



DAN JOHNSON
DIRECTOR

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

June 15, 2023

BCC Agenda Date/Item: _____

Board of County Commissioners
Clackamas County

Approval of a Guaranteed Maximum Price Amendment to a Contract with P&C Construction for construction of Gladstone Library. Amendment value is \$6,978,163, contract value is increased to is \$7,342,900. Funding through County ARPA, State ARPA and \$2.4MM in budgeted County General Funds.

Previous Board Action/Review	5/17/23: Policy Session, Board approved \$900,000 in additional funding for the Gladstone and Oak Lodge Public Libraries.		
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, ARN	Procurement Review	Yes
Contact Person	Jason Varga	Contact Phone	(503) 351-4012

EXECUTIVE SUMMARY: At the May 17, 2023 Policy Session the Board approved additional funding for both the Gladstone and Oak Lodge Libraries to fully fund each project and allow for construction to begin. This contract amendment for P&C Construction includes the cost to build the Gladstone Library only. This amendment is a Guaranteed Maximum Price (GMP) proposal. The cost of this amendment was included in the overall project cost of \$10.05M. 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.

As directed at the Policy Session, we will fund this contract through County and State ARPA funds. We will only use County General Funds for expenses that are ineligible for ARPA funds.

RECOMMENDATION: Staff recommends approval of this contract.

Respectfully submitted,

Dan Johnson

Dan Johnson, Director
Transportation & Development

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**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.** 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 Gladstone Library portion of the Project. This GMP Amendment is strictly for the Gladstone Library. No Construction Phase Services are authorized for the Oak Lodge Library portion of the Project. Contractor’s guaranteed maximum price proposal for performance of the Gladstone Library 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 Gladstone Library portion of the Project. Construction Phase Services includes all Work necessary to complete the Gladstone Library 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, v1.2 4-10-2023
 - 2.2.** 2023 Billable Hourly Labor Rates
 - 2.3.** Gladstone Library – Clarifications and Assumptions
Basis for GMP Cost Estimate Base on 100% Construction Documents Drawings
 - 2.4.** 100% Construction Documents – List of Documents

- 3. Guaranteed Maximum Price.** The guaranteed maximum price (“GMP”) for the Gladstone Library portion of the Project, including the costs of Early Work Amendments #1 and #2, is \$7,342,900.00. The compensation amount authorized by this GMP Amendment for Contractor to complete Construction Phase Services for the Gladstone Library portion of the Project is \$6,978,163.00.

Preconstruction Services Fee	\$ 88,780.00
Early Work Amendment #1	\$ 270,054.00
Early Work Amendment #2	\$ 5,903.00 – Gladstone specific work
GMP Amendment	\$ 6,978,163.00

- 4. Contractor’s Fee.** Pursuant to Section 4.B. of the Contract, the Contractor’s Fee shall be the sum of \$ 166,079.00. 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 4.5% of the Cost of Work for the Construction Phase Services for a Construction Contingency of \$284,234.00. 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 Agreement, 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 Gladstone Library portion of the Project by the following Contract Times:

7.1. Substantial Completion: May 30, 2024

7.2. Final Completion: June 30, 2024

8. **Liquidated Damages.** Time is of the essence for the completion of the Construction Phase Services by the Contract Times outlined in Paragraph 7 above. Failure of Contractor to meet those Contract Times, the County may (at its discretion) impose liquidated damages according to the schedule below. As used below, an extension means an extension of time to complete the Construction Phase Services by an additional thirty (30) days.

EXTENSION REQUESTED PENALTY PER EXTENSION
Extension #1 through #4: \$5,000
Extension #5 through #7: \$7,500
Extension #8 and beyond: \$10,000

The Contractor must provide notice to the County in writing (via email to the County contact) at least ten (10) days prior to the Contract Time deadline of its intent to use a thirty (30) day extension. The County may, at its discretion, impose liquidated damages for each additional extension as described above. All requests for extension must be for thirty (30) day increments.

9. **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.

10. **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.

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.

Clackamas County

Authorized Signature Date

Chair

Printed Name

Recording Secretary

Date

Approved as to Form:

County Counsel Date

Exhibit I



Project: Gladstone Library GMP Estimate V1.2 4-10-2023
 Location: Gladstone, OR

CONSTRUCTION GMP ESTIMATE - 100% CONSTRUCTION DOCUMENTS

Alternates

Line #	Division	Description	TOTAL COST	Alternates			
				Alt.01: Additional Solar PV Array	Alt.02: Temporary Generator Connection	Alt.03: Rollershades change to motorized	Alt.04: Change to Polished Concrete
1	01	GENERAL REQUIREMENTS	\$808,585	\$0	\$0	\$0	\$0
2	02	EXISTING CONDITIONS	\$71,743	\$0	\$0	\$0	\$0
3	03	CONCRETE	\$491,341	\$0	\$0	\$0	\$0
4	04	MASONRY	\$44,500	\$0	\$0	\$0	\$0
5	05	METALS	\$566,833	\$0	\$0	\$0	\$0
6	06	WOOD, PLASTICS, & COMPOSITES	\$235,798	\$0	\$0	\$0	\$0
7	07	THERMAL & MOISTURE PROTECTION	\$854,702	\$10,000	\$0	\$0	\$0
8	08	DOORS & WINDOWS	\$378,525	\$0	\$0	\$0	\$0
9	09	FINISHES	\$738,130	\$0	\$0	\$0	\$11,346
10	10	SPECIALTIES	\$56,486	\$0	\$0	\$0	\$0
11	11	EQUIPMENT	\$5,047	\$0	\$0	\$0	\$0
12	12	FURNISHINGS	\$12,357	\$0	\$0	\$6,810	\$0
13	21	FIRE SUPPRESSION	\$56,000	\$0	\$0	\$0	\$0
14	22	PLUMBING	\$165,000	\$0	\$0	\$0	\$0
15	23	HEATING, VENTILLATING & AIR CONDITIONING	\$437,180	\$0	\$0	\$0	\$0
16	26	ELECTRICAL	\$531,410	\$0	\$0	\$4,110	\$0
17	27	COMMUNICATIONS	\$95,885	\$0	\$0	\$0	\$0
18	28	ELECTRONIC SAFETY & SECURITY	\$90,690	\$0	\$0	\$0	\$0
19	31	EARTHWORK	\$335,000	\$0	\$0	\$0	\$0
20	32	EXTERIOR IMPROVEMENTS	\$257,214	\$0	\$0	\$0	\$0
21	48	ELECTRICAL POWER GENERATION	\$83,875	\$75,000	\$0	\$0	\$0
22		SUBTOTAL	\$6,316,300	\$85,000	\$0	\$10,920	\$11,346
23		Evolution of Design Contingency @ 0.00%	\$0	\$0	\$0	\$0	\$0
24		Bidding Contingency @ 0.00%	\$0	\$0	\$0	\$0	\$0
25		Construction Contingency @ 4.50%	\$284,234	\$3,825	\$0	\$491	\$511
26		Subtotal - Cost of Work	\$6,600,534	\$88,825	\$0	\$11,411	\$11,857
27		Builder's Risk Insurance @ 0.60%	\$39,603	\$533	\$0	\$68	\$71
28		CMGC Liability Insurance @ 1.15%	\$75,906	\$1,021	\$0	\$131	\$136
29		CMGC Payment and Performance Bonds @ 0.95%	\$62,705	\$844	\$0	\$108	\$113
30		Total Cost of Work	\$6,778,748	\$91,223	\$0	\$11,720	\$12,177
31		CM/GC Fee (excl. Insurance & Bonds) @ 2.45%	\$166,079	\$2,235	\$0	\$287	\$298
32		Subtotal	\$6,944,828	\$93,458	\$0	\$12,007	\$12,475
33		Corporate Activity Tax (CAT) @ 0.48%	\$33,335	\$449	\$0	\$58	\$60
34		TOTAL GMP ESTIMATE AMOUNT	\$6,978,163	\$93,907	\$0	\$12,064	\$12,535
35		Unit Cost per S.F.	\$1,122.61				
36		S.F. of Area	6,216	0	0	0	0
37		OWNER'S STATED BUDGET FOR CONSTRUCTION	\$0				



Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Price	Sub Amount	Total Amount
1	01 00 00.00	GENERAL REQUIREMENTS						
2	01 10 00.00	General Conditions						
3		General Conditions RFP Response	11.00 mo	0	0	55,450.00 /mo	609,950	609,950
4		Final Cleaning - Gladstone Library General Conditions	6,216.00 sf	-	-	1.55 /sf	9,635	9,635
5	01 20 00.00	Site Logistics						
6		Logistics - forklift and dumpsters	1.00 ls	-	-	54,000.00 /ls	54,000	54,000
7		Logistics - site and building protections Site Logistics	1.00 ls	120,000	15,000	/ls	54,000	135,000
		GENERAL REQUIREMENTS		120,000	15,000		673,585	808,585
8	02 00 00.00	EXISTING CONDITIONS						
9	02 21 00.00	Survey						
10		Survey	1.00 ls	-	-	16,743.00 /ls	16,743	16,743
11	02 41 19.00	Selective Demolition						
12		Decommission UST (2 tanks by PBS) Selective Demolition	1.00 allow	-	3,000	52,000.00 /allow	52,000	55,000
		EXISTING CONDITIONS			3,000		52,000	55,000
					3,000		68,743	71,743
13	03 00 00.00	CONCRETE						
14	03 30 00.00	Footings, Foundations & Slabs						
15		Concrete Building Work - Sub Footings, Foundations & Slabs	1.00 ls	-	-	491,341.00 /ls	491,341	491,341
		CONCRETE					491,341	491,341
16	04 00 00.00	MASONRY						
17	04 22 00.00	CMU						
18		CMU Masonry - Shear Walls CMU	1.00 ls	-	-	44,500.00 /ls	44,500	44,500
		MASONRY					44,500	44,500
19	05 00 00.00	METALS						
20	05 12 00.00	Structural Steel Framing						
21		Structural/misc Steel & decking - Fabricate, Supply and Erect Structural Steel Framing	1.00 ls	-	466,971	99,862.00 /ls	99,862	566,833
		METALS			466,971		99,862	566,833
					466,971		99,862	566,833
22	06 00 00.00	WOOD, PLASTICS, & COMPOSITES						
23	06 10 00.00	Rough Carpentry Framing						
24		Rough Carpentry - Backing & blocking Rough Carpentry Framing	1.00 ls	-	-	70,798.00 /ls	70,798	70,798
25	06 40 00.00	Casework & Cabinets						
26		Millwork & Casework Casework & Cabinets	1.00 ls	-	-	165,000.00 /ls	165,000	165,000
		WOOD, PLASTICS, & COMPOSITES					165,000	165,000
							235,798	235,798
27	07 00 00.00	THERMAL & MOISTURE PROTECTION						
28	07 17 13.00	Waterproofing						
29		Waterproofing - Joint Sealants	1.00 ls	-	-	31,240.00 /ls	31,240	31,240



Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Price	Sub Amount	Total Amount
		Waterproofing					31,240	31,240
30	07 42 13.00	Sheet Metal Wall & Soffit Panels						
31		Metal Wall Panels, PMP, Hardi Siding, Misc Flashings, Comfortboard, WRB	1.00 ls	-	-	487,875.00 /ls	487,875	487,875
		Sheet Metal Wall & Soffit Panels					487,875	487,875
32	07 51 00.00	Built-Up Bituminous Roofing						
33		Built Up Roofing - SBS, R30, Tapered Insul, Walk Pads, 20-Year Warranty	1.00 ls	-	-	239,900.00 /ls	239,900	239,900
		Built-Up Bituminous Roofing					239,900	239,900
34	07 72 00.00	Roof Accessories						
35		Roof Hatch - 36"X96" - Hatch and Railing	1.00 ea	348	6,000	/ea		6,348
36		Drop Down Stair 1 (fire station)	1.00 ea		10,000	-	-	10,000
37		Roof Tie Off Anchor System	1.00 allow			32,010.00 /allow	32,010	32,010
		Roof Accessories		348	16,000		32,010	48,358
38	07 81 00.00	Applied Fireproofing						
39		Fireproofing - Intumescent	1.00 ls	-	-	27,700.00 /ls	27,700	27,700
		Applied Fireproofing					27,700	27,700
40	07 95 13.00	Expansion Joint Control						
41		Expansion Joints- F&I - Butyl/Neoprene - 5" Opening + Roof to Wall	1.00 ls	-	-	19,629.00 /ls	19,629	19,629
		Expansion Joint Control					19,629	19,629
		THERMAL & MOISTURE PROTECTION		348	16,000		838,354	854,702
42	08 00 00.00	DOORS & WINDOWS						
43	08 11 13.00	Doors & Hardware						
44		Doors, Frames & Hardware - Supply Only	1.00 ls	-	75,000	/ls		75,000
45		Doors, Frames & Hardware - Install Only	1.00 ls		-	3,525.00 /ls	3,525	3,525
		Doors & Hardware					75,000	78,525
46	08 41 13.00	Aluminum Storefront Systems						
47		Aluminum Storefront	1.00 ls	-	-	300,000.00 /ls	300,000	300,000
		Aluminum Storefront Systems					300,000	300,000
		DOORS & WINDOWS			75,000		303,525	378,525
48	09 00 00.00	FINISHES						
49	09 21 16.00	Gypsum Board Assemblies						
50		Gypsum Board Assemblies, Ceilings, Insulation, FRP, Stucco, AWP	1.00 ls	-	-	650,000.00 /ls	650,000	650,000
		Gypsum Board Assemblies					650,000	650,000
51	09 30 00.00	Tiling						
52		Tile Sub	1.00 ls	-	-	8,699.00 /ls	8,699	8,699
		Tiling					8,699	8,699
53	09 65 00.00	Resilient Flooring						
54		Rubber Base (1/8") - Straight/Cove - 4"	1.00 ls	-	-	1,989.00 /ls	1,989	1,989
		Resilient Flooring					1,989	1,989
55	09 67 00.00	Fluid Applied Flooring						
56		Sealed Concrete CONC-2 (Scrub & Seal)	1.00 ls	-	-	10,292.00 /ls	10,292	10,292
		Fluid Applied Flooring					10,292	10,292
57	09 68 00.00	Carpeting						
58		Carpeting & WOM	1.00 ls	-	-	19,960.00 /ls	19,960	19,960
		Carpeting					19,960	19,960
59	09 91 23.00	Painting						
60		Painting and intumescent paint	1.00 ls	-	10,000	37,190.00 /ls	37,190	47,190



Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Price	Sub Amount	Total Amount
		Painting			10,000		37,190	47,190
		FINISHES			10,000		728,130	738,130
61	10 00 00.00	SPECIALTIES						
62	10 11 00.00	Visual Display Units						
63		Visual Display Units	1.00 ls	348	3,608	/ls		3,956
64		PHS-1: Picture Hanging System (Stas U-Rail)	88.00 lf			25.00 /lf	2,200	2,200
		Visual Display Units		348	3,608		2,200	6,156
65	10 14 00.00	Signage						
66		Signage	1.00 ls	-		34,425.00 /ls	34,425	34,425
		Signage					34,425	34,425
67	10 21 13.00	Toilet Partitions & Cubicles						
68		Cubicle Track & Curtain	1.00 ls			3,925.00 /ls	3,925	3,925
		Toilet Partitions & Cubicles					3,925	3,925
69	10 26 10.00	Wall And Door Protection						
70		Corner Guards Supplied & Installed	1.00 ls	1,305	1,500	/ls		2,805
		Wall And Door Protection		1,305	1,500			2,805
71	10 28 13.00	Toilet Accessories						
72		Toilet Accessories - Supply Only	1.00 ls	-	4,114	/ls		4,114
73		Toilet Accessories - Install Only	1.00 ls	2,088	-	/ls		2,088
		Toilet Accessories		2,088	4,114			6,202
74	10 44 00.00	Fire Protection Specialties						
75		Fire Exting Cabinets - Semi-Recessed - SS Door & Frame	2.00 ea	348	797	/ea		1,145
76		Knox Box (Recessed, Black)	1.00 ea	128	700	/ea		828
		Fire Protection Specialties		476	1,497			1,973
77	10 51 13.00	Lockers						
78		Lockers - Metal - One Single Stack of 5	1.00 est	-	-	1,000.00 /est	1,000	1,000
		Lockers					1,000	1,000
		SPECIALTIES		4,217	10,719		41,550	56,486
79	11 00 00.00	EQUIPMENT						
80	11 52 13.00	Audio-Visual Equipment						
81		Projection Screen - Recessed Clg Mt. - Electric	1.00 ea	292	3,000	-	-	3,292
		Audio-Visual Equipment		292	3,000			3,292
82	11 82 00.00	Miscellaneous Equipment						
83		Thru wall book drop	1.00 ea	255	1,500	-	-	1,755
		Miscellaneous Equipment		255	1,500			1,755
		EQUIPMENT		547	4,500			5,047
84	12 00 00.00	FURNISHINGS						
85	12 24 13.00	Window Shades						
86		Shades	1.00 ls	-	-	9,487.00 /ls	9,487	9,487
		Window Shades					9,487	9,487
87	12 93 00.00	Miscellaneous Furnishings						
88		Bike Racks (SS) - 2 Bike (Single Loop)	6.00 ea	-	-	478.33 /ea	2,870	2,870
		Miscellaneous Furnishings					2,870	2,870
		FURNISHINGS					12,357	12,357
89	21 00 00.00	FIRE SUPPRESSION						



Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Price	Sub Amount	Total Amount
90	21 13 13.00	Fire Suppression Systems						
91		Fire Protection - with double check inside, no vault Fire Suppression Systems FIRE SUPPRESSION	1.00 ls	-	-	56,000.00 /ls	56,000	56,000
92	22 00 00.00	PLUMBING						
93	22 10 00.00	Plumbing						
94		Plumbing Plumbing PLUMBING	1.00 ls	-	-	165,000.00 /ls	165,000	165,000
95	23 00 00.00	HEATING, VENTILLATING & AIR CONDITIONING						
96	23 10 00.00		15					
97		HVAC - incl controls & Balancing 15 HEATING, VENTILLATING & AIR CONDITIONING	1.00 ls	-	-	437,180.00 /ls	437,180	437,180
98	26 00 00.00	ELECTRICAL						
99	26 10 00.00	Electrical						
100		Electrical & Lighting	1.00 ls	-	-	508,565.00 /ls	508,565	508,565
101		Alt.2 Temporary Generator Connection - ADD Electrical ELECTRICAL	1.00 ls			22,845.00 /ls	22,845	22,845
102	27 00 00.00	COMMUNICATIONS						
103	27 13 23.00	Communications Backbone Cabling						
104		Voice/Data Structured Cabling Communications Backbone Cabling	1.00 ls	-	-	58,670.00 /ls	58,670	58,670
105	27 41 33.00	Audio-Video Systems						
106		A-V System Audio-Video Systems COMMUNICATIONS	1.00 ls	-	-	37,215.00 /ls	37,215	37,215
107	28 00 00.00	ELECTRONIC SAFETY & SECURITY						
108	28 13 00.00	Access Control & Intrusion Detection						
109		Access Control & Intrusion Detection Access Control & Intrusion Detection	1.00 ls	-	-	55,660.00 /ls	55,660	55,660
110	28 23 00.00	Video Surveillance System						
111		Video Surveillance System - CCTV Video Surveillance System	1.00 ls	-	-	22,745.00 /ls	22,745	22,745
112	28 31 00.00	Fire Alarm System						
113		Fire Alarm System Fire Alarm System ELECTRONIC SAFETY & SECURITY	1.00 ls	-	-	12,285.00 /ls	12,285	12,285
114	31 00 00.00	EARTHWORK						
115	31 20 00.00	Earthwork						
116		Earthwork & Utilities Earthwork	1.00 ls	-	0	240,000.00 /ls	240,000	240,000
117	31 62 00.00	Driven Piles						



Group	Phase	Description	Takeoff Quantity	Labor Amount	Material Amount	Sub Price	Sub Amount	Total Amount
118	31 62 00.00	Driven Piles Piles and shoring for adjacent properties allowance	1.00 allow	-	15,000	80,000.00 /allow	80,000	95,000
		Driven Piles			15,000		80,000	95,000
		EARTHWORK			15,000		320,000	335,000
119	32 00 00.00	EXTERIOR IMPROVEMENTS						
120	32 12 16.00	Asphalt Concrete Paving						
121		Asphalt Paving (Patching Back Streets)	1.00 ls	-	-	8,000.00 /ls	8,000	8,000
		Asphalt Concrete Paving					8,000	8,000
122	32 16 00.00	Site Concrete						
123		Site Concrete	1.00 ls	-	5,000	147,793.00 /ls	147,793	152,793
		Site Concrete			5,000		147,793	152,793
124	32 17 00.00	Pavement Specialties & Markings						
125		Striping And Signage	1.00 ls	-	-	6,424.00 /ls	6,424	6,424
		Pavement Specialties & Markings					6,424	6,424
126	32 31 00.00	Fences & Gates						
127		Fencing - Chain link at Trash enclosure between Gen & Trash	1.00 allow	-	-	3,000.00 /allow	3,000	3,000
		Fences & Gates					3,000	3,000
128	32 33 00.00	Site Furnishings						
129		Custom Wood Bench - included in steel & finish carp	1.00 ls			-	-	
130	32 90 00.00	Landscape & Irrigation - Planting Areas						
131		Landscape & Irrigation	1.00 ls	-	-	86,997.00 /ls	86,997	86,997
		Landscape & Irrigation - Planting Areas					86,997	86,997
		EXTERIOR IMPROVEMENTS			5,000		252,214	257,214
132	48 00 00.00	ELECTRICAL POWER GENERATION						
133	48 14 00.00	Photo Voltaic Systems						
134		Photo Voltaic Systems	1.00 ls	-	-	83,875.00 /ls	83,875	83,875
		Photo Voltaic Systems					83,875	83,875
		ELECTRICAL POWER GENERATION					83,875	83,875



Estimate Totals

Description	Amount	Hours	Rate	Totals
Labor	125,112	13.500 hrs		
Material	621,190			
Subcontract	5,569,999			
Equipment				
Other				
Subtotal	6,316,300			6,316,300
Evolution of Design Contingency				
Bidding Contingency				
Construction Contingency	284,234		4.500 %	
Subtotal - Cost of Work	284,234			6,600,534
Builder's Risk Insurance	39,603		0.600 %	
CMGC Liability Insurance	75,906		1.150 %	
CMGC Payment and Performance Bonds	62,705		0.950 %	
Total Cost of Work	178,214			6,778,748
CM/GC Fee (excl. Insurance & Bonds)	166,079		2.450 %	
Subtotal	166,079			6,944,828
Corporate Activity Tax (CAT)	33,335		0.480 %	
Total				6,978,163

ID	Task Name	Duration	Start	Finish	2023		Qtr 3, 2023			Qtr 4, 2023			Qtr 1, 2024			Qtr 2, 2024			Qtr 3, 2024			Qtr 4, 2024	
					May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
1	Gladstone Library	607 days	Wed 2/2/22	Thu 6/20/24	Gladstone Library																		
2	Critical Lead Time Procurement	145 days	Wed 2/2/22	Thu 8/25/22																			
45	Construction Period	237 days	Mon 6/5/23	Wed 5/8/24	Construction Period																		
46	Site Preparation	12 days	Mon 6/5/23	Tue 6/20/23	Site Preparation																		
47	Mobilization	0 days	Mon 6/5/23	Mon 6/5/23	6/5																		
48	Temporary Barriers	1 day	Mon 6/5/23	Mon 6/5/23	Temporary Barriers																		
49	Erosion Control	2 days	Tue 6/6/23	Wed 6/7/23	Erosion Control																		
50	Mass Excavation/Fill	3 days	Thu 6/8/23	Mon 6/12/23	Mass Excavation/Fill																		
51	Building Pad	3 days	Tue 6/13/23	Thu 6/15/23	Building Pad																		
52	Shoring at Fire Station Foundation	3 days	Fri 6/16/23	Tue 6/20/23	Shoring at Fire Station Foundation																		
53	Concrete Foundations	29 days	Fri 6/23/23	Thu 8/3/23	Concrete Foundations																		
54	Footings	12 days	Fri 6/23/23	Tue 7/11/23	Footings																		
55	Excavation	4 days	Fri 6/23/23	Wed 6/28/23	Excavation																		
56	Form	6 days	Tue 6/27/23	Wed 7/5/23	Form																		
57	Reinforcing/Embeds	3 days	Fri 6/30/23	Wed 7/5/23	Reinforcing/Embeds																		
58	Place/Finish	2 days	Thu 7/6/23	Fri 7/7/23	Place/Finish																		
59	Strip	2 days	Mon 7/10/23	Tue 7/11/23	Strip																		
60	Thickened Edge Slab on Grade	17 days	Wed 7/12/23	Thu 8/3/23	Thickened Edge Slab on Grade																		
61	Form	6 days	Wed 7/12/23	Wed 7/19/23	Form																		
62	Fine Grade Rock	2 days	Fri 7/21/23	Mon 7/24/23	Fine Grade Rock																		
63	Vapor Barrier	2 days	Tue 7/25/23	Wed 7/26/23	Vapor Barrier																		
64	Reinforcing/Embeds	3 days	Thu 7/27/23	Mon 7/31/23	Reinforcing/Embeds																		
65	Place/Finish	1 day	Tue 8/1/23	Tue 8/1/23	Place/Finish																		
66	Strip/Clean Up	2 days	Wed 8/2/23	Thu 8/3/23	Strip/Clean Up																		
67	Under Slab Utilities	15 days	Thu 6/29/23	Thu 7/20/23	Under Slab Utilities																		
68	Concrete Retaining Walls	8 days	Mon 7/10/23	Wed 7/19/23	Concrete Retaining Walls																		
69	Form 1 Side	3 days	Mon 7/10/23	Wed 7/12/23	Form 1 Side																		
70	Reinforcing/Embeds	1 day	Wed 7/12/23	Wed 7/12/23	Reinforcing/Embeds																		
71	Form/Close Up	3 days	Thu 7/13/23	Mon 7/17/23	Form/Close Up																		
72	Place/Finish	1 day	Tue 7/18/23	Tue 7/18/23	Place/Finish																		
73	Strip Forms/Clean Up	1 day	Wed 7/19/23	Wed 7/19/23	Strip Forms/Clean Up																		
74	Masonry Walls	26 days	Mon 7/10/23	Mon 8/14/23	Masonry Walls																		

Project: Gladstone Library Proj Date: Tue 3/21/23	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	2023		Qtr 3, 2023			Qtr 4, 2023			Qtr 1, 2024			Qtr 2, 2024			Qtr 3, 2024			Qtr 4, 2024	
					May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
75	1st Lift (5'-4")	3 days	Mon 7/10/23	Wed 7/12/23																			
76	2nd Lift (10'-8")	3 days	Fri 8/4/23	Tue 8/8/23																			
77	3rd Lift (Top Out)	3 days	Wed 8/9/23	Fri 8/11/23																			
78	Demob/Clean Up	1 day	Mon 8/14/23	Mon 8/14/23																			
79	Structural Framing	43 days	Tue 8/15/23	Fri 10/13/23																			
80	Structural Steel Erection	20 days	Tue 8/15/23	Tue 9/12/23																			
81	Columns/Beams/Purlins	18 days	Tue 8/15/23	Fri 9/8/23																			
82	Steel Decking/Misc. Connections	5 days	Wed 9/6/23	Tue 9/12/23																			
83	Exterior Walls	25 days	Mon 9/11/23	Fri 10/13/23																			
84	Wall Framing	20 days	Mon 9/11/23	Fri 10/6/23																			
85	Wall Sheathing	15 days	Mon 9/25/23	Fri 10/13/23																			
86	Concrete Slab On Deck	24 days	Wed 9/13/23	Mon 10/16/23																			
87	Reinforcing/Forming	3 days	Wed 9/13/23	Fri 9/15/23																			
88	Place/Finish	1 day	Mon 9/18/23	Mon 9/18/23																			
89	Cure Time	20 days	Tue 9/19/23	Mon 10/16/23																			
90	Roofing	22 days	Mon 10/9/23	Tue 11/7/23																			
91	Area 1	5 days	Mon 10/9/23	Fri 10/13/23																			
92	Area2	5 days	Mon 10/16/23	Fri 10/20/23																			
93	Mechanical Well	2 days	Mon 10/23/23	Tue 10/24/23																			
94	Detailing	10 days	Wed 10/25/23	Tue 11/7/23																			
95	Exterior Openings	40 days	Mon 10/9/23	Tue 12/5/23																			
96	WRB/SAM/Sill Pans	25 days	Mon 10/9/23	Fri 11/10/23																			
97	Area 1	5 days	Mon 10/23/23	Fri 10/27/23																			
98	Area 2	5 days	Mon 10/30/23	Fri 11/3/23																			
99	Area 3	5 days	Mon 11/6/23	Fri 11/10/23																			
100	Area 4	5 days	Mon 11/13/23	Fri 11/17/23																			
101	Entries	5 days	Mon 11/20/23	Tue 11/28/23																			
102	Glazing	5 days	Wed 11/29/23	Tue 12/5/23																			
103	Hardie Exterior Skin System	40 days	Mon 10/30/23	Wed 12/27/23																			
104	Flashings	10 days	Mon 10/30/23	Fri 11/10/23																			
105	Z Girts/Insulation	15 days	Mon 11/13/23	Tue 12/5/23																			
106	Hardie Panel	15 days	Wed 12/6/23	Wed 12/27/23																			

Project: Gladstone Library Proj Date: Tue 3/21/23	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	2023		Qtr 3, 2023			Qtr 4, 2023			Qtr 1, 2024			Qtr 2, 2024			Qtr 3, 2024			Qtr 4, 2024	
					May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
107	Exterior Finishes	40 days	Thu 12/28/23	Thu 2/22/24																			
108	Building Construction Dry In	0 days	Tue 12/5/23	Tue 12/5/23																			
109	Building Shell Completion	0 days	Thu 2/22/24	Thu 2/22/24																			
110	Interior Finishes	144 days	Mon 10/16/23	Wed 5/8/24																			
111	Overhead MEPFS Rough In	20 days	Mon 10/16/23	Fri 11/10/23																			
112	Wall/Ceiling Framing	15 days	Mon 10/30/23	Fri 11/17/23																			
113	Overhead Paint	3 days	Mon 11/13/23	Wed 11/15/23																			
114	Wall/Ceiling MEPFS Rough In	15 days	Mon 11/6/23	Tue 11/28/23																			
115	Drywall Board	12 days	Mon 11/27/23	Tue 12/12/23																			
116	Drywall Tape	16 days	Wed 12/6/23	Thu 12/28/23																			
117	Paint	10 days	Thu 12/21/23	Fri 1/5/24																			
118	Ceramic Tile	15 days	Fri 12/29/23	Fri 1/19/24																			
119	Ceiling Systems	20 days	Fri 12/29/23	Fri 1/26/24																			
120	M&E Drops	15 days	Mon 1/22/24	Fri 2/9/24																			
121	Floor Grinding/Polishing	12 days	Mon 2/12/24	Tue 2/27/24																			
122	Casework/Millwork	10 days	Wed 2/28/24	Tue 3/12/24																			
123	Flooring	5 days	Wed 3/13/24	Tue 3/19/24																			
124	Doors/Hardware	10 days	Wed 3/13/24	Tue 3/26/24																			
125	MEP Trim	10 days	Thu 3/21/24	Wed 4/3/24																			
126	Specialties	15 days	Thu 3/28/24	Wed 4/17/24																			
127	Final Inspections/Final Cleaning	10 days	Thu 4/11/24	Wed 4/24/24																			
128	Systems Commissioning/Functional Testi	15 days	Thu 4/18/24	Wed 5/8/24																			
129	Interiors Completion	0 days	Wed 5/8/24	Wed 5/8/24																			
130	Site Improvements	224 days	Fri 6/16/23	Thu 5/2/24																			
131	Storm Sewer Lines	5 days	Fri 6/16/23	Thu 6/22/23																			
132	Utilities	25 days	Thu 6/29/23	Thu 8/3/23																			
133	Hardscapes	25 days	Fri 2/23/24	Thu 3/28/24																			
134	Landscaping	25 days	Fri 3/29/24	Thu 5/2/24																			
135	Project Closeout	30 days	Wed 5/8/24	Thu 6/20/24																			
136	Substantial Completion	0 days	Wed 5/8/24	Wed 5/8/24																			
137	Assemble Closeout Documents	30 days	Thu 5/9/24	Thu 6/20/24																			
138	Final Completion	0 days	Thu 6/20/24	Thu 6/20/24																			

Project: Gladstone Library Proj
Date: Tue 3/21/23

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			



2023

BILLABLE HOURLY LABOR RATES

Job Title	Assigned Personnel	Billable Rate	OT Rate	DT Rate
P&C Project Executive	Brian Shoemaker	\$157	-	-
P&C Preconstruction Manager / Design Manager	Parker Verhaeghe	\$157	-	-
P&C Chief Estimator	Chana Frederick	\$140	-	-
P&C Resource Manager/Scheduler	Dave VanVleck	\$152	-	-
P&C Senior Project Manager	Parker Verhaeghe	\$133	-	-
P&C Site Superintendent	Brad Esler	\$129	\$181	\$220
P&C Project Manager	Ken Fehringer	\$112	-	-
P&C Safety Director	Rick McMurry	\$152	\$213	\$258
P&C Assistant Superintendent	N/A	\$112	\$157	\$191
P&C On-Site Foreman	N/A	\$100	\$139	\$169
P&C Tradesperson	TBD	\$91	\$128	\$155
P&C Project Engineer	N/A	\$95	-	-
P&C BIM Coordinator	N/A	\$110	\$155	\$188
P&C Support Staff	Various	\$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



Gladstone Library

CLARIFICATIONS AND ASSUMPTIONS

Basis for GMP Cost Estimate based on 100% Construction Document Drawings

March 27, 2023

City of Gladstone and Clackamas County

Re: Gladstone Library Estimate & Clarifications Dated 3/27/23

Dear Client:

Below is the estimate & clarifications for the Gladstone Library Project based upon Opsis Architecture 100% Construction Document Design documents Dated 06/22/2022 and Addendum 1 dated 02/23/23:

Total Amendment Amount: \$6,978,163

1. P&C Construction Estimate based on Opsis 100% Construction Documents dated June 22, 2022 and assumes construction activities will commence in June 2023.
2. 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.
3. The GMP Cost Estimate is itemized into distinct areas of work. NOTE: This is for informational purposes and must be considered FOR REFERENCE ONLY.
4. This amendment does not include preconstruction or EWA/Amendment 1 & 2 issued for building demolition and abatement in the amount of \$291,740. The total GMP and change order \$7,269,903.
5. Alternate for temp generator is INCLUDED.
6. Alternate for NET Zero is an Allowance and rough order of magnitude.
7. Builders risk insurance coverage and costs for such are included in the estimate and will be provided by P&C Construction at the rate of 0.60%.
8. The GMP estimate includes 0.48% for CM/GC Corporate Activity Tax only. Provisions for subcontractor taxes will be included in their cost proposals.
9. 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.



CLARIFICATIONS AND ASSUMPTIONS

Basis for GMP Cost Estimate based on 100% Construction Document Drawings

10. Owner shall procure and pay for all plan check fees, building permits, SDC's (if applicable) and any other permit costs required by AHJ's except MEP trade permits which are included. Fees related to the architect or their consultants are also excluded.
11. Testing and special inspections services shall be procured and paid for by Owner.
12. The GMP estimate assumes all permits will be issued by the AHJ no later than May 29, 2023 and Construction Activities will commence on June 05, 2023. Target Substantial Completion date is May 8th, 2024.
13. The GMP Cost Estimate does NOT include any costs, schedule impacts, or contingency dollars for removal and replacement of unsuitable or hazardous soils or 'soft spots.' Such costs (if encountered) shall result in a change order to the GMP. Removal and proper disposal of two tanks on site are included, with soil testing and certifications for tanks being the responsibility of Owner.
14. Recent market conditions and supply chain disruptions have created volatility in pricing and escalation challenges for certain products. Escalation will be dealt with on case-by-case basis. Severe escalation where increases would exceed a collective amount of 25% of contractors portion of contingency will be considered an unforeseen condition.
15. Labor rates for P&C personnel will be billed as shown on the attached document.
16. P&C assumes construction access will be available from adjacent properties, and that access to the adjacent apartments doesn't need to be 100% open for the entire project duration.
17. Concrete curbs for HVAC items are not included.
18. AISC or IAS certifications for fabrication, erection, and shop painting of steel per 05 12 00 – 1.7 A-C is not included.
19. SSPC-SP 10/NACE No. 2, "Near-White Blast Cleaning" at exposed structural steel locations, per 05 12 00 – 2.8 B, is typically intended for use in areas exposed to high humidity, chemical atmospheres, marine, and other corrosive environments and is not included.
20. Galvanizing of permanently exposed structural steel at the screen truss and mechanical screen per S0.02 line 4 is not included. SSPC-SP6 (commercial blast cleaning) prep per 09 96 00 2.2 D.1.c is not included.
21. No special preparation is included on interior steel elements exposed to view per Note 5 on S0.02 XII Structural Steel. No AESS category was defined, and this would require SSPC-SP 6 preparation which is not included for these interior elements.



CLARIFICATIONS AND ASSUMPTIONS

Basis for GMP Cost Estimate based on 100% Construction Document Drawings

22. No inclusion for siding/finishes has been made between the new building and adjacent fire station. This gap is only about 5" and does not allow for adequate access needed to install any exterior siding or finish. It is understood that a different exterior finish and/or wall type will be called for at this location. Appropriate credit or addition to the GMP for this change in scope will be addressed at the time of the revised design document(s) being released.
23. Temporary conditioning (heating, humidity, etc.) measures for finishes must be accepted due to procurement challenges.
24. Application of intumescent paint is included at 8 columns.
25. High performance paint is included at the trash enclosure, sunscreen, and mechanical screen only.
26. The ceiling mounted projector and any associated post, support, or structure for mounting is excluded. TV's and mounting hardware are also excluded.
27. All kitchen or residential style appliances are to be owner furnished, contractor installed.
28. Excludes any water to refrigerator(s) as none is shown on the plumbing drawings.
29. No gas service piping, site or building (none is shown), or water meter is included.
30. No dewatering is included.
31. Excludes any tree grates as none are shown.
32. Solar 1.5% total of \$148,500 included for total of solar (\$83,000), roof safety system (\$32,000), steel (\$10,000), and roof pads (\$5,000).
33. Water testing of storefront or glazing systems is not included. If water testing is performed by another party at the request of Owner, test is to be per AAMA with 1/3 reduction.
34. Bicycle racks are not Huntco per specifications but are manufactured by the same company.
35. No specialty systems for the fire suppression system are included. (e.g. Clean Agent, Pre-Action, Wet Chemical, Deluge, Exposure, etc.)
36. Estimate excludes fees related to utility company (power, water, waste, gas, telecom, etc.) permits, easements, designs, planning, site visits, or usage fees. Temporary power service to the site for use during construction is included in the estimate.



CLARIFICATIONS AND ASSUMPTIONS

Basis for GMP Cost Estimate based on 100% Construction Document Drawings

- 37. Scope related to specification 27 53 20 CATV system is excluded as nothing is shown on the drawings.
- 38. No HVAC or plumbing heat trace is included.
- 39. Any final grades less than 1% on hardscape surfaces will be at risk of ponding or improper drainage leading to puddles. Corrective actions to address ponding or puddles after installation of hardscapes will be limited to ensuring grades were achieved as designed. No extra work will be undertaken without a change order to fix or alleviate ponding and/or puddles.
- 40. Mulch in stormwater facilities is not included. No requirement found.
- 41. No motorized shades have been included.
- 42. Solid core PVC will be used for DWV/storm piping (except above grade storm) in lieu of cast iron.
- 43. Assumes relative humidity of the concrete will be adequate for specified flooring installation.

Allowances:

The following are a list of allowances included in the GMP Proposal.

1. Underground Tanks, by PBS	\$55,000
2. Fall Protection System	\$32,000
3. Pile and Shoring Systems & New Neighbor Sidewalk	\$95,000

The following is an allowance NOT included in the GMP

- 1. Net Zero Alternate

END OF CLARIFICATIONS AND ASSUMPTIONS



Gladstone Library
100% Construction Documents

LIST OF DOCUMENTS

SPECIFICATIONS:

Gladstone Library
100% Construction Documents
Vol 1 & 2

Issue Date

6/22/22

DRAWINGS:

Gladstone Library
100% Construction Documents

Issue Date

6/22/22

Dwg. No.	Title	Issue Date
	COVER SHEET	6/22/22
G0.00	SHEET INDEX	6/22/22
C0.01	COVER	6/22/22
C0.02	EXISTING CONDITIONS PLAN FOR REFERENCE ONLY	6/22/22
C1.00	DEMOLITION PLAN (FOR REFERENCE ONLY)	1/17/22
C2.00	SITE & GRADING PLAN	6/22/22
C3.00	UTILITY PLAN	6/22/22
C4.00	DETAILS	6/22/22
C4.01	DETAILS	6/22/22
C5.01	PUBLIC STREET IMPROVEMENTS	6/22/22
C5.02	PUBLIC STREET IMPROVEMENTS	6/22/22
C5.03	PUBLIC STREET IMPROVEMENTS DETAILS	6/22/22
C5.04	PUBLIC STREET IMPROVEMENTS DETAILS	1/17/22
C6.00	EROSION CONTROL PLAN – DEMOLITION FOR REFERENCE ONLY	6/22/22
C6.01	EROSION CONTROL PLAN - DEVELOPED	6/22/22
L0.01	TREE PLAN	6/22/22
L1.01	MATERIALS PLAN	6/22/22
L2.01	LAYOUT PLAN	6/22/22
L3.01	SOILS PLAN	6/22/22
L4.01	PLANTING PLAN	6/22/22
L5.01	IRRIGATION PLAN	6/22/22
L6.01	DETAILS	6/22/22
L6.02	DETAILS	6/22/22
L6.03	DETAILS	6/22/22
AD1.01	DEMO PLAN LEVEL 01 – FOR REFERENCE ONLY	1/17/22
A0.00	ARCHITECTURAL ABBREVIATIONS AND SYMBOLS	6/22/22
A0.20	CODE ANALYSIS	6/22/22
A0.30	FIRE & LIFE SAFETY PLAN	6/22/22
A0.40	EXTERIOR WALL ASSEMBLY TYPES	6/22/22

A0.50	INTERIOR WALL ASSEMBLY TYPES	6/22/22
A0.60	HORIZONTAL ASSEMBLY TYPES	6/22/22
A0.70	DOOR SCHEDULE AND DOOR TYPES	6/22/22
A0.81	ARCHITECTURAL SITE PLAN – FOR REFERENCE ONLY	6/22/22
A1.01	FLOOR PLAN LEVEL 01	6/22/22
A1.03	ROOF PLAN	6/22/22
A1.04	ENLARGED ROOF PLAN	6/22/22
A1.31	FINISH PLAN	6/22/22
A1.51	FURNITURE PLAN – FOR REFERENCE ONLY	6/22/22
A1.81	REFLECTED CEILING PLAN	6/22/22
A1.82	REFLECTED CEILING PLAN	6/22/22
A2.10	EXTERIOR ELEVATIONS	6/22/22
A2.11	EXTERIOR ELEVATIONS	6/22/22
A2.12	EXTERIOR SCREEN ELEVATIONS	6/22/22
A2.13	EXTERIOR ELEVATIONS	6/22/22
A2.14	PERSPECTIVE VIEWS – FOR REFERENCE ONLY	6/22/22
A3.10	BUILDING SECTIONS	6/22/22
A3.11	BUILDING SECTIONS	6/22/22
A3.20	WALL SECTIONS	6/22/22
A3.21	WALL SECTIONS	6/22/22
A3.22	WALL SECTIONS	6/22/22
A4.01	EXTERIOR FRAMED OPENING TYPES	6/22/22
A4.10	EXTERIOR FRAMED OPENING DETAILS	6/22/22
A4.11	EXTERIOR FRAMED OPENING DETAILS	6/22/22
A4.12	EXTERIOR FRAMED OPENING DETAILS	6/22/22
A4.20	TYPICAL ENVELOPE COMPONENTS	6/22/22
A4.30	EXTERIOR SUNSCREEN DETAILS	6/22/22
A4.31	EXTERIOR TRASH ENCLOSURE DETAILS	6/22/22
A4.50	ROOF DETAILS	6/22/22
A4.51	ROOF DETAILS	6/22/22
A6.01	INTERIOR FRAMED OPENINGS	6/22/22
A6.10	INTERIOR FRAMED OPENING DETAILS	6/22/22
A6.11	INTERIOR FRAMED OPENING DETAILS	6/22/22
A6.30	INTERIOR ELEVATIONS	6/22/22
A6.31	INTERIOR ELEVATIONS	6/22/22
A6.32	ENLARGED PLAN, RCP, INT ELEVATIONS – RESTROOMS & BOH	6/22/22
A6.50	INTERIOR DETAILS	6/22/22
A6.51	INTERIOR DETAILS	6/22/22
A6.60	INTERIOR DETAILS – STANDARD CASEWORK	6/22/22
A6.61	INTERIOR DETAILS – STANDARD CASEWORK	6/22/22
A6.62	INTERIOR DETAILS – CASEWORK	6/22/22
A6.63	INTERIOR DETAILS – CASEWORK	6/22/22
A6.64	INTERIOR DETAILS – CASEWORK	6/22/22
S0.01	GENERAL STRUCTURAL NOTES	6/22/22
S0.02	GENERAL STRUCTURAL NOTES	6/22/22
S0.03	SYMBOLS & ABBREVIATIONS	6/22/22
S0.04	SPECIAL INSPECTION REQUIREMENTS	6/22/22
S0.05	SPECIAL INSPECTION REQUIREMENTS	6/22/22

S0.06	SPECIAL INSPECTION REQUIREMENTS	6/22/22
S1.01	FOUNDATION PLAN	6/22/22
S1.02	LOW ROOF FRAMING PLAN	6/22/22
S1.03	HIGH ROOF FRAMING PLAN	6/22/22
S2.01	ELEVATIONS	6/22/22
S5.01	CONCRETE DETAILS	6/22/22
S5.02	CONCRETE DETAILS	6/22/22
S5.11	CONCRETE DETAILS	6/22/22
S5.51	CMU DETAILS	6/22/22
S6.01	STEEL DETAILS	6/22/22
S6.02	STEEL DETAILS	6/22/22
S6.03	STEEL DETAILS	6/22/22
S6.11	STEEL DETAILS	6/22/22
S6.12	STEEL DETAILS	6/22/22
S6.13	STEEL DETAILS	6/22/22
S6.51	METAL DECK DETAILS	6/22/22
S6.52	METAL DECK DETAILS	6/22/22
S7.01	METAL STUD DETAILS	6/22/22
S7.02	METAL STUD DETAILS	6/22/22
S7.03	METAL STUD DETAILS	6/22/22
S8.01	SCBF DETAILS	6/22/22
M0.01	SYMBOL LIST AND GENERAL NOTES – MECHANICAL	6/22/22
M0.02	SCHEDULES – MECHANICAL	6/22/22
M0.03	SCHEDULES – MECHANICAL	6/22/22
M1.01	FLOOR PLAN LEVEL 01 – MECHANICAL	6/22/22
M1.03	ROOF PLAN – MECHANICAL	6/22/22
M7.01	DETAILS – MECHANICAL	6/22/22
P0.01	SYMBOL LIST AND GENERAL NOTES – PLUMBING	6/22/22
P0.02	SCHEDULES – PLUMBING	6/22/22
P1.00	UNDER SLAB PLAN – PLUMBING	6/22/22
P1.01	FLOOR PLAN LEVEL 01 – PLUMBING	6/22/22
P1.02	LOW ROOF PLAN – PLUMBING	6/22/22
P1.03	HIGH ROOF PLAN – PLUMBING	6/22/22
P4.01	ENLARGED PLANS – PLUMBING	6/22/22
P7.01	DETAILS – PLUMBING	6/22/22
E0.01	SYMBOL LIST AND GENERAL NOTES – ELECTRICAL	6/22/22
E0.02	LUMINAIRE SCHEDULE	6/22/22
E0.81	SITE PLAN – ELECTRICAL	6/22/22
E1.01	FLOOR PLAN LEVEL 01 – ELECTRICAL	6/22/22
E1.02	ROOF PLAN – ELECTRICAL	6/22/22
E2.01	REFLECTED CEILING PLAN LEVEL 01 – LIGHTING	6/22/22
E2.02	REFLECTED CEILING PLAN UPPER LEVEL – LIGHTING	6/22/22
E2.03	FLOOR PLAN LEVEL 01 – LIGHTING	6/22/22
E4.01	ENLARGED PLANS – ELECTRICAL	6/22/22
E5.01	SINGLE LINE DIAGRAMS – ELECTRICAL	6/22/22
E6.01	SCHEDULES – ELECTRICAL	6/22/22
E7.01	DETAILS – ELECTRICAL	6/22/22
T0.01	SYMBOL LIST AND GENERAL NOTES – TECHNOLOGY	6/22/22

T0.02	GENERAL NOTES – TECHNOLOGY	6/22/22
T0.81	SITE PLAN – TECHNOLOGY	6/22/22
T1.01	FIRST FLOOR PLAN – TECHNOLOGY	6/22/22
T3.01	ENLARGED PLANS AND SECTIONS – TECHNOLOGY	6/22/22
T4.01	AV DIAGRAMS – TECHNOLOGY	6/22/22
T5.01	DETAILS – TECHNOLOGY	6/22/22
SG.100	FLOOR PLAN SITE	6/22/22
SG.101	FLOOR PLAN LEVEL 01	6/22/22
SG.200	MESSAGE SCHEDULE	6/22/22
SG.201	COLOR & TYPOGRAPHY	6/22/22
SG.202	SIGN FAMILY	6/22/22
SG.300	SIGN TYPE AA1	6/22/22
SG.301	SIGN TYPES BB1 & CC1	6/22/22
SG.400	SIGN TYPES A1, A2, & A3	6/22/22
SG.401	SIGN TYPES B1 & B2	6/22/22
SG.402	SIGN TYPE B3	6/22/22
SG.403	SIGN TYPE C1	6/22/22
SG.404	SIGN TYPES D1 & D2	6/22/22

Exhibit J



CLACKAMAS COUNTY
PUBLIC IMPROVEMENT CONTRACT
PERFORMANCE BOND

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

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

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

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

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

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

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

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

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

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

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

Dated this _____ day of _____, 20____.

PRINCIPAL: _____

By: _____

Signature

Official Capacity

Attest: _____

Corporation Secretary

SURETY: _____

[Add signatures for each if using multiple bonds]

BY ATTORNEY-IN-FACT:

[Power-of-Attorney must accompany each bond]

Name

Signature

Address

City State Zip

Phone Fax



CLACKAMAS COUNTY
PUBLIC IMPROVEMENT CONTRACT

PAYMENT BOND

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

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

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

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

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

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

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

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

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

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

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

Dated this _____ day of _____, 20__.

PRINCIPAL: _____

By: _____
Signature

Official Capacity

Attest: _____
Corporation Secretary

SURETY: _____
[Add signatures for each if using multiple bonds]

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

Name

Signature

Address

City State Zip

Phone Fax