



DAN JOHNSON
DIRECTOR

DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD OREGON CITY, OR 97045

November 22, 2023

BCC Agenda Date/Item: _____

Board of County Commissioners
Clackamas County

Approval of a Guaranteed Maximum Price Contract with P&C Construction for construction of Concord Park, Park Shelter, Splash Pad and Site Work. Amendment value is \$4,633,620, total value is \$4,638,881. Funding through Metro Local Share Grant, Hood View Park Disposition Proceeds, NCPRD System Development Charge Funds and NCPRD General Fund. No County General funds are involved.

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

EXECUTIVE SUMMARY: At the July 27, 2023 Business Meeting the Board approved P&C Amendment #5 to construct the Oak Lodge Library and the Libraries share of the additional site work. This contract amendment is for NCPRD work only. This contract amendment for P&C Construction includes the cost to build the new Concord Park, including a covered park shelter and splash pad. This also includes NCPRD’s portion of the site work which includes the parking area, landscaping, hardscapes, utilities and sidewalk outside of the Community Park area. This amendment is a Guaranteed Maximum Price (GMP) proposal.

P&C Construction is our Construction Manager/General Contractor (CM/GC) for the project. They were selected in September 2021 in a public competitive RFP process. This proposal includes costs based on competitive subcontractor bids.

Contract amendments to advance work on the Community Center and playground are in process and will be brought to the Board at a later date for consideration. Those parts of the project recently completed design and are being priced by P&C and will be brought to the Board for approval in a separate GMP.

For Filing Use Only



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Metro Local Share Grant	\$ 336,432
Hood View Disposition Proceeds	\$1,698,527
SDC Fund 282(Zone 2)	\$1,390,284
<u>NCPRD General Fund</u>	<u>\$1,208,377</u>
Total	\$4,633,620

RECOMMENDATION: Staff recommends approval of this contract amendment.

Respectfully submitted,

Dan Johnson

Dan Johnson
Director of Transportation & Development

**GUARANTEED MAXIMUM PRICE AMENDMENT
TO THE CONTRACT DOCUMENTS WITH P. & C. CONSTRUCTION CO. FOR OAK LODGE
AND GLADSTONE LIBRARY CMGC
Contract #4357**

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

1. Purpose. The Project contemplated under the Contract contains three distinct portions: the Oak Lodge Library portion, the Gladstone Library portion, and the Concord Community Park portion. The parties have agreed that a separate GMP will be issued for each of the three portions. The parties have previously executed GMPs for both the Oak Lodge Library and the Gladstone Library portions of the Project. This GMP Amendment is being issued solely with respect to the Concord Community Park portion of the Project.

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

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

- 2.1. Construction Price Estimate – 100% Construction Documents
- 2.2. 2023 Billable Hourly Labor Rates
- 2.3. Oak Lodge Library and Community Park – Clarifications and Assumptions
Basis for GMP Cost Estimate Base on 100% Construction Documents Drawings
- 2.4. 95% Construction Documents – List of Documents
- 2.5. Oak Lodge Library Project Schedule

3. Guaranteed Maximum Price. The guaranteed maximum price (“GMP”) for the Concord Community Park portion of the Project, including the costs of Early Work Amendments #2, is \$4,638,881.00. The compensation amount authorized by this GMP Amendment for Contractor to complete Construction Phase Services for the Concord Community Park portion of the Project is \$4,633,620.00.

Preconstruction Services Fee	\$	88,780.00
Early Work Amendment #2	\$	5,261.00
GMP Amendment – Concord Park Portion	\$	4,633,620.00

4. Contractor’s Fee. Pursuant to Section 4.B. of the Contract, the Contractor’s Fee shall be the sum of \$ 110,280.00. The Contractor’s Fee is included in the GMP.

5. Contractor’s Contingency. Pursuant to Section 4.K. of the Contract, the GMP includes a separate Contractor’s contingency (“Contractor’s Contingency”) that is for the purpose of covering the cost of work for overages and other unforeseen costs. The Contractor’s Contingency is hereby set at 5% of

the Cost of Work for the Construction Phase Services for a Construction Contingency of \$208,708.00. The Contractor’s Contingency shall be controlled by the Contractor provided, however, that all unspent funds shall accrue to the benefit of the Owner. Usage of the Contractor’s Contingency is subject to the terms and conditions set forth in the Contract Documents, including but not limited to limitations on the markup rate for subcontracted work or self-performed work.

6. **Bond Requirements.** In accordance with Section 9 of the Contract, Contractor shall provide a performance bond and payment bond each in the amount of the authorized GMP. Such bonds shall be provided on the forms in Exhibit J to this GMP Amendment, attached and hereby incorporated by reference.
7. **GMP Contract Times.** Contractor shall perform all Construction Phase Services necessary to complete the Concord Community Park portion of the Project by the following Contract Times:
 - 7.1. Substantial Completion: October 29, 2024
 - 7.2. Final Completion: December 12, 2024
8. **Insurance Certificates.** In accordance with Section G.3 of the General Conditions for CMGC Public Improvement Contracts, Contractor shall furnish proof of the required insurance naming Clackamas County as an additional insured.
9. **Applicability of Contract Document Terms and Conditions.** Construction Phase Services authorized under this GMP Amendment are subject to all terms and conditions set forth in the Contract Documents and the federal terms and conditions, attached hereto as Exhibit K.
10. **Third Party Beneficiary.** The North Clackamas Parks and Recreation District (“District”) is a third-party beneficiary of the Contract with respect to all of County’s rights, remedies, and warranties provided therein. To the extent Contractor is negligent, Contractor agrees to indemnify, hold harmless and defend District, and its officers, elected officials, agents, and employees from and against all claims and actions, and all expenses incidental to the investigation and defense thereof, arising out of or based upon damages or injuries to persons or property caused by the errors, omissions, fault, or negligence of Contractor or Contractor’s employees, subcontractors, or agents. Contractor shall include the District as an additional insured on all insurance policies required under the Contract.

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

P. & C. Construction Co.



11/1/2023

Authorized Signature

Date

Brian Shoemaker

Printed Name

Clackamas County

Chair

Recording Secretary

Date

Approved as to Form:



11/02/2023

County Counsel

Date

Exhibit I



CONSTRUCTION GMP ESTIMATE - 100% CONSTRUCTION DOCUMENTS DRAFT

CONSTRUCTION GMP ESTIMATE - 100% CONSTRUCTION DOCUMENTS DRAFT				Cost Breakdown by AREA <small>(For Reference ONLY included in TOTAL)</small>					Alternates			
Line #	Division	Description	TOTAL COST	Concord Park	Park Shelter	Concord Hardscape, Util. Parking	Oak Lodge Library	Solar (1.5% GET)	Alt.1 - Water Feature & Utilities	Alt.2 - Polished Concrete in Lieu SC	Alt.3 - Large Format Tile at Restrooms	Alt.4 - Stretched Fabric Wall Panels AWP-2
1	01	GENERAL REQUIREMENTS	\$2,142,721	\$425,000	\$0	\$425,000	\$1,292,721	\$0	\$0	\$0	\$0	\$0
2	02	EXISTING CONDITIONS	\$67,500	\$14,400	\$0	\$45,000	\$8,100	\$0	\$2,000	\$0	\$0	\$0
3	03	CONCRETE	\$1,486,030	\$0	\$86,030	\$100,000	\$1,300,000	\$0	\$0	\$0	\$0	\$0
4	04	MASONRY	\$377,188	\$0	\$7,188	\$0	\$370,000	\$0	\$0	\$0	\$0	\$0
5	05	METALS	\$1,275,238	\$0	\$0	\$50,000	\$1,225,238	\$0	\$0	\$0	\$0	\$0
6	06	WOOD, PLASTICS, & COMPOSITES	\$1,756,160	\$0	\$0	\$0	\$1,756,160	\$0	\$0	\$0	\$0	\$0
7	07	THERMAL & MOISTURE PROTECTION	\$967,279	\$0	\$20,000	\$200,000	\$747,279	\$0	\$0	\$0	\$0	\$0
8	08	DOORS & WINDOWS	\$849,624	\$0	\$2,500	\$0	\$847,124	\$0	\$0	\$0	\$0	\$0
9	09	FINISHES	\$1,160,291	\$0	\$2,502	\$0	\$1,157,789	\$0	\$0	\$31,702	\$21,361	\$79,000
10	10	SPECIALTIES	\$173,396	\$34,100	\$3,000	\$25,000	\$111,296	\$0	\$0	\$0	\$0	\$0
11	11	EQUIPMENT	\$25,084	\$0	\$0	\$0	\$25,084	\$0	\$0	\$0	\$0	\$0
12	12	FURNISHINGS	\$92,832	\$0	\$0	\$0	\$92,832	\$0	\$0	\$0	\$0	\$0
13	13	SPECIAL CONSTRUCTION	\$161,033	\$0	\$161,033	\$0	\$0	\$0	\$166,333	\$0	\$0	\$0
14	21	FIRE SUPPRESSION	\$116,000	\$0	\$0	\$0	\$116,000	\$0	\$0	\$0	\$0	\$0
15	22	PLUMBING	\$18,340	\$0	\$18,340	\$0	\$0	\$0	\$2,500	\$0	\$0	\$0
16	23	HEATING, VENTILLATING & AIR CONDITIONING	\$996,000	\$0	\$0	\$0	\$996,000	\$0	\$0	\$0	\$0	\$0
17	26	ELECTRICAL	\$1,502,415	\$82,415	\$0	\$335,000	\$1,085,000	\$0	\$0	\$0	\$0	\$0
18	31	EARTHWORK	\$2,470,699	\$598,522	\$0	\$1,251,177	\$821,000	\$0	\$0	\$0	\$0	\$0
19	32	EXTERIOR IMPROVEMENTS	\$2,055,926	\$555,582	\$0	\$1,500,344	\$0	\$0	\$0	\$0	\$0	\$0
20	33	UTILITIES	\$42,480	\$0	\$2,480	\$40,000	\$0	\$0	\$4,475	\$0	\$0	\$0
21	48	ELECTRICAL POWER GENERATION	\$181,450	\$0	\$0	\$0	\$0	\$181,450	\$0	\$0	\$0	\$0
22		SUBTOTAL	\$17,917,684	\$1,710,019	\$303,073	\$3,971,521	\$11,751,622	\$181,450	\$175,308	\$31,702	\$21,361	\$79,000
23		Evolution of Design Contingency @ 0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
24		Bidding Contingency @ 0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
25		Construction Contingency @ 5.00%	\$895,884	\$85,501	\$15,154	\$198,576	\$587,581	\$9,073	\$8,765	\$1,585	\$1,068	\$3,950
26		Subtotal - Cost of Work	\$18,813,568	\$1,795,520	\$318,226	\$4,170,097	\$12,339,203	\$190,523	\$184,073	\$33,287	\$22,429	\$82,950
27		Builder's Risk Insurance @ 0.60%	\$112,881	\$10,773	\$1,909	\$25,021	\$74,035	\$1,143	\$1,104	\$200	\$135	\$498
28		CMGC Liability Insurance @ 1.15%	\$216,356	\$20,648	\$3,660	\$47,956	\$141,901	\$2,191	\$2,117	\$383	\$258	\$954
29		CMGC Payment and Perfor. Bonds @ 0.95%	\$178,729	\$17,057	\$3,023	\$39,616	\$117,222	\$1,810	\$1,749	\$316	\$213	\$788
30		Total Cost of Work	\$19,321,535	\$1,843,999	\$326,818	\$4,282,690	\$12,672,361	\$195,667	\$189,043	\$34,186	\$23,035	\$85,190
31		CM/GC Fee (excl. Insurance & Bonds) @ 2.45%	\$473,378	\$45,178	\$8,007	\$104,926	\$310,473	\$4,794	\$4,632	\$838	\$564	\$2,087
32		Subtotal	\$19,794,912	\$1,889,177	\$334,825	\$4,387,616	\$12,982,834	\$200,460	\$193,675	\$35,023	\$23,599	\$87,277
33		Corporate Activity Tax (CAT) @ 0.48%	\$95,016	\$9,068	\$1,607	\$21,061	\$62,318	\$962	\$930	\$168	\$113	\$419
34		TOTAL GMP ESTIMATE AMOUNT	\$19,889,928	\$1,898,245	\$336,432	\$4,408,676	\$13,045,151	\$201,423	\$194,605	\$35,192	\$23,712	\$87,696
35		Unit Cost per S.F.	\$111.04	\$18.68	\$382.31	\$70.96	\$849.18	0	0	0	0	0
36		S.F. of Area	179,124	101,629	880	62,133	15,362	0	0	0	0	0
37		OWNER'S STATED BUDGET FOR CONSTRUCTION	\$21,000,000									

Concord Park \$1,898,245
 Park Shelter \$ 336,432
 Concord Hardscape, Util. Parking(50%) \$2,204,338
 Alt. #1 - Water Feature & Utilities \$ 194,605
Total GMP \$4,633,620

NPCRD to pay 50% of total cost which is \$2,204,338

Exhibit J



2023

BILLABLE HOURLY LABOR RATES

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

NOTES:

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



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

2022 Equipment Rental Rate Sheet

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

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

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



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

2022 Equipment Rental Rate Sheet

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

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

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



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 Delivery Rates: Hourly rates of \$90/hour for other deliveries and repairs.

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



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

2022 Equipment Rental Rate Sheet

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

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

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



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

2022 Equipment Rental Rate Sheet

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

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

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



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2022 Equipment Rental Rate Sheet

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

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

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



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2022 Equipment Rental Rate Sheet

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

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

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



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2022 Equipment Rental Rate Sheet

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

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

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



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2022 Equipment Rental Rate Sheet

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

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

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

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

Exhibit K



06/14/23

Attn: Jason Varga
Clackamas County
150 Beaver Creek RD
Oregon City, OR 97045

Re: Oak Lodge Library & Community Park GMP

Dear Client:

Below is the estimate & clarifications for the Oak Lodge Library & Community Park based upon Opsis Architecture 100% DRAFT Construction Documents dated May 5th, 2023, and list of supporting documents.

GMP Estimate (Excludes EWA 3, Precon, Library, Solar GET, 50% Hardscape, Playground, Community Center): \$4,633,620

- i. List of supporting Documents
 - a. 23.3.13 Project Site Scoping Diagram Rev 2
 - b. 20230310 Oak Lodge Library 100% DRAFT CD Drawings, not final permit set.
 - c. Opsis Oak Lodge Library - Project Manual
 - d. Opsis Oak Lodge Library - Project Manual

Please note the following **Specific Qualifications & Clarifications:**

Division 1 - General

1. In accordance with the CM/GC contract, all contingencies identified in the GMP Cost Estimate are considered as "Cost of Work" (C.O.W.) Therefore, markups for CM/GC fee, insurance, and bonds are applied to such contingencies.
2. The GMP Cost Estimate is itemized into distinct areas of work. NOTE: This is for informational purposes and must be considered FOR REFERENCE ONLY.
3. Builders risk insurance coverage and costs for such are included in the estimate and will be provided by P&C Construction.
4. The GMP estimate includes 0.48% for CM/GC Corporate Activity Tax only. Provisions for subcontractor taxes are included in their cost proposals.
5. The GMP Cost estimate includes the following mark ups on Cost of Work:
 - Liability Insurance coverage provided by P&C at 1.15%
 - Payment and Performance bonds provided by P&C at 0.95%
 - P&C Corporate Overhead and Profit at 2.45%Costs for Insurance and Performance and Payment Bonds will be invoiced prior to mobilization.
6. Due to the tariffs imposed on many products, we cannot predict or carry any cost increases due to this impact. We therefore exclude any price increases in this budget until pricing can be confirmed.



7. Excludes any 3rd party testing, including but not limited to; windows, commissioning, fire testing, soil, structural, air pressure, etc.
8. Logistic and budgets identified in the GMP may be considered general conditions items and will be used for forklifts, dumpsters, temporary utilities/protections, tools/equip, field labor, etc. General conditions identified as staffing, office management supplies, toilets, phones, trucks, etc.

Division 2 – Existing Conditions

1. Assumes salvage Monument sign and return to owner for storage and reuse as noted on Salvage note 81/C1.00. Excludes reinstallation of sign or providing new conc pad with footing, electrical, and lighting fixtures. Install of new Monument sign as detailed on SG.300 is included.
2. Estimate excludes certified survey.

Division 3 – Concrete

1. Assumes 2 slab pours due to amount of floor boxes and air vents embedded in concrete floor.
2. All flooring showing the CONC1/CONC2 symbol on the finish floor plan is figured as sealed concrete in the base bid. Alternate is to change from sealed to Polished or tile per the room finish box id callouts.
3. Sealed conc-2 in base bid is scrub & seal. Excludes grind & seal.

Division 4 – Masonry

1. Includes install of faux stone at the picnic shelter including application of anti-graffiti coating. Faux stone assumed supplied with shelter kit.

Division 5 – Metals

1. Specs reference Overhead Door supports, folding panel wall supports & Loading Dock angles. Since these do not appear to be in the project, they have been excluded.
2. Metal floor plate in the steel specs is not included since it is not on the drawings.

Division 6 – Woods & Plastics

1. Only includes cabinet locks that were noted on the elevations.
2. All laminate, unless otherwise specified in bid documents, is figured as standard grade Wilsonart, Formica, Nevamar, or Pointe.
3. Drawer assembly included as lock shoulder joint.
4. Assumes wood ceiling veneer in Friends 125 is the same as the surrounding walls.
5. Terms and conditions for DLT signed/provided in early procurement of the product to be applied to the project. Sole sourced Structure Craft does not sign Contractor's subcontracts.

Division 7 – Thermal & Moisture Protection

1. Excludes Waterproofing at strip Storm planter, indicated on L1.01, in parking lot. This planter only includes storm soils and no plantings.
2. Specification 07 72 00 2.4A calls out Curb insulation of 1.5" and Lid insulation of 1"; this is not the requirements of a "Thermally-Broken" unit called out in 2.4B – which is 3": insulation in both. Price assumes Roof hatch thermally broken per 2.4B.
3. Assumes install of sheet metal roof and related flashings (supplied with shelter kit) for Picnic Shelter. Excludes supply and install of gutters and down spouts. Excludes supply of trim flashings for metal roofing (assumed to be supplied with shelter kit).
4. Below grade waterproofing system proposed as Tremco 250 GC and is included.

Division 8 – Doors & Windows

1. Assumes Standard Color finish for aluminum storefront.
2. Excludes IGU-2. IGU-1 included as shown on plans. IGU-2 is not indicated on plans.



3. Assumes ½" Clear tempered for all interior glass door for door type AGR. Documents called for Lamination. Manufacturer noted that they do not laminate glass doors to due potential of glass being compromised during install of hardware.
4. Channel finish for interior glazing door is assumed as prefinished aluminum.
5. Assumes a 5-year workmanship warranty for aluminum framed entrances and storefront. Specification 08 41 13 calls out for 10-year workmanship warranty. Industry standard for workmanship warranty is 2 years.

Division 9 – Finishes

1. Excludes Specified densglass recycled sheetrock requirement. Not available.
2. PET Ceiling tiles included as a "Polysorb" product.
3. Metal Edge Strip ET-1 included as satin anodized aluminum finish as stainless is unavailable.
4. All flooring showing the CONC1/CONC2 symbol on the finish floor plan is figured as sealed concrete in the base bid. Alternate is to change from sealed to Polished or tile per the room finish box id callouts.

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

1. A1 Sign insert to be provided by owner.
2. Custom Flat Cut out to be fabricated from provided artwork file.

Division 13 – Special Construction

1. Excludes sealing, clear coating, or painting of timber wall. Assumes timber wall is supplied as prefinished.
2. Costs to install shelter package only, assumed Buell Recreation furnishing all materials for shelter except screws for interior site built framed walls. Excludes separate permits for shelter structure.
3. Assumes picnic shelter rough-in for two restrooms including DWV and water piping as required. Assumes no hot water required for lavatory sinks. Connecting water line to civil meter shown on civil plans. Connecting waste to civil stub shown on civil plans. Insulation for domestic water piping. Excludes supply of plumbing fixtures. Assumed to be supplied with kit per quote.
4. Concrete foundation at Picnic Shelter Assumptions: Sonotube footings for Steel Columns - 6 Assumed at 3' tall, Footing and Stemwall - Assumed 88, Anchor Bolts In wall Assumed at 2' OC.
5. Excludes Electric Wall Heaters.
6. Excludes Hot water heater for picnic shelter restrooms, assumes cold water only faucets.

Division 21/22/23 – Fire Protection/Mechanical

1. Excavation and backfill for plumbing trenches included with imported rock.
2. Excludes any Radon piping or mitigation system.

Division 26/27/28 – Electrical & Low Voltage

1. Excludes DAS systems and rough in. Non shown in documents.

Division 31/32/33 – Earthwork & Site Utilities

1. Estimate does not include any sub foundation work (shoring, piling, geopiers, etc.).
2. Assuming soils to be exported meet DEQ clean soil requirements and are not contaminated.
3. Assuming thermoplastic, non-profile paint for ODOT pavement markings on Risely Ave.
4. Excludes SP-B Storm Planter as ACF FocalPoint System. Excludes Focalpoint High-Flow Media, Bridging Media, mulch, and R-Tank Underdrain. We include standard growing medium per spec, under drain w/gravel strip in this planter. Add \$66,500 if Focal Point System required.
5. Includes 18" of growing media soil at stormwater planters.
6. Includes 2.5' tall cheek wall & 3' tall average retaining wall at the bottom of the back (East) stairs.



7. Planter Walls include sack and patch finish only.
8. Stairs on grade Pricing includes a Mason Tread Nosing.
9. Excludes any curbs or planter walls at park south of picnic shelter. Sheet C2.03 indicates something but no details, notes, or call outs are provided. Same with L1.01.
10. Assumes topsoil amendments will be accepted as VE savings to contingency.

Please note the following **Standard Exclusions**:

- A. Building Permit, SDC's, Water Meter or associated fees
- B. Architect or consultant fees
- C. Any and all permits except MEP Permits
- D. Special inspections, and testing
- E. Utility company fees or usage, for example (NW Natural, water department, power utility, etc.)
- F. Franchise utility work/Fees including removal or relocation.
- G. Work to Existing Power poles, transformers, relocation of these services, and/or underground transformers, vaults, etc.
- H. Testing and/or removal of any contaminated soils
- I. Over Excavation of Soils
- J. Testing and/or removal of hazardous materials
- K. Adjacent property access costs and any costs associated with renting adjacent property for use during construction/staging
- L. Tree grates
- M. LEED Provisions until final determination

Alternates – see cost estimate for pricing

1. Water Feature
2. Polished Concrete in Lieu of Sealed Conc. (where called out)
3. Large Format Tile at Restrooms in lieu of Sealed Conc.
4. Stretched Fabric Wall Panels (AWP-2 where called out)

Allowances (without markups, in estimate as cost of work)

- | | |
|--|-------------|
| A. <u>DOES NOT INCLUDE</u> Play Equipment & Surfacing | \$1,000,000 |
| B. Hangers (8/A7.62 not identified) for CLT Chase Covers | \$ 7,000 |
| C. Recessed Signage in casework | \$ 20,000 |

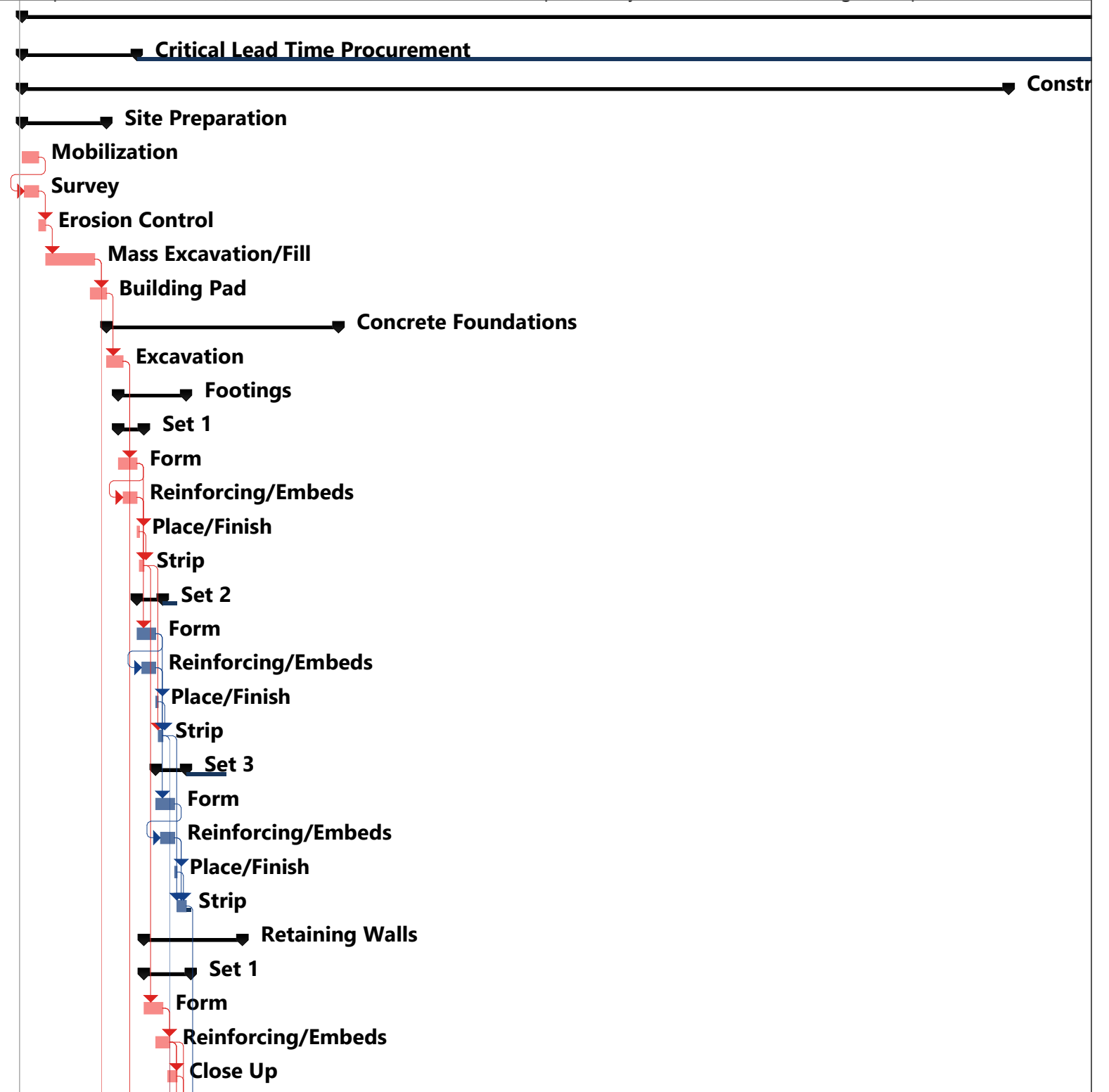
Thank you for giving P&C Construction the opportunity to work with you on this project. Please let me know if you have any questions.

Sincerely,
P&C Construction

Parker Verhaeghe
Project Executive



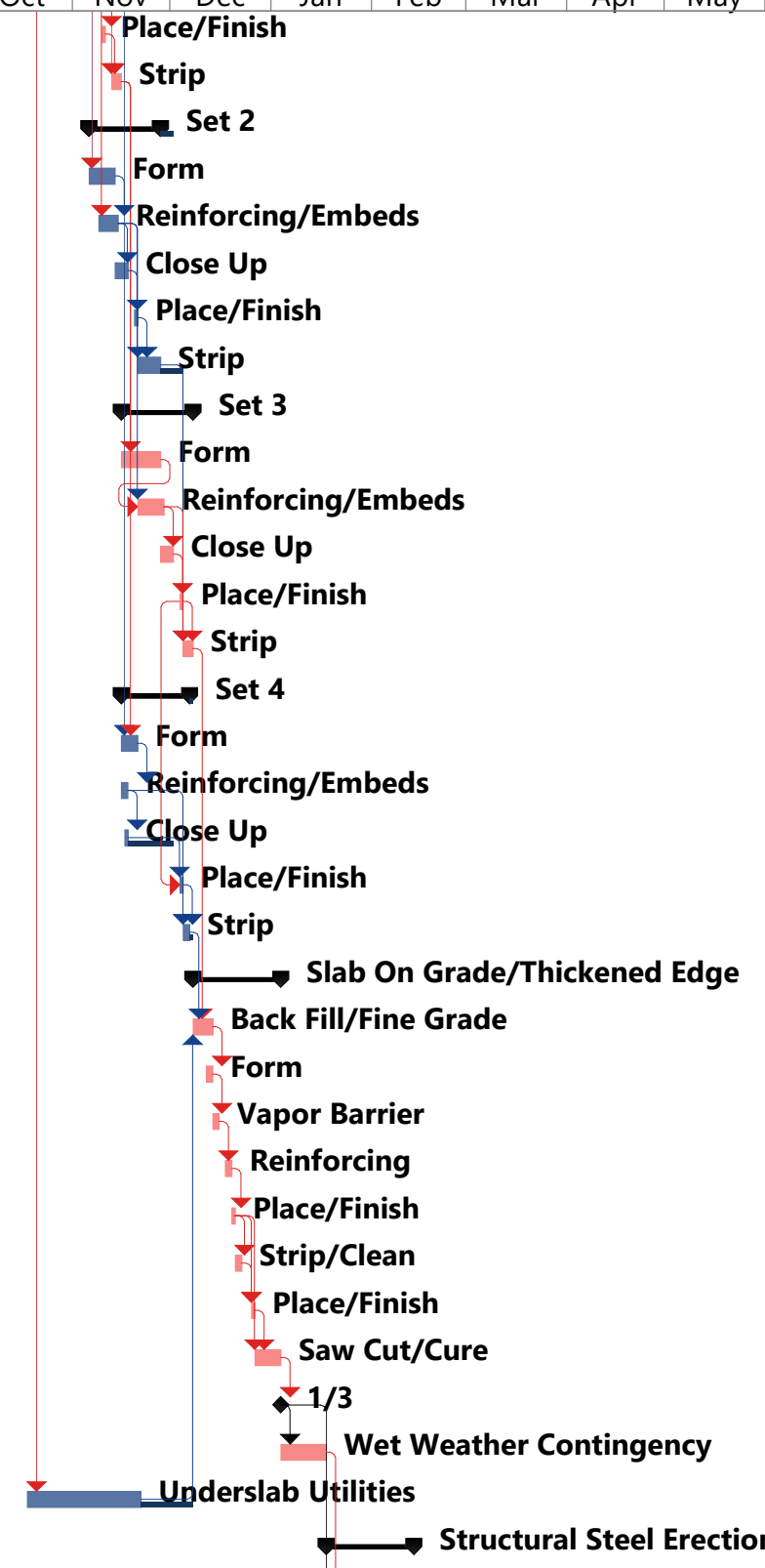
ID	Task Name	Duration	Start	Finish	Qtr 3, 2023			Qtr 4, 2023				Qtr 1, 2024			Qtr 2, 2024			Qtr 3, 2024			Qtr 4, 2024	
					Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	
1	Oak Lodge Library Project	324 days?	Tue 9/5/23	Thu 12/12/24																		
2	Critical Lead Time Procurement	35 days?	Tue 9/5/23	Mon 10/23/23																		
107	Construction Period	294 days	Tue 9/5/23	Tue 10/29/24																		
108	Site Preparation	26 days	Tue 9/5/23	Tue 10/10/23																		
109	Mobilization	5 days	Tue 9/5/23	Mon 9/11/23																		
110	Survey	4 days	Wed 9/6/23	Mon 9/11/23																		
111	Erosion Control	3 days	Tue 9/12/23	Thu 9/14/23																		
112	Mass Excavation/Fill	15 days	Fri 9/15/23	Thu 10/5/23																		
113	Building Pad	5 days	Wed 10/4/23	Tue 10/10/23																		
114	Concrete Foundations	67 days	Wed 10/11/23	Wed 1/17/24																		
115	Excavation	5 days	Wed 10/11/23	Tue 10/17/23																		
116	Footings	21 days	Mon 10/16/23	Mon 11/13/23																		
117	Set 1	9 days	Mon 10/16/23	Thu 10/26/23																		
118	Form	6 days	Mon 10/16/23	Mon 10/23/23																		
119	Reinforcing/Embeds	4 days	Wed 10/18/23	Mon 10/23/23																		
120	Place/Finish	1 day	Tue 10/24/23	Tue 10/24/23																		
121	Strip	2 days	Wed 10/25/23	Thu 10/26/23																		
122	Set 2	9 days	Tue 10/24/23	Fri 11/3/23																		
123	Form	6 days	Tue 10/24/23	Tue 10/31/23																		
124	Reinforcing/Embeds	4 days	Thu 10/26/23	Tue 10/31/23																		
125	Place/Finish	1 day	Wed 11/1/23	Wed 11/1/23																		
126	Strip	2 days	Thu 11/2/23	Fri 11/3/23																		
127	Set 3	9 days	Wed 11/1/23	Mon 11/13/23																		
128	Form	6 days	Wed 11/1/23	Wed 11/8/23																		
129	Reinforcing/Embeds	4 days	Fri 11/3/23	Wed 11/8/23																		
130	Place/Finish	1 day	Thu 11/9/23	Thu 11/9/23																		
131	Strip	2 days	Fri 11/10/23	Mon 11/13/23																		
132	Retaining Walls	28 days	Fri 10/27/23	Thu 12/7/23																		
133	Set 1	14 days	Fri 10/27/23	Wed 11/15/23																		
134	Form	6 days	Fri 10/27/23	Fri 11/3/23																		
135	Reinforcing/Embeds	4 days	Wed 11/1/23	Mon 11/6/23																		
136	Close Up	4 days	Mon 11/6/23	Thu 11/9/23																		



Project: Oak Lodge Library Proj
Date: Mon 7/10/23

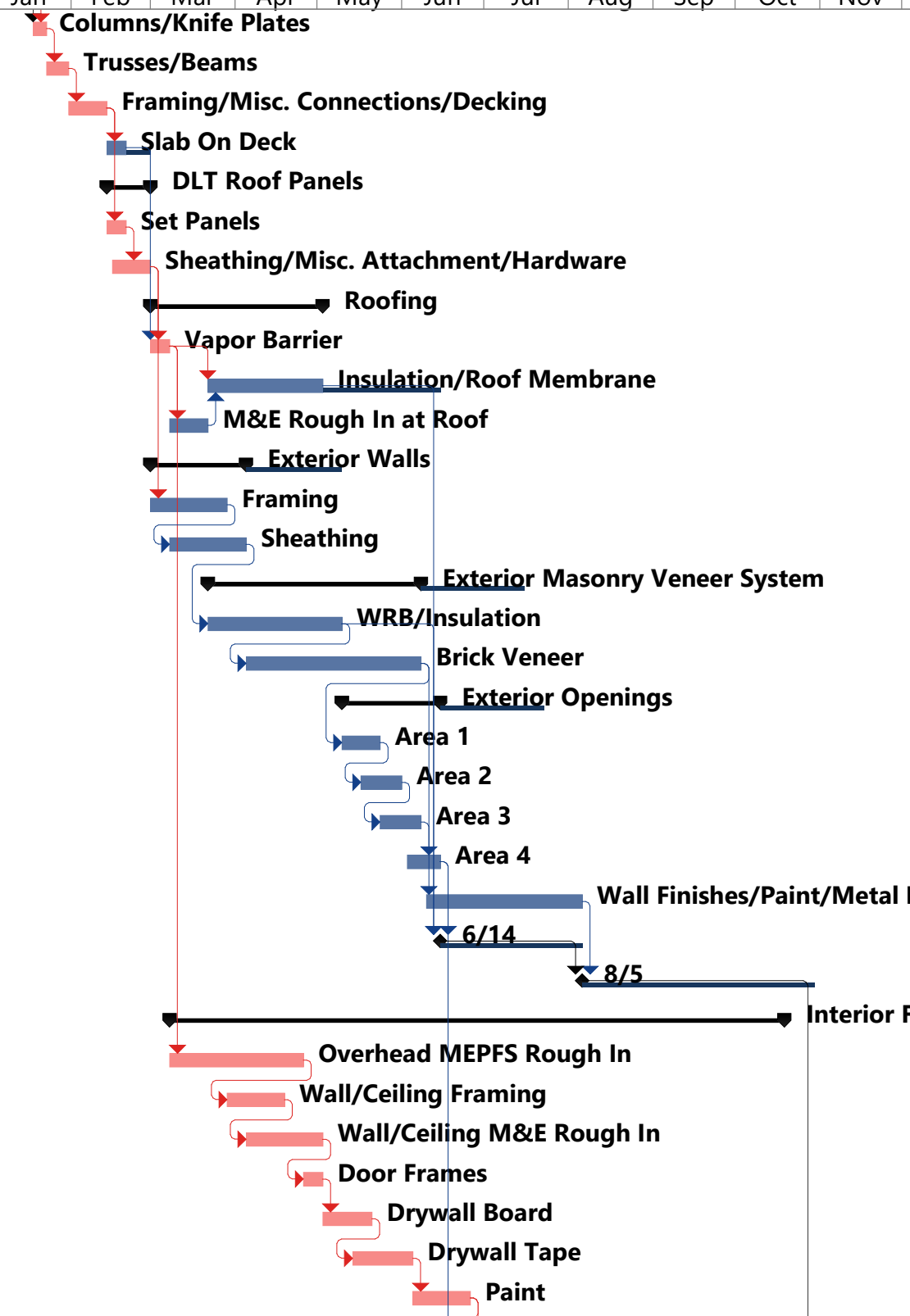
Task		Project Summary		Manual Task		Start-only		Deadline		Manual Progress	
Split		Inactive Task		Duration-only		Finish-only		Critical		Slack	
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Critical Split			
Summary		Inactive Summary		Manual Summary		External Milestone		Progress			

ID	Task Name	Duration	Start	Finish	Qtr 3, 2023			Qtr 4, 2023			Qtr 1, 2024			Qtr 2, 2024			Qtr 3, 2024			Qtr 4, 2024	
					Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
137	Place/Finish	1 day	Fri 11/10/23	Fri 11/10/23																	
138	Strip	3 days	Mon 11/13/23	Wed 11/15/23																	
139	Set 2	14 days	Mon 11/6/23	Mon 11/27/23																	
140	Form	6 days	Mon 11/6/23	Mon 11/13/23																	
141	Reinforcing/Embeds	4 days	Thu 11/9/23	Tue 11/14/23																	
142	Close Up	4 days	Tue 11/14/23	Fri 11/17/23																	
143	Place/Finish	1 day	Mon 11/20/23	Mon 11/20/23																	
144	Strip	3 days	Tue 11/21/23	Mon 11/27/23																	
145	Set 3	14 days	Thu 11/16/23	Thu 12/7/23																	
146	Form	6 days	Thu 11/16/23	Mon 11/27/23																	
147	Reinforcing/Embeds	4 days	Tue 11/21/23	Tue 11/28/23																	
148	Close Up	4 days	Tue 11/28/23	Fri 12/1/23																	
149	Place/Finish	1 day	Mon 12/4/23	Mon 12/4/23																	
150	Strip	3 days	Tue 12/5/23	Thu 12/7/23																	
151	Set 4	13 days	Thu 11/16/23	Wed 12/6/23																	
152	Form	3 days	Thu 11/16/23	Mon 11/20/23																	
153	Reinforcing/Embeds	2 days	Thu 11/16/23	Fri 11/17/23																	
154	Close Up	1 day	Fri 11/17/23	Fri 11/17/23																	
155	Place/Finish	1 day	Mon 12/4/23	Mon 12/4/23																	
156	Strip	2 days	Tue 12/5/23	Wed 12/6/23																	
157	Slab On Grade/Thickened Edge	17 days	Fri 12/8/23	Wed 1/3/24																	
158	Back Fill/Fine Grade	4 days	Fri 12/8/23	Wed 12/13/23																	
159	Form	2 days	Tue 12/12/23	Wed 12/13/23																	
160	Vapor Barrier	2 days	Thu 12/14/23	Fri 12/15/23																	
161	Reinforcing	2 days	Mon 12/18/23	Tue 12/19/23																	
162	Place/Finish	1 day	Wed 12/20/23	Wed 12/20/23																	
163	Strip/Clean	2 days	Thu 12/21/23	Fri 12/22/23																	
164	Place/Finish	1 day	Tue 12/26/23	Tue 12/26/23																	
165	Saw Cut/Cure	5 days	Wed 12/27/23	Wed 1/3/24																	
166	Concrete Foundations Complete	0 days	Wed 1/3/24	Wed 1/3/24																	
167	Wet Weather Contingency	10 days	Thu 1/4/24	Wed 1/17/24																	
168	Underslab Utilities	25 days	Wed 10/18/23	Tue 11/21/23																	
169	Structural Steel Erection	19 days	Thu 1/18/24	Tue 2/13/24																	



Project: Oak Lodge Library Proj Date: Mon 7/10/23	Task		Project Summary		Manual Task		Start-only		Deadline		Manual Progress	
	Split		Inactive Task		Duration-only		Finish-only		Critical		Slack	
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					Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
170	Columns/Knife Plates	3 days	Thu 1/18/24	Mon 1/22/24																	
171	Trusses/Beams	6 days	Tue 1/23/24	Tue 1/30/24																	
172	Framing/Misc. Connections/Decking	10 days	Wed 1/31/24	Tue 2/13/24																	
173	Slab On Deck	5 days	Wed 2/14/24	Tue 2/20/24																	
174	DLT Roof Panels	12 days	Wed 2/14/24	Thu 2/29/24																	
175	Set Panels	5 days	Wed 2/14/24	Tue 2/20/24																	
176	Sheathing/Misc. Attachment/Hardware	10 days	Fri 2/16/24	Thu 2/29/24																	
177	Roofing	45 days	Fri 3/1/24	Thu 5/2/24																	
178	Vapor Barrier	5 days	Fri 3/1/24	Thu 3/7/24																	
179	Insulation/Roof Membrane	30 days	Fri 3/22/24	Thu 5/2/24																	
180	M&E Rough In at Roof	10 days	Fri 3/8/24	Thu 3/21/24																	
181	Exterior Walls	25 days	Fri 3/1/24	Thu 4/4/24																	
182	Framing	20 days	Fri 3/1/24	Thu 3/28/24																	
183	Sheathing	20 days	Fri 3/8/24	Thu 4/4/24																	
184	Exterior Masonry Veneer System	55 days	Fri 3/22/24	Fri 6/7/24																	
185	WRB/Insulation	35 days	Fri 3/22/24	Thu 5/9/24																	
186	Brick Veneer	45 days	Fri 4/5/24	Fri 6/7/24																	
187	Exterior Openings	25 days	Fri 5/10/24	Fri 6/14/24																	
188	Area 1	10 days	Fri 5/10/24	Thu 5/23/24																	
189	Area 2	10 days	Fri 5/17/24	Fri 5/31/24																	
190	Area 3	10 days	Fri 5/24/24	Fri 6/7/24																	
191	Area 4	10 days	Mon 6/3/24	Fri 6/14/24																	
192	Wall Finishes/Paint/Metal Panels	40 days	Mon 6/10/24	Mon 8/5/24																	
193	Building Construction Dry In	0 days	Fri 6/14/24	Fri 6/14/24																	
194	Building Shell Completion	0 days	Mon 8/5/24	Mon 8/5/24																	
195	Interior Finishes	158 days	Fri 3/8/24	Fri 10/18/24																	
196	Overhead MEPFS Rough In	35 days	Fri 3/8/24	Thu 4/25/24																	
197	Wall/Ceiling Framing	15 days	Fri 3/29/24	Thu 4/18/24																	
198	Wall/Ceiling M&E Rough In	20 days	Fri 4/5/24	Thu 5/2/24																	
199	Door Frames	5 days	Fri 4/26/24	Thu 5/2/24																	
200	Drywall Board	12 days	Fri 5/3/24	Mon 5/20/24																	
201	Drywall Tape	15 days	Tue 5/14/24	Tue 6/4/24																	
202	Paint	15 days	Wed 6/5/24	Tue 6/25/24																	



Project: Oak Lodge Library Proj
Date: Mon 7/10/23

Task		Project Summary		Manual Task		Start-only		Deadline		Manual Progress	
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					Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
203	Restrooms	40 days	Wed 6/26/24	Wed 8/21/24																	
204	Tile	20 days	Wed 6/26/24	Wed 7/24/24																	
205	MEP Trim	10 days	Thu 7/25/24	Wed 8/7/24																	
206	Specialties/Accessories	10 days	Thu 8/8/24	Wed 8/21/24																	
207	Ceiling Systems	4 days	Wed 6/19/24	Mon 6/24/24																	
208	MEP Drops/Fixtures	20 days	Tue 6/25/24	Tue 7/23/24																	
209	Ceiling Tile	2 days	Wed 7/10/24	Thu 7/11/24																	
210	Casework/Millwork	20 days	Fri 7/12/24	Thu 8/8/24																	
211	Flooring	20 days	Fri 8/2/24	Thu 8/29/24																	
212	Doors/Hardware	10 days	Mon 8/26/24	Mon 9/9/24																	
213	MEP Final Trim	10 days	Wed 9/4/24	Tue 9/17/24																	
214	Specialties	20 days	Mon 9/16/24	Fri 10/11/24																	
215	Final Paint	5 days	Thu 10/10/24	Wed 10/16/24																	
216	Final Cleaning	5 days	Mon 10/14/24	Fri 10/18/24																	
217	Interiors Completion	0 days	Fri 10/18/24	Fri 10/18/24																	
218	Equipment Commissioning/Functional Testing	30 days	Wed 9/18/24	Tue 10/29/24																	
219	Final Inspections	20 days	Wed 9/18/24	Tue 10/15/24																	
220	Site Improvements	250 days	Fri 10/6/23	Mon 9/30/24																	
221	Site Grading	5 days	Fri 10/6/23	Thu 10/12/23																	
222	Underground Utilities	50 days	Fri 10/13/23	Tue 12/26/23																	
223	Park Improvements	95 days	Thu 5/2/24	Mon 9/16/24																	
224	Site Concrete/Hardscapes	30 days	Thu 5/2/24	Thu 6/13/24																	
225	Irrigation/Landscaping	30 days	Fri 6/14/24	Fri 7/26/24																	
226	Site Furnishings	5 days	Tue 9/10/24	Mon 9/16/24																	
227	Site Concrete/Hardscapes	50 days	Mon 6/17/24	Mon 8/26/24																	
228	Irrigation/Landscaping	30 days	Tue 8/13/24	Tue 9/24/24																	
229	Site Furnishings	15 days	Tue 9/10/24	Mon 9/30/24																	
230	Project Closeout	30 days	Tue 10/29/24	Thu 12/12/24																	
231	Substantial Completion (TCO)	0 days	Tue 10/29/24	Tue 10/29/24																	
232	Assemble Closeout Documents/Owner Training	30 days	Wed 10/30/24	Thu 12/12/24																	
233	Final Completion	0 days	Thu 12/12/24	Thu 12/12/24																	



Project: Oak Lodge Library Proj
Date: Mon 7/10/23

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