or add equipment.
    - d. Modify work procedures, and make other changes determined to be the possible cause of high fiber counts.
  4. Carefully resume work under close air monitoring.
  5. The Abatement Contractor shall be responsible for costs of any testing, cleanup, repair, down time loss, etc. that is a result of the Abatement Contractor's negligence, poor maintenance of isolated areas or improper procedures.

## **PART 2 PRODUCTS**

### **2.1 MATERIALS**

- A. Plastic Sheet: Plastic sheet shall be flame-retardant polyethylene material sized in lengths and widths to minimize the frequency of joints. The minimum thickness shall be 6-mil.
- B. Plastic Bags: Plastic bags shall be 6-mil polyethylene printed with warning labels per OSHA and EPA regulations.
- C. Tape: Tape shall be capable of sealing joints of adjacent sheets of plastic; attaching plastic sheet to finished or unfinished surfaces of dissimilar materials; and adhering under dry and wet conditions, including use of amended water. Minimum of 2-inch-wide tape must be used.
- D. Disposal Containers: Disposal containers shall be suitable to receive and retain any asbestos-containing or contaminated materials until disposal at an approved site. The containers shall be labeled in accordance with OSHA and EPA regulations. Containers must be both airtight and watertight, and have hard top, bottom, and sides.
- E. Warning Labels and Signs: Warning labels and signs shall be posted as required by OR-OSHA, ODOT, and DEQ regulations.

- F. Amended Water: Clean potable water containing a surfactant additive. The surfactant additive shall be 50 percent polyoxyethylene ether and 50 percent polyethylene ester, or equivalent, and shall be mixed with water at a concentration of one ounce surfactant to five gallons of water, or as recommended by the manufacturer in the case of an equivalent.
- G. Encapsulants (Sealants): Encapsulants shall be of the bridging or penetrating variety and shall be listed as "satisfactory" by the EPA. Encapsulants shall provide a suitable substrate bonding agent for application of new material where appropriate. Penetrating Encapsulant: No. 207 Special Sealer #33775-27A as manufactured by Makus-Cincinnati, Inc.; "Asbestop 30B-2" as manufactured by Asbesco Corp.; "Cable Coating 22-P" as manufactured by American Coatings Corp., or approved. Bridging Encapsulant: Decadex Firecheck, manufacturer's standard color "Magnolia," as manufactured by Pentagon Plastics, Inc.; "Cable Coating 2-B," manufacturer's standard color gray, as manufactured by American Coatings Corp.; or approved.
- H. Rewettable Lagging Cloth: Twelve ounce glass fabric lagging cloth saturated with dried lagging adhesive. "Dip-Lag" as manufactured by Claremont Co. or approved.
- I. Enclosure: Protective plastic jacketing systems, framed gypsum board enclosures, suspended ceilings or other materials as specified elsewhere.
- J. Other Materials: Provide all other materials such as lumber, nails, and hardware, which may be required to construct and dismantle the decontamination area, and the barriers that isolate the work area, and as required to complete the work, as specified.

## **2.2 TOOLS AND EQUIPMENT**

- A. Water Sprayer: The water sprayer shall be an airless or other low-pressure sprayer for amended water application.
- B. Air-Purifying Equipment: Air-purifying equipment shall consist of high-efficiency particulate air (HEPA) filtration systems. No air movement system or air equipment shall discharge asbestos fibers outside the work area. Each unit shall be capable of variable volume from a minimum of 500 cubic feet per minute (CFM) to at least 1700 CFM under load and shall have at least two stages of pre-filtration ahead of the HEPA final filter. Each unit shall be overload protected, and equipped with an elapsed time indicator (hour meter), static pressure gauge with low flow alarm, and heat and smoke sensors that visually and audibly warn workers and shut unit fan down within 30 seconds. The units shall be: Micro-Trap Portable Air Filtration System manufactured by Asbestos Control Technology, Inc., "HOG 2000" Negative-air Protection System manufactured by Control Resource Systems, or approved.
- C. Pressure Differential Monitoring Equipment: A combination sensing, alarm, and recording device shall be in operation at all times during use of the HEPA air-purifying equipment. The unit shall be a "Neg-A-Master," manufactured by Control Resource Systems, Inc., or approved.
- D. Water-purifying Equipment: Water-purifying equipment shall be capable of removing all fibers longer than five microns, or as required by local regulations, from water used in abatement work and decontamination showers. Control Resource Systems, Inc. "AQUA-HOG" or approved.
- E. Airless Sprayer: An airless sprayer, suitable for application of penetrating encapsulant material, shall be used.
- F. Vacuum Equipment: All vacuum equipment used in the work area shall be High-efficiency Particulate Air (HEPA) equipment, and suitable for wet/dry usage.

- G. Scaffolding: Scaffolding, as required to accomplish the specified work, shall meet all applicable safety regulations. All special scaffolding shall have drawings and calculations stamped and signed by a civil or structural engineer registered in the state of Oregon.
- H. Transportation Equipment: Transportation equipment, as required, shall be suitable for loading, temporary storage, transit, and unloading of contaminated waste without exposure to persons or property. Equipment shall have a hard top, bottom, and sides. If equipment is rented, notify rental agency in advance, in writing, of intended use of equipment.
- I. Electrical: Electrical tools, equipment, and lighting shall meet all applicable codes and regulations. Ground fault protection as required by OSHA, shall be in effect at all times. Contractor shall take all additional precautions and measures necessary to ensure a safe working environment during wet removal.
- J. Glovebags: Bags shall be clean poly bags seamless at the bottom, with pre-printed asbestos warning labels, 6-mil PVC with attached TYVEK arms, and latex gloves. Bags shall be Profo' Bag manufactured by Asbestos Control Technology, Inc., or Asbest'O'Saf/SAC by Control Resource Systems, Inc., or approved.
- K. Remote Filter Housing: Stainless steel housing shall have pre-filters and HEPA filter sealed to cabinet flanges by Century Equipment "Advance Guard II" or approved equal.
- L. Other Tools and Equipment: Other suitable tools shall be provided for the removal, enclosure, encapsulation, patching, and disposal activities including, but not limited to, hand-held scrapers, wire brushes, sponges, and rounded-edge shovels.

### **PART 3 EXECUTION**

#### **3.1 FULL ISOLATION WORK AREA PREPARATION**

- A. Contractor shall perform the following isolation procedures in the order in which they are presented. Any alternative control measures considered for Class I/II work shall be performed in accordance with 29 CFR 1926.1101.
  - 1. Shut down, remove filters, and isolate HVAC systems to prevent contamination and fiber dispersal. Coordinate with building users and CMGC prior to shutdown.
  - 2. Coordinate all electrical, safety, and other service connections, requirements and equipment with the CMGC. Use a journeyman electrician at a minimum. It is the contractor's responsibility to verify operation of systems that will be shut off during abatement. If any system is found to be defective or not operating satisfactorily, the contractor shall notify the CMGC or environmental consultant in writing prior to shutoff.
  - 3. Install critical barriers as follows: seal off all openings including, but not limited to, doorways, windows, and other penetrations of the work area with solid critical barriers except openings left for HEPA air-purification system, which shall be properly HEPA-filtered. Where doors exist, sealing may be done by closing door, sealing with tape on both sides, and then covering both sides with two layers of plastic sheeting.
  - 4. Pre-clean movable objects, such as furniture and equipment to be removed (and carpeting), within the proposed work areas using HEPA-filtered vacuum equipment and/or wet cleaning methods as appropriate, and remove such objects from work areas to a temporary location, or consolidate such objects away from removal work and enclose with critical barriers.

5. Pre-clean fixed objects within the proposed work areas using HEPA-filtered vacuum equipment and/or wet cleaning methods as appropriate, and enclose with critical barriers. Equipment that must continue operating shall be enclosed and ventilated to avoid damage.
  6. Set up the worker decontamination enclosure system (decon). Once this system is installed and abatement commences, it shall be used in the specified manner for the ingress and egress of all personnel and equipment, except in emergency situations. All personnel shall sign the Worksite Entry Logbook each time they pass in or out of the decontamination enclosure.
  7. Install HEPA air-purifying equipment pressure differential fan system so as to ensure lower static pressure in the isolated work area than in surrounding areas, a flow of air through all parts of the isolated work area towards the air-purifying equipment, and minimum air contamination levels at abatement worker breathing zones. Discharge from air-purifying equipment shall be ducted outside the building. Use one or more units of capacity as recommended by the manufacturer for the volume of the isolated work area, but in no case shall airflow be less than six air changes every 60 minutes with a minimum pressure differential of 0.02 inches wg between the work area and the decon clean room.
  8. Cover floor and wall surfaces with plastic sheeting sealed with tape. Cover floors first so that plastic extends at least 12 inches up on walls, then cover walls with plastic sheeting to overlap floor plastic by a minimum of 24 inches, thus overlapping the horizontal floor material by a minimum of 12 inches. Install additional layer of plastic sheeting on floor and walls in similar manner. Contractor may use mechanical fastening techniques, such as tack strips, as necessary to secure wall plastic sheeting. Contractor shall repair any damage resulting from mechanical fasteners.
  9. Maintain emergency and fire exits from the work areas, or establish alternative exits satisfactory to the local building or fire department officials. Ensure that all exits remain unobstructed and well marked.
  10. Adequate portable fire extinguishing equipment shall be maintained within work area as defined by OSHA and/or local fire department officials.
- B. No asbestos abatement work shall occur unless the work area isolation has been found acceptable for Specification compliance by the environmental consultant.
- C. Isolated work area enclosure system maintenance. The contractor shall be responsible for daily documentation of the following:
1. Prior to the first use, and at the beginning of each shift during abatement work, containments shall be given a complete visual inspection by the contractor's shift foreman and industrial hygienist. Inspection shall include the HEPA air-purification system and associated filters. A smoke tube test by the shift foreman shall then be made of the worker decontamination enclosure system and other critical areas to verify that the isolated area is under negative air pressure. Work shall not begin until all defects have been repaired.
  2. Periodic inspections shall be made, as required, during each shift to assure continued proper functioning of the containment and HEPA system.

### **3.2 NON-ISOLATED WORK AREA PREPARATION**

- A. Contractor shall perform the following procedures in the order in which they are presented and describe procedures for glovebag work and other work in non-isolated work areas. Any alternative

control measures considered for Class II work shall be performed in accordance with 29 CFR 1926.1101.

1. Shut down heating, ventilation, and air conditioning (HVAC) systems. Coordinate with building users and the CMGC prior to shutdown.
  2. Restrict access to work area and post warning signs. Do not perform glovebag work or any abatement work in an occupied area.
  3. Completely pre-clean entire work area using HEPA vacuum equipment or wet cleaning methods.
  4. Set up the worker decontamination enclosure system. Once this system is installed and abatement commences, it shall be used in the specified manner for the ingress and egress of all personnel, except in emergency situations. All personnel shall sign the Worksite Entry Logbook each time they pass in or out of the decontamination enclosure.
  5. At the direction of the environmental consultant, install HEPA exhaust fan in work area. Duct fan intake to immediate area of work in such a manner that any fibers released will be drawn away from the worker and into intake duct.
  6. Cover floor and other surfaces below work area with 6-mil plastic sheeting. Seal openings and install curtained doorways and air locks as directed by the environmental consultant.
  7. Have emergency cleanup equipment and supplies, including HEPA vacuum, amended water, disposal bags, mop, buckets, towels, and sponges on hand prior to start of abatement work.
- B. No asbestos abatement work shall occur unless the work area has been found acceptable for Specification compliance by the environmental consultant or industrial hygiene technician.

### **3.3 REMOVAL OF ASBESTOS-CONTAINING MATERIALS IN FULL ISOLATION WORK AREAS**

- A. Contractor shall isolate work area as specified.
- B. Remove all asbestos-containing vinyl floor tile as Class 1 friable asbestos removal.
  1. Contractor shall spray the asbestos material with amended water. A fine spray of this solution shall be applied to prevent fiber disturbance preceding the removal of the asbestos material. The asbestos shall be sufficiently saturated to prevent emission of airborne fibers in excess of specified fiber levels.
  2. Contractor shall remove asbestos material while damp and pack it in sealable containers. Containers shall be moved to bag load out facility or equipment room in the worker decontamination system.
  3. Contractor shall collect all water used in the removal and cleaning process and dispose of as contaminated waste or filter to remove all fibers more than five microns in length before disposal in the municipal sewer system, or as required by local regulations. Water filters shall be disposed of as asbestos-contaminated material.
- C. All wooden subfloor associated with asbestos-containing mastic shall be wholly removed and disposed of as asbestos waste in accordance with section 3.9, Disposal.
- D. Contractor shall maintain a safe and uncluttered work area, worker decontamination system, and bag load out facility on a daily basis.

### **3.4 REMOVAL OF ASBESTOS-CONTAINING MATERIALS IN NON-ISOLATED AREAS**

- A. Contractor shall apply spray coat of amended water to material to be removed; material shall be kept damp during entire removal process.
- B. Glovebag work shall be as follows. All removal using the glovebag method shall be performed strictly according to regulations, manufacturer's printed instructions, and as demonstrated by the manufacturer's representative or as further specified in this section. Workers are not to smoke or wear hand or wrist jewelry while using glovebags.
  - 1. Contractor shall install port for hose of HEPA vacuum to create reduced pressure inside glovebag. Installing of fresh air intake and/or bridging to prevent collapse of bag are acceptable. Reduced pressure shall be maintained throughout entire abatement procedure.
  - 2. During the removal phase, contractor shall use amended water to reduce potential for airborne fibers.
  - 3. Contractor shall seal flap if used and, using a HEPA vacuum, remove all contaminated air in the upper chamber.
  - 4. Contractor shall promptly double-bag the glovebag after removal is complete, place it into a sealed container, and remove to the bag holding enclosure.
- C. Exterior door and window caulking shall be removed using the following methods:
  - 1. Caulking shall be removed in a non-friable state. Caulking that is determined to be friable or which is rendered friable during the abatement process shall be removed using either containment or glovebag methods.
  - 2. The contractor shall utilize wet methods during removal and packaging for disposal.
  - 3. The contractor may utilize a heat gun if at any time the caulking has the potential to become friable during removal.
  - 4. The contractor shall have HEPA vacuums available and shall use them during removal.
  - 5. The use of abrasive or mechanical methods to remove the caulking is prohibited.
  - 6. Burning or blistering of the caulk with excessive heat by the heat gun is prohibited.
  - 7. All asbestos-containing caulk and building components with residual asbestos caulk shall be disposed of as asbestos-containing waste as specified below.

### **3.5 CLEANUP IN FULL ISOLATION WORK AREAS**

- A. At the conclusion of removal in the isolated work area, conduct cleanup in the sequence described below. Windows, doors, HVAC vents, etc. shall remain sealed and HEPA-filtered pressure differential fan systems shall remain in service.
  - 1. REMOVE MATERIAL AND EQUIPMENT. Contractor shall remove visible accumulations of material and debris (including filters removed from HVAC equipment and HEPA air-purification equipment). Contractor shall include all sealed containers and equipment used in the work area in the cleanup, and remove them from work area after decontamination of outer surfaces.
  - 2. FIRST CLEAN. Contractor shall clean all surfaces in the work area and any other contaminated areas with water and/or with HEPA-filtered vacuum equipment.
  - 3. WAIT 24 HOURS. After the first cleaning of the work area, wait 24 hours to allow for settlement of dust. During this settling period, no entry to the work area shall be allowed.

4. SECOND CLEAN. Wet-clean or clean with HEPA-filtered vacuum equipment all surfaces in the work area. After completion of the second cleaning operation, perform a complete visual inspection of the work area to ensure that the work area is free of visible debris.
5. VISUAL INSPECTION. Prior to application of post-removal encapsulant, contact the environmental consultant for a visual observation of the work area. The work area shall be free of visible debris. Observation by the consultant does not alleviate the contractor of responsibility to provide work in compliance with Specifications. Contractor shall contact environmental consultant at least 24 hours prior to desired inspection time.
6. REMOVE PLASTIC SHEETING. After visual observation by the consultant, contractor shall apply a coat of approved encapsulant to all surfaces in the work area where asbestos has been removed and to disposable plastic sheeting as a post-removal encapsulant. Encapsulant application shall follow all applicable manufacturer's recommendations and shall provide a compatible bonding agent for application of new material.
7. FINAL CLEAN. After the encapsulation is complete, the contractor shall remove all noncritical plastic and clean all floors, walls, fixtures, and other surfaces within the work area with only critical barriers in place using wet methods or HEPA-filtered vacuum equipment. Plastic sheeting over carpets may remain in place.
8. CONTACT ENVIRONMENTAL CONSULTANT. Contact the environmental consultant for a visual observation of the work area. The work area shall be free of visible debris. Observation by the consultant does not alleviate the contractor of responsibility to provide work in compliance with Specifications. Contractor shall contact environmental consultant at least 24 hours prior to desired inspection time. Consultant shall conduct final air monitoring as specified after work area has been allowed sufficient time to dry.
9. TEARDOWN. When the final observation by the environmental consultant and air sampling test results are satisfactory, the contractor shall then remove the decontamination systems and remaining barriers.
10. DISPOSAL. Contractor shall properly dispose of all waste materials. All polyethylene material, tape, cleaning material, and contaminated clothing shall be double-bagged, sealed, and labeled as described above for asbestos waste material.

### **3.6 CLEANUP IN NON-ISOLATED WORK AREAS**

- A. FIRST CLEAN. Contractor shall remove visible accumulations of asbestos material and debris. All surfaces shall be cleaned within the affected work area. Cleaning shall be with amended water and/or HEPA-filtered vacuum equipment. In a large open area, the affected work area shall include the immediate work area and an area that encompasses at least 6 feet in all directions or as defined by the environmental consultant. In small work areas, the affected work area shall include the entire room.
- B. AFFECTED AREA. The affected work area may be further defined in the scope of work by the environmental consultant. During the work, high fiber levels, as indicated by air monitoring results, may increase the area to be cleaned. The increase in the affected area due to high fiber levels or other indications of fiber dispersal will be defined by the environmental consultant, and the contractor shall bear all costs of additional cleaning.
- C. VISUAL INSPECTION. After completion of the cleaning operation, the environmental consultant shall perform a visual observation of the affected work area to ensure that the affected work area is free of

visible dust and debris. Observation by the consultant does not alleviate the contractor of responsibility to provide work in compliance with Specifications. Contractor shall contact environmental consultant at least 24 hours prior to desired inspection time.

- D. ENCAPSULANT. After visual observation by the environmental consultant, contractor shall spray-apply encapsulant to the material substrate, all temporary plastic sheeting, and other temporary protective materials.
- E. CLEARANCE SAMPLING. Post-abatement air sampling shall be at the discretion of the Environmental Consultant and will be determined by the ongoing sample results.
- F. TEARDOWN. When the final observation by the environmental consultant and air sampling test results (if required) are satisfactory, the temporary plastic sheeting and other temporary protective materials shall be removed by the contractor.
- G. DISPOSAL. Contractor shall properly dispose of all waste materials, all polyethylene material, tape, and cleaning material, and contaminated clothing shall be double-bagged, sealed, and labeled as described for asbestos waste material.

### **3.7 RE-ESTABLISHMENT OF OBJECTS AND SYSTEMS**

- A. When cleanup is complete, contractor shall:
  - 1. Relocate objects moved to temporary locations in the course of the work to their former positions. Coordinate with the CMGC.
  - 2. Clean, repair and/or repaint all surfaces soiled, discolored, or damaged by removal of tape, adhesive, or other work of this contract to match existing surfaces. The contractor shall bear all costs associated with damage incurred during the abatement, which includes, but is not limited to, perimeter plaster walls, wall murals, windows, and mullions
  - 3. If the contractor uses caulking to seal cracks in concrete floor, the caulking must be removed to architect's satisfaction at completion of project.
  - 4. Return mechanical, electrical, and other systems shut down by the contractor to complete and functional operation.
  - 5. Re-secure objects removed in the course of work in their former positions, including air dampers in plenums, and adjust for proper operation.
  - 6. Clean, repair and/or repaint all surfaces soiled, discolored, or damaged by removal of tape, adhesive, or other work of this contract to match adjacent surfaces.

### **3.8 DISPOSAL**

- A. Contractor shall affix warning labels having waterproof print and permanent adhesive to the lid and sides of all containers. Warning labels shall be conspicuous and legible, and contain the following words:

**DANGER  
CONTAINS ASBESTOS FIBERS  
AVOID CREATING DUST  
CANCER AND LUNG DISEASE HAZARD  
AVOID BREATHING AIRBORNE ASBESTOS FIBERS**



- B. The contractor shall determine current waste handling, transportation, and disposal regulations for the work site and for each waste disposal landfill. The contractor must comply with these regulations and all US Department of Transportation, DEQ, and EPA requirements. Double-bagged material in containers shall be delivered to the pre-designated disposal site for burial. Labels and all necessary signs shall be in accordance with DEQ and OSHA standards.
- C. Contractor shall remove decontaminated containers from the site as soon as possible. Notify disposal site in advance of delivery of material to assure immediate burial of containers.
- D. If the bags are broken or damaged, or the container is contaminated, the contractor shall clean and decontaminate the entire container for reuse.
- E. Contractor shall submit three copies of written proof of disposal at approved disposal site to the environmental consultant prior to completion of the abatement work specified in this section. Use copies of the DEQ Waste Shipment Record ASN-4, completely filled out and signed, and accompanied by tickets and/or receipts from disposal site.

**END OF SECTION**

April 16, 2020

Housing Authority Board of Commissioners  
 Clackamas County

Members of the Board:

Approval of Resolution No 1944 Authorizing the Execution, Acknowledgement and Delivery of Closing Documents for the Hillside Manor Rehabilitation Project

<b>Purpose/Outcomes</b>	Approve Resolution No 1944 authorizing the execution and delivery of documents in connection with the financing, rehabilitation, and operation of Hillside Manor Apartments through an Omnibus Resolution
<b>Dollar Amount</b>	Authorizes the full project financing of \$27.6MM
<b>Funding Source</b>	4% Low Income Housing Tax Credits (LIHTC), Housing Preservation Funds (OHCS), Perm Loan and HACC Seller Financing
<b>Duration</b>	April 2020 through the closing of the Hillside Manor
<b>Previous Board Action</b>	Resolution #1939, August 2019
<b>Strategic Plan Alignment</b>	1. Sustainable and affordable housing 2. Ensure safe, healthy and secure communities
<b>Contact Person</b>	Jill Smith, Executive Director, Housing Authority
<b>Contract No.</b>	N/A

**BACKGROUND:**

The Housing Authority of Clackamas County (HACC), a Division of the Health, Housing and Human Services Department requests approval of Resolution 1944, authorizing the execution and delivery of documents by the Authority in connection with the financing, rehabilitation, and operation of Hillside Manor through an Omnibus Resolution. An Omnibus Resolution allows the admittance of all pertinent and relevant financing deal terms and authorities to be captured in one authorizing document.

Hillside Manor is a 100 unit, 9 story residential building, originally constructed in 1970, serving low income households with incomes between 0 - 80% Area Median Income (AMI). The building has been owned and operated by the Housing Authority of Clackamas County (HACC) since original construction. In December of 2017, HACC received approval from the US Department of Housing and Urban Development (HUD) to convert Hillside Manor to a project based Section 8 subsidy under the Rental Assistance Demonstration (RAD) and Section 18 Blend program for Public Housing properties. RAD and Section 18 enables HACC to pursue funding through the Low Income Housing Tax Credit (LIHTC) program to leverage debt and other fund sources and complete renovations on the building. Subsequent to HUD approval, the HACC Development team sought and was awarded LIHTC and Preservation Funding as well as an allocation of Oregon Affordable Housing Tax Credits (OAHTC) from Oregon Housing Community Services (OHCS) to pursue the preservation and robust rehabilitation of Hillside Manor.

Through competitive request for proposal, the HACC Development team sought and selected Tax Credit Equity from US Bank Community Development Corporation (USBCDC) and Construction and Permanent financing from Banner Bank. The project team has arrived at a point with HUD and our other financing partners from Oregon Housing and Community Services (OHCS), US Bank Community Development Corporation (USBCDC), and Banner Bank that we have received our authorizations to move forward with a construction finance closing.

The attached Omnibus Resolution provides the mechanism by which documents necessary for the financial closing of Hillside Manor can be authorized and admitted to the new Limited Partnership. A

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similar resolution was previously approved by the board in August of 2019 for the formation of Hillside Manor Limited Partnership.

Some **key** components of the Omnibus Resolution are as follows:

- Admits all partners and beneficial financing for the rehabilitation of Hillside Manor to the Limited Partnership.
- Provides Delegation of Authority to the Director of Health, Housing and Human Services, the Executive Director of the Authority and the Director of Housing Development as an Authorized Representative, to act on behalf of the Authority in its own capacity as the Special Limited Partner, and as the sole member of the General Partner to finalize the terms of, execute, acknowledge, and deliver the actions and documents authorized.

**Key Components further explained**

Omnibus Agreements are standard practice and are used to provide one point of execution for financing documents and authorizations to act on admit regulatory agreements associated with financing documents on behalf of a Limited Partnership. Omnibus Resolutions have most recently been used in conjunction with Easton Ridge, Rosewood Terrace, and previously for the formation of Hillside Manor's Limited Partnership.

Delegation of Authority is also standard practice in complex real estate transactions to grant authority for various members of a development to execute authorized documents in order to initiate closing of the transaction or to authorize construction draws from construction proceeds during rehabilitation of the project.

The Housing Authority has retained Kantor Taylor as outside counsel on the Hillside Manor rehabilitation. Kantor Taylor are the authors of this resolution and have acted as representation for HACC in all matters related to the financial closing and terms of the post-construction ownership and operations of Hillside Manor through the Limited Partnership Agreement (LPA). All documents referenced in the Omnibus or agreements entered into by an Authorized Representative will be reviewed and approved by Kantor Taylor acting as independent third-party counsel for HACC. County Counsel has reviewed this Omnibus Resolution as a courtesy to HACC.

To the extent practical, as may be requested, all documents referenced within the Omnibus Resolution will be provided to the board prior to execution at final closing.

**RECOMMENDATION:**

Staff recommends that the Board approve Resolution No.1944, Authorizing the Execution and Delivery of Documents in Connection with the Financing, Rehabilitation and Operation of the Hillside Manor Apartments.

Respectfully submitted,



Richard Swift, Director  
Health, Housing & Human Services

Attachments:

1. Omnibus Resolution #1944

BEFORE THE BOARD OF COMMISSIONERS  
OF THE HOUSING AUTHORITY OF CLACKAMAS COUNTY

In the Matter of Authorizing the Financing  
and Related Matters, for the Hillside Manor  
Project

RESOLUTION

NO. \_\_\_\_\_

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WHEREAS, the Housing Authority of Clackamas County (“**Authority**”) works to provide affordable multifamily housing for persons and families of lower income pursuant to Oregon Revised Statutes (“**ORS**”) 456.005 through 456.235; and

WHEREAS, ORS 456.120(18) provides that a housing authority may enter in a partnership agreement with or loan money to an individual, partnership, Housing Authority or other association to finance, plan, undertake, construct, acquire or operate a housing project; and

WHEREAS, ORS 456.065 defines “housing project” to include, among other things, “any work or undertaking ...to provide decent, safe, sanitary urban or rural housings for persons or families of lower income”; and

WHEREAS, ORS 456.055 and 456.175 provide that a housing authority may issue bonds, notes, interim certificates, debentures or other obligations for any of its corporate purposes; and

WHEREAS, the Authority has determined that it is consistent with its purpose to rehabilitate a 100-unit multifamily rental project known as Hillside Manor Apartments located at 2889 SE Hillside Ct., Milwaukie, OR (the “**Project**”); and

WHEREAS, the Project is currently owned by the Authority; and

WHEREAS, for the purpose of carrying out the Project, the Authority has formed and is the sole member and manager of Hillside Manor GP LLC, an Oregon limited liability company (the “**General Partner**”), which is a general partner of Hillside Manor Limited Partnership, an Oregon limited partnership (the “**Partnership**”); and

WHEREAS, the Authority is the initial limited partner of the Partnership; and

WHEREAS, the Authority has determined it to be in the best interests of the Authority and the Project to sell Hillside Manor Apartments and all related improvements, easements, rights, and privileges, belonging or appurtenant to such (collectively, the “**Improvements**”) to the Partnership; and

WHEREAS, the Authority has determined it to be in the best interests of the Authority and the Project to hold a note from the Partnership for a portion of the approximately **\$6,050,000** sales price (as such amount may change based on appraisal) of the Improvements in the amount of approximately **\$5,747,500** (the “**Seller Loan**”) (as such amount may change based on underwriting); and

WHEREAS, the Authority has determined it to be in the best interests of the Authority and the Project to authorize the lease of the land beneath the Improvements (the “**Land**”) to the Partnership pursuant to a ground lease (the “**Ground Lease**”); and

WHEREAS, the Authority has determined it to be in the best interests of the Authority (in its individual capacity and as sole member of the General Partner), the Partnership, and the Project to obtain a low-income housing tax credit (“**LIHTC**”) investment in the Partnership of approximately **\$8,159,418** (which amount may change based on underwriting) (the “**LP Investment**”) from U.S. Bancorp Community Development Corporation, a Minnesota corporation, and/or its successors or assigns (“**USBCDC**”) and to admit USBCDC as limited partner of the Partnership; and

WHEREAS, as part of the LP Investment, USBCDC requires that the current Agreement of Limited Partnership of the Partnership be amended and restated in its entirety to reflect the terms of the LP Investment (the “**Amended Partnership Agreement**”); and

WHEREAS, the Authority has determined it to be in the best interests of the Authority (in its individual capacity, as sole member of the General Partner, and as Special Limited Partner), the Partnership, and the Project to take all actions reasonably necessary to facilitate the LP Investment in the Partnership by USBCDC by entering into all reasonably necessary agreements with USBCDC and the Partnership (collectively the “**Syndication Documents**”) and by taking such further actions as are reasonably necessary as to facilitate the LP Investment in the Partnership by USBCDC; and

WHEREAS, the Authority will be required to enter into a guaranty agreement in favor of USBCDC guarantying payment and performance of the obligations and duties of the Authority under the Syndication Documents; and

WHEREAS, upon the admission of USBCDC as a limited partner of the Partnership, the Authority desires to reduce and retain its limited partnership interest in the Partnership as a special limited partner (the “**Special Limited Partner**”); and

WHEREAS, the Authority has determined it to be in the best interests of the Authority (in its individual capacity, as sole member of the General Partner, and as Special Limited Partner), the

Partnership, and the Project, to accept an award of LIHTC from the State of Oregon, acting by and through its Housing and Community Services Department (“**OHCS**”); and

WHEREAS, the Authority has determined it to be in the best interests of the Authority (in its individual capacity, as sole member of the General Partner, and as Special Limited Partner), the Partnership, and the Project to enter into a 4% Low-Income Housing Tax Credit Reservation and Extended Use Agreement, 4% Low-Income Housing Tax Credit Declaration of Land Use Restrictive Covenants, 4% Tax Credit Allocation Indemnity and Hold Harmless Agreement, and such other documentation as may be reasonably required in connection with obtaining the allocation of LIHTC (collectively, the “**Tax Credit Documents**”); and

WHEREAS, the State of Oregon, acting through its Treasurer and OHCS (the “**Bond Issuer**”), has approved or will approve the issuance of tax-exempt multi-family housing revenue bonds in the approximate amount of **\$15,000,000** (the “**Bond Issuance**” and the “**Bonds**”). The Bonds will be privately placed with Banner Bank (the “**Bank**”) to provide construction financing for the Project (the “**Construction Loan**”), with a portion of the Construction Loan to convert to a permanent loan from the Bank to provide a portion of the permanent financing for the Project in the approximate amount of **\$6,720,000**, as such amount may change based on underwriting, (the “**Permanent Loan**”); and

WHEREAS, the Construction Loan and Permanent Loan will be evidenced by those documents listed on **Exhibit A** attached hereto, and such other documentation as may be reasonably required in connection with the making of the Construction Loan and the Permanent Loan to Partnership (collectively, the “**Loan Documents**”); and

WHEREAS, the Authority deems it to be in the best interests of the Authority to enter into any environmental indemnity, guaranty agreement and completion agreement which may be required by Bank under the Loan Documents; and

WHEREAS, in connection with the Bond Issuance, the Partnership, General Partner, and the Authority will be required to execute the documents listed on **Exhibit A**, and such other documents as may be required by the issuer and/or bond counsel (together, the “**Bond Documents**”); and

WHEREAS, the Permanent Loan will be partially subsidized by Oregon Affordable Housing Tax Credits (“**OAHTC**”) and the Authority has determined it to be in the best interests of the Authority (in its individual capacity, as sole member of the General Partner, and as Special Limited Partner) the Partnership, and the Project to enter in to an Oregon Affordable Housing Tax Credit Program Declaration of Land Use Restrictive Covenants with the State of Oregon, and any other documents as are reasonably required to obtain the award of OAHTC (the “**OAHTC Documents**”); and

WHEREAS, the Authority has determined it to be in the best interests of the Authority (in its individual capacity, as sole member of the General Partner, and as Special Limited Partner), the Partnership, and the Project to cause the Authority to contribute capital to the Project in the approximate amount of **\$3,000,000**, as such amount may change based on underwriting, of

Authority funds (the “**Authority Funds**”), either in the form of a loan or a capital contribution to the Partnership, or a combination of the two, to be used for Project purposes and, in the case of a loan, for a term and at an interest rate as shall be determined by any Authorized Representative (such determination to be conclusively demonstrated by the signature of any Authorized Representative on such document); and

WHEREAS, the Authority has determined it to be in the best interests of the Authority (in its individual capacity, as sole member of the General Partner, and as Special Limited Partner), the Partnership, and the Project to cause the Authority to enter into such agreements as are reasonably necessary to obtain a grant in the approximate amount of **\$3,428,811** of state Lottery Backed Bonds for Preservation Program funds (the “**Preservation Funds**”) from OHCS and, thereafter, to lend the proceeds of such grant to the Partnership for a term and at an interest rate as shall be determined by an Authorized Representative (such determination to be conclusively demonstrated by the signature of any Authorized Representative on such document); and

WHEREAS, the Authority has determined it to be in the best interests of the Authority (in its individual capacity, as sole member of the General Partner, and as Special Limited Partner), the Partnership, and the Project to cause the Authority to convert 70 public housing units in the Project to Project-Based Section 8 units pursuant to the United States Department of Housing and Urban Development’s (“**HUD**”) Rental Assistance Demonstration (“**RAD**”) program (the “**RAD Conversion**”); and

WHEREAS, the Authority has determined it to be in the best interests of the Authority (in its individual capacity, as sole member of the General Partner, and as Special Limited Partner), the Partnership, and the Project to cause the Authority to convert 30 public housing units in the Project to Project-Based Section 8 units through HUD’s Section 18 conversion program (the “**Section 18 Conversion**”); and

WHEREAS, the Authority has determined it to be in the best interests of the Authority (in its individual capacity, as sole member of the General Partner, and as Special Limited Partner), the Partnership, and the Project to engage the Authority as developer of the Project and to defer a portion of its developer fee for the benefit of the Project;

WHEREAS, the Authority has determined it to be in the best interests of the Authority (in its individual capacity, as sole member of the General Partner, and as Special Limited Partner), the Partnership, and the Project to authorize the execution and delivery of certain agreements for architectural, construction, property management, and technical related services related to the Project (the “**Project Documents**”); and

WHEREAS, the Authority has determined it to be in the best interests of the Authority (in its individual capacity, as sole member of the General Partner, and as Special Limited Partner), the Partnership, and the Project for the Authority to assign to the Partnership certain Project Documents the Authority entered into prior to the admission of USBCDC as the limited partner.

NOW, THEREFORE, THE AUTHORITY IN ITS OWN CAPACITY, ITS SEPARATE CAPACITY AS THE SPECIAL LIMITED PARTNER, AND AS THE SOLE MEMBER AND MANAGER OF THE GENERAL PARTNER OF THE PARTNERSHIP, ADOPTS THE FOLLOWING RESOLUTIONS:

Section 1. Approve Amended Partnership Agreement, Admission of USBCDC; Execution of Syndication Documents.

BE IT RESOLVED, that the Authority is authorized to negotiate, execute and deliver on behalf of the Authority, the General Partner, the Special Limited Partner, and/or the Partnership, as the case may be, a letter of intent relating to an anticipated Amended Partnership Agreement of the Partnership among the Authority (as Special Limited Partner), the General Partner, and USBCDC, in the form approved by any single Authorized Representative (such approval to be conclusively demonstrated by the signature of any single Authorized Representative on such documents).

BE IT FURTHER RESOLVED, that the Authority is authorized to negotiate, execute and deliver on behalf of the Authority, the General Partner, the Special Limited Partner, and/or the Partnership, as the case may be, the Syndication Documents listed on the attached **Exhibit A** (whether bearing the name listed or names to similar effect) and such other documents as reasonably may be required in connection with the closing of the LP Investment by USBCDC, all in the form approved by any single Authorized Representative (such approval to be conclusively demonstrated by the signature of any single Authorized Representative on such documents).

Section 2. Approve Sale of the Improvements to the Partnership.

BE IT RESOLVED, that the Authority is authorized to negotiate, execute, and deliver on behalf of the Authority, the General Partner, the Special Limited Partner, and/or the Partnership, as the case may be, as the case may be, the documents as reasonably may be required in connection with the sale of the Improvements to the Partnership all in the form and for a price approved by any single Authorized Representative (such approval to be conclusively demonstrated by the signature of any single Authorized Representative on such documents).

Section 3. Approve the Seller Loan.

BE IT RESOLVED, that in connection with the sale of the Improvements, the Authority is authorized to negotiate, execute and deliver on behalf of the Authority, the General Partner, the Special Limited Partner, and/or the Partnership, as the case may be, the Seller Loan Documents listed on the attached **Exhibit A** (whether bearing the name listed or names to similar effect) and such other documents as reasonably may be required in connection with the Seller Loan all in the form approved by any single Authorized Representative (such approval to be conclusively demonstrated by the signature of any single Authorized Representative on such documents).



Section 4. Approve the Ground Lease.

BE IT RESOLVED, that any Authorized Representative is hereby authorized to execute and deliver on behalf of the Authority, the General Partner, the Special Limited Partner, and/or the Partnership, as the case may be, the Ground Lease for the Land with the Partnership as lessee and the Authority as landlord with such terms and conditions as any single Authorized Representative shall approve (such approval to be conclusively demonstrated by the signature of any single Authorized Representative on such documents).

Section 5. Approve Bond Documents.

BE IT RESOLVED that the Bonds are approved and the Authority is authorized to negotiate, execute and deliver on behalf of the Authority, the General Partner, the Special Limited Partner, and/or the Partnership, as the case may be, the Bond Documents listed on the attached **Exhibit A** (whether bearing the name listed or names to similar effect) and such other documents as reasonably may be required in connection with the issuance of the bonds all in the form approved by any single Authorized Representative (such approval to be conclusively demonstrated by the signature of any single Authorized Representative on such documents).

Section 6. Approve Construction Loan from Bank.

BE IT RESOLVED, that the Construction Loan is approved and the Authority is authorized to negotiate, execute and deliver on behalf of the Authority, the General Partner, the Special Limited Partner, and/or the Partnership, as the case may be, the Construction Loan Documents listed on the attached **Exhibit A** (whether bearing the name listed or names to similar effect) and such other documents as reasonably may be required in connection with the closing of the Construction Loan all in the form approved by any single Authorized Representative (such approval to be conclusively demonstrated by the signature of any single Authorized Representative on such documents).

Section 7. Approve Permanent Loan from Bank.

BE IT RESOLVED, that the Permanent Loan is approved and the Authority is authorized to negotiate, execute and deliver on behalf of the Authority, the General Partner, the Special Limited Partner, and/or the Partnership, as the case may be, the Permanent Loan Documents listed on the attached **Exhibit A** (whether bearing the name listed or names to similar effect) and such other documents as reasonably may be required in connection with the closing of the Permanent Loan all in the form approved by any single Authorized Representative (such approval to be conclusively demonstrated by the signature of any single Authorized Representative on such documents).

Section 8. Approve OAHTC Documents.

BE IT RESOLVED that the OAHTCs are approved and the Authority is authorized to negotiate, execute and deliver on behalf of the Authority, the General Partner, the Special Limited Partner, and/or the Partnership, as the case may be, the OAHTC Documents and such

other documents as reasonably may be required in connection with the OAHTCs all in the form approved by any single Authorized Representative (such approval to be conclusively demonstrated by the signature of any single Authorized Representative on such documents).

Section 9. Approve Tax Credit Documents.

BE IT RESOLVED that the LIHTCs are approved and the Authority is authorized to negotiate, execute and deliver on behalf of the Authority, the General Partner, the Special Limited Partner, and/or the Partnership, as the case may be, the Tax Credit Documents listed on the attached **Exhibit A** (whether bearing the name listed or names to similar effect) and such other documents as reasonably may be required in connection with the issuance of the bonds all in the form approved by any single Authorized Representative (such approval to be conclusively demonstrated by the signature of any single Authorized Representative on such documents).

Section 10. Approve Contribution of the Authority Funds to the Partnership.

BE IT RESOLVED, that the Authority Funds are approved and the Authority is authorized to negotiate, execute and deliver on behalf of the Authority, the General Partner, the Special Limited Partner, and/or the Partnership, as the case may be, such documents as are required to evidence the contribution of the Authority Funds, either as a loan or a capital contribution, or a combination of both, to the Partnership, all in the form approved by any single Authorized Representative (such approval to be conclusively demonstrated by the signature of any Authorized Representative on such documents).

Section 11. Approve Receipt of the Preservation Funds by the Authority.

BE IT RESOLVED, that the Preservation Funds are approved and the Authority is authorized to negotiate, execute and deliver on behalf of the Authority, the General Partner, the Special Limited Partner, and/or the Partnership, as the case may be, such documents as are required to evidence and obtain the grant of the Preservation Funds all in the form approved by any single Authorized Representative (such approval to be conclusively demonstrated by the signature of any single Authorized Representative on such documents).

Section 12. Approve Loan of the Preservation Funds to the Partnership.

BE IT RESOLVED, that the Authority is authorized to negotiate, execute and deliver on behalf of the Authority, the General Partner, the Special Limited Partner, and/or the Partnership, as the case may be, the Sponsor Loan Documents listed on the attached **Exhibit A** (whether bearing the name listed or names to similar effect), and such other documents as required to evidence and secure a loan of the Preservation Funds to the Partnership all in the form approved by any single Authorized Representative (such approval to be conclusively demonstrated by the signature of any single Authorized Representative on such documents).

Section 13. Approve the RAD Conversion.

BE IT RESOLVED, that the Authority is authorized to negotiate, execute and deliver on behalf of the Authority, the General Partner, the Special Limited Partner, and/or the Partnership, as the case may be, the documents necessary to close on the RAD Conversion including but not limited to the execution and delivery of those documents identified on **Exhibit A** (whether bearing the name listed or names to similar effect) all in the form approved by any single Authorized Representative (such approval to be conclusively demonstrated by the signature of any single Authorized Representative on such document).

Section 14. Approve the Section 18 Conversion.

BE IT RESOLVED, that the Authority is authorized to negotiate, execute and deliver on behalf of the Authority, the General Partner, the Special Limited Partner, and/or the Partnership, as the case may be, the documents necessary to close on the Section 18 Conversion including but not limited to the execution and delivery of those documents identified on **Exhibit A** (whether bearing the name listed or names to similar effect) all in the form approved by any single Authorized Representative (such approval to be conclusively demonstrated by the signature of any single Authorized Representative on such document).

Section 15. Approve the Authority as Developer.

BE IT RESOLVED, that the Authority is authorized to serve as developer of the Project and to negotiate, execute and deliver on behalf of the Authority, the General Partner, the Special Limited Partner, and/or the Partnership, as the case may be, the documents necessary to engage the Authority as developer and to defer a portion of the developer fee.

Section 16. Approve Project Documents.

BE IT RESOLVED that the Authority is authorized to negotiate, execute and deliver on behalf of the Authority, the General Partner, the Special Limited Partner, and/or the Partnership, as the case may be, all contracts and other documents respecting the design, construction, property management, and technical assistance for the Project all in the form approved by any single Authorized Representative (such approval to be conclusively demonstrated by the signature of any single Authorized Representative on such document).

Section 17. Approve Assignment of Project Documents.

BE IT RESOLVED, that the Authority is authorized to assign to the Partnership and the Partnership is authorized to assume the Project Documents entered into by the Authority before USBCDC was admitted as limited partner, all in the form approved by any single Authorized Representative (such approval to be conclusively demonstrated by the signature of any single Authorized Representative on such document).

Section 18. Delegation.

BE IT RESOLVED, that the Executive Director of the Authority, the Director of Health, Housing and Human Services, and the Director of Housing Development is each an Authorized Representative, as that term is used in these Resolutions, and each may individually, on behalf of the Authority, in its own capacity, as the Special Limited Partner, and as the sole member of the General Partner, and without further action by the Board, finalize the terms of, execute, acknowledge, and deliver the actions and documents authorized herein.

Section 19. General Resolutions Authorizing and Ratifying Other Actions.

BE IT RESOLVED, that any Authorized Representative is authorized to negotiate, execute and deliver on behalf of the Authority (whether in its own capacity, its capacity as Special Limited Partner, or as sole member of the General Partner) or the Partnership, as the case may be, such other agreements, certificates, and documents, and to take or authorize to be taken all such other actions any Authorized Representative shall deem necessary or desirable to carry out the transactions contemplated by the foregoing resolutions (such determination to be conclusively demonstrated by the signature of any single Authorized Representative on such document); and

BE IT FURTHER RESOLVED, that to the extent any action, agreement, document or certification has heretofore been taken, executed, delivered or performed by an Authorized Representative named in these Resolutions on behalf of the Authority (whether in its own capacity, its capacity as Special Limited Partner, or as sole member of the General Partner) or the Partnership and in furtherance of the Project, the same is hereby ratified and affirmed.

DATED THIS \_\_\_\_ DAY OF MARCH, 2020

BOARD OF COMMISSIONERS FOR THE HOUSING  
AUTHORITY OF CLACKAMAS COUNTY

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Recording Secretary

APPROVED AS TO FORM

\_\_\_\_\_  
COUNSEL FOR HOUSING AUTHORITY  
OF CLACKAMAS COUNTY, OREGON

## **EXHIBIT A**

### **Syndication Documents**

1. Amended and Restated Agreement of Limited Partnership of Hillside Manor Limited Partnership
2. Guaranty Agreement
3. Joint Marketing Agreement
4. Partnership Management Agreement
5. Development Services Agreement
6. Such other documents as required in connection with the closing of the investment by USBCDC

### **Tax Credit Documents**

1. 4% Reservation and Extended Use Agreement
2. 4% Hold Harmless Agreement
3. Such other documents as required in connection with the closing of the tax credits

### **Bond Documents**

1. Loan Agreement
2. Regulatory Agreement
3. Operating Agreement and Declaration of Restrictive Covenants and Equitable Servitudes
4. Tax Certificate and Agreement
5. Priority and Subordination Agreement
6. Such other documents as are required in connection with the issuance of the Bonds

### **Construction Loan Documents and Permanent Loan Documents**

1. Assignment of Architect Contract and Plans
2. Assignment of Construction Contracts and Permits
3. Assignment of Rights Under Housing Assistance Payments Contract
4. Assignment of Rights Under Development Agreement
5. Assignment of Rights Under Management Agreement
6. Commercial Guaranty
7. Corporate Certification to Guaranty
8. Hazardous Waste Warranty and Indemnification Agreement
9. Line of Credit Leasehold Deed of Trust, Assignment of Leases & Rents, Security Agreement and Fixture Filing
10. Promissory Note (Tax Exempt)
11. Renovation and Term Loan Agreement
12. Replacement Reserve and Security Agreement
13. Certification to Borrow and Grant Security
14. Consent to Assignment of HAP Contract
15. Landlord's Consent and Subordination Agreement
16. Promissory Note (Taxable)
17. SNDA (New Singular Wireless PCS, LLC)
18. UCC Financing Statement

19. Such other documents as required in connection with the closing of the Construction Loan and Permanent Loan

**Seller Loan Documents**

1. Promissory Note
2. Trust Deed
3. Such other documents as required in connection with the closing of the Seller Loan

**Sponsor Loan Documents**

1. Promissory Note
2. Trust Deed
3. Such other documents as required in connection with the closing of the Sponsor Loan

**RAD Conversion Documents**

1. Housing Assistance Payment Payments (HAP) Contract and any applicable Riders
2. RAD Use Agreement
3. RAD Conversion Commitment
4. Certifications and Assurances
5. Releases of Declarations of Trust
6. Such other documents as are required in connection with the RAD Conversion

**Section 18 Conversion Documents**

1. Housing Assistance Payment Payments (HAP) Contract and any applicable Riders
2. Such other documents as are required in connection with the Section 18 Conversion