CONSTRUCTION CONTRACT (ORS 279C)
BY AND BETWEEN
COLUMBIA COUNTY AND
2KG CONTRACTORS, INC.

THIS CONTRACT ("Contract") is between **Columbia County**, a political subdivision of the State of Oregon, hereinafter referenced as ("County" or "Owner") and **2KG Contractors, Inc.**, hereinafter referenced as ("Contractor").

IT IS HEREBY AGREED by and between the parties above-mentioned for and in consideration of the mutual promises hereinafter stated as follows:

1. **Effective Date.** This Agreement is effective on the date last signed below. No services shall begin prior to Notice to Proceed.

2. **Completion Date.** The completion date for this Agreement shall be no later than March 27, 2026 unless sooner terminated as provided herein.

3. **Contractor's Services**. Generally, the services to be performed by Contractor consist of the following (the "Services" or "Construction Services"): Construction of a deflection suite in the Columbia County Courthouse ("Project Site" consistent with the design and specifications. Contractor shall complete the Services in accordance with the highest standards in the industry for similar work and in accordance with the following with the Invitation to Bid which is attached hereto as Exhibit 1, and incorporated herein by this reference, and Contractor's Bid which is attached hereto as Exhibit 2, and incorporated herein by this reference. Contract Documents consist of Exhibits 1 and 2, inclusive of all attachments and exhibits.

3.1 Construction Services.

3.1.1 **Construction Services—General**. Following Notice to Proceed, Contractor shall perform the Construction Services described in the Contract Documents, in accordance and in compliance with the approved schedule for the Project. The Contractor shall provide all Construction Services necessary to furnish Owner with a complete, fully functional Facility consistent with the Design and Specifications. Contractor shall perform the Construction Services as follows:

3.1.1.1 Means and Methods: The Contractor shall have complete control over and charge of, and shall be solely

responsible for, construction means, methods, techniques, sequences and procedures in connection with the Work.

3.1.1.2 Schedules: The Contractor shall be responsible for maintaining the Construction Schedules and for carrying out the Construction Services in accordance with the Contract Documents.

3.1.1.3 Supervision: The Contractor shall supervise and administer all activities associated with performance of the Construction Services.

3.1.1.4 Warranty: Contractor guarantees all work under this Contract against all defects in materials and workmanship. This guarantee shall extend from the date of final completion for the period of a minimum of one year, or longer, if so specified in the Contract Documents. Contractor shall promptly make all necessary repairs or replacements to correct any defects in workmanship or materials for which notice in writing has been sent to the Contractor from the Owner's Contract Representative within the guarantee period. In the event Contractor fails to take any action to correct conditions covered by this guarantee promptly after notice of such condition, Owner may do so, and Contractor and its surety shall be liable for the cost thereof. Normal wear and tear and the results of accidents not chargeable to Contractor or its agents are excepted from the above requirements.

3.1.1.5 Safety: The Contractor shall take such precautions as may be required to ensure the safety of, and shall provide such protection as may be required to prevent damage, injury or loss to: 1) employees of Owner, employees of the Contractor, and other persons who may be present on the Project Site or in a position to be affected by construction activities; 2) the Project Site, and all materials and equipment to be incorporated into the Project; and 3) other property at or adjacent to the Project Site.

3.1.1.6 Communication: Except as may otherwise be specified in this Contract or in any Special Provisions, Owner will direct its communications to the Contractor regarding Construction Services through the Contractor's Representative.

3.1.1.7 Material and Equipment: The Contractor warrants to Owner those materials and equipment incorporated into the Project, and all Construction Services performed,

shall be of good quality, free from faults and defects, and in conformance with the Contract Documents.

3.1.1.8 Site Maintenance: The Contractor shall keep the Project Site free from accumulation of waste materials or rubbish caused by the Contractor's operations. At the completion of the Construction Services, the Contractor shall remove from and about the Project Site all the Contractor's tools, equipment, machinery, surplus materials, waste materials and rubbish.

3.1.1.9 Acts and Omissions: The Contractor shall be deemed to have complete control over and charge of acts and omissions of all persons performing portions of the Construction Services or on the Project Site with Contractor's knowledge or permission for any purpose related to the Project.

3.1.1.10 Corrections: At its own expense, the Contractor shall correct Construction Services that do not conform to industry standard, the Construction Documents, and Legal Requirements.

3.1.1.11 Change Orders: The Contractor shall prepare change orders for Owner's approval and execution and shall obtain Owner's written approval in the form of a change order, Contract amendment, or Owner's directive, for any changes, whether minor or material, within the scope of the Project that differs from the Contract Documents.

3.1.1.12 Written Amendment: The Contractor's duties, responsibilities and scope of authority, as set forth in the Contract, cannot be modified except by written Contract amendment executed by the Parties, and including all required State of Oregon approvals, if any.

3.1.1.13 Legal Compliance: The Contractor shall comply with all Laws relating to the Project, including but not limited to ORS 455.010 through ORS 455.897, as amended, and rules adopted pursuant to those statutes.

3.1.1.14 Liability: The Contractor shall be liable for injury to persons and damage or loss of property caused by the negligence, gross negligence, recklessness, willful, intentional, or otherwise wrongful acts or omissions of the Contractor, anyone directly or indirectly employed by the Contractor, the Contractor's Consultants, subcontractors and agents, and all other persons performing portions of the Work or on the Project Site with Contractor's knowledge or permission for any purpose related to

performance of Construction Services. This subparagraph shall in no way affect the applicability or diminish the scope of coverage of the bonds and insurance required under this Contract, or diminish the scope or allocation of responsibility or the indemnity provided by this Contract. Contractor shall indemnify, defend, save, and hold harmless the County, its officers, agents and employees, from any and all claims, suits or actions of any nature, including claims of injury to any person or persons or of damage to property, caused directly or indirectly by reason any error, omission, negligence, or wrongful act by Contractor, its officers, agents and/or employees arising out the performance of this agreement. This indemnity does not apply to claims, suits or actions arising solely out of the negligent acts or omissions of the County, its officers, agents or employees.

3.1.1.15 The Contractor shall be responsible for returning to the Owner all items issued during construction such as keys, security passes, site admittance badges, and all other pertinent items. The Contractor shall be responsible for notifying the appropriate utility companies to transfer utility charges from the Contractor to the Owner. The utility transfer date shall not be before Substantial Completion and may not be until Final Completion.

3.1.2 **Construction Services – Specific.** In addition to all requirements for the general administration of the Construction Services, the Contractor shall perform the following specific services:

3.1.2.1 Pre-Construction Conference: The Contractor shall attend a pre-construction conference at a site to be determined by Owner.

3.1.2.2 Notice of Substantial Completion: Contractor will issue to Owner's Representative the Notice of Substantial Completion.

3.1.2.3 Punch List: Owner's Representative will issue a complete Punch List of incomplete or defective items to the Contractor within fourteen (14) Days after the Contractor's submittal of the Notice of Substantial Completion. The Contractor shall complete all Punch List items within fourteen (14) Days of receipt of the Punch List.

3.1.2.4 Permits. Contractor shall obtain and pay for all necessary permits and licenses, except for those specifically excluded in the Contract Documents for the Construction Services, for temporary obstructions, enclosures, opening of streets for pipes, walls, utilities, environmental Work, etc., as required for the project. Contractor shall be responsible for all violations of the law, in connection with the construction or caused by obstructing streets, sidewalks or otherwise. Contractor shall give all requisite notices to public authorities. The Contractor shall pay all royalties and license fees. The Contractor shall defend all suits or claims for infringement of any patent or other proprietary rights and save harmless and blameless from loss, on account thereof, Columbia County, and its departments, divisions, members and employees. “Permits and licenses” include all submittals and fees required by any jurisdiction as a condition of their approval to construct the project for its intended purpose as described in the solicitation document and Contract.

3.1.2.5 Supervision. Contractor shall keep on the site, during the progress of the Work, a competent superintendent and any necessary assistants who shall be satisfactory to the Owner and who shall represent the Contractor on the site. Directions given to the superintendent by the Owner's Authorized Representative shall be confirmed in writing to the Contractor.

3.1.2.6 Inspection.

3.1.2.6.1 Owner's Authorized Representative shall have access to the Work at all times.

3.1.2.6.2 Inspection of the Work will be made by the Owner's Authorized Representative at its discretion. The Owner’s Authorized Representative will have authority to reject Work that does not conform to the Contract Documents. Any Work found to be not in conformance with the Contract Documents, in the discretion of the Owner's Authorized Representative, shall be removed and replaced at the Contractor's expense.

3.1.2.6.3 Contractor shall make or obtain at the appropriate time all tests, inspections and approvals of portions of the work required by the Contract Documents or by laws, ordinances, rules, regulations or orders of public authorities having

jurisdiction. The Contractor shall make arrangements for such tests, inspections and approvals with an independent testing laboratory or entity retained by the Owner, or with the appropriate public authority. The Owner shall furnish and pay for special testing and inspection required by the governing jurisdictions and not resulting from the Contractor's deficiencies, shop fabrication or means and methods. The Contractor shall be responsible for any and all inspection costs resulting from the Contractor's acceleration of the construction schedule. The Contractor shall give the Owner's Authorized Representative timely notice of when and where tests and inspections are to be made so that the Owner's Authorized Representative may be present for such procedures. Required certificates of testing, inspection or approval shall, unless otherwise required by the Contract Documents, be secured by the Contractor and promptly delivered to the Owner's Authorized Representative.

3.1.2.6.4 As required by the Contract Documents, Work done or material used without inspection or testing by the Owner's Authorized Representative may be ordered removed at the Contractor's expense.

3.1.2.6.5 If directed to do so any time before the Work is accepted, the Contractor shall uncover portions of the completed Work for inspection. After inspection, the Contractor shall restore such portions of Work to the standard required by the Contract. If the Work uncovered is unacceptable or was done without sufficient notice to the Owner's Authorized Representative, the uncovering and restoration shall be done at the Contractor's expense. If the Work uncovered is acceptable and was done with sufficient notice to the Owner's Authorized Representative, the uncovering and restoration will be paid for as a Change Order.

3.1.2.6.6 If any testing or inspection reveals failure of the portions of the Work to comply with requirements established by the Contract Documents, all costs made necessary by such failure, including those of repeated procedures and compensation for the Owner's Authorized Representative's and

Architect/Engineer's services and expenses, shall be at the Contractor's expense.

4. Consideration/Payment.

4.1 COMPENSATION: The County will pay Contractor on a fee-for-service basis, an amount not to exceed **$264,860** for the construction services provided under this Agreement, said fee to be the complete compensation to Contractor for the services performed under the Contract. These fees shall include all expenses. Progress payments for Construction Service shall be made as specified in this Contract.

4.2 Non-appropriation - This Contract is subject to the appropriation of funds by County, and/or the receipt of funds from state and federal sources. In the event sufficient funds shall not be appropriated, and/or received, by County for the payment of consideration required to be paid under this Agreement, then County may terminate this Contract in accordance with Article 15 of this Agreement.

4.3 Progress Payments. Schedule of Payments. County shall make payments to the Contractor on the dates listed below:

4.3.1 On the first (1st) day of each month following commencement of Construction Services, the Contractor shall submit its application for payment to County for Construction Services performed during the prior month. Any application for payment submitted by the Contractor after the first day of a calendar month shall be deemed received by County on the first day of the following calendar month. County will make payment of the amount rightfully due and payable to the Contractor within 30 Days of receipt, review and approval of each application for payment.

4.3.2 Retainage. County shall withhold retainage in the amount of 5% from all progress payments relating to Construction Services. Retainage shall be withheld and released in accordance with ORS 279C.550 to 279C.580.

4.3.3 Draft Application for Payment. At least ten (10) days prior to the first (1st) day of each month following commencement Contractor shall submit to County's Representative a draft application for payment containing the Contractor's best approximation of the contents and amount of the pay application which will follow.

4.4 Prevailing Wage.

4.4.1 Pursuant to ORS 279C.845(7), the Owner shall retain 25 percent of any amount earned by the Contractor on this public works project until the

Contractor has filed certified statements. The Owner shall pay to the Contractor the amount retained under this subsection within 14 days after the Contractor files the required certified statements, regardless of whether a Subcontractor has failed to file certified statements.

4.4.2 Pursuant to ORS 279C.845(8), the Contractor shall retain 25 percent of any amount earned by a first-tier Subcontractor on this public works project until the first-tier Subcontractor has filed with the Owner the certified statements. Before paying any amount retained under this subsection, the Contractor shall verify that the first-tier Subcontractor has filed the certified statement. Within 14 days after the first-tier Subcontractor files the required certified statement the Contractor shall pay the first-tier Subcontractor any amount retained under this subsection.

4.4.3 In accordance with statutory requirements, and administrative rules promulgated by the Commissioner of the Bureau of Labor and Industries, the fee required by ORS 279C.825(1) will be paid by Owner to the Commissioner.

4.5 Final Payment.

4.5.1 Upon completion of all the Services under this Contract, the Contractor shall notify the Owner's Authorized Representative, in writing, that Contractor has completed Contractor's part of the Contract and shall request final payment. Upon receipt of such notice the Owner's Authorized Representative will inspect the Work, and if acceptable, submit to the Owner a recommendation as to acceptance of the completed Work and the final estimate of the amount due the Contractor. If the Work is not acceptable, Owner will notify Contractor within fifteen (15) Days of Contractor's request for final payment. Upon approval of this final estimate by the Owner and compliance by the Contractor with provisions in 4.5.2, and other provisions as may be applicable, the Owner shall pay to the Contractor all monies due under the provisions of these Contract Documents.

4.5.2 Neither final payment nor any remaining retained percentage shall become due until the Contractor submits to the Owner's Authorized Representative (1) a notarized affidavit/release of liens and claims in a form satisfactory to Owner that states that payrolls, bills for materials and equipment, and other indebtedness connected with the Work for which the Owner or the Owner's property might be responsible or encumbered (less amounts withheld by Owner) have been paid or otherwise satisfied, (2) a certificate evidencing that insurance required by the Contract Documents to remain in force after final payment is currently in effect and will not be canceled or allowed to expire until at least thirty (30) Days' prior

written notice has been given to the Owner, (3) a written statement that the Contractor knows of no substantial reason that the insurance will not be renewable to cover the period required by the Contract Documents, (4) consent of surety, if any, to final payment and (5), if required by the Owner, other data establishing payment or satisfaction of obligations, such as receipts, releases and waivers of liens, claims, security interests or encumbrances arising out of the Contract, to the extent and in such form as may be designated by the Owner. If a Subcontractor refuses to furnish a release or waiver required by the Owner, the Contractor may furnish a bond satisfactory to the Owner to indemnify the Owner against such lien. If such lien remains unsatisfied after payments are made, the Contractor shall refund to the Owner all money that the Owner may be compelled to pay in discharging such lien, including all costs and reasonable attorneys' fees.

4.5.3 Acceptance of final payment by the Contractor, a Subcontractor or material supplier shall constitute a waiver of claims by that payee except those previously made in writing and identified by that payee as unsettled at the time of final application for payment.

5. CONTRACT REPRESENTATIVES. Contract representatives for this Agreement shall be:

County Representative	**Contractor Representative**
Riley Baker Director of General Services Columbia County Courthouse 230 Strand Street St. Helens, Oregon 97051 telephone: 503-397-7213 riley.baker@columbiacountyor.gov.	Mario Lipari President 2KGContractors, Inc. 4917 N.E. 185th Drive Portland, Oregon 97230 503-489-2020

All correspondence shall be sent to the above addressees when written notification is necessary. The Contractor understands and agrees that only the County's Contract Representative is authorized to give Contractor work authorizations, issue written approvals and notices to proceed. If any work is done by Contractor without prior written authorization by the County's Contract Representative, the County will not be obligated to pay for such work. Contract representatives can be changed by providing written notice to the other party at the address listed.

6. Independent Contractor. The Contractor is an independent contractor under this Contract and not an officer, employee, or agent of County as those terms are used

in ORS 30.265. The Contractor will furnish all of the materials, supplies, tools, equipment, labor, and other services necessary for the design, construction, and completion of the Project as described in the Contract and Contract Documents.

7. Project Schedule.

7.1 Project Schedule. The Construction Schedule as set at the Pre-construction meeting and approved by Owner (collectively the "Project Schedule") shall establish the deadlines for performance and milestones for completion of Construction Services under the Contract. The Project Schedule shall be incorporated herein by amendment to the Contract.

7.2 Commencement of Services. The Contractor shall commence the Work contemplated by this Contract upon complete execution of this Contract and receipt of the Notice to Proceed.

7.3 Completion of Project. The Contractor shall achieve Substantial Completion and Final Completion of the Construction Services by no later than the dates set therefor in the Project Schedule accepted by County.

7.4 Time is of the Essence. All time limits stated in this Contract and the Contract Documents are of the essence. No provision of the Contract shall preclude recovery of actual damages for delay by the Contractor.

7.5 Time for Performance. This Contract shall take effect on the Effective Date and the Contractor shall perform this Contract through Final Completion, in accordance with the Project Schedule.

8. **Insurance.** Prior to performing under this Contract, the Contractor shall obtain at Contractor's expense the insurance specified in this Section and shall maintain this insurance in full force throughout the duration of this Contract, as required by any extended reporting period or tail coverage requirements and through all warranty periods that apply. The Contractor shall obtain this insurance from insurance companies or other entities that are authorized to transact the business of insurance and issue coverage in the State of Oregon that have an A.M. Best rating of "A-"or better and which otherwise are acceptable to the County. Coverage must be primary and non-contributory with any other insurance and self-insurance, with the exception of Workers' Compensation coverage. The Contractor shall pay for all deductibles, self-insured retention and self-insurance, if any.

8.1 Workers' Compensation and Employers' Liability. All employers, that employ subject workers, as defined in ORS 656.027, shall provide workers'

compensation insurance coverage for those workers in the amount required under state and federal law. If Contractor is a subject employer, as defined in ORS 656.023, Contractor shall also obtain employers' liability insurance coverage with limits not less than $1,000,000 each accident.

8.2 Commercial General Liability. Commercial General Liability Insurance covering bodily injury and property damage written on an ISO CG 00 01 10 01 (or equivalent). This insurance shall include personal and advertising injury liability, products and completed operations, contractual liability coverage for the indemnity provided under this contract and shall have no limitation of coverage to designated premises, project or operation. Coverage shall be written on an occurrence basis in an amount of not less than $2,000,000 per occurrence and $4,000,000 in aggregate.

8.3 Automobile Liability. Automobile Liability Insurance covering Contractor's business use including coverage for all owned, non-owned, or hired vehicles with a combined single limit of not less than $2,000,000 for bodily injury and property damage. This coverage may be written in combination with the Commercial General Liability Insurance (with separate limits for Commercial General Liability and Automobile Liability).

8.4 Equipment Coverage. Contractor and Subcontractors are responsible for their tools and equipment including, but not limited to, tools, construction trailers and their contents, temporary fencing, temporary structures, scaffolding, staging forms, and other personal property and/or equipment that is used in performance of the Work but are not actually incorporated into the Work, whether owned, leased, rented or borrowed or in the care, custody or control of Contractor or any Subcontractor. Contractor acknowledges and agrees that County will not be responsible for any loss or damage to their tools and equipment. If insured, the Contractor's insurance policies covering tools and equipment will include a waiver of subrogation and any other rights of recovery in favor of County, their designated indemnitees, and all Subcontractors by endorsement. The Contractor will hold harmless County, their designated indemnitees and all Subcontractors for loss or damage to their tools, materials, and equipment.

8.5 Waiver of Subrogation. Contractor grants to County a waiver of any right to subrogation that the Contractor or its insurers may acquire against the County by virtue of the payment of any loss under any property insurance policy required under this Contract, including Builder's Risk Insurance and Builder's Risk Installation Floater Insurance. Contractor agrees to obtain from their insurer(s) any endorsements necessary to affect this waiver of subrogation.

8.6 Additional Insureds. All liability insurance, except for Workers' Compensation and Professional Liability (if applicable), required under this Contract must include the Columbia County, its officers, employees, and agents and the State of Oregon,

and its officers, employees, and agents as Additional Insureds, including additional insured status with respect to liability arising out of ongoing operations and completed operations, but only with respect to Contractor's activities to be performed under this Contract. Coverage shall be primary and non-contributory with any other insurance and self-insurance. For Commercial General Liability, the Additional Insured endorsement with respect to liability arising out of your ongoing operations must be on ISO Form CG 20 10 07 04 or equivalent and the Additional Insured endorsement with respect to completed operations must be on ISO form CG 20 37 07 04 or equivalent.

8.7 Certificate(s) and Proof of Insurance. Contractor shall provide to County Certificate(s) of Insurance for all required insurance before delivering any Goods and performing any Services required under this Contract. The Certificate(s) shall list the Columbia County, its officers, employees, and agents and the State of Oregon, its officers, agents, and employees, as Certificate holders and as an endorsed Additional Insured and include copies of all required additional insured endorsements (or equivalent).

8.8 Notice of Change or Cancellation. The Contractor or its insurer must provide at least 30 days' written notice to the County before cancellation of, material change to, potential exhaustion of aggregate limits of, or non-renewal of the required insurance coverage(s).

8.9 Insurance Requirement Review. Contractor agrees to periodic review of insurance requirements by County under this Contract and to provide updated requirements as mutually agreed upon by Contractor and County.

9. COMPLETION NOTICES

9.1 Contractor shall provide Owner notice of both Substantial and Final Completion. The certificate of Substantial Completion shall state the date of Substantial Completion, the responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance, and the time within which the Contractor shall finish all items on the punchlist accompanying the Certificate. Both completion notices must be signed by the Contractor and the Owner to be valid. The Owner shall provide the final signature on the notices. The notices shall take effect on the date they are signed by the Owner.

9.2 Substantial Completion of a facility with operating systems (e.g., mechanical, electrical, HVAC) shall be that degree of completion that has provided a minimum of thirty (30) continuous Days of successful, trouble-free operation, which period shall begin after all performance and acceptance testing has been successfully demonstrated to the Owner's Authorized Representative.

All equipment contained in the Work, plus all other components necessary to enable the Owner to operate the facility in the manner that was intended, shall be complete on the Substantial Completion date. The Contractor may request that a punch list be prepared by the Owner's Authorized Representative with submission of the request for the Substantial Completion notice.

9.3 Certificate of Occupancy. The Contractor shall not be granted Final Completion or receive final payment if the Owner has not received an unconditioned certificate of occupancy from the appropriate state and/or local building officials, unless failure to obtain an unconditional certificate of occupancy is due to the fault or neglect of Owner.

10. **Statutory Provisions.** Pursuant to the requirements of ORS 279C.500 through 279C.530 and Article XI, Section 10 of the Oregon Constitution, the following terms and conditions are made a part of this Agreement. Contractor shall:

10.1 Make payment promptly, as due, to all persons supplying to Contractor labor or material for the performance of the work provided for in this Agreement. [ORS 279C.505 (1)(a)]

10.2 Pay all contributions or amounts due the Industrial Accident Fund from the Contractor or any subcontractor incurred in the performance of this Agreement. [ORS 279C.505 (1)(b)]

10.3 Not permit any lien or claim to be filed or prosecuted against County on account of any labor or material furnished. [ORS 279C.505 (1)(c)]

10.4 Pay to the Department of Revenue all sums withheld from employees under ORS 316.167. [ORS 279C.505 (1)(d)]

10.5 Demonstrate that an employee drug testing program is in place. [ORS 279C.505 (2)]

10.6 If Contractor fails, neglects or refuses to pay promptly a person's claim for labor or services that the person provides to Contractor or a subcontractor in connection with this Agreement as the claim becomes due, the proper officer that represents County may pay the amount of the claim to the person that provides the labor or services and charge the amount of the payment against funds due or to become due Contractor by reason of this Agreement. The County reserves the right to make payments directly or by multiple-payee check payments. Upon County's request, Contractor shall furnish to County the information required to facilitate such payments with each application for payment, including (1) names, addresses, and telephone numbers of persons making any such claim for labor, equipment, services or material,

and (2) a complete listing of outstanding amounts owed to all such persons. [ORS 279C.515 (1)]

10.7 If Contractor or a first-tier subcontractor fails, neglects or refuses to pay a person that provides labor or materials in connection with the public improvement contract within 30 days after receiving payment from the contracting agency or a contractor, the contractor or first-tier subcontractor owes the person the amount due plus interest charges that begin at the end of the 10-day period within which payment is due under ORS 279C.580 (4) and that end upon final payment, unless payment is subject to a good faith dispute as defined in ORS 279C.580. The rate of interest on the amount due is nine percent per annum. The amount of interest may not be waived. [ORS 279C.515 (2)]

10.8 If the Contractor or a subcontractor fails, neglects or refuses to pay a person that provides labor or materials in connection with this Agreement, the person may file a complaint with the Construction Contractors Board, unless payment is subject to a good faith dispute as defined in ORS 279C.580. [ORS 279C.515 (3)]

10.9 The County paying a claim in the manner authorized in this paragraph shall not relieve the Contractor or the Contractor's surety from obligation with respect to an unpaid claim.

10.10 Pursuant to ORS 279C.580, Contractor shall include in each subcontract for property or services the Contractor enters into with a first-tier Subcontractor, including a material supplier, for the purpose of performing a construction contract:

10.10.1 A payment clause that obligates the Contractor to pay the first-tier Subcontractor for satisfactory performance under the subcontract within ten (10) Days out of amounts the Owner pays to the Contractor under the Contract;

10.10.2 A clause that requires the Contractor to provide the first-tier Subcontractor with a standard form that the first-tier Subcontractor may use as an application for payment or as another method by which the Subcontractor may claim a payment due from the Contractor;

10.11 Contractor may not employ an employee for more than 10 hours in any one day, or 40 hours in any one week, except in cases of necessity, emergency or when the public policy absolutely requires otherwise, and in such cases, except in cases of contracts for personal services as defined in

ORS 279C.100, Contractor shall pay the employee at least time and a half pay for:

10.11.1 All overtime in excess of eight hours in any one day or 40 hours in any one week when the work week is five consecutive days, Monday through Friday; or [ORS 279C.520 (1)(a)(A)(i)]

10.11.2 All overtime in excess of 10 hours in any one day or 40 hours in any one week when the work week is four consecutive days, Monday through Friday; and [ORS 279C.520 (1)(a)(A)(ii)]

10.11.3 All work the employee performs on Saturday and on any legal holiday specified in ORS 279C.540. [ORS 279C.520 (1)(a)(B)]

10.12 Contractor shall comply with the prohibition set forth in ORS 652.220, that compliance is a material element of the contract and that a failure to comply is a breach that entitles the contracting agency to terminate the contract for cause. [ORS 279C.520 (1)(b)]

10.13 Contractor may not prohibit any of contractor's employees from discussing the employee's rate of wage, salary, benefits or other compensation with another employee or another person and may not retaliate against an employee who discusses the employee's rate of wage, salary, benefits or other compensation with another employee or another person. [ORS 279C.520 (1)(c)]

10.14 Contractor and any employer under this Agreement shall give notice in writing to employees who work on this Agreement, either at the time of hire or before work begins on the contract, or by posting a notice in a location frequented by employees, of the number of hours per day and days per week, that Contractor may require the employees to work, along with the prevailing wage rate information and any fringe benefit information. If Contractor fails to give written notice of the workers' schedule, the work schedule will be presumed to be a five-day schedule. The schedule may only be changed if the change is intended to be permanent and is not designed to evade the Prevailing Wage Rate overtime requirement. [ORS 279C.520 (2)]

10.15 When Contractor or subcontractor provides for or contributes to a health and welfare plan or a pension plan, or both, for contractor or subcontractor's employees who are working under this Agreement, Contractor shall post a notice describing the plan and containing information on how and where to make claims and where to make further information. The notice must be posted in a conspicuous and accessible place at the work site, preferably in the same location as the prevailing wage rates. [ORS 279C.840 (5)]

10.16 Contractor shall promptly, as due, make payment to any person, co-partnership, association or corporation, furnishing medical, surgical and hospital care services or other needed care and attention, incident to sickness and injury, to the employees of Contractor, of all sums that Contractor agrees to pay for the services and all moneys and sums that Contractor collects or deducts from the wages of employees under any law, contract or agreement for the purpose of providing or paying for such services. [ORS 279C.530 (1)]

10.17 All subject employers working under this Agreement, including Contractor, shall comply with ORS 656.017 and provide the required Workers' Compensation coverage, unless such employers that are exempt under ORS 656.126. Contractor shall ensure that each of its subcontractors complies with these requirements. [ORS 279C.530 (2)]

10.18 Any worker employed by Contractor shall be foreclosed from the right to collect for any overtime provided in ORS 279C.540 unless a claim for payment is filed with the Contractor within 90 days from the completion of the contract, providing the Contractor has:

10.18.1 Caused a circular clearly printed in boldfaced 12-point type and containing a copy of this section to be posted in a prominent place alongside the door of the timekeeper's office or in a similar place that is readily available and freely visible to workers employed on the work.

10.18.2 Maintained the circular continuously posted from the inception to the completion of the contract on which workers are or have been employed. [ORS 279C.545]

10.19 Contractor must include in each subcontract for property or services Contractor enters into with a first-tier subcontractor, including a material supplier, for the purpose of performing a construction contract:

10.19.1 A payment clause that obligates the Contractor to pay the first-tier subcontractor for satisfactory performance under the subcontract within 10 days out of amounts Owner pays to the Contractor under this Agreement; and [ORS 279C.580 (3)(a)]

10.19.2 A clause that requires Contractor to provide a first-tier subcontractor with a standard form that the first-tier subcontractor may use as an application for payment or as another method by which the subcontractor may claim a payment due from Contractor. [ORS 279C.580 (3)(b)]

10.19.3 A clause that requires Contractor, except as otherwise provided in this paragraph, to use the same form and regular administrative procedures for processing payments during the entire term of the subcontract. Contractor may change the form, or the regular administrative procedures Contractor uses for processing payments if Contractor notifies the subcontractor in writing at least 45 days before the date on which Contractor makes the change; and includes with the written notice a copy of the new or changed form or a description of the new or changed procedure. [ORS 279C.580 (3)(c)]

10.19.4 An interest penalty clause that obligates the Contractor, if the contractor does not pay the first-tier subcontractor within 30 days after receiving payment from Owner, to pay to the first-tier subcontractor an interest penalty on amounts due in each payment Contractor does not make in accordance with the payment clause included in the subcontract under paragraph (1) of this subsection. Contractor or any first-tier subcontractor is not obligated to pay an interest penalty if the only reason that Contractor or the first-tier subcontractor did not make payment when payment was due is that Contractor or first-tier subcontractor did not receive payment from Owner or Contractor when payment was due. The interest penalty: [ORS 279C.580 (3)(d)]

10.19.4.1 Applies to the period that begins on the day after the required payment date and that ends on the date on which payment of the amount due is paid; and [ORS 279C.580 (3)(d)(A)]

10.19.4.2 Is computed at the rate specified in ORS 279C.515(2). [ORS 279C.580 (3)(d)(B)]

10.20 Contractor, in each of Contractor's subcontracts, shall require the first-tier subcontractor to include a payment clause and an interest penalty clause that conforms to the standards of this section in each of the first-tier subcontractor's subcontracts and to require each of the first-tier subcontractor's subcontractors to include such clauses in the first-tier subcontractors' subcontracts with each lower-tier subcontractor or supplier. [ORS 279C.580 (4)]

10.21 The provisions of this Section are not intended to impair the right of Contractor or a subcontractor at any tier to negotiate, and to include in the subcontract, provisions as allowed by ORS 279C.580(5). Such clauses and provisions are subject to the provisions of ORS 279C.580(6) through (10). [ORS 279C.580 (5)]

10.22 Persons claiming to have supplied labor or materials for the performance of the work provided for in this Agreement, including any person having a direct contractual relationship with Contractor or direct contractual relationship with any subcontractor, or an assignee of such person, or a person claiming moneys due the State Accident Insurance Fund Corporation, the Unemployment Compensation Trust Fund or the Department of Revenue in connection with the performance of this Agreement, has a right of action on Contractor's payment bond as provided for in ORS 279C.380 and 279C.400 only if:

10.22.1 The person or the assignee of the person has not been paid in full; and

10.22.2 The person gives written notice of claim, as prescribed in ORS 279C.605, to the Contractor and Owner. [ORS 279C.600 (1)]

10.23 Contractor shall comply with the July 1, 2025, Prevailing Wage Rates for Public Works Contracts in Oregon, which may be accessed at: http://www.oregon.gov/boli/WHD/PWR/Pages/index.aspx. The prevailing rate of wage must be paid to workers in each trade or occupation required for the Project employed in the performance of this Agreement either by the Contractor or any subcontractor or other person doing or contracting to do the whole or any part of the work contemplated by this Agreement. All workers shall be paid not less than the specified minimum hourly rate of wage in accordance with ORS 279C.838 and 279C.840. [ORS 279C.830 (1)] Contractor and any subcontractor engaged on a project under this Agreement shall keep the prevailing rates of wage posted in a conspicuous and accessible place in or about the project. [ORS 279C.840 (4)]

10.24 Contractor must have filed with the Construction Contractors Board a public works bond in the amount of $30,000, with a corporate surety authorized to do business in this state, before starting work on the project, unless exempt under ORS 279C.836 (4), (7), (8), or (9). The bond must provide that the contractor or subcontractor will pay claims ordered by the Bureau of Labor and Industries to workers performing labor upon public works projects. The bond must be a continuing obligation, and the surety's liability for the aggregate of claims that may be payable from the bond may not exceed the penal sum of the bond. The bond must remain in effect continuously until depleted by claims paid under this section, unless the surety sooner cancels the bond. Contractor shall require in every subcontract that the subcontractor have a public works bond filed with the Construction Contractors Board before starting on the project, unless exempt under ORS 279C.836 (4), (7), (8), or (9), and verify compliance before permitting a subcontractor to start work on this Agreement. [ORS 279C.830(2) and ORS 279C.836 (1)]

10.25 This Agreement is expressly subject to the debt limitation of Oregon counties set forth in Article XI, Section 10 of the Oregon Constitution, and is contingent upon funds being appropriated therefor. Any provisions herein which would conflict with law are deemed inoperative to that extent.

10.26 Contractor shall salvage or recycle construction and demolition debris, if feasible and cost effective. [ORS 279C.510 (1)]

10.27 Contractor shall comply with all Oregon Tax Laws, consistent with the Contractor's Certificate of Compliance with Tax Laws and the Contractor's warranty that the Contractor has complied with the Oregon Tax Laws. Any violation of the Contractor's Certificate of Compliance or warranty will constitute a material breach of the Contract.

10.28 Failure to comply with any or all of the requirements of this section shall be a material breach of Contract entitling the Owner to pursue and recover any and all of its available remedies at law or in equity that arise from the breach, including, but not limited to, recovery of damages, the termination of the Contract, and the exercise of the right of setoff, garnishment if applicable and the withholding of amounts otherwise due and owing to the Contractor without penalty. Damages or costs resulting from such non-compliance shall be the responsibility of the Contractor.

10.29 Laws to be Observed. In compliance with ORS 279C.525, the following are lists of federal, state and local agencies of which the Owner has knowledge that have enacted ordinances or regulations relating to environmental pollution and the preservation of natural resources that may affect the performance of the Contract:

10.29.1 FEDERAL AGENCIES

Agriculture, Department of Forest Service
Soil Conservation Service
Coast Guard Defense
Department of Army Corps of Engineers
Energy, Department of
Federal Energy Regulatory Commission
Environmental Protection Agency
Health and Human Services,
Department of Housing and Urban Development,
Department of Solar Energy and Energy Conservation Bank
Interior, Department of
Bureau of Land Management
Bureau of Indian Affairs Bureau of Mines
Bureau of Reclamation Geological Survey
Minerals Management Service
U.S. Fish and Wildlife Service
Labor, Department of
Mine Safety and Health Administration

Occupation Safety and Health Administration
Transportation, Department of
Federal Highway Administration
Water Resources Council

10.29.2 STATE AGENCIES

Administrative Services, Department of Agriculture, Department of
Soil and Water Conservation Commission
Columbia River Gorge Commission Energy, Department of
Environmental Quality, Department of Fish and Wildlife,
Department of Forestry,
Department of Geology and Mineral Industries, Department of
Human Resources,
Department of Consumer and Business Services,
Department of Land Conservation and Development Commission
Parks and Recreation,
Department of State Lands,
Division of Water Resources Department of

10.29.3 LOCAL AGENCIES

City Councils
County Courts
County Commissioner,
Board of Design Commissions
Historical Preservation Commission
Planning Commissions

11. **TERMINATION**.

This Agreement may be terminated at any time in whole or in part by mutual consent of both parties. The County may terminate this Agreement, effective upon delivery of written notice to Contractor, or at such later date as may be established by the County under the following conditions:

11.1 If Contractor fails to perform the work in a manner satisfactory to County.

11.2 The Contractor commits any material breach or default of any covenant, warranty, obligation or Contract under the Contract, fails to perform the Construction Services under the Contract within the time specified herein or any extension thereof, or so fails to perform the Construction Services as to endanger the Contractor's performance under the Contract in accordance with its terms, and such breach, default or failure is not cured within 10 business days after delivery of County's notice, or such longer period of cure as County may specify in such notice.

11.3 If any license or certificate required by law or regulation to be held by Contractor to provide the services required by this Agreement is for any

reason denied, revoked, or not renewed.

11.4 If funding becomes inadequate to allow the work to continue in accordance with the project schedule.

In case of termination, Contractor shall be required to repay to County the amount of any funds advanced to Contractor, which Contractor has not earned or expended through the provision of services in accordance with this Agreement. However, Contractor shall be entitled to retain all costs incurred and fees earned by Contractor prior to that termination date, and any amounts remaining due shall be paid by County not to exceed the maximum amount stated above and decreased by any additional costs incurred by County to correct the work performed.

The rights and remedies of the County related to any breach of this Agreement by Contractor shall not be exclusive and are in addition to any other rights and remedies provided by law or under this Agreement. Any termination of this Agreement shall be without prejudice to any obligations or liabilities of either party already accrued before such termination.

12. MISCELLANEOUS PROVISIONS

12.1 SURVIVAL. All warranty and indemnification provisions of this Contract, and all of Contractor's other obligations under this Contract that are not fully performed by the time of Final Completion or termination, shall survive Final Completion or any termination of the Contract.

12.2 Governing Law; Jurisdiction; Venue. This Contract shall be governed by and construed in accordance with the laws of the State of Oregon without regard to principles of conflicts of law. Any claim, action, suit or proceeding (collectively "Claim") between County and the Contractor that arises from or relates to the Contract shall be brought and conducted solely and exclusively within the Circuit Court of the State of Oregon for Columbia County; provided, however, if a Claim must be brought in a Federal forum, then it shall be brought and conducted solely and exclusively within the United States District Court for District of Oregon. In no event shall this Section be construed as a waiver by County of any form of defense or immunity, whether based on sovereign immunity, governmental immunity, immunity based on the Eleventh Amendment to the United States Constitution or otherwise. Contractor, by execution of this Contract, consents to the Personal Jurisdiction of such courts.

12.3 Notices. Except as otherwise expressly provided in the Contract, any notices to be given hereunder shall be given in writing by personal delivery, facsimile, e-mail, or mailing the same, postage prepaid, to the Contractor Representative or County Representative at the addresses or numbers

provided in Article 5 of this Contract or as either party may hereafter indicate pursuant to that Article. Any notice so addressed and mailed shall be deemed to be given five (5) calendar days after the date of mailing. Any notice delivered by facsimile shall be deemed to be given when receipt of the transmission is generated by the transmitting machine. To be effective against County, such facsimile transmission must be confirmed by telephone notice to County's Representative. Any notice delivered by e-mail shall be deemed to be given when the sender receives electronic confirmation of delivery. To be effective against County, such e-mail message must be confirmed by telephone notice to County's Representative. Any notice by personal delivery shall be deemed to be given when actually delivered. Regular, day-to-day communications may be transmitted through one of the methods set forth above, in person, by e-mail, or by other similar electronic transmission.

12.4 Disclosure of Tax Identification Number. The Contractor shall provide its Federal Tax ID number to County. This number is required pursuant to ORS 305.385. The Tax Identification Number provided pursuant to this authority will be used for the administration of state, federal and local tax laws.

12.5 Severability. The Parties agree that if any term or provision of the Contract is declared by a court of competent jurisdiction to be illegal, in conflict with any law, or otherwise invalid, the validity of the remaining terms and provisions shall not be affected, and the rights and obligations of the Parties shall be construed and enforced as if the Contract did not contain the particular term or provision held to be invalid.

12.6 Waiver. The failure of County to enforce any provision of the Contract shall not constitute a waiver by County of that provision, or any other provision of the Contract.

12.7 Conflict of Interest. Except with County's prior written consent, the Contractor shall not engage in any activity, or accept any employment, interest or contribution that would, or would reasonably appear, to compromise the Contractor's professional judgment with respect to this Project.

12.8 No Third Party Beneficiaries. Owner and Contractor are the only parties to this Contract and are the only parties entitled to enforce its terms. Nothing in this Contract gives, is intended to give, or shall be construed to give or provide any benefit or right, whether directly, indirectly, or otherwise, to third persons unless such third persons are individually identified by name herein and expressly described as intended beneficiaries of the terms of this Contract.

12.9 Counterparts. This Agreement may be executed in several counterparts (facsimile or otherwise), all of which when taken together shall constitute an

agreement binding on all Parties, notwithstanding that all Parties are not signatories to the same counterpart. Each copy of this Agreement so executed shall constitute an original.

12.10 Electronic Signatures. The Parties agree that signatures showing on PDF documents, including but not limited to PDF copies of the Agreement and amendments, submitted or exchanged via email are "Electronic Signatures" under ORS Chapter 84 and bind the signing Party and are intended to be and can be relied upon by the Parties. The County reserves the right at any time to require the submission of the hard copy originals of any documents.

13. Merger Clause. THE CONTRACT, WHICH INCLUDES THIS AGREEMENT AND THE REMAINING CONTRACT DOCUMENTS, CONSTITUTE THE ENTIRE AGREEMENT BETWEEN THE PARTIES. NO WAIVER, CONSENT, MODIFICATION OR CHANGE OF TERMS OF THE CONTRACT SHALL BIND EITHER PARTY UNLESS IN WRITING AND SIGNED BY BOTH PARTIES. SUCH WAIVER, CONSENT, MODIFICATION OR CHANGE, IF MADE, SHALL BE EFFECTIVE ONLY IN THE SPECIFIC INSTANCE AND FOR THE SPECIFIC PURPOSE GIVEN. THERE ARE NO OTHER UNDERSTANDINGS, AGREEMENTS, OR REPRESENTATIONS, ORAL OR WRITTEN, NOT SPECIFIED HEREIN REGARDING THE CONTRACT. CONTRACTOR, BY THE SIGNATURE BELOW OF ITS AUTHORIZED REPRESENTATIVE, HEREBY ACKNOWLEDGES THAT IT HAS READ THE AGREEMENT AND THE REST OF THE CONTRACT DOCUMENTS, UNDERSTANDS THEM, AND AGREES TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS AGREEMENT AND THE REMAINING CONTRACT DOCUMENTS.

IN WITNESS WHEREOF, the parties have executed this Contract that shall be effective as of the last date written below.

By: Mario Lipari Digitally signed by Mario Lipari DN: C=US, E=mario@2kgcontractors.com, O=2KG Contractors, CN=Mario Lipari Date: 2025.11.24 09:25:29-08'00'

Name: Mario Lipari

Date: 11/24/2025

BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, OREGON

By: _____
Kellie Jo Smith, Chair

By: _____
Casey Garrett, Commissioner

Approved as to form

By: _____
Office of County Counsel

By: _____
Margaret Magruder, Commissioner

Date: _____

Exhibit 1
Invitation to Bid

COLUMBIA COUNTY DEFLECTION SUITE

230 Strand Street
St. Helens, OR 97051
Ph: 971-328-2537

INVITATION TO BID (ITB)

Columbia County Deflection Suite

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INVITATION TO BID

FOR THE CONSTRUCTION OF THE

COLUMBIA COUNTY DEFLECTION SUITE

PROCUREMENT DOCUMENTS

Columbia County, by and through its Board of County Commissioners hereby invites bids from general contractors for the construction of the Columbia County Deflection Suite in St. Helens, Oregon.

1. PROJECT DESCRIPTION/SITE LOCATION.

Columbia County, on behalf of the Department of Community Justice, is soliciting sealed bids from qualified contractors for the renovation of approximately 1,000 square feet within the Columbia County Courthouse Annex, located at 230 Strand Street, St. Helens, Oregon. The project supports the development of a Behavioral Health Deflection Program through construction of a dedicated Deflection suite.

The work includes general construction, mechanical, electrical, and other related trades as specified in the construction documents. This project will be delivered through a design-bid-build process.

Adjacent uses in the Columbia County Courthouse and Courthouse Annex will continue during construction.

Additional Information regarding the Project is provided in Section 4.6 Work to be Done, and other Procurement Documents. Bidders shall carefully review all Procurement Documents, including but not limited to the Sample Contract, before submitting a bid.

The Project is funded in part by a grant from the Oregon Criminal Justice Commission Deflection Program Grant #BHD-25-05, administered by Columbia County (the Grant). Contractors that developed or drafted specifications, and/or requirement, statements of work for the procurement are excluded from bidding to compete for the award of the procurement.

2. PROCUREMENT DOCUMENTS/CONTENTS.

1. Project Description/Site Location
2. Procurement Documents/Contents
3. Proposed Project Time-Line

4. Instructions to Bidders

5. Bid form

6. First-tier Subcontractor Disclosure Form

7. Oregon Bid Bond

8. Oregon Performance Bond

9. Payment Bonds

10. General Provisions

11. Special Provisions

Attachment A: Specifications and Drawings

Attachment B: Sample Contract

Attachment C: Bid Form

Attachment D: First Tier Subcontractor Instructions and Disclosure Form

Attachment E: Bond Forms

3. PROPOSED PROJECT TIME-LINE.

Invitation to Bid Published	September 15, 2025
Mandatory Pre-Bid Meeting (1:30 pm)	September 29, 2025*
Request for Clarification or Change (5:00 pm)	October 10, 2025*
Solicitation Protest (5:00 pm]	October 10, 2025*
Bid Closing (2:00 pm)	October 24, 2025*
Notice to Proceed	November 1,2025
Substantial Completion	January 31, 2026
Final Completion	February 27,2026

*Except for the dates marked with an Asterix (*), the dates provided are estimated and may change in the County's sole discretion. Bidders are responsible for determining all applicable deadlines.

4. INSTRUCTIONS TO BIDDERS.

4.1. MANDATORY PRE-BID CONFERENCE.

A mandatory pre-bid conference will be held at 1:30 p.m. on September 29, 2025, in the Foundation Meeting Room on the basement floor of the Columbia County Courthouse Annex~ 230 Strand Street, St. Helens, Oregon 97051(next to the historical courthouse). Any statements made at this conference will not change the Procurement Documents unless an Addendum has been issued by Columbia County and posted on the County's website at www.columbiacountyor.gov

BIDDERS OR THEIR REPRESENTATIVES ARE REQUIRED TO ATTEND THIS MANDATORY PRE-BID CONFERENCE. BIDS WILL ONLY BE EVALUATED FROM BIDDERS OR THEIR REPRESENTATIVES WHO REGISTERED AND ATTENDED THE MANDATORY PRE-BID CONFERENCE, AND ALL OTHER BIDS WILL BE CONSIDERED NON-RESPONSIVE.

4.2. PROJECT START DATE.

The project start date will be seven (7) calendar days from issuance of Notice to Proceed or as instructed in the Notice to Proceed.

4.3. SUBSTANTIAL COMPLETION.

The Substantial Completion date is estimated to be January 31, 2026. The final Project Schedule will be set at a pre-construction conference.

4.4. FINAL COMPLETION.

The Final Completion date is estimated to be February 27, 2026. The final Project Schedule will be set at a pre-construction conference.

4.5 RESERVED

4.6. WORK TO BE DONE.

The successful contractor shall furnish all labor, materials, tools, equipment, transportation, and incidentals necessary to complete the renovation of approximately 1,000 square feet within the Columbia County Courthouse Annex in accordance with the final construction documents prepared by the County's architect. The design and specifications are attached as Attachment A.

The scope of construction work includes, but is not limited to:

- Interior demolition and removal of existing materials as identified in the plans;
- Construction of new walls, doors, windows, ceilings, and finishes per design specifications;
- Modifications to existing mechanical (HVAC), electrical, and lighting systems to support the new layout and function of the space;
- Installation of video entry/access communication systems as specified;
- Coordination with the County's representative and architect throughout the construction phase, including participation in regular project meetings, timely submission of RFIs, submittals, and change order requests.

The contractor will be responsible for:

- Ensuring all work complies with the construction documents, applicable codes, and permitting requirements;
- Coordinating all work with the County's designated point of contact and the architect's construction administration team;
- Attending weekly OAC (Owner-Architect-Contractor) meetings;
- Maintaining a clean and secure job site, with minimal disruption to adjacent operations in the Courthouse and Courthouse Annex;
- Completing the project within the schedule and budget established in the contract.
- Completing the project according to the Contract Documents.

4.7. PROJECT MANAGER/CONTRACT REPRESENTATIVE.

Project Manager/Contract Representative:

Riley Baker, General Services Director

Room 40, Columbia County Courthouse

230 Strand Street

St. Helens, OR 97051

Email: riley.baker@columbiacounty.or.gov

Phone: 971.328.2537

4.8. TIME AND PLACE OF RECEIVING AND OPENING BIDS (Bid Closing)

Sealed bids for the work described in this Invitation to Bid will be received until **2:00 p.m. (Pacific Time) on October 24, 2025**, at the following address:

Columbia County Clerk's Office

Located on the 2nd Floor of the Columbia County Courthouse Annex 230 Strand Street
St. Helens, Oregon 97051

The official bid closing time will be determined by the clock in the Columbia County Clerk's Office. Bids received after the deadline will be returned unopened.

Bids will be publicly opened and read aloud immediately following the bid closing in the Lobby are of the Columbia County Clerk's Office.

Riley Baker, Project Manager, is the designated County representative for receipt of bids.

4.9 TIME AND PLACE OF RECEIVING FIRST TIER SUBCONTRACTOR DISCLOSURE.

Bidders shall submit a list of first-tier subcontractors no later than 4:00 p.m. on October 24, 2025, on the form provided. Instructions for First Tier Subcontractor Disclosures are located in Attachment D. The County may not award a contract to a bidder who does not comply with this requirement.

4.10 FORM OF BID.

All bids must be submitted on the Bid Form provided in this ITB as Attachment C, either typed or clearly written in ink. Bidders may retype the Bid Form only if the format and content remain identical.

No faxed, emailed, or otherwise electronically submitted bids will be accepted.

Each bid must:

- Be complete and include all required information;
- Incorporate by reference all procurement documents related to the Project;
- Be signed by an authorized representative of the bidder;
- Be submitted in a sealed envelope, clearly marked:
  "BID FOR COLUMBIA COUNTY DEFLECTION SUITE" (or equivalent);
- Be delivered to:
  Columbia County Clerk's Office
  230 Strand Street
  St. Helens, Oregon 97051

Bids must be received at the above location **on or before the Bid Closing deadline**.

4.11 PREQUALIFICATION APPLICATIONS.

Prequalification applications subject to ORS 279C.430 are not required.

4.12 PUBLIC WORKS CONTRACT.

This project is a public works project subject to **ORS 279C.800 through 279C.870**.

No bid will be considered unless it includes a statement that the bidder will comply with **ORS 279C.838** to **ORS 279C.840.**.

The existing state prevailing rate of wage that may be paid to workers in each trade or occupation in the performance of the work for this project as of July 15, 2025 are incorporated herein and may be found at **https://www.oregon.gov/boli/employers/Pages/prevailing-wage.aspx**.

The successful bidder and all subcontractors must have a valid **public works bond** filed with the **Construction Contractors Board (CCB)** before starting work on the project, unless exempt under **ORS 279C.836(4), (7), or (8)**.

4.13 ASBESTOS. Bidders are required to be licensed under ORS 468A.720,o be eligible for the contract.

4.14 CONSTRUCTION CONTRACTORS BOARD

No Bid will be considered unless the Bidder is licensed by the Construction Contractors Board as required by ORS 701.021.

4.15 NON-DISCRIMINATION CERTIFICATION.

Each Bidder shall certify by Bid Form signature that the Bidder has not discriminated and will not discriminate, in violation of ORS 279A.110, against a disadvantaged business enterprise, a minority-owned business, a woman-owned business, a veteran-owned business or an emerging small business in awarding a subcontract.

4.16 RESIDENT BIDDER.

Each bid must identify whether the bidder is a resident bidder as defined in ORS 279A.120.

4.17 RESERVED

4.18 BID SECURITY.

Each Bid shall be accompanied by a surety bond, irrevocable letter of credit issued by an insured institution as defined in ORS 706.008, cashier's check or certified check in the amount of 10% of the total amount stated in the Bid as bid security. The full amount of the bid security shall be forfeited in the event the successful Bidder fails to execute a

satisfactory Contract and promptly return it with the performance bond, payment bond and proof of insurance within ten (10) days following the date of receipt of the Contract prepared and ready for execution. The bid security shall be taken and considered as liquidated damages and not as a penalty for failure of the Bidder to execute the Contract and submit bonds. The Bid security of all unsuccessful Bidders shall be returned after a Contract is executed, when all Bids have been rejected, or when a Bid has been properly withdrawn as provided in 4.19, below. The County will return the Bid security of the successful Bidder after the Bidder executes the Contract and delivers a good and sufficient performance bond, a good and sufficient payment bond and proof of insurance. Bonds must be substantially in the same form as examples in Attachment E.

4.19 PRE-CLOSING MODIFICATION OR WITHDRAWAL OF OFFERS.

4.19.1. Modifications. A Bidder may modify its bid by written notice submitted on the Bidder s letterhead, signed by an authorized representative of the Bidder, delivered to Riley Baker, Columbia County General Services Director, and received by the County prior to Closing. A Bidder shall prepare and submit any modification to its bid to the County in accordance with OAR 137-049-0280. Any modification must include the Bidders statement that the modification amends and supersedes the prior bid. The Bidder shall mark the submitted modification as follows:

"Bid modification; Solicitation #; Columbia County Deflection Suite" Suite

4.19.2. Withdrawals.

a. A Bidder may withdraw its bid by written notice submitted on the Bidder's letterhead, signed by an authorized representative of the Bidder, delivered to Riley Baker, General Services Director, and received prior to Closing and submitted to the Columbia County Clerk's Office. The Bidder or authorized representative of the Bidder may also withdraw its bid in person prior to Closing, upon presentation of appropriate identification and satisfactory evidence of authority.

b. The County may release an unopened bid withdrawn under4.18.2.a, to the Bidder or its authorized representative, after voiding any date and time stamp mark.

c. A Bidder shall mark the written request to withdraw a bid as follows:

"Bid withdrawal, Solicitation # Columbia County Deflection Suite"

4.19 LATE BIDS, LATE WITHDRAWALS AND LATE MODIFICATIONS.

Any bid received after the Bid Closing date and time is late. A Bidder's request for withdrawal or modification of a bid received after Bid Closing is late. The County will not consider late bids, withdrawals, or modifications except as permitted by OAR 137-049-0350.

4.20 CONTRACT AWARD.

After bids are opened and a determination is made that a public improvement contract is to be awarded, the County shall award the contract to the lowest responsible Bidder. The Contract will be awarded to one Bidder. The Contract will be prepared by the Columbia County Counsel and will consist of an original, including a copy of the accepted bid. The Contract will be delivered or made available to the successful Bidder for execution. The Contract shall be signed by the Contractor and returned to the County within ten (10) calendar days of emailing by the County or upon receipt by bidder, whichever is sooner, along with the required Certificates of Insurance, Additional Insured Endorsement(s), W-9, and performance and payment bond for final approval, dating and execution by the County. The Contract will not be effective until finally approved, dated and executed by the County. After execution by the County, a copy of the original signed Contract will be delivered or made available to the Contractor and the Bid security will be returned. A Sample Contract is included in the Procurement Documents as Attachment B. The Sample Contract will be modified in the discretion of the County to reflect the procurement documents, to comply with Grant requirements, or to comply with Oregon and Federal laws. Terms and conditions set forth in the Sample Contract are subject to pre-bid protest restrictions.

4.21 OFFER EVALUATION AND AWARD; DETERMINATION OF RESPONSIBILITY.

4.21.1. The County will be evaluating bids on a low bid lump sum basis. The County may reject any bid not in compliance with all public contracting procedures and requirements, including the requirement to demonstrate the Bidder s responsibility under ORS 279C.375(3)(b), and may reject for good cause all bids after finding that doing so is in the public interest.

4.21.2. If awarded, the County will award the Contract to the Responsible Bidder submitting the lowest Responsive Bid, provided that such Bidder is not listed by the Construction Contractors Board as being disqualified to hold a Public Improvement Contract, See ORS 279C.375(3)(a).

4.21.3. Bidders are required to demonstrate their ability to perform satisfactorily under a contract. Before awarding a contract, the County must have information that indicates that the Bidder meets the standards of responsibility. To be a Responsible Bidder, the County must determine that the Bidder:

a. Has available the appropriate financial, material, equipment, facility and personnel resources and expertise, or ability to obtain the resources and expertise, necessary to meet all contractual responsibilities.

b. Holds current licenses that businesses or service professionals operating in Oregon must hold to perform the work specified in the contract.

c. Is covered by liability insurance and other insurance in the amounts the County requires in the Contract Documents.

d. Qualifies as a carrier-insured employer or a self-insured employer under ORS 656.407 or has elected coverage under ORS 656.128.

e. Has made the first-tier subcontractor disclosure, required by 4.28, below.

f. Has a satisfactory record of contract performance. The County may review the Bidders performance on both private and public contracts in determining the Bidders record of contract performance.

g. Has a satisfactory record of integrity. A Bidder may lack integrity if the County determines the Bidder demonstrates a lack of business ethics such as a violation of state environmental laws or false certifications made to a Contracting Agency. The County may find a Bidder not responsible based on the lack of integrity of any person having influence or control over the Bidder (such as a key employee of the Bidder that has the authority to significantly influence the Bidder s performance of the Contract or a parent company, predecessor or successor person).

h. Is qualified legally to contract with the County; and

i. Has supplied all necessary information in connection with the inquiry concerning responsibility. If the Bidder fails to promptly supply information requested by the County concerning responsibility, the County will base the determination of responsibility upon any available information or may find the Bidder not responsible.

4.21.4. The County may require a Bidder to submit Product Samples, Descriptive Literature, technical data, or other material and may also require any of the following prior to Award:

a. Demonstration, inspection or testing of a product for characteristics such as compatibility, or quality of workmanship.

b. Examination of such elements as appearance or finish; or

c. other examinations to determine whether the product conforms to Specifications.

4.21.5. The County will seek information from a Bidder only to clarify the Bidder s Bid. Such clarification may not vary, contradict or supplement the Bid. A Bidder must submit written and signed clarifications, and such clarifications will become part of the Bidder s Bid.

4.21.6. References.

a. The County will perform reference checks on the apparent low bidder. Bidder shall provide a list of three (3) different project references that Bidder has worked on within the last three (3) years of comparable size and scope. Only Contractors that have demonstrated experience on projects similar both in size and complexity within the last three (3) years will be considered for this project. Bidder shall include the following information for each reference:

- Name of Project
- Project Location
- Project Date
- Firm Name for Contact Person
- Name of Contact Person and Telephone Number for Contact Person

The references will be checked to determine if they are supportive of the Bidder's ability to meet the requirements of this ITB.

Bidder must provide references that can be contacted regarding the quality of workmanship and service provided to current and past customers.

The County reserves the right to choose and investigate any reference whether furnished by the Bidder, and to investigate past performance of any Bidder with respect to its successful performance of similar projects, compliance with specifications and contractual obligations, its completion or delivery of service on schedule, and its lawful payment of suppliers, subcontractors, and employees.

The County may postpone the award or execution of the Contract after the announcement of the apparent successful Bidder to complete its investigation. The County may reject a bid if, in the opinion of the County, overall reference responses indicate inadequate performance.

The County will make three attempts to contact the references from the list provided by the Bidder.

Each reference contacted will be asked the same questions, including but not limited to the above factors, including: (1) quality of service; (2) delivery; (3) responsiveness to reported problems, including orders and billing; (4) how well Bidder met the terms of the contract; and (5) whether the reference would choose to hire the Bidder again.

b. Bidder's supervisor who will be overseeing the work shall have experience on projects similar in both size and complexity and submit with the bid, references for three projects that were performed within the last three (3) years. References provided for the Bidder's supervisor may be the same three (3) references that are provided for the Bidder. Bidder must provide references with the bid that can be contacted regarding the quality of workmanship and service that the Bidder's supervisor provided on current and past projects of similar size and complexity

The list of supervisor's references will include the following information:

- Name of Project
- Project Location

- Project Date
- Firm Name for Contact Person
- Name of Contact Person
- Telephone Number for Contact Person

4.22 PERFORMANCE/PAYMENT SECURITY.

The successful Bidder shall promptly acquire and deliver, along with the executed Contract, to the County a good and sufficient performance bond, subject to approval by the County, in a sum equal to 100% of the Contract price to secure faithful performance of the Contract. In lieu of a surety bond, the successful bidder may propose, and the County may permit, the bidder to submit a cashier's check, certified check or cash in the amount of 100% of the contract price. The performance bond must be solely for the protection of the County. The County may permit the successful Bidder to submit a cashier's check or certified check in lieu of all or a portion of the required performance bond.

The successful Bidder shall promptly acquire and deliver a payment bond in an amount equal to the full contract price, solely for the protection of claimants under ORS 279C.600.

Each performance bond and each payment bond must be executed solely by a surety company or companies holding a certificate of authority to transact surety business in this state. The bonds may not constitute the surety obligation of an individual or individuals. The performance and payment bonds must be payable to the County and shall be in a form approved by the County.

4.23 RIGHT TO WAIVE INFORMALITIES AND/OR REJECT BID PROPOSALS.

The County reserves the right to waive minor informalities in the bids received. The County may also reject any Bid not in compliance with all prescribed public contracting procedures and requirements, including the requirement to demonstrate the Bidder s responsibility under 4.21 above, and may reject for good cause any or all bids upon a finding by the County that it is in the public interest to do so, in accordance with OAR 137-049-0440.

4.24 ADDENDA.

4.24.1. The County may change the procurement documents by written Addenda. A Bidder shall provide written acknowledgment of receipt of all issued Addenda with its bid on the Bid Form, unless the County otherwise specified in the Addenda.

4.24.2. The County shall notify prospective Bidders of all Addenda. The County will notify bidders of an addendum by posting by EMAIL to all prospective Bidders who have contacted the County and were added to the County's potential contractor list at the pre-bid conference that an addendum has been issued and is available on the County's website. The County will not mail notice of an addendum.

4.24.3. The County shall issue any Addendum within a reasonable time to allow prospective Bidders to consider the Addendum in preparing their bids. The County may extend the Closing if the County determines prospective Bidders need additional time to review and respond to an Addendum. Except to the extent required by public interest, the County shall not issue an Addendum less than 72 hours before the Bid Closing unless the Addendum extends the Closing.

4.24.4. Unless a different deadline is set forth in the Addendum, a Bidder may submit a written request for change or protest to the Addendum, as provided in OAR 137-049-0260, by the close of the County s next business day after issuance of the Addendum, or up to the last day allowed to submit a request for change or protest under OAR 137-049-0260, whichever is later. The County shall consider only a Bidder s request for change or protest to the Addendum. The County shall not consider a request for change or protest to matters not added or modified by the Addendum, unless the Bidder submits the request for change or protest before the deadline for the County s receipt of request for change or protests as set forth in OAR 137-049-0260(2) and (3).

4.25 PROTEST PROCEDURES.

An adversely affected or aggrieved Bidder may submit a written protest of the County's intent to award within seven (7) days after issuance of the notice of intent to award the contract. The Bidder s protest must be in writing and must specify the grounds upon which the protest is based. A Bidder is adversely affected or aggrieved only if the Bidder is eligible for award of the contract as the responsible Bidder submitting the lowest Responsive Bid and is next in line for award, in accordance with OAR 137-049-0450. The County will not consider a protest submitted after the period for protests is up. The Board of County Commissioners, or its designee, may settle or resolve a written protest submitted in accordance with the requirements of this section. If a protest is not settled, the Board of County Commissioners, or its designee, shall promptly issue a written decision on the protest. Judicial review of this decision will be available if provided by statute. The successful Bidder shall promptly execute the Contact after the award is final. The County shall execute the Contract only after it has obtained all applicable required documents and approvals.

4.26 PREPARATION COSTS.

All costs associated with Bid preparation shall be at the Bidder's sole cost and expense.

4.27 FIRST-TIER SUBCONTRACTOR DISCLOSURE.

Within two working hours after the Bid Closing, all Bidders shall submit to the person authorized to receive bids, a first-tier subcontractor disclosure on the form provided, identifying any first-tier subcontractors that will be furnishing labor or labor and materials on the Contract, if awarded, whose subcontract value would be equal to or greater than:

1. Five percent (5%) of the total Contract price, but at least $15,000; or

2. $350,000, regardless of the percentage of the total Contract Price.

4.28 REQUEST FOR CLARIFICATION OR CHANGE; SOLICITATION PROTESTS.

4.28.1. Clarification. Prior to the deadline for submitting a written request for change or protest, a Bidder may request that the County clarify any provision of the Procurement Documents. The County's clarification to a Bidder, whether orally or in writing, does not change the Procurement Document and is not binding on the County unless the County amends the Procurement Document by Addendum.

4.28.2. Request for Change. A Bidder may request in writing a change to the specifications or Contract terms and conditions. A Bidder must deliver the written request for change to the County not less than ten (10) days prior to Closing. The Request for Change must include a statement of the requested change(s) to the Contract terms and conditions, including any Specifications, together with the reason for the requested change. The Bidder shall mark the Request for Change with:

"Contract Provision Request for Change-Columbia County Deflection Suite" .

4.28.3. Solicitation Protests. A Bidder may protest Specifications or Contract terms and conditions by delivering a written protest to the County not less than ten (10) days prior to Closing. The Protest shall include a detailed statement of the legal and factual grounds for the Protest, a description of the resulting prejudice to Bidder and a statement of the desired changes to the Contract terms and conditions, including Specifications. The Bidder shall mark the Protest with:

"Contract Provision Protest-Columbia County Deflection Suite"

5. BID FORM. See Attachment C

6. FIRST-TIER SUBCONTRACTOR DISCLOSURE FORM. See Attachment D

CC DEFLECTION SUITE

SHEET LIST

G0.00	TITLE PAGE
G0.01	CODE SUMMARY
G0.02	CODE SUMMARY
G0.10	ACCESSIBLE AND CODE DETAILS
G1.00	CODE PLAN - LEVEL 00
DA1.00	DEMO PLAN - LEVEL 00
DA1.50	DEMO REFLECTED CEILING PLAN
DA2.01	DEMO ELEVATION
A0.01	SITE PLAN & OVERALL LEVEL 00 PLAN
A1.00	FLOOR PLAN - LEVEL 00
A1.10	POWER PLAN - LEVEL 00
A1.20	LINTEL PLAN AND DETAILS
A1.50	REFLECTED CEILING PLAN - LEVEL 00
A2.01	EAST EXTERIOR ELEVATION
A4.01	INTERIOR ELEVATIONS
A6.01	INTERIOR WALL ASSEMBLIES
A6.10	STANDARD DETAILS - METAL FRAMING
A6.11	STANDARD DETAILS - CEILING FRAMING
A6.20	INTERIOR DETAILS
A7.01	FINISH FLOOR PLAN - LEVEL 00
A8.02	DOOR SCHEDULES
A10.01	GENERAL REQUIREMENTS
A10.02	GENERAL STRUCTURAL NOTES
A10.03	SPECIFICATIONS
A10.04	SPECIFICATIONS

PROJECT TEAM

ARCHITECTURAL

HART ARCHITECTS
2130 N KILPATRICK STREET, PO BOX 17250
PORTLAND, OR 97217
Contact: BRENDAN HART
Phone: 503.572.0348
Email: brendan@hartarchitects.com

STRUCTURAL (LIMITED SCOPE)

HARPER HOUF PETERSON RIGHELLIS, INC.
205 SE SPOKANE STREET
PORTLAND, OR 97202
Contact: JASON DHANENS
Phone: 503.221.1131
Email: jasond@hhpr.com

CLIENT

COLUMBIA COUNTY
230 STRAND STREET
ST. HELENS, OR 97051
Contact: RILEY BAKER
Phone: 971.328.2537
Email: riley.baker@columbiacountyor.gov

CONTRACTOR

TBD



1 VICINITY PLAN
N.T.S.

N

GENERAL NOTES

1. INFORMATION IN THESE DOCUMENTS IS NOT APPROVED FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.
2. THESE NOTES SET MINIMUM STANDARDS FOR CONSTRUCTION. THE DRAWINGS GOVERN OVER THE GENERAL NOTES TO THE EXTENT SHOWN.
3. THESE DRAWINGS HAVE BEEN PREPARED SOLELY FOR USE ON THIS PROJECT LOCATED AT THE ADDRESS NOTED HEREIN. POSSESSION OF THESE DRAWINGS DOES NOT GRANT A LICENSE TO CONSTRUCT OR FABRICATE THE WHOLE OR PARTS OF THIS PROJECT IN OTHER LOCATIONS.
4. A COMPLETE SET OF DOCUMENTS SHALL BE USED IN PREPARING THE BID/PRICING AND CONSTRUCTION OF THE WORK; NEITHER THE OWNER NOR THE ARCHITECT ASSUMES ANY RESPONSIBILITY FOR ERRORS OR MISINTERPRETATIONS RESULTING FROM THE USE OF INCOMPLETE SETS.
5. ALL ITEMS ARE CONSIDERED NEW UNLESS NOTED EXISTING OR (E).
6. DIMENSIONS ARE PROJECT SPECIFIC. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON DRAWINGS WITH ACTUAL FIELD DIMENSIONS AND CONDITIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR IF ACTUAL FIELD CONDITIONS DIFFER FROM THOSE INDICATED IN THE DRAWINGS. COORDINATE WITH ARCHITECT IF DIMENSION CRITERIA IS NOT NOTED.
7. THE FOLLOWING SCOPES OF WORK ARE TO BE DELEGATED DESIGNS. REFER TO CODE SUMMARY FOR DELEGATED DESIGN SCOPES THAT ARE TO BE DEFERRED SUBMITTALS (OR SEPARATE PERMITS) AS REQUIRED BY THE JURISDICTION:
   A. MECHANICAL SYSTEMS
   B. ELECTRICAL SYSTEMS
   C. FIRE SUPPRESSION SYSTEMS
   D. FIRE ALARM SYSTEMS
   E. TEMPORARY SHORING
8. DELEGATED DESIGN SCOPE MAY ALSO BE REFERRED TO AS BIDDER-DESIGNED OR DESIGN-BUILD SCOPE.
9. FOR DELEGATED DESIGN SCOPE, DRAWINGS SHOW DESIGN INTENT FOR SELECT AREAS AND ARE NOT COMPREHENSIVE. FINAL DESIGN IS THE RESPONSIBILITY OF THE DESIGN-BUILDER. COORDINATE FINAL DESIGN WITH ARCHITECT, OWNER AND DESIGNER.
10. CONTRACTOR WILL BE REQUIRED TO PROVIDE ANY SEPARATE PERMITS FOR DELEGATED DESIGN SYSTEMS REQUIRED BY AHJ.
11. THE FOLLOWING SCOPES OF WORK ARE TO BE OWNER FURNISHED AND INSTALLED (GC TO COORDINATE ACCESS, RELATED CONSTRUCTION, AND SCHEDULE WITH OWNER AS APPROPRIATE)
    A. AUDIO VISUAL SYSTEMS
    B. ACCESS CONTROL SYSTEMS
    C. ELECTRONIC SURVEILLANCE
    D. COMMUNICATIONS SYSTEMS (DATA/INTERNET/COMMUNICATION)
12. COORDINATE HOURS OF OPERATION & JOB SITE CLEAN-UP SCHEDULES & REQUIREMENTS OWNER.
13. PRIOR TO BEGINNING WORK, CONTRACTOR TO PROVIDE A GENERAL CONSTRUCTION SCHEDULE TO THE ARCHITECT AND OWNER FOR INFORMATIONAL PURPOSES. THIS SCHEDULE IS TO IMPORTANT DATES OR MILESTONES FOR THE PROJECT, INCLUDING THE START OF CONSTRUCTION, IDENTIFICATION OF CRITICAL DATES FOR PROCUREMENT, INSTALLATION, OR OWNER-DEPENDENT INFORMATION, THE GENERAL DURATION OF MAJOR CONSTRUCTION ACTIVITIES, AND THE EXPECTED DATE OF SUBSTANTIAL COMPLETION
14. NOTIFY ARCHITECT AND OWNER OF ANY UNFORSEEN (CONCEALED, OR SIMILAR) EXISTING CONDITIONS THAT DIFFER FROM THE DESIGN INTEND INDICATED IN THE DRAWINGS. THE CONTRACTOR'S SUBMISSION OF THESE DISCOVERIES AND THE ARCHITECT AND OWNER'S REVIEW OF THIS INFORMATION SHALL BE PROCESSED AS A "REQUEST FOR INFORMATION" AS DESCRIBED BELOW
16. THE CONTRACTOR IS RESPONSIBLE FOR CUTTING, FITTING, OR PATCHING REQUIRED TO COMPLETE THE WORK OR TO MAKE ITS PARTS FIT TOGETHER PROPERLY. ALL AREAS REQUIRING CUTTING, FITTING, OR PATCHING SHALL BE RESTORED TO THE CONDITION EXISTING PRIOR TO THE CUTTING, FITTING, OR PATCHING, UNLESS OTHERWISE NOTED.
17. INSPECTION AND/OR JOB SUPERVISION IS NOT PROVIDED BY ARCHITECT.
18. PRIOR TO BEGINNING ANY SCOPE OF WORK, CONTRACTOR TO REVIEW DRAWINGS, EXISTING DRAWINGS, CURRENT ONGOING CONSTRUCTION, AND SIMILAR CONDITIONS FOR THE PURPOSE OF FACILITATING COORDINATION AND CONSTRUCTION OF THE PROJECT. ANY QUESTIONS, CLARIFICATIONS, OR DISCREPANCIES SHOULD BE PROMTLY ADDRESSED TO THE ARCHITECT AND OWNER AS A "REQUEST FOR INFORMATION" FOR THEIR REVIEW. ARCHITECT AND OWNER TO PROVIDE A PROMPT RESPONSE, WITHIN NO LATER THAN (10) WORKING DAYS FROM THE INITIAL REQUEST.
19. PRIOR TO BEGINNING ANY SCOPE OF WORK, MOCKUPS AND SUBMITTALS, INCLUDING SHOP DRAWINGS AND/OR PRODUCT SPECIFICATION CUT SHEETS SHALL BE PROVIDED FOR ALL ITEMS AS NOTED IN THE **A10 SERIES** SPECIFICATIONS. THE ARCHITECT WILL MARK-UP ONE ELECTRONIC SET OF SHOP DRAWINGS. ALL SUBMITTALS SHALL BE REVIEWED AND STAMPED BY GENERAL CONTRACTOR PRIOR TO SUBMITTAL TO ARCHITECT.
20. ANY WORK FOUND TO NOT CONFORM TO THE CONTRACT DOCUMENTS SHALL BE REPLACED OR CORRECTED, AT NO EXPENSE TO THE OWNER, UNLESS THE OWNER AGREES TO ACCEPT THE NON-CONFORMING WORK WITH APPROPRIATE ADJUSTMENTS TO THE CONTRACT PRICE OR SCHEDULE
21. THIS PROJECT REQUIRES SPECIAL INSPECTIONS FOR SOME SCOPE. SPECIAL INSPECTOR TO BE INDEPENDENT FROM THE CONTRACTOR AND UNDER AN AGREEMENT WITH OWNER; CONTRACTOR TO FACILITATE ACCESS AND COORDINATE SCHEDULING OF INSPECTIONS WITH OWNER; COMPLY WITH ALL JURISDICTIONAL REQUIREMENTS FOR SPECIAL INSPECTION; REFER TO GENERAL STRUCTURAL REQUIREMENTS FOR ADDITIONAL INFORMATION.

SCOPE OF WORK

INTERIOR "TENANT IMPROVEMENT" PROJECT TO ALTER EXISTING OFFICE AND OFFICE STORAGE SPACE FOR NEW OFFICE DEPARTMENT FOR COLUMBIA COUNTY

SITE INFORMATION

PROJECT ADDRESS:	230 STRAND STREET ST. HELENS, OR 97051
LEGAL DESCRIPTION:	TAXLOT 4N1W 3BA 7600
YEAR BUILT:	1906 (COURTHOUSE), 1969 (ANNEX)

LAND USE INFORMATION

ZONING DESIGNATION (OVERLAY):	PUBLIC LANDS (PL); RIVERFRONT DISTRICT, PLAZA (RD)
LOT AREA:	2.37 ACRES (103,040 SF)
ALLOWABLE FAR:	N/A
ALLOWABLE HEIGHT:	45' (NO CHANGE PROPOSED)
PARKING:	NO CHANGE PROPOSED

APPLICABLE BUILDING CODES

-- 2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
-- 2025 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC)
  -- ASHRAE STANDARD 90.1 - 2022
-- 2022 OREGON MECHANICAL SPECIALTY CODE (OSMC)
-- 2023 OREGON PLUMBING SPECIALTY CODE (OPSC)
-- 2023 OREGON ELECTRICAL SPECIALTY CODE (OESC)
-- 2022 OREGON FIRE CODE
  -- WITH COLUMBIA COUNTY FIRE & RESCUE AMENDMENTS
-- NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS
  -- STANDARD 13 (STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS)
  -- STANDARD 72 (NATIONAL FIRE ALARM & SIGNALING CODE)
-- ST. HELENS MUNICIPAL CODE

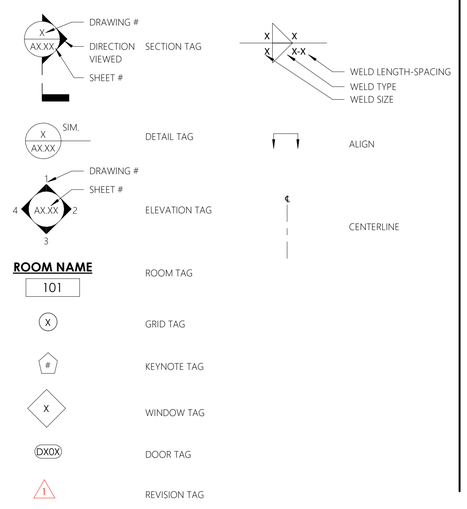
ARCHITECTURAL ABBREVIATIONS

NOT ALL ABBREVIATIONS MAY BE USED. ABBREVIATIONS MAY BE USED IN CONJUNCTION WITH OTHERS.

∠	ANGLE	CEM.	CEMENT	E.J.	EXPANSION JOINT	H.B.	HOSE BIB	M.O.	MASONRY OPENING	QNTY.	QUANTITY	T.B.D.	TO BE DETERMINED
@	AT	CER.	CERAMIC	ELEV.	ELEVATION	H.C.	HOLLOW CORE	MTD.	MOUNTED			T.B.S.	TO BE SPECIFIED
℄	CENTERLINE	C.F.C.I.	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED	ELEC.	ELECTRICAL	HDWD.	HARDWOOD	MTL.	METAL	RAD.	RADIUS	TEMP.	TEMPERATURE
∅	DIAMETER OR ROUND			EMERG.	EMERGENCY	HDWR.	HARDWARE	MUL.	MULLION	R.B.	RUBBER BASE	T&G	TONGUE AND GROOVE
℗	PLATE	C.J.	CONTROL JOINT	ENCL.	ENCLOSURE	H.M.	HOLLOW METAL			R.C.P.	REFLECTED CEILING PLAN	THK.	THICK
#	POUND OR NUMBER	CLO.	CLOSET	ENGR.	ENGINEER	HORIZ.	HORIZONTAL	N.	NORTH	R.D.	ROOF DRAIN	THRESH.	THRESHOLD
/	PER OR OVER	CLG.	CEILING	EQ.	EQUAL	HR.	HOUR	N.I.C.	NOT IN CONTRACT	REF.	REFERENCE OR REFER	T.O.	TOP OF
±	PLUS OR MINUS	CLKG.	CAULKING	ETC.	ETCETERA	HT.	HEIGHT	N.I.S.	NOT IN SCOPE	REQ.	REQUIREMENT(S)	T.O.S.	TOP OF SHEATHING
+	AND	CLR.	CLEAR	E.T.R.	EXISTING TO REMAIN	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	NO.	NUMBER	REQ'D	REQUIRED	T.O.W.	TOP OF WALL
		CMU	CONCRETE MASONRY UNIT	EXP.	EXPANSION OR EXPOSED			NOM.	NOMINAL	REV.	REVERSE OR REVISION	TR.	TREAD
A.B.	ANCHOR BOLT	CNTR.	COUNTER	EXT.	EXTERIOR	H.W.	HOT WATER	N.T.S.	NOT TO SCALE	RM.	ROOM	T.S.	TUBE STEEL
A.C.	AIR CONDITIONING	COL.	COLUMN							R.O.	ROUGH OPENING	T-STAT.	THERMOSTAT
ACOUST.	ACOUSTICAL	COMP.	COMPACT	F.C.	FINISH CEILING	I.B.C.	INTERNATIONAL BUILDING CODE	O.C.	ON CENTER			TYP.	TYPICAL
ADA	AMERICANS W/ DISABILITIES ACT	CONC.	CONCRETE	F.D.	FLOOR DRAIN			O.D.	OUTSIDE DIAMETER	S.	SOUTH		
ADJ.	ADJUSTABLE OR ADJACENT	CONSTR.	CONSTRUCTION	F.E.	FIRE EXTINGUISHER	I.D.	INSIDE DIAMETER	O.E.E.S.C.	OREGON ENERGY EFFICIENCY SPECIALTY CODE	SCHED.	SCHEDULE/SCHEDULED	U.L.	UNDERWRITERS LABORATORIES
A.F.F.	ABOVE FINISH FLOOR	CONT.	CONTINUOUS (CONTINUATION)	F.E.C.	FIRE EXTINGUISHER CABINET	IN.	INCH (INCHES)			SECT.	SECTION		
AGGR.	AGGREGATE			F.F.	FINISH FLOOR	INFO.	INFORMATION	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED	S.F.	SQUARE FEET OR FOOT	UON	UNLESS NOTED OTHERWISE
AHJ	AUTHORITY HAVING JURISDICTION	CONTR.	CONTRACTOR	FIN.	FINISH	INSUL.	INSULATION			SHT.	SHEET		
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	COORD.	COORDINATE	FLR.	FLOOR			OFF.	OFFICE	SIM.	SIMILAR		
		CORR.	CORRIDOR	FLUOR.	FLUORESCENT	INT.	INTERIOR	OPNG	OPENING	SIMP.	SIMPSON	V.B.	VAPOR BARRIER
ALUM.	ALUMINUM	C.T.	CERAMIC TILE	F.O.B.	FACE OF BRICK	I.R.C.	INTERNATIONAL RESIDENTIAL CODE	OPP.	OPPOSITE	S.M.S.	SHEET METAL SCREWS	VEN.	VENEER
ALT.	ALTERNATE	CTR.	CENTER	F.O.C.	FACE OF CONCRETE			O.R.S.C.	OREGON RESIDENTIAL SPECIALTY CODE	SPEC.	SPECIFICATION	VERT.	VERTICAL
ANOD.	ANODIZED	CNTRSK.	COUNTERSINK	F.O.F.	FACE OF FINISH					SPECS.	SPECIFICATIONS	VFY.	VERIFY
APPROX.	APPROXIMATE	C.W.	COLD WATER	F.O.S.	FACE OF STUD	JAN.	JANITOR	O.S.S.C.	OREGON STRUCTURAL SPECIALTY CODE	SQ.	SQUARE	VIF	VERIFY IN FIELD
ARCH.	ARCHITECT OR ARCHITECTURAL	C.V.G.	CLEAR VERTICAL GRAIN	FOUND.	FOUNDATION	JST.	JOIST			S.S.	STAINLESS STEEL	V.G.	VERTICAL GRAIN
AUTO.	AUTOMATIC			F.P.	FIRE PROOF	JT.	JOINT			ST.	STREET		
AVE.	AVENUE	DBL.	DOUBLE	FR.	FRAME			P.A.F.	POWDER-ACTUATED FASTENERS	STD.	STANDARD	W.	WEST
		DEMO.	DEMOLITION (DEMOLISH)	F.S.	FLOOR SINK	LAV.	LAVATORY	P.C.P.	PORTLAND CEMENT PLASTER	STL.	STEEL	W/	WITH
BD.	BOARD	DIA.	DIAMETER	FT.	FOOT OR FEET			P.C.	POWDER COAT	STOR.	STORAGE	W/IN	WITHIN
BTWN.	BETWEEN	DIM.	DIMENSION	FTG.	FOOTING	MSNRY.	MASONRY	PL.	PLATE	STRUCT.	STRUCTURE OR STRUCTURAL	WD.	WOOD
BLDG.	BUILDING	DISP.	DISPENSOR	FURR.	FURRING	MAX.	MAXIMUM	P-LAM.	PLASTIC LAMINATE	SYM.	SYMBOL	W.A.	WATER HEATER
BLK.	BLOCK	DN.	DOWN			MECH.	MECHANICAL	PLYWD.	PLYWOOD			WNDW.	WINDOW
BLKG.	BLOCKING	DR.	DOOR	GA.	GAUGE	MEMB.	MEMBRANE	PNL.	PANEL	SAD	SEE ARCH DWGS	WRGB	WATER RESISTANT GYPSUM WALLBOARD
BM.	BEAM	D.S.	DOWN SPOUT	G.B.	GRAB BAR	M.E.P.	MECHANICAL, ELECTRICAL & PLUMBING	PR.	PAIR	SCD	SEE CIVIL DWGS		
BOT.	BOTTOM	DTL.	DETAIL	G.C.	GENERAL CONTRACTOR			PRCST.	PRE-CAST	SED	SEE ELECTRICAL DWGS	W/O	WITHOUT
B.O.	BOTTOM OF	DW.	DISHWASHER	GL.	GLASS			PRE-FIN.	PRE FINISH	SID	SEE INTERIORS DWGS	W.P.	WATER PROOF
		DWG.	DRAWING	GRND.	GROUND	MFR.	MANUFACTURER	PROP.	PROPERTY	SLD	SEE LANDSCAPE DWGS	WSCT.	WAINSCOT
C.B.	CATCH BASIN			GR.	GRADE	MIN.	MINIMUM	PRTN.	PARTITION	SMD	SEE MECHANICAL DWGS	WT.	WEIGHT
		(E)	EXISTING	GWB	GYPSUM WALLBOARD	MIR.	MIRROR	P.T.	PRESSURE TREATED	SPD	SEE PLUMBING DWGS		
		E.	EAST	GYP.	GYPSUM	MISC.	MISCELLANEOUS			SSD	SEE STRUCTURAL DWGS	YRD.	YARD
		EA.	EACH										

ARCHITECTURAL SYMBOLS

SEE GENERAL NOTES & LEGENDS ON SHEETS FOR ADDITIONAL INFORMATION



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REVISION	DATE

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TITLE PAGE

PROJECT NO: 2408
ISSUANCE: PERMIT / BID SET
DATE: 08.22.25

G0.00

DOCUMENTATION SUMMARY

01 PERMIT HISTORY:
-- #749-22-000436-STR 11/7/2024

02 MEETINGS:
-- PLANNING COMMISSION REVIEW 8/12/2025

03 PERMIT APPLICATION DOCUMENTS:
--MECHANICAL EQUIPMENT SHEET SEE NOTE 1
--PLUMBING FIXTURES SHEET N/A

04 ENERGY CODE COMPLIANCE:
--LIGHTING COMPLIANCE CERTIFICATE SEE NOTE 2
--MECHANICAL COMPLIANCE CERTIFICATE SEE NOTE 2
--ENVELOPE COMPLIANCE SEE NOTE 2

05 SPECIFICATIONS:
--SEE A8 SERIES IN DRAWINGS

NOTE 1:
TO BE SUBMITTED AS PART OF SEPARATE REQUIRED PERMITS AS DESCRIBED BELOW

NOTE 2:
TO BE SUBMITTED AFTER INITIAL PERMIT APPLICATION INTAKE FOLLOWING COORDINATION WITH SEPARATE REQUIRED PERMITS

SEPARATE REQUIRED PERMITS

1. ELECTRICAL TRADE PERMIT (INCLUDE SEISMIC HANGING/ANCHORING IF REQ'D)
2. MECHANICAL TRADE PERMIT (INCLUDE SEISMIC HANGING/ANCHORING IF REQ'D)
3. FIRE SUPPRESSION SYSTEMS - SPRINKLERS (INCLUDE SEISMIC HANGING/ANCHORING IF REQ'D)
4. FIRE ALARM SYSTEMS - SMOKE DETECTORS, ALARMS, COMMUNICATIONS (INCLUDE SEISMIC HANGING/ANCHORING IF REQ'D)

REQUIREMENTS
A. WORK BY CONTRACTORS CURRENTLY LICENSED TO WORK IN THE STATE OF OREGON.
B. DRAWINGS AND CALCULATIONS, AS REQUIRED, ARE TO BE STAMPED AND SIGNED BY AN EOR IN THE STATE OF OREGON.
C. G.C. TO VERIFY/COORDINATE REQUIREMENTS TO COMPLY W/ CURRENT BUILDING CODES, AND AHJ.
D. CONTRACTORS TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY ARCHITECT & OWNER PRIOR TO APPLYING FOR TRADE PERMITS.

DEFERRED SUBMITTALS

1. OEESC COMPLIANCE FORM (TO BE SUBMITTED AFTER COORDINATION WITH SEPARATE PERMITS FOR ELECTRICAL AND MECHANICAL REFERENCED ABOVE)

SPECIAL INSPECTIONS

1. POST-INSTALLED EPOXY, EXPANSION, OR SCREW ANCHORS - AS REQUIRED BY APPROVED ICC REPORT (PERIODIC, MIN)
2. SINGLE PASS FILLET WELDS NOT EXCEEDING 5/16" (PERIODIC)

REFER TO **A10** SERIES GENERAL STRUCTURAL REQUIREMENTS FOR FURTHER INFORMATION

BUILDING SUMMARY

DESCRIPTION				OSSC / NOTES
OCCUPANCY: B (BUSINESS) / A-3 (ASSEMBLY) - NONSEPARATED				CHAPTER 3
TYPE OF CONSTRUCTION: III-B				CHAPTER 5
FULLY SPRINKLERED: YES				903.2 / NFPA 13
FIRE ALARM: MANUAL, SEPARATE PERMIT, TO BE PROVIDED AS REQUIRED				907.2 / NFPA 72
SMOKE ALARMS: SEPARATE PERMIT, TO BE PROVIDED AS REQUIRED				907/909
FIRE SEPARATION DISTANCES: NOT APPLICABLE				705
NORTH: 30' + EAST: 30' + SOUTH: 30' + TYPICAL, ~6' FOR PORTION OF FRONTAGE WEST: 30' +				SEE A0.01
DESCRIPTION	HEIGHT	STORIES	AREA (GSF)	OSSC/ NOTES
A-3 - ASSEMBLY (MOST RESTRICTIVE)	75 FEET			504.3 (S)
		3		504.4 (S)
			28,500 (PER STORY) 85,500 (TOTAL BLDG)	506.2 (SM)
ACTUAL BLDG			20,336 (MAX. STORY)	
	± 47 FEET	3	55,117 (TOTAL BLDG)	

BUILDING AREA

DESCRIPTION		OSSC / NOTES
LEVEL 00	14,445 GSF	-
LEVEL 01	20,336 (14,096 ANNEX +6,240 COURTHOUSE)	NOT IN PROJECT WORK AREA
LEVEL 02	20,336 (14,096 ANNEX +6,240 COURTHOUSE)	NOT IN PROJECT WORK AREA

NOTES
AREA CALCULATIONS OF BLDG. INCLUDES EXTERIOR WALLS AND FLOOR PLATE TO USE FOR CHAPTER 5 CALCS.

OCCUPANCY SUMMARY (ON FLOOR OF WORK AREA)

DESCRIPTION	OCCUPANT LOAD FACTOR	EXISTING OCC. AREA	PROPOSED OCC. AREA	EXISTING OCCUPANTS	PROPOSED OCCUPANTS
LEVEL 00					
ASSEMBLY (A-3)	NONE ON FLR	0 GSF	0 GSF	0	0
OFFICE (B)	150G	10,579 GSF	10,325 GSF	71	70
CLINIC (B)	100G	1,542 GSF	1,542 GSF*	16	16*
ACCESSORY ASSEMBLY (B)	15N	453 GSF	453 GSF*	43	43*
INPATIENT (B)	240G	1,400 GSF	1,400 GSF*	7	7*
ACCESSORY CLASSROOM (B)	20N	0 GSF	254 GSF	0	13
ACCESSORY EQUIP (B)	300G	248 GSF	248 GSF*	3	3*
		14,222 SF	14,422 GSF	140	152
LEVEL 01	NO CHANGE - NOT IN PROJECT WORK AREA				
LEVEL 02	NO CHANGE - NOT IN PROJECT WORK AREA				

NOTES
SEE OSSC CHAPTER 2 FOR DEFINITIONS OF GROSS/NET
* NO CHANGE IN AREA OR OCCUPANT QUANTITY PROPOSED

FIRE RESISTIVE ELEMENTS (III-B)

DESCRIPTION	RATING (HR)	OSSC/ NOTES
PRIMARY STRUCTURE	0	TABLE 601
BEARING WALLS (EXTERIOR)	2	TABLE 601 / TABLE 705.5
BEARING WALLS (INTERIOR)	0	TABLE 601
NON-BEARING WALLS (EXTERIOR)		TABLE 705.5
X < 5	1	
5 ≤ X ≤ 10	1	
10 ≤ X ≤ 30	1	
X ≥ 30	0	
NON-BEARING WALLS (INTERIOR)	0	TABLE 601
FLOOR/CEILING	0	TABLE 601
ROOF/CEILING	0	TABLE 601 / 1505.1
CORRIDOR WALLS	0	TABLE 1020.1
WALLS SEPARATING DWELLING UNITS	N/A	420.2 / 708.3
FLOOR/CEILING SEPARATING DWELLING UNITS	N/A	420.3 / 711
SHAFT ENCLOSURES	1	707.3 / 713
INTERIOR EXIT STAIRS / EXIT DISCHARGE	1	707.3 / 1022
OPENING PROTECTIVES		TABLE 716.1
1 HR FIRE BARRIERS (FB)	60 MINUTES	(D)
1 HR FIRE PARTITIONS (FP)	45 MINUTES	(D)
1/2 HR FIRE PARTITIONS (FP) CORRIDOR	20 MINUTES	(D)
1/2 HR FIRE PARTITIONS (FP)	20 MINUTES	(D)

NOTES
(A) EXTERIOR WALLS SEE OSSC 705
(B) FB = FIRE BARRIER, SEE OSSC 707
(C) FP = FIRE PARTITION SEE OSSC 709
(D) GLAZING IN FP/FB SEE DOOR / WINDOW SCHEDULE

ACCESSIBILITY

1. ACCESSIBLE PATH OF TRAVEL IS SHOWN ON ON THE GROUND FLOOR / SITE PLAN; AN ELEVATOR PROVIDES ACCESS ALL FLOORS.

2. PROJECT IS DESIGNED TO MEET OSSC CHAPTER 11 AND ANSI A117.1-2009 UNLESS TECHNICALLY INFEASIBLE PER OSSC 3403.6.7; WHERE COMPLIANCE IS TECHNICALLY INFEASIBLE, THE ALTERATION SHALL PROVIDE ACCESS TO THE MAXIMUM EXTENT TECHNICALLY FEASIBLE

3. ADDITION INFORMATION SUCH AS ACCESSIBILITY DIAGRAMS ARE LOCATED ON SHEET G0.10.

EGRESS ELEMENTS

DESCRIPTION	REQ. WIDTH	OSSC/ NOTES
STAIRWAYS	O.L./0.2	1005.3.1 EXCEP. 1
OTHER EGRESS COMPONENTS	O.L./0.15	1005.3.2 EXCEP. 1
EXIT STAIR (O.L. < 50)	36"	1011.2 EXCEP. 1
EXIT STAIR (O.L. > 50)	44"	1011.2
STAIR (ACCESSIBLE MEANS OF EGRESS)	44"	1009.3.2 EXCEP. 1
COMMON PATH OF EGRESS (A OCC)	75 FEET	TABLE 1006.2.1
COMMON PATH OF EGRESS (B OCC)	100 FEET	TABLE 1006.2.1
MAX. TRAVEL DISTANCE (A OCC)	250 FEET	TABLE 1017.2
MAX. TRAVEL DISTANCE (B OCC)	300 FEET	TABLE 1017.2
CORRIDOR (O.L. < 50)	36"	TABLE 1020.3
CORRIDOR (O.L. > 50)	44"	TABLE 1020.3
DEAD END CORRIDOR (A-3 OCC)	20 FEET	1020.5
DEAD END CORRIDOR (B OCC)	50 FEET	1020.5 EXCEP. 2

PLUMBING FIXTURES (ON FLOOR OF WORK AREA)

DESCRIPTION	OCCUPANTS / FIXTURE TYPE	REQUIREMENT	REQUIRED	PROVIDED	OSSC / NOTES
ASSEMBLY	0 OCCUPANTS				TABLE 2902.1
BUSINESS	152 OCCUPANTS (76 MALE/FEMALE)				TABLE 2902.1
	WATERCLOSETS	1 PER 25 (1ST 50) 1 PER 50 (THEREAFTER))	2.52 M/F		
	LAVATORIES	1 PER 40 (1ST 80) 1 PER 80 (THEREAFTER)	1.95 M/F		
	TUB/SHOWER	N/A	N/A		
	DRINKING FOUNTAIN	N/A	N/A		
TOTAL	152 OCCUPANTS (76 MALE/FEMALE)				TABLE 2902.1
	WATERCLOSETS		2.52 MALE 2.52 FEMALE	2.66 MALE 3 FEMALE	
	LAVATORIES		1.95 MALE 1.95 FEMALE	2 MALE 3 FEMALE	
	TUB/SHOWER	N/A	N/A		
	DRINKING FOUNTAIN	N/A	N/A		

NOTES
(A) ALL-USER TOILETS:
SEPARATE FACILITIES ARE NOT REQUIRED IF O.L IS UNDER 30 (2902.2 EXCEPTION 2)
SEPARATE FACILITIES ARE NOT REQUIRED IN M OCCUPANCIES IF O.L. IS UNDER 100 (2902.2 EXCEPTION 3)
SEPARATE FACILITIES ARE NOT REQUIRED IN B OCCUPANCIES IF THE O.L. IS UNDER 50 (BOTH EMPLOYESS/CUST.)

ENERGY CODE - BUILDING ENVELOPE

DESCRIPTION			2025 OEESC/ ASHRAE 90.1-2022
CLIMATE ZONE	4C		TABLE ANNEX 1-1
COMPLIANCE PATH	PRESCRIPTIVE		5.2.2
EXST. BLDG. UNALTERED PORTIONS OF EXST. BLDGS	ADDITIONS, ALTERATIONS, RENOVATIONS OR REPAIRS TO AN EXISTING BUILDING, BUILDING SYSTEM OR PORTION THEREOF SHALL CONFORM TO THE PROVISIONS OF THIS CODE AS THEY RELATE TO ENERGY PROVISIONS FOR NEW CONSTRUCTION WITHOUT REQUIRING THE UNALTERED PORTION(S) OF THE EXISTING BUILDING OR BUILDING SYSTEM TO COMPLY. ADDITIONS,ALTERATIONS, RENOVATIONS OR REPAIRS SHALL NOT CREATE AN UNSAFE OR HAZARDOUS CONDITION OR OVERLOAD EXISTING BUILDING SYSTEMS.		E103.2.2/ ASHRAE 4.2.1.3
NEW BLDG. ALTERED PORTIONS OF EXST. BLDGS	MANDATORY MEASURES / NON-RESIDENTIAL		ASHRAE TABLE 5.5-4
ROOF a. INSULATION ENTIRELY ABOVE DECK		U-0.032 R-30 ci	
WALLS ABOVE GRADE a. MASS		U-0.104 R-9.5ci	
WALLS BELOW GRADE		C-0.119 R-7.5 ci	
FLOORS a. MASS		U-0.057 R-14.6 ci	
SLAB-ON-GRADE FLOORS a. UNHEATED		F-0.520 R-15 for 24in.	
OPAQUE DOORS a. SWINGING b. NONSWINGING		U-0.370 U-0.310	
VERTICAL FENESTRATION (0% to 40% OF WALL, EXCEPT STOREFRONT ON GROUND LEVEL)			
a. FIXED b. OPERABLE c. ENTRANCE DOOR		U-0.36 / SHGC-0.36 / VT/SHGC-1.10 U-0.45 / SHGC-0.33 / VT/SHGC-1.10 U-0.63 / SHGC-0.33 / VT/SHGC-1.10	
SKYLIGHTS (0% TO 3% OF ROOF)		U-0.50 / SHGC-0.40 / VT/SHGC-NO REQ.	
AIR LEAKAGE	CONT. AIR BARRIER		5.4.3.1 / 5.9.1.2

NOTES (INSULATION)
1. **WALLS, ROOF + CEILING:** INSTALL AT ALL LOCATIONS TO CAPACITY OF (E) FRAMING
2. **WINDOW/DOOR HEADERS AND FRAMES:** SPRAY FOAM OR RIGID INSULATION @ EA. HEADER. SEAL ALL PENETRATIONS AND AROUND THE PERIMETER OF ALL WINDOW & DOOR OPENINGS W/ EXPANDING SPRAY FOAM INSULATION TO PREVENT AIR INFILTRATION.
3. **MECHANICAL DUCTS:** MASTIC ALL JOINTS AND INSULATE WHEN ADJACENT TO UNCONDITIONED OR EXTERIOR SPACES.

FIRE / LIFE SAFETY NOTES

1. **ILLUMINATED EGRESS PATH:** AISLES, CORRIDORS, EXIT PASSAGEWAYS, VESTIBULES, LOBBIES AS INDICATED ON THE PLANS, THE MEANS OF EGRESS LIGHTING SHALL NOT BE LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE. IN THE EVENT OF A POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE PATH OF EGRESS AS SPECIFIED IN OSSC 1008.3. ASSEMBLY AREAS W/O FIXED SEATING SHALL HAVE THE MIN. REQ. LIGHTING LEVELS OVER THE FULL AREA. EXTEND TO 5'-0" OUTSIDE ALL EGRESS DOORS. EMERGENCY LIGHTING SHALL BE PROVIDED FOR A MIN. OF 90 MINUTES. REFER TO ELEC. PLANS FOR SPECIFIC LIGHTING FIXTURE LOCATIONS. METHOD OF AUXILIARY POWER SHALL BE STORAGE BATTERIES/EQUIPMENT BATTERIES. SEE LIFE SAFETY PLANS FOR PATH.

A. LIGHTING LEVELS AT STAIRS SHALL BE 10 FOOT CANDLES. SEE ADDITIONAL CONTROL REQUIREMENTS IN ANSI 117.1 (504.9)
B. LIGHTING LEVELS AT ELEVATORS SHALL BE 10 FOOT CANDLES.

2. **EXIT SIGNS:** SEE CODE PLANS IN **G1** SERIES

3. **FIRE EXTINGUISHERS:** SEE CODE PLANS IN **G1** SERIES; MINIMUM 2A10BC RATED PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED EVERY 75 LINEAR FEET TRAVEL DISTANCE ON ALL FLOORS. (E) FIRE EXTINGUISHERS CAN BE SERVICED AND/OR REPLACED.

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OSSC CH. 34 EXISTING BUILDINGS ANALYSIS (WORK AREA COMPLIANCE METHOD)

SECTION 3403 PROVISIONS FOR ALL COMPLIANCE METHODS

SECTION 3403.1.3 ALTERATION, ADDITION, OR CHANGE OF OCCUPANCY
- SECTION 3403.1.3.2 WORK AREA COMPLIANCE METHOD: SELECTED ANALYSIS METHOD; OSSC 3406 THROUGH 3412 APPLY

SECTION 3403.4 STRUCTURAL DESIGN LOADS AND EVALUATION AND DESIGN PROCEDURES: NOT APPLICABLE (NO STRUCTURAL SCOPE)

SECTION 3403.6 ACCESSIBILITY FOR EXISTING BUILDINGS
- SECTION 3403.6.7 ALTERATIONS: *TO THE FULL EXTENT TECHNICALLY FEASIBLE,* COMPLIANCE WITH OSSC CH 11 AND APPLICABLE SECTIONS BELOW HAVE BEEN PROVIDED TO ALL AREAS *WITHIN PROJECT EXTENTS, INCLUDING NEW EXTERIOR ENTRY DOOR.*
- SECTION 3403.6.7.1 ALTERATIONS AFFECTING AN AREA CONTAINING A PRIMARY FUNCTION: *TO THE FULL EXTENT TECHNICALLY FEASIBLE, AN ACCESSIBLE ROUTE HAS* BEEN PROVIDED TO ALL PRIMARY FUNCTIONS IN THE PROJECT WORK AREA
- SECTION 3403.6.7.2 ACCESSIBLE MEANS OF EGRESS: *ACCESSIBLE MEANS OF EGRESS REQUIRED BY CHAPTER 10 ARE NOT REQUIRED TO BE ADDED IN EXISTING FACILITIES.*
- SECTION 3403.6.7.3 ALTERATIONS OF TYPE A UNITS: *NOT APPLICABLE*
- SECTION 3403.6.7.5 ENTRANCES: *NOT APPLICABLE (ENTRANCE TO WORK AREA IS PROPOSED TO BE UPGRADE TO MEET ACCESSIBILITY REQUIREMENTS TO THE FULL EXTENT TECHNICALLY FEASIBLE)*
- SECTION 3403.6.7.6 ACCESSIBLE ROUTE: *EXTERIOR ACCESSIBLE ROUTES ARE NOT LESS THAN 36" WIDE. (NO PROPOSED EXTERIOR IMPROVEMENTS; ACCESSIBLE PARKING AND ROUTE TO ENTRANCE ALREADY EXISTS)*
- SECTION 3403.6.7.7 ELEVATORS: *NOT APPLICABLE*
- SECTION 3403.6.7.8 PLATFORM LIFTS: *NOT APPLICABLE*
- SECTION 3403.6.7.9 STAIRWAYS AND ESCALATORS IN EXISTING BUILDINGS: *NOT APPLICABLE*
- SECTION 3403.6.7.10 DETERMINATION OF NUMBER OF UNITS: *NOT APPLICABLE*
- SECTION 3403.6.7.11 TOILET ROOMS: *NOT APPLICABLE (PROVIDED ELSEWHERE IN BUILDING AND OUTSIDE PROJECT WORK AREA)*
- SECTION 3403.6.7.12 BATHING ROOMS: *NOT APPLICABLE (PROVIDED ELSEWHERE IN BUILDING AND OUTSIDE PROJECT WORK AREA)*
- SECTION 3403.6.7.13 ADDITIONAL TOILET AND BATHING FACILITIES: *NOT APPLICABLE*
- SECTION 3403.6.7.14 DRESSING, FITTING AND LOCKER ROOMS: *NOT APPLICABLE*
- SECTION 3403.6.7.16 HISTORIC STRUCTURES: *NOT APPLICABLE*

SECTION 3403.7 SMOKE ALARMS AND FIRE ALARMS: NOT APPLICABLE

SECTION 3403.8 CARBON MONOXIDE DETECTION: NOT APPLICABLE

SECTION 3403.10 ADDITIONS AND REPLACEMENT OF EXTERIOR WALL COVERINGS AND EXTERIOR WALL ENVELOPES: NOT APPLICABLE

SECTION 3406 CLASSIFICATION OF WORK

- SECTION 3406.3 ALTERATION - LEVEL 2: PROJECT INCLUDES THE ADDITION OF DOORS, RECONFIGURATION OF SYSTEMS, BUT IS LESS THAT 50 PERCENT OF THE BUILDING AREA
- SECTION 3406.5 CHANGE OF OCCUPANCY: NO PROPOSED CHANGE OF OCCUPANCY (CLASSROOM IS PROPOSED AS ACCESSORY TO TYPICAL B OCCUPANCY AND THE COMBINATION OF ACCESSORY OCCUPANCIES ARE LESS THAN 10% OF THE FLOOR)

SECTION 3407 ALTERATIONS - LEVEL 1

SECTION 3407.1 GENERAL
- SECTION 3407.1.2 CONFORMANCE: PROPOSED *ALTERATIONS MAKE THE BUILDING NO LESS COMPLIANT WITH THE NEW CONSTRUCTION PROVISIONS OF THIS CODE THAN THE EXISTING BUILDING WAS PRIOR TO ALTERATION.*

SECTION 3407.2 BUILDING ELEMENTS AND MATERIALS
- SECTION 3407.2.1 INTERIOR FINISHES: *NEW INTERIOR WALL AND CEILING FINISHES WILL COMPLY WITH CHAPTER 8.*
- SECTION 3407.2.2 INTERIOR FLOOR FINISH: *NEW INTERIOR FLOOR FINISH WILL COMPLY WITH SECTION 804.*
- SECTION 3407.2.3 INTERIOR TRIM: *NEW INTERIOR TRIM MATERIALS WILL COMPLY WITH SECTION 806.*
- SECTION 3407.2.7 MATERIALS AND METHODS: *NEW WORK WILL COMPLY WITH THE MATERIALS AND METHODS REQUIREMENTS OF THIS CODE FOR NEW CONSTRUCTION THAT SPECIFY MATERIAL STANDARDS, DETAIL OF INSTALLATION AND CONNECTION, JOINTS, PENETRATIONS AND CONTINUITY OF ANY ELEMENT, COMPONENT OR SYSTEM.*

SECTION 3407.6 STRUCTURAL
- SECTION 3407.6.2 ADDITION OR REPLACEMENT OF ROOFING OR REPLACEMENT OF EQUIPMENT: *NO REPLACEMENT OF ROOFING OR EQUIPMENT IS PROPOSED*

SECTION 3408 ALTERATIONS - LEVEL 2

SECTION 3408.1 GENERAL
- SECTION 3408.1.4 COMPLIANCE: *NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS AND SPACES WILL COMPLY WITH THE REQUIREMENTS OF THIS CODE FOR NEW CONSTRUCTION.*
  - EXCEPTION 2: *DEAD-END CORRIDORS IN NEWLY CONSTRUCTED SPACE TO COMPLY WITH SECTION 3408.4.7*
  - EXCEPTION 3: *MINIMUM CEILING HEIGHT OF NEWLY CREATED HABITABLE AND OCCUPIABLE SPACES AND CORRIDORS SHALL BE 7 FEET (MINIMUM)*

SECTION 3408.2 BUILDING ELEMENTS AND MATERIALS
- SECTION 3408.2.4 INTERIOR FINISH: *THE INTERIOR FINISH AND TRIM OF WALLS AND CEILINGS IN EXITS AND CORRIDORS IN WORK AREA WILL COMPLY WITH THE REQUIREMENTS OF THE CODE FOR NEW CONSTRUCTION.*

SECTION 3408.3 FIRE PROTECTION
- SECTION 3408.3.2 AUTOMATIC SPRINKLER SYSTEMS: *SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 3407.3.2.1 THROUGH SECTION 3408.3.2.6 (SEPARATE PERMIT)*

SECTION 3408.4 FIRE ALARM AND DETECTION: *SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 3408.3.4.1 THROUGH 3408.3.4.2 (SEPARATE PERMIT)*

SECTION 3408.4 MEANS OF EGRESS: *LIMITED TO WORK AREAS THAT INCLUDE EXITS OR CORRIDORS SHARED BY MORE THAN ONE TENANT WITHIN THE WORK AREA*
- SECTION 3408.4.4.1 MINIMUM NUMBER (OF EXITS): *TWO EXITS PROVIDED AS PER CODE REQUIREMENTS FOR NEW CONSTRUCTION.*
- SECTION 3408.4.5.1 TWO EGRESS DOORWAYS: *EGRESS DOORWAYS PROVIDED AS REQUIRED BY TRAVEL DISTANCE AND/OR OCCUPANT LOAD*
  - SECTION 3408.4.5.1.1 OCCUPANT LOAD AND TRAVEL DISTANCE: *WORK AREA HAS FEWER THAN 50 OCCUPANTS AND TRAVEL DISTANCE TO EXIT OF LESS THAN 75 FEET, AND IS THUS ALLOWED TO BE SERVED BY ONE EXIT*
- SECTION 3408.4.7 DEAD-END CORRIDOR
  - EXCEPTION 3: *MAX LENGTH OF 70 FEET SINCE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CODE FOR NEW CONSTRUCTION*
- SECTION 3408.4.8.1 ARTIFICIAL LIGHTING REQUIRED: *ARTIFICIAL LIGHTING PROVIDED AT MEANS OF EGRESS IN WORK AREA AS PER CODE REQUIREMENTS FOR NEW CONSTRUCTION.*
- SECTION 3408.4.9.1 [EXIT SIGNS] AT WORK AREAS: *EXIT SIGNS PROVIDED AT WORK AREA AS PER CODE REQUIREMENTS FOR NEW CONSTRUCTION.*

SECTION 3408.5 STRUCTURAL
- SECTION 3408.5.2 EXISTING STRUCTURAL ELEMENTS CARRYING GRAVITY LOADS: *NO STRUCTURAL ALTERATIONS PROPOSED*

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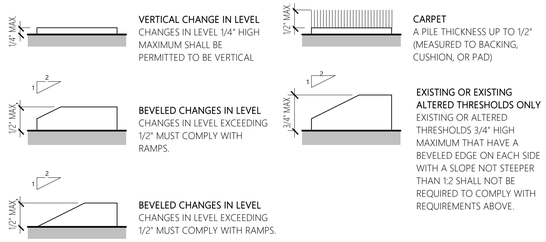
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VERTICAL CHANGE IN LEVEL
CHANGES IN LEVEL 1/4" HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL

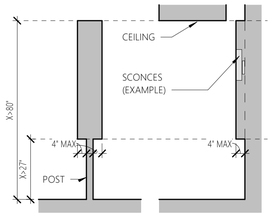
BEVELED CHANGES IN LEVEL
CHANGES IN LEVEL EXCEEDING 1/2" MUST COMPLY WITH RAMPS.

BEVELED CHANGES IN LEVEL
CHANGES IN LEVEL EXCEEDING 1/2" MUST COMPLY WITH RAMPS.

CARPET
A PILE THICKNESS UP TO 1/2" (MEASURED TO BACKING, CUSHION, OR PAD)

EXISTING OR EXISTING ALTERED THRESHOLDS ONLY
EXISTING OR ALTERED THRESHOLDS 3/4" HIGH MAXIMUM THAT HAVE A BEVELED EDGE ON EACH SIDE WITH A SLOPE NOT STEEPER THAN 1:2 SHALL NOT BE REQUIRED TO COMPLY WITH REQUIREMENTS ABOVE.

1 LEVEL CHANGE
SCALE: NTS



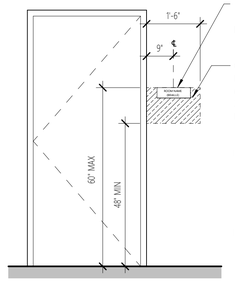
POST MOUNTED OBJECTS WALL MOUNTED OBJECTS

PROTRUDING LIMITS

A. OBJECTS WITH LEADING EDGES MORE THAN 27" AND NOT MORE THAN 80" ABOVE THE FLOOR SHALL PROTRUDE 4" MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH.

B. HANDRAILS ARE ALLOWED TO PROTRUDE 4-1/2"

2 PROTRUDING OBJECTS
SCALE: 3/8" = 1'-0"



TYP. BUILDING SIGNAGE APPLIED TO WALL ADJACENT TO LATCH SIDE OF DOORS OR RIGHT SIDE OF DOUBLE DOORS WITH 2 ACTIVE LEAFS, TYP.

COMPLIANT INSTALL ZONE SHOWN WITH DIAGONAL HATCH
(LARGER SIGNS CAN BE HIGHER THAN THE INSTALL ZONE AS LONG AS THE TACTILE MESSAGE AND BRAILLE FALL WITHIN THE INSTALL ZONE)

RESTROOM SIGNAGE



PICTOGRAM
ROOM NAME / BRAILLE

INTL. SYMBOL OF ACCESSIBILITY

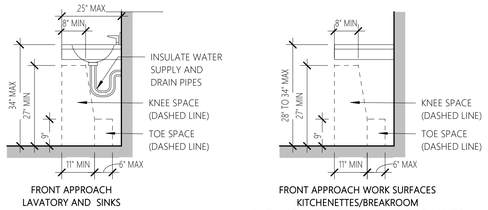


PICTOGRAM TO COMPLY WITH SECTION 703

TYP. BUILDING SIGNAGE TO USE HIGH CONTRAST LETTERING, CHARACTER HEIGHT AND PROPORTION. TACTILE LETTERING AND RAISED BRAILLE CHARACTERS PER SECTION 703

"GENDER NEUTRAL" SHALL BE USED ON COMMON RESTROOMS DESIGNATED OR PREVIOUSLY DESIGNATED AS UNISEX

3 RESTRM & SIGN LOCATION
1/2" = 1'-0"

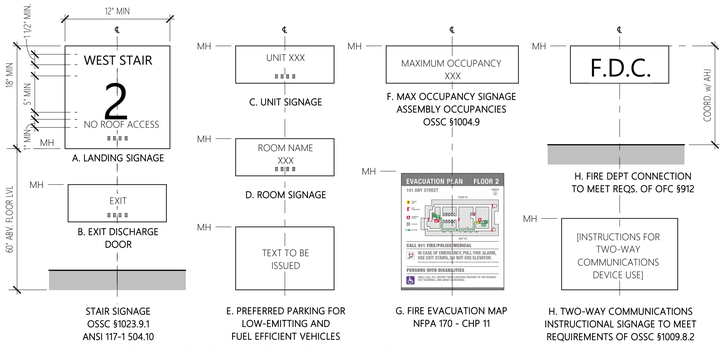


FRONT APPROACH
LAVATORY AND SINKS

FRONT APPROACH WORK SURFACES
KITCHENETTES/BREAKROOM
DWELLING UNITS: ACCESSIBLE AND TYPE A UNITS

A. LAVATORY AND KITCHEN SINK HEIGHT IS MEASURED TO THE HIGHER OF THE RIM OR COUNTERSURFACE
B. WORK SURFACE HEIGHT IS MEASURED TO THE COUNTERSURFACE
C. FORWARD APPROACH CAN USE A COUNTER OR FORWARD APPROACH CABINETRY; SEE DETAILS

4 TOE/KNEE SPACE
1/2" = 1'-0"

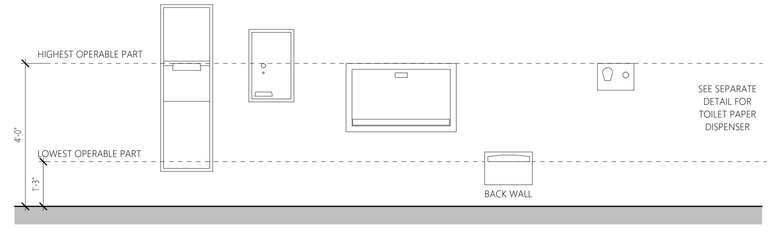


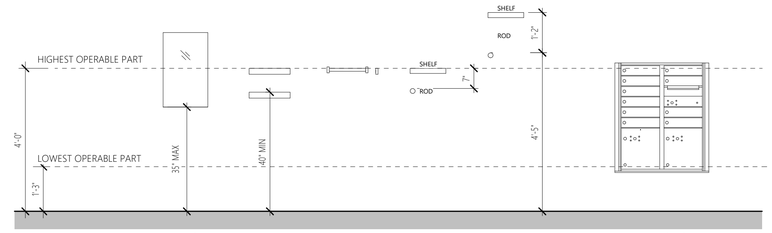
5 BUILDING/SITE CODE SIGNAGE
SCALE: NTS

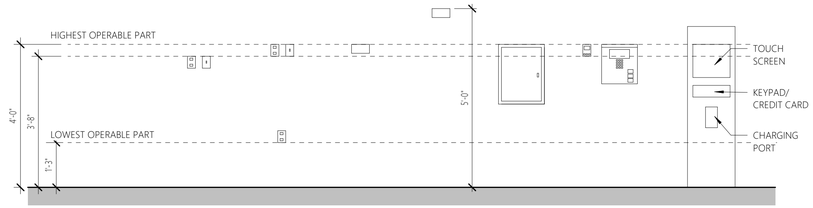
GENERAL NOTES
- ABBREVIATION FOR MOUNTING HEIGHT IS MH
- BUILDING IS TO RECEIVE ADDRESS NUMBERING.
- DOORS/ROOMS ARE TO RECEIVE SIGNAGE.
- SIGNAGE TO COMPLY WITH ANSI 117.1, CHAPTER 7
- ROOMS CONTAINING FIRE PROTECTION EQUIPMENT SHALL BE IDENTIFIED IN AN APPROVED MANNER.
- DOORS INTO ELECTRICAL CONTROL PANEL ROOMS SHALL BE MARKED WITH A PLAINLY VISIBLE AND LEGIBLE SIGN MARKED "ELECTRICAL ROOM"
- SIGNAGE TO BE MOUNTED ON ALL FIRE DEPARTMENT CONNECTIONS SERVING AUTOMATIC SPRINKLERS, STANDPIPES OR FIRE PUMPS CONNECTIONS AND BE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY. WHERE BUILDINGS ARE PROTECTED BY A FIRE PUMP, SIGNAGE SHALL ALSO INDICATE THE SIGN PRESSURE OF THE FIRE PUMP.
- REQUIRED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS PERMANENTLY INSTALLED, AND READILY VISIBLE
- SIGNAGE MESSAGE AND OTHER DIMENSIONS TO BE PROVIDED IN SUBMITTAL PHASE AND ACCEPTED/APPROVED BY THE ARCHITECT.
- SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION
- SIGNAGE IS TO BE ACCEPTED AND INSTALLED PRIOR TO OCCUPANCY

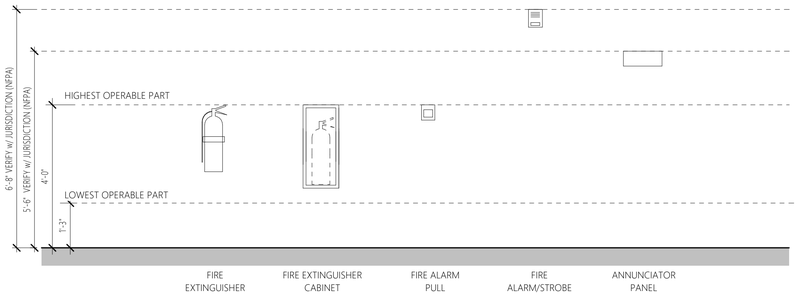
GENERAL NOTES CONT'D
- WHERE NOTED, SEE INFORMATION ON CODE DRAWINGS AND CONFIRM w/ ARCHITECT
- TACTILE SIGNAGE (CONTAINING BOTH RAISED CHARACTERS AND BRAILLE) ARE REQUIRED IN THE FOLLOWING LOCATIONS:
  - ALL SIGNAGE USED TO DESIGNATE SPACES
  - APARTMENT UNITS
  - TENANT SPACE ENTRANCES
  - BANQUET AND MEETING ROOMS
  - TOILET AND BATHING FACILITIES
  - AREAS OF REFUGE
  - EXIT STAIRWAYS AND DOORS
- ASSUME INTERIOR ROOMS REQUIRE TACTILE SIGNAGE, EVEN IF NOT LISTED ABOVE
- DIRECTIONAL SIGNAGE AND INFORMATION SIGNS TO MEET THE VISUAL CHARACTER REQUIREMENTS FOR FONT, STYLE SIZE AND LOCATION
- CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND; NON-GLARE FINISH IS REQ.

SEE SECTION 703 FOR ADDITIONAL REQUIREMENTS









6 REACH RANGE / INSTALL HEIGHTS
1/2" = 1'-0"

THIS SHEET INCLUDES GENERAL REQUIREMENTS TO COMPLY WITH OSSC AND ANSI 117.1. ADDITIONAL REQUIREMENTS CAN FOUND PER CODE SECTION. IT INCLUDES INFO, PER ARCHITECTS REQUIREMENTS.

HART
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2130 N. KILPATRICK STREET
P.O. BOX 17250
PORTLAND OR 97217

REGISTERED ARCHITECT
BRENDAN HART
PORTLAND, OREGON
ARI-12710
STATE OF OREGON

REVISION	DATE

NON-CONFORMING CC DEFLECTION SUITE
230 Strand Street
St. Helens, OR 97051

ACCESSIBLE AND CODE DETAILS

PROJECT NO: 2408
ISSUANCE: PERMIT / BID SET
DATE: 08.22.25

G0.10

GENERAL NOTES - CODE ANALYSIS

A. EXIT SIGNS ARE SHOWN ON THIS SHEET TO CONVEY GENERAL PROPOSED CONDITION AND DUE TO THE SCALE OF THIS DRAWING MAY VARY FROM THE PRECISE LOCATION INTENDED; REFER TO ADDITIONAL ARCHITECTURAL SHEETS FOR MORE SPECIFICS ON LOCATION AND CONFIGURATION

B. EXIT SIGNS ARE SHOWN FOR NEW SCOPE WITHIN PROJECT WORK AREA; EXISTING EXIT SIGNS AND THOSE OUTSIDE THE PROJECT WORK AREA ARE NOT SHOWN

KEYNOTES - CODE ANALYSIS

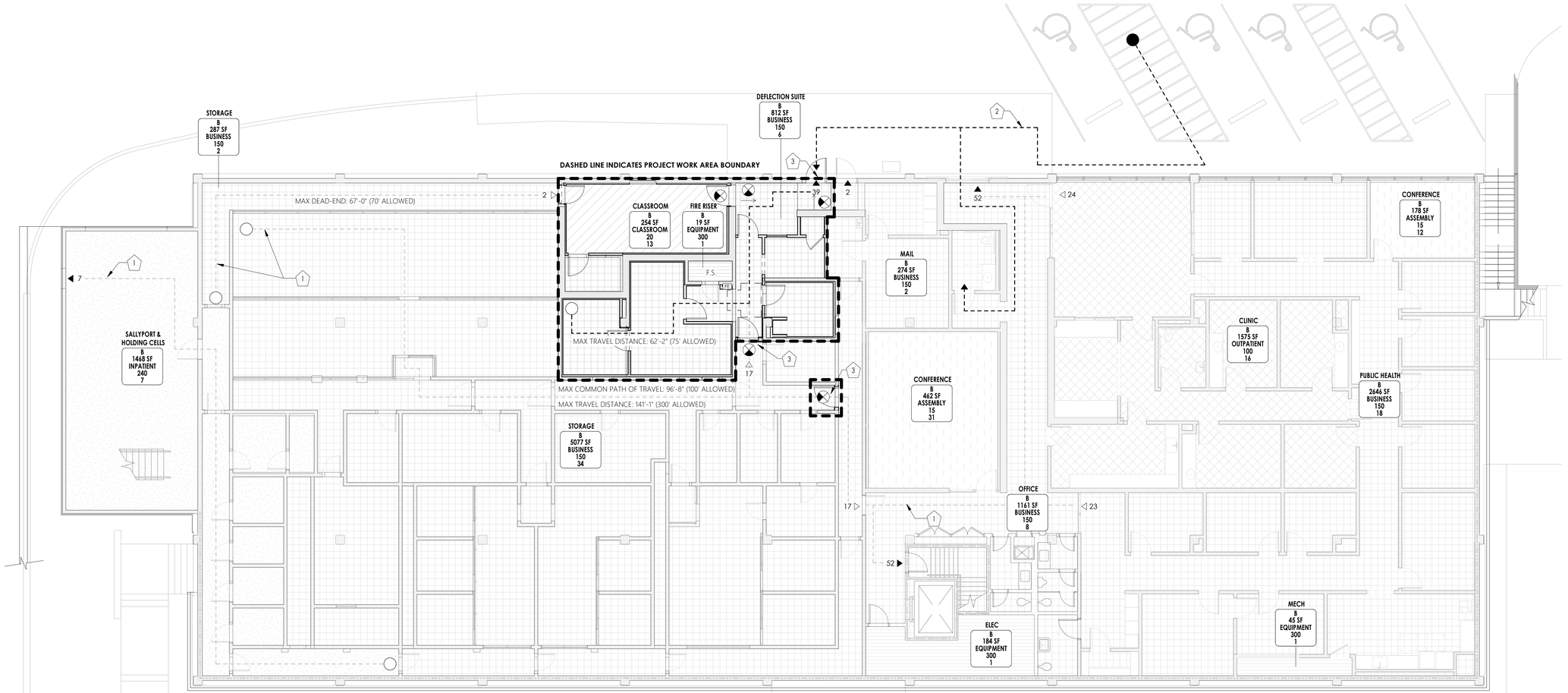
1 (E) EGRESS CONFIGURATION OUTSIDE OF PROJECT WORK AREA AND SCOPE OF PROPOSED RENOVATION; SHOWN AS A REFERENCE ONLY

2 ACCESSIBLE ROUTE FROM PARKING STALL TO BUILDING ENTRANCE, ALTERED AREA IN PROJECT, AND ACCESSIBLE RESTROOM

3 NEW DOOR TO BE MADE ACCESSIBLE TO THE EXTENT FEASIBLE PER OSSC 3403.6.7; EXISTING CONDITIONS PREVENT FEASIBLE IMPLEMENTATION OF FULL ACCESSIBILITY

FIRE LIFE SAFETY LEGEND

- ACCESSIBLE ROUTE
- MAX LENGTH OF TRAVEL DISTANCE (T.D.) OR MAX COMMON PATH EGRESS (C.P.O.E.)
- (0) OCCUPANT LOAD SERVED BY EXIT
- (0) OCCUPANT LOAD SERVED BY EXIT AND TRANSFERRING TO EGRESS PATH
- EXIT (SEE ELECTRICAL DRAWINGS FOR LOCATIONS OF EXIT SIGNS AND EMERGENCY EGRESS LIGHTING)
- ROOM/SPACE / OCC. / # SF / Space FACTOR / LOAD — AREA AND OCCUPANCY INFORMATION
- (E) WALLS TO REMAIN
- NEW WALLS
- (E) COLUMNS TO REMAIN
- NEW COLUMNS
- ACCESSORY STORAGE/MECH; GROSS
- ASSEMBLY - UNCONCENTRATED; NET
- BUSINESS AREA; GROSS
- EDUCATIONAL - CLASSROOM AREA; NET
- INSTITUTIONAL - INPATIENT
- INSTITUTIONAL - OUTPATIENT; GROSS
- 1/2 HOUR FIRE BARRIER
- (E) (N) 1 HOUR FIRE BARRIER
- (E) (N) 2 HOUR FIRE BARRIER
- (E) (N) 3 HOUR FIRE BARRIER
- SMOKE BARRIER
- FE FIRE EXTINGUISHER
- F.S. FIRE STANDPIPE



1 LEVEL 00 CODE PLAN
SCALE: 1/8" = 1'-0"

HART
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REGISTERED ARCHITECT
BRENDAN HART
PORTLAND, OREGON
ARI-12710
STATE OF OREGON

REVISION	DATE

CC DEFLECTION SUITE

230 Strand Street
St. Helens, OR 97051

CODE PLAN - LEVEL 00

PROJECT NO: 2408
ISSUANCE: PERMIT / BID SET
DATE: 08.22.25

G1.00

DEMO PLAN GENERAL NOTES

1. REFER TO SHEET FOR KEYNOTES. KEYNOTES MAY NOT BE TAGGED ON EVERY SHEET.
2. COORDINATE DEMOLITION DRAWINGS WITH PROPOSED CONSTRUCTION DRAWINGS AND PERFORM DEMOLITION FOR THE COMPLETION OF THE PROJECT, WHETHER NOTED ON DRAWINGS OR NOT.
3. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR IF ACTUAL CONDITIONS DIFFER FROM THOSE INDICATED IN THE DRAWINGS.
4. CONTRACTOR SHALL PROVIDE COVERAGE FOR ANY MINOR DEMO AND PATCHING THAT MAY BE REQUIRED TO ACCOMMODATE NEW MEP WORK OR EXPLORATORY DEMOLITION AT AREAS WHERE FINISHES ARE TO REMAIN.
5. DO NOT DEMOLISH ANY STRUCTURAL ELEMENTS WITHOUT ARCHITECTURAL AND STRUCTURAL APPROVAL.
6. PROCEDURES FOR DEMOLITION SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, CAREFUL REMOVAL AND DISPOSITION OR SALVAGE OF MATERIALS, RECYCLING OF ALL MATERIALS ALLOWED BY LOCAL JURISDICTION, AND PROPER DISPOSAL OF ANY NON-RECYCLABLE MATERIALS.
7. SCOPE INCLUDES COORDINATION AND COMPLYING WITH AHJ, INCLUDING (AND NOT LIMITED TO) PERMITS, WORKING HOURS, NOISE ORDINANCES AND PARKING RESTRICTIONS. INSTALL EROSION CONTROL PREVENTION DEVICES ON SITE AS SPECIFIED BY THE AHJ.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGE TO PROPERTY AND NEIGHBORING PROPERTIES AS A RESULT OF THIS WORK, INCLUDING DAMAGE TO CITY UTILITIES/INFRASTRUCTURE.
9. EXISTING BUILDING CONTAINS HAZARDOUS MATERIALS. COORDINATE WITH OWNER FOR SCOPE OF WORK. COORDINATE WITH CITY AND STATE REQUIREMENTS FOR ABATEMENT.
10. SCOPE INCLUDES TEMPORARY SHORING AND BRACING REQ'D FOR REMOVAL OF ANY STRUCTURAL ELEMENTS. TEMPORARY SHORING AND BRACING TO BE DELEGATED DESIGN.
11. REMOVE EXISTING WALL BASE THROUGHOUT PROJECT WORK AREA
12. WITHIN PROJECT WORK AREA, REMOVE ALL EXISTING WALL AND CEILING MOUNTED DEVICES, RECEPTACLES, FIXTURES, AND EXPOSED ROUTING; CAP EXISTING UTILITIES AS REQUIRED; SALVAGE ANY SECURITY OR AV EQUIPMENT AND COORDINATE STORAGE OR RELOCATION WITH OWNER
13. REFER TO A1.20 LINTEL PLAN FOR ADDITIONAL INFORMATION ON CONCRETE DEMO

DEMO PLAN LEGEND

- EXISTING ITEM TO REMAIN
- EXISTING ITEM TO BE REMOVED
- EXISTING AREA TO BE REMOVED
- RETAIN AND PREP (E) FLOOR FOR NEW FINISHES; COORDINATE WITH OWNER REGARDING ABATEMENT OF HAZARDOUS MATERIALS AS REQUIRED
- REMOVE (E) CEILING FINISH, SUPPORT SYSTEM, AND CEILING MOUNTED LIGHTING AND DEVICES; COORDINATE WITH OWNER REGARDING ENCAPSULATION OF (E) HAZARDOUS MATERIALS IN CEILING PLENUM
- SCOPE FOR DEMOLITION THAT MAY REQUIRE COORDINATION WITH OWNER ABATEMENT; GENERAL CONTRACTOR TO REVIEW OWNER-PROVIDED HAZARDOUS MATERIAL REPORT AND COORDINATE WITH OWNER ON DEMOLITION EXTENTS REQUIRED FOR PROJECT

DEMO PLAN KEYNOTES

2 REMOVE (E) WINDOW GRATE

3 DEMO (E) WALL UP TO DECK

4 COORDINATE EXTENT OF PREP FOR NEW FLOOR FINISH WITH NEW CONSTRUCTION AND EXISTING CONDTIONS; NOTIFY ARCHITECT OF ANY PROPOSED CHANGE INEXTENTS; PROTECT (E) FINISHES TO THE EXTENT FEASIBLE

5 REMOVE AND SALVAGE (E) EQUIPMENT; COORDINATE RETURN OR DISPOSAL WITH OWNER

6 SALVAGE (E) WALK-OFF MAT FOR REINSTALLATION

7 DEMO (E) CONCRETE TO 3" ABOVE PROPOSED CEILING PLANE; PRESERVE (E) MEP SYSTEMS TO THE EXTENT FEASIBLE AND COORDINATE ANY CONFLICTS WITH OWNER AND ARCHITECT; COORDINATE INSTALLATION OF LINTEL TO SUPORT REMAINING CONCRETE ABOVE; TEMPORARY SHORING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR

8 REMOVE (E) PLATFORM

9 SALVAGE (E) HOT WATER HEATER; CONFIRM WITH OWNER IF REINSTALLATION IN AN ALTERNATE LOCATION IS REQUIRED; CAP ALL UTILITIES AS REQUIRED

10 REMOVE (E) SUSPENDED STEEL CEILING

11 COORDINATE CEILING DEMO EXTENTS WITH (E) CONDITIONS AND NEW SCOPE; LIMIT DEMO TO THE EXTENTS FEASIBLE

12 SALVAGE (E) SECURITY CAMERA FOR OWNER REINSTALLATION

13 (E) CONCRETE WALL ABOVE DOOR OPENING TO REMAIN; COORDINATE INSTALLATION OF NEW SUPPORTING LINTEL; TEMPORARY SHORING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR

14 REMOVE (E) DOOR LEAF; LEAVE (E) FRAME IN PLACE

15 (E) MECH EQUIPMENT AND PLATFORM TO REMAIN

16 COORDINATE DEMO OF DRYWALL AND FURRING WITH OWNER; JOINT COMPOUND IN THIS AREA IS NOTED TO CONTAIN HAZARDOUS MATERIAL; COORDINATE DEMO OR REUSE OF (E) UTILITIES WITH NEW SCOPE AS PRACTICAL

17 RELOCATE (E) AUXILIARY SPRINKLER DRAIN TO BE CONCEALED BY NEW CONSTRUCTION; COORDINATE ROUTING WITH ARCHITECT VIA SHOP DRAWING AND PRODUCT DATA SUBMITTALS

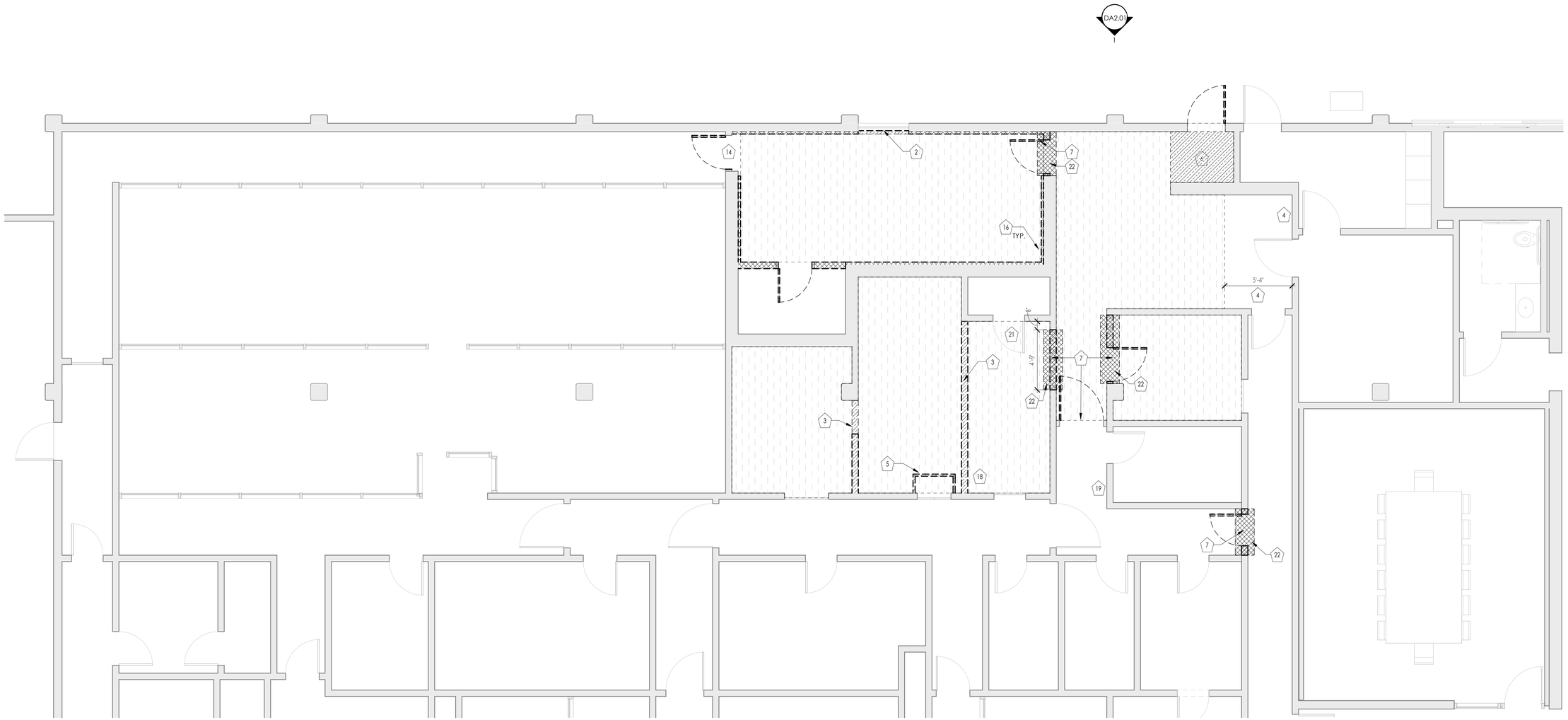
18 ASSESS (E) ELECTRICAL PANEL IN THIS LOCATION AND CONFIRM DEMO IS POSSIBLE WITHOUT IMPACT TO BUILDING SYSTEMS OUTSIDE OF PROJECT SCOPE; IF NECESSARY, COORDINATE RELOCATION WITH ARCHITECT AND OWNER

19 (E) ELECTRICAL PANELS TO REMAIN

20 PREP (E) CEILING FOR NEW WORK, REMOVING (E) LIGHT FIXTURES, DEVICES, ETC. AS REQUIRED

21 PROTECT (E) DOOR; REMOVE ADHERED BASE AND PREP FOR NEW PAINT AND LEVER; REFER TO A8 FOR HARDWARE

22 COORDINATE DEMO OF (E) FLOOR FINISH AS REQ'D FOR ADJACENT DEMOLITION SCOPE WITH OWNER; EXTENT SHOWN ARE TO BE REVIEWED AND DEFINED BY THE GENERAL CONTRACTOR



1 DEMO BASEMENT PLAN
SCALE: 1/4" = 1'-0"

HART
ARCHITECTS
2130 N. KILPATRICK STREET
P.O. BOX 17250
PORTLAND OR 97217

REGISTERED ARCHITECT
BRENDAN HART
PORTLAND, OREGON
ARI-12710
STATE OF OREGON

REVISION	DATE

CC DEFLECTION
SUITE
230 Strand Street
St. Helens, OR 97051

DEMO PLAN - LEVEL 00

PROJECT NO:	2408
ISSUANCE:	PERMIT / BID SET
DATE:	08.22.25

DA1.00

DEMO PLAN GENERAL NOTES

1. REFER TO SHEET FOR KEYNOTES. KEYNOTES MAY NOT BE TAGGED ON EVERY SHEET.
2. COORDINATE DEMOLITION DRAWINGS WITH PROPOSED CONSTRUCTION DRAWINGS AND PERFORM DEMOLITION FOR THE COMPLETION OF THE PROJECT, WHETHER NOTED ON DRAWINGS OR NOT.
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4. CONTRACTOR SHALL PROVIDE COVERAGE FOR ANY MINOR DEMO AND PATCHING THAT MAY BE REQUIRED TO ACCOMMODATE NEW MEP WORK OR EXPLORATORY DEMOLITION AT AREAS WHERE FINISHES ARE TO REMAIN.
5. DO NOT DEMOLISH ANY STRUCTURAL ELEMENTS WITHOUT ARCHITECTURAL AND STRUCTURAL APPROVAL.
6. PROCEDURES FOR DEMOLITION SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, CAREFUL REMOVAL AND DISPOSITION OR SALVAGE OF MATERIALS, RECYCLING OF ALL MATERIALS ALLOWED BY LOCAL JURISDICTION, AND PROPER DISPOSAL OF ANY NON-RECYCLABLE MATERIALS.
7. SCOPE INCLUDES COORDINATION AND COMPLYING WITH AHJ, INCLUDING (AND NOT LIMITED TO) PERMITS, WORKING HOURS, NOISE ORDINANCES AND PARKING RESTRICTIONS. INSTALL EROSION CONTROL PREVENTION DEVICES ON SITE AS SPECIFIED BY THE AHJ.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGE TO PROPERTY AND NEIGHBORING PROPERTIES AS A RESULT OF THIS WORK, INCLUDING DAMAGE TO CITY UTILITIES/INFRASTRUCTURE.
9. EXISTING BUILDING CONTAINS HAZARDOUS MATERIALS. COORDINATE WITH OWNER FOR SCOPE OF WORK. COORDINATE WITH CITY AND STATE REQUIREMENTS FOR ABATEMENT.
10. SCOPE INCLUDES TEMPORARY SHORING AND BRACING REQ'D FOR REMOVAL OF ANY STRUCTURAL ELEMENTS. TEMPORARY SHORING AND BRACING TO BE DELEGATED DESIGN.
11. REMOVE EXISTING WALL BASE THROUGHOUT PROJECT WORK AREA
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13. REFER TO A1.20 LINTEL PLAN FOR ADDITIONAL INFORMATION ON CONCRETE DEMO

DEMO PLAN LEGEND

- EXISTING ITEM TO REMAIN
- EXISTING ITEM TO BE REMOVED
- EXISTING AREA TO BE REMOVED
- RETAIN AND PREP (E) FLOOR FOR NEW FINISHES; COORDINATE WITH OWNER REGARDING ABATEMENT OF HAZARDOUS MATERIALS AS REQUIRED
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DEMO PLAN KEYNOTES

2 REMOVE (E) WINDOW GRATE

3 DEMO (E) WALL UP TO DECK

4 COORDINATE EXTENT OF PREP FOR NEW FLOOR FINISH WITH NEW CONSTRUCTION AND EXISTING CONDTIONS; NOTIFY ARCHITECT OF ANY PROPOSED CHANGE INEXTENTS; PROTECT (E) FINISHES TO THE EXTENT FEASIBLE

5 REMOVE AND SALVAGE (E) EQUIPMENT; COORDINATE RETURN OR DISPOSAL WITH OWNER

6 SALVAGE (E) WALK-OFF MAT FOR REINSTALLATION

7 DEMO (E) CONCRETE TO 3" ABOVE PROPOSED CEILING PLANE; PRESERVE (E) MEP SYSTEMS TO THE EXTENT FEASIBLE AND COORDINATE ANY CONFLICTS WITH OWNER AND ARCHITECT; COORDINATE INSTALLATION OF LINTEL TO SUPORT REMAINING CONCRETE ABOVE; TEMPORARY SHORING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR

8 REMOVE (E) PLATFORM

9 SALVAGE (E) HOT WATER HEATER; CONFIRM WITH OWNER IF REINSTALLATION IN AN ALTERNATE LOCATION IS REQUIRED; CAP ALL UTILITIES AS REQUIRED

10 REMOVE (E) SUSPENDED STEEL CEILING

11 COORDINATE CEILING DEMO EXTENTS WITH (E) CONDITIONS AND NEW SCOPE; LIMIT DEMO TO THE EXTENTS FEASIBLE

12 SALVAGE (E) SECURITY CAMERA FOR OWNER REINSTALLATION

13 (E) CONCRETE WALL ABOVE DOOR OPENING TO REMAIN; COORDINATE INSTALLATION OF NEW SUPPORTING LINTEL; TEMPORARY SHORING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR

14 REMOVE (E) DOOR LEAF; LEAVE (E) FRAME IN PLACE

15 (E) MECH EQUIPMENT AND PLATFORM TO REMAIN

16 COORDINATE DEMO OF DRYWALL AND FURRING WITH OWNER; JOINT COMPOUND IN THIS AREA IS NOTED TO CONTAIN HAZARDOUS MATERIAL; COORDINATE DEMO OR REUSE OF (E) UTILITIES WITH NEW SCOPE AS PRACTICAL

17 RELOCATE (E) AUXILIARY SPRINKLER DRAIN TO BE CONCEALED BY NEW CONSTRUCTION; COORDINATE ROUTING WITH ARCHITECT VIA SHOP DRAWING AND PRODUCT DATA SUBMITTALS

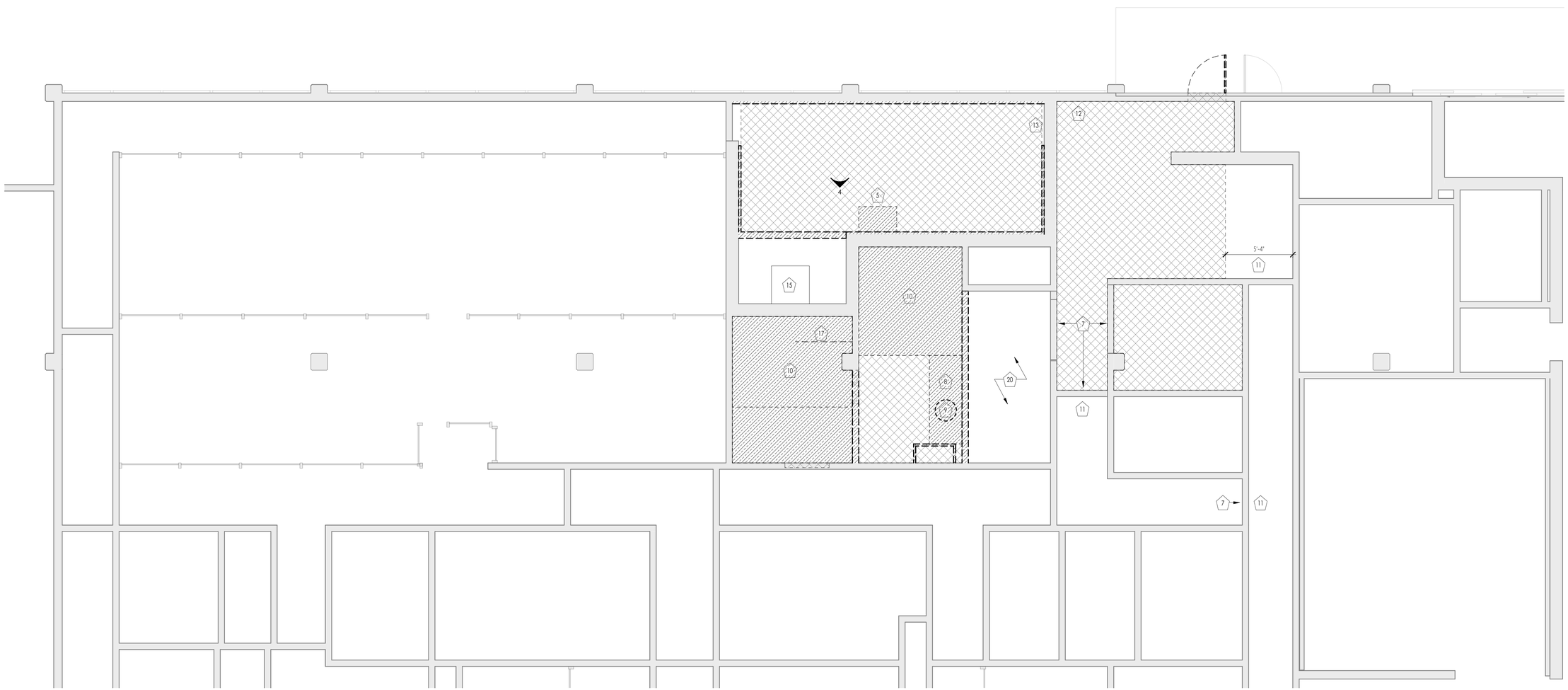
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19 (E) ELECTRICAL PANELS TO REMAIN

20 PREP (E) CEILING FOR NEW WORK, REMOVING (E) LIGHT FIXTURES, DEVICES, ETC. AS REQUIRED

21 PROTECT (E) DOOR; REMOVE ADHERED BASE AND PREP FOR NEW PAINT AND LEVER; REFER TO A8 FOR HARDWARE

22 COORDINATE DEMO OF (E) FLOOR FINISH AS REQ'D FOR ADJACENT DEMOLITION SCOPE WITH OWNER; EXTENT SHOWN ARE TO BE REVIEWED AND DEFINED BY THE GENERAL CONTRACTOR



1 DEMO RCP - LEVEL 00
SCALE: 1/4" = 1'-0"

HART
ARCHITECTS
2130 N. KILPATRICK STREET
P.O. BOX 17250
PORTLAND OR 97217

REGISTERED ARCHITECT
BRENDAN HART
PORTLAND, OREGON
ARI-12710
STATE OF OREGON

REVISION	DATE

CC DEFLECTION SUITE

230 Strand Street
St. Helens, OR 97051

DEMO REFLECTED CEILING PLAN

PROJECT NO:	2408
ISSUANCE:	PERMIT / BID SET
DATE:	08.22.25

DA1.50

DEMO ELEVATION GENERAL NOTES

1. REFER TO SHEET BELOW FOR KEYNOTES. KEYNOTES MAY NOT BE TAGGED ON EVERY SHEET.
2. COORDINATE DEMOLITION DRAWINGS WITH PROPOSED CONSTRUCTION DRAWINGS AND PERFORM DEMOLITION FOR THE COMPLETION OF THE PROJECT, WHETHER NOTED ON DRAWINGS OR NOT.
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5. DO NOT DEMOLISH ANY STRUCTURAL ELEMENTS WITHOUT ARCHITECTURAL AND STRUCTURAL APPROVAL.
6. PROCEDURES FOR DEMOLITION SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, CAREFUL REMOVAL AND DISPOSITION OR SALVAGE OF MATERIALS, RECYCLING OF ALL MATERIALS ALLOWED BY LOCAL JURISDICTION, AND PROPER DISPOSAL OF ANY NON-RECYCLABLE MATERIALS.
7. SCOPE INCLUDES COORDINATION AND COMPLYING WITH AHJ, INCLUDING (AND NOT LIMITED TO) PERMITS, WORKING HOURS, NOISE ORDINANCES AND PARKING RESTRICTIONS. INSTALL EROSION CONTROL PREVENTION DEVICES ON SITE AS SPECIFIED BY THE AHJ.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGE TO PROPERTY AND NEIGHBORING PROPERTIES AS A RESULT OF THIS WORK, INCLUDING DAMAGE TO CITY UTILITIES/INFRASTRUCTURE.
9. EXISTING BUILDING MAY HAVE HAZARDOUS MATERIALS. COORDINATE WITH OWNER FOR SCOPE OF WORK. COORDINATE WITH CITY AND STATE REQUIREMENTS FOR ABATEMENT.
10. SCOPE MAY REQUIRE TEMPORARY SHORING AND BRACING REQ'D FOR REMOVAL OF IDENTIFIED SCOPE. TEMPORARY SHORING AND BRACING TO BE DELEGATED DESIGN.

DEMO ELEVATION LEGEND

EXISTING ITEM TO REMAIN

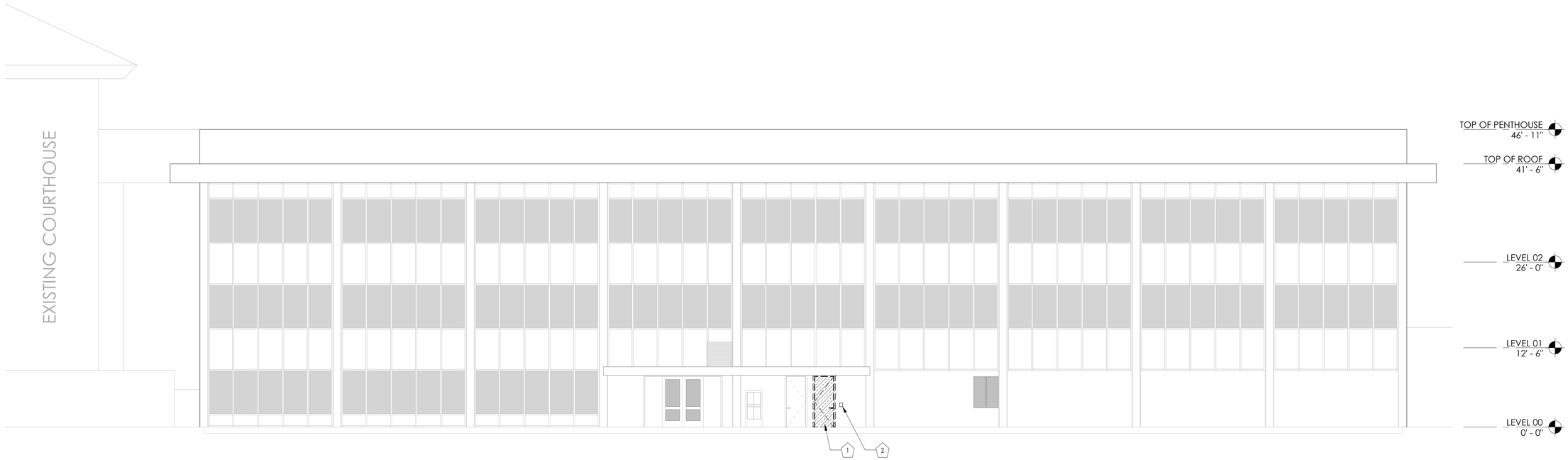
EXISTING ITEM TO BE REMOVED

EXISTING AREA TO BE REMOVED

DEMO ELEVATION KEYNOTES

1 REMOVE (E) DOOR AND FRAME; PREP OPENING FOR NEW DOOR AND ACCESS CONTROL

2 REMOVE (E) ACCESS CONTROL; COORDINATE INSTALLATION OF NEW SYSTEM WITH OWNER



1 DEMO ELEVATION - EAST
SCALE: 1/8" = 1'-0"

HART
ARCHITECTS
2130 N. KILPATRICK STREET
P.O. BOX 17250
PORTLAND OR 97217

REGISTERED ARCHITECT
BRENDAN HART
PORTLAND, OREGON
ARI-12710
STATE OF OREGON

REVISION	DATE

CC DEFLECTION SUITE
230 Strand Street
St. Helens, OR 97051

DEMO ELEVATION

PROJECT NO: 2408
ISSUANCE: PERMIT / BID SET
DATE: 08.22.25

DA2.01

SITE PLAN GENERAL NOTES

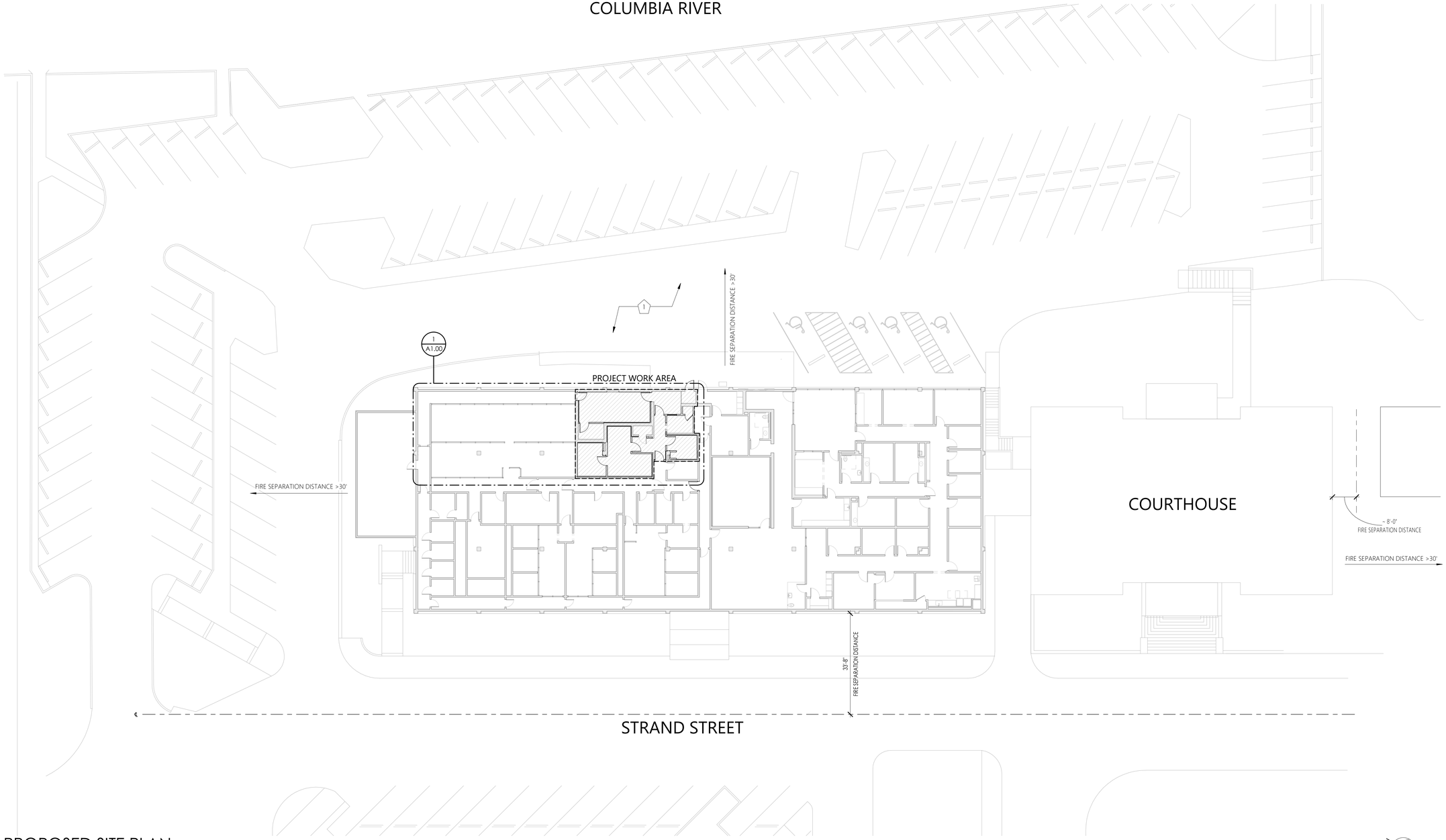
1. SEE BELOW FOR KEYNOTES. KEYNOTES MAY NOT BE TAGGED ON EVERY SHEET.
2. FIELD VERIFY EXISTING CONDITIONS.
3. SCOPE OF WORK INCLUDES COORDINATION WITH UTILITIES AS REQUIRED.
4. SCOPE OF WORK INCLUDES COORDINATION AND COMPLYING WITH JURISDICTIONAL REQUIREMENTS, INCLUDING (BUT NOT LIMITED TO) PERMITS, WORKING HOURS, NOISE ORDINANCES AND PARKING RESTRICTIONS. INSTALL EROSION CONTROL PREVENTION DEVICES ON SITE AS SPECIFIED BY THE AHJ.
5. G.C. TO COORDINATE ALL CONSTRUCTION STAGING AREAS WITH OWNER.

SITE PLAN LEGEND

OUTLINE OF STRUCTURE

SITE PLAN KEYNOTES

1 NO CHANGES TO (E) SITE OR HARDSCAPE



1 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

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230 Strand Street
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SITE PLAN & OVERALL LEVEL 00 PLAN

PROJECT NO:	2408
ISSUANCE:	PERMIT / BID SET
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A0.01

FLOOR PLAN GENERAL NOTES

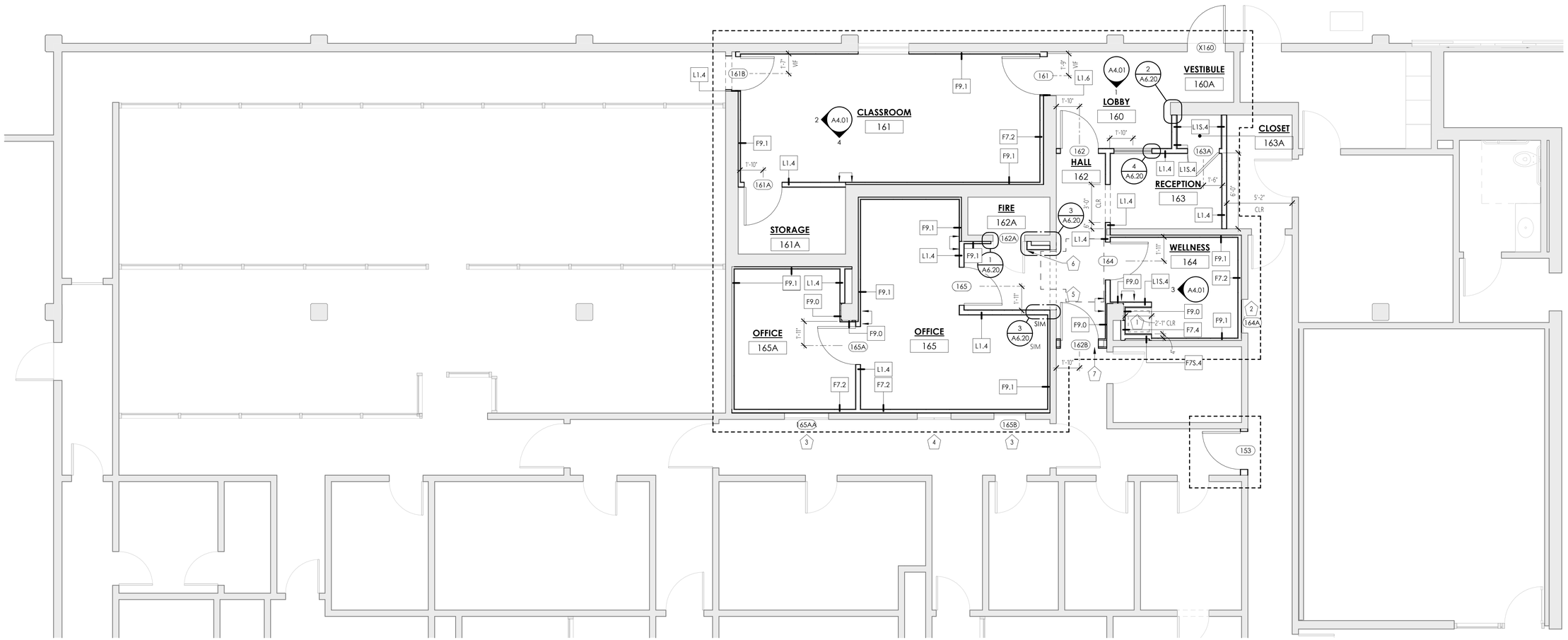
1. REFER TO SHEET FOR KEYNOTES. KEYNOTES MAY NOT BE TAGGED ON EVERY SHEET.
2. NEW WORK: DIMENSIONS TO F.O. STUD AND GRID LINES U.N.O.
   EXST. WORK: DIMENSIONS ARE TO FACE FINISH FACE, U.N.O.
3. SEE **A4 SERIES** ENLARGED PLANS FOR ADDITIONAL INFORMATION WHERE CALLOUTS ARE NOTED, INCLUDING CASEWORK/CABINETRY DIMENSIONS
4. MECHANICAL, ELECTRICAL, FIRE ALARM, AND FIRE SPRINKLER SYSTEMS ARE A DELEGATED DESIGN UNDER A SEPARATE PERMIT. SOME ITEMS CRITICAL FOR COORDINATION OR SUCCESSFUL EXECUTION OF DESIGN INTENT ARE SHOWN ON THESE DRAWINGS, BUT ARE NOT EXCLUSIVE AND SHOULD BE VERIFIED WITH SCOPE REQUIREMENTS IN THE RELEVANT PERMITTED DRAWINGS
5. LOW-VOLTAGE SYSTEMS INCLUDING SECURITY, ACCESS CONTROL, AUDIO/VISUAL, AND NETWORK/DATA ARE TO BE OWNER FURNISHED AND INSTALLED; COORDINATE WITH OWNER FOR COORDINATION AS REQUIRED TO SUPPORT EFFICIENT SEQUENCING OF WORK .
5. PROVIDE BLOCKING IN WALL AND CEILING FRAMING AS REQ'D FOR ALL CASEWORK, ACCESSORIES, EQUIPMENT, OR OTHER WALL/CEILING-MOUNTED SCOPE; COORDINATE WITH OWNER ON ANY BLOCKING REQUIRED FOR AV, SECURITY, OR OTHER OFOI SYSTEMS PRIOR TO WALL COVER.
6. UNLESS NOTED OTHERWISE, ALL NON LOAD-BEARING INTERIOR PARTITIONS ARE TO BE LIGHT GAUGE 3-5/8 FRAMING WITH STUDS @ 16" O.C.
7. UNLESS NOTED OTHERWISE, ALL INTERIOR WALLS ARE TO BE FINISHED WITH (1) LAYER OF 5/8" GWB ON EACH FACE; REFER TO A4 & A7 SERIES DRAWINGS FOR WALL FINISHES

FLOOR PLAN LEGEND

- OBJECT ABOVE
- (E) WALLS TO REMAIN
- NEW WALLS
- (E) COLUMNS TO REMAIN
- NEW COLUMNS
- 00X — DOOR TAG - SEE **A8 SERIES** FOR SCHEDULE
- D.S. — DOWNSPOUT
- ALIGN

FLOOR PLAN KEYNOTES

1 OFOI REFRIGERATOR
2 DOOR TO BE LOCKED SHUT; REMOVE (E) KNOB HARDWARE AND FIT WITH KEYED DEADBOLT; COORDINATE LOCKING WITH OWNER
3 (E) DOOR TO BE LOCKED SHUT
4 (E) CABINET TO BE LOCKED SHUT; REMOVE BRACKETS FROM INTERIOR OF DOOR FACE AND EQUIP WITH HASP & PADLOCK; COORDINATE KEYING WITH OWNER
5 VERIFY NEW CONSTRUCTION TO ENSURE CLEAR TURNING SPACE FOR EXISTING BUILDINGS PER 2017 ICC A117.1, FIGURE 304.2.1.1
6 ALIGN WALL FINISH WITH (E) DOOR FRAME, REF DETAIL
7 PROVIDE ACRYLIC SIGN (APPROX 12"X18") ON DOOR FACE NOTING THAT DOOR USE WITHOUT KEYCARD IS FOR EMERGENCY ONLY AND WILL TRIGGER AN ALARM; CONFIRM EXACT WORDING WITH OWNER AND ARCHITECT PRIOR TO FABRICATION



1 PROPOSED PARTIAL LEVEL 00 PLAN
1/4" = 1'-0"

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FLOOR PLAN - LEVEL 00

PROJECT NO: 2408
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A1.00

POWER PLAN GENERAL NOTES

1. REFER TO SHEET FOR KEYNOTES. KEYNOTES MAY NOT BE TAGGED ON EVERY SHEET.

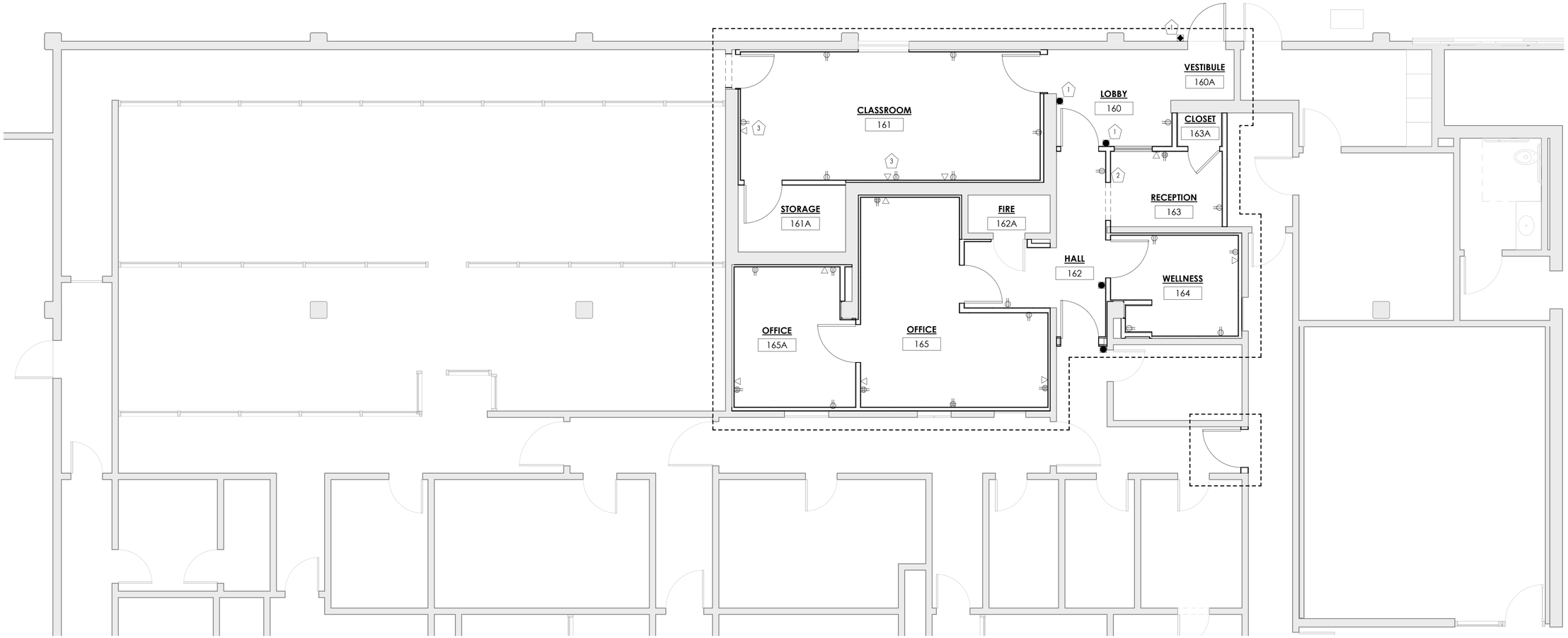
2. MECHANICAL, ELECTRICAL, FIRE ALARM, AND FIRE SPRINKLER SYSTEMS ARE DELEGATED DESIGNS UNDER SEPARATE PERMITS. SOME ITEMS CRITICAL FOR COORDINATION OR SUCCESSFUL EXECUTION OF DESIGN INTENT ARE SHOWN ON THESE DRAWINGS, BUT ARE NOT EXCLUSIVE AND SHOULD BE VERIFIED WITH SCOPE REQUIREMENTS IN THE RELEVANT PERMITTED DRAWINGS.

POWER PLAN LEGEND

- FLOOR OUTLET
- DUPLEX WALL OUTLET
- QUAD WALL OUTLET
- CABLE/INTERNET CONNECTION (OFOI)
- LANDLINE PHONE CONNECTION (OFOI)
- CONTINUOUS UNDER-CABINET PLUGMOLD
- LOW VOLTAGE ACCESS CONTROL (OFOI)

POWER PLAN KEYNOTES

1. COORDINATE ACCESS CONTROLS TO BE OPERATED FROM WORKSTATION IN RECEPTION ROOM 163
2. ACCESS CONTROLS FOR EXTERIOR AND WAITING ROOM DOORS; COORDINATE INSTALLATION WITH OWNER AND OTHER BUILDING SYSTEMS
3. POWER/DATA CONNECTION FOR DISPLAY MONITOR; CONFIRM LOCATION AND INSTALLATION WITH OWNER; COORDINATE WITH ADJACENT BUILDING SYSTEMS AS REQUIRED



1 LEVEL 00 POWER PLAN
SCALE: 1/4" = 1'-0"

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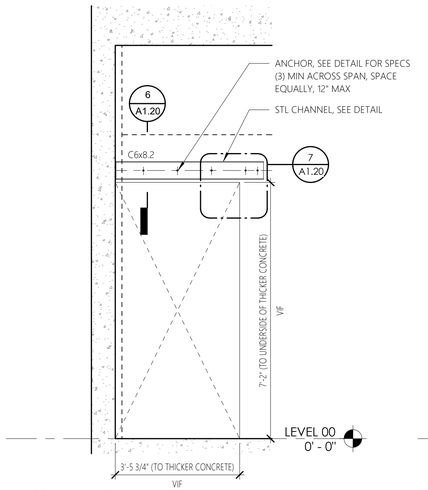
POWER PLAN - LEVEL 00

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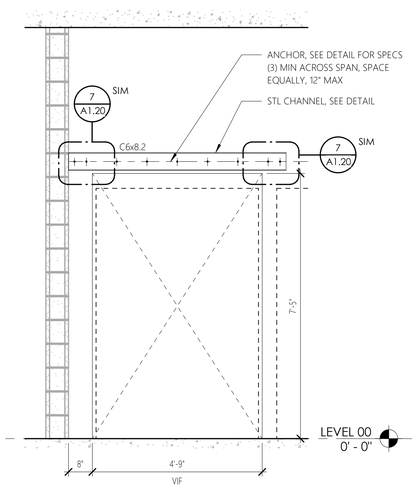
A1.10

LINTEL PLAN GENERAL NOTES

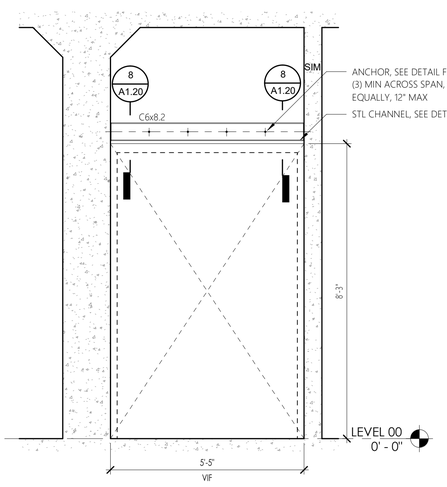
1. REFER TO A10 SERIES FOR GENERAL STRUCTURAL NOTES
2. TEMPORARY SHORING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR
3. COORDINATE SPECIAL INSPECTIONS WITH OWNER AND INSPECTOR AS REQUIRED



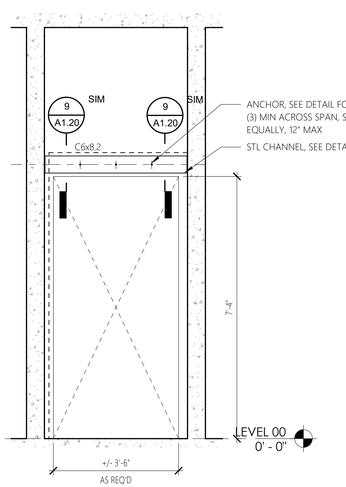
1 LINTEL 1
SCALE: 1/2" = 1'-0"



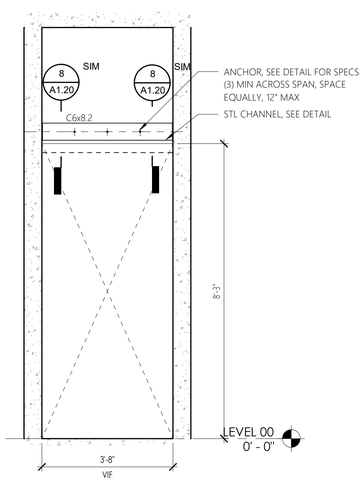
2 LINTEL 2
SCALE: 1/2" = 1'-0"



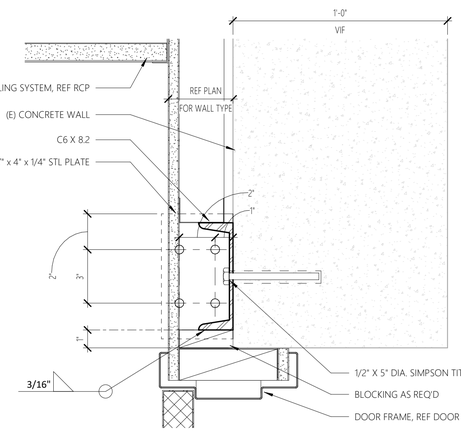
3 LINTEL 3
SCALE: 1/2" = 1'-0"



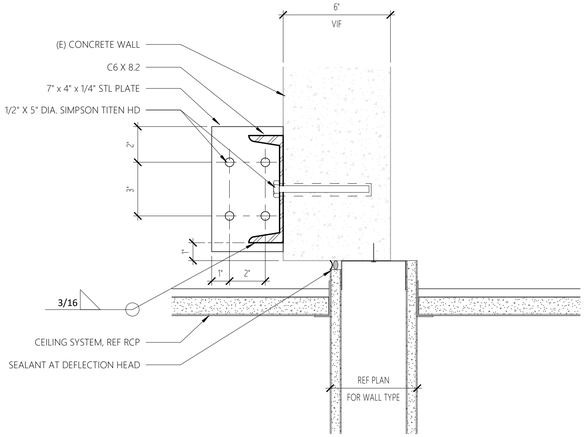
4 LINTEL 4
SCALE: 1/2" = 1'-0"



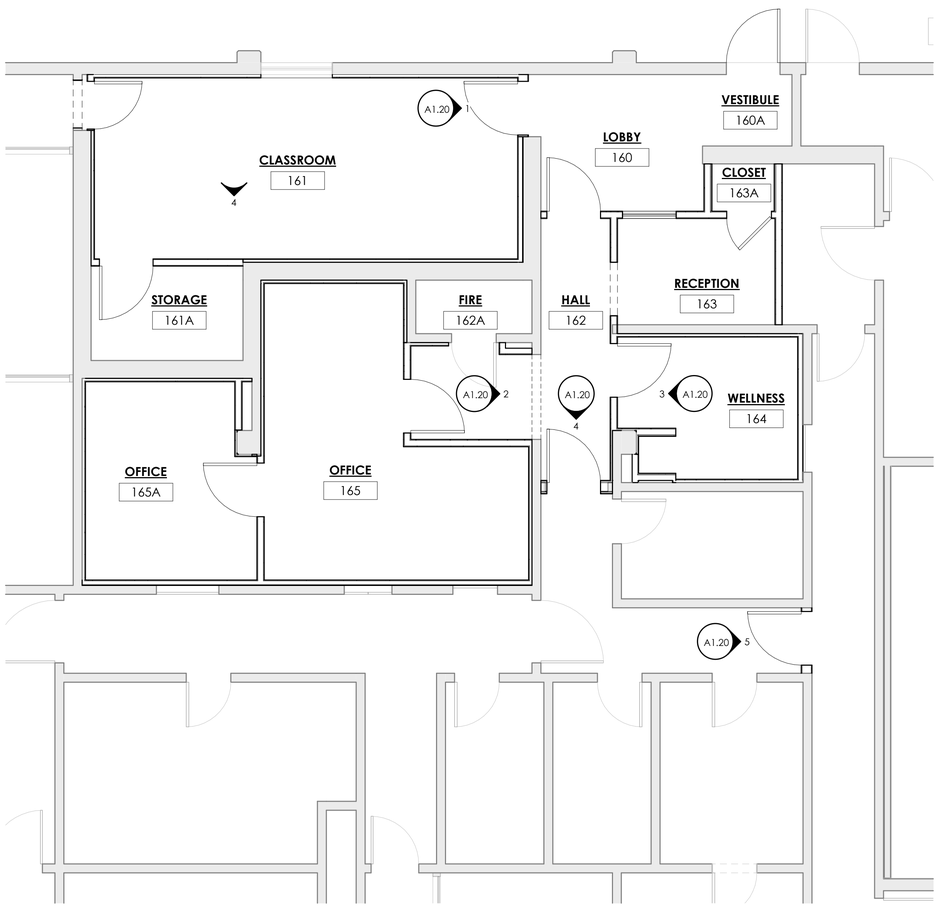
5 LINTEL 5
SCALE: 1/2" = 1'-0"



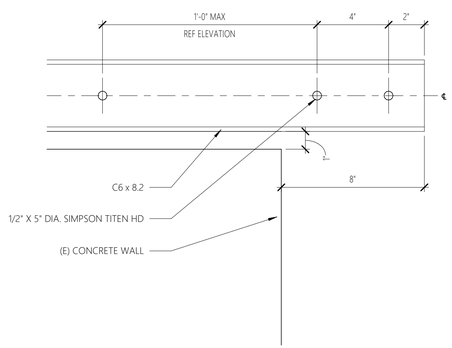
6 LINTEL DETAIL - PERPENDICULAR 12" WALL
3" = 1'-0"



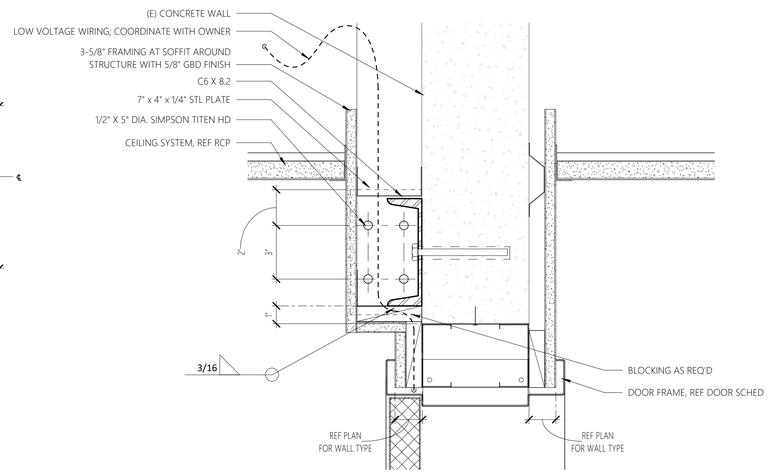
8 LINTEL DETAIL - PERPENDICULAR 6" WALL
3" = 1'-0"



10 LEVEL 00 LINTEL PLAN
SCALE: 1/4" = 1'-0"



7 LINTEL DETAIL - PARALLEL
SCALE: 3" = 1'-0"



9 LINTEL DETAIL - LINTEL 4
SCALE: 3" = 1'-0"

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230 Strand Street
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LINTEL PLAN AND DETAILS

PROJECT NO:	2408
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A1.20

RCP GENERAL NOTES

1. REFER TO SHEET FOR KEYNOTES. KEYNOTES MAY NOT BE TAGGED ON EVERY SHEET.
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5. SEE **A1 SERIES** POWER PLAN PLANS FOR SPECIFIC OUTLET LOCATIONS IN SELECT AREAS.

RCP LEGEND

- LIGHT FIXTURE TYPE **L1**: RECESSED DOWNLIGHT
- LIGHT FIXTURE TYPE **L3**: WET RATED RECESSED DOWNLIGHT
- LIGHT FIXTURE TYPE **L2**: 2'X4' RECESSED TROFFER
- LIGHT FIXTURE TYPE L4: RECESSED TUNABLE RGB
- LIGHT FIXTURE TYPE L5: DOOR-JAMB ACTUATED LIGHT
- LIGHT FIXTURE TYPE L6: SUSPENDED SERVICE LIGHT
- $ SWITCH
- $3 3-WAY LIGHT SWITCH
- $C RGB TUNABLE LIGHTING CONTROLS
- OS OCCUPANCY SENSOR
- LIGHT CIRCUITING INTENT

- **ACT** ACOUSTIC CEILING TILE, SEE FINISH PLAN AND SPECS
- GWB CEILING, SEE FINISH PLAN AND SPECS
- X'-X" CEILING ELEVATION TAG
- EXIT (SEE ELECTRICAL DRAWINGS FOR LOCATIONS OF EXIT SIGNS AND EMERGENCY EGRESS LIGHTING)
- SECURITY CAMERA

RCP KEYNOTES

1 FRAMED HEADER WITH PTD DRYWALL FINISH TO MATCH ADJACENT WALL AT 7'-0" AFF

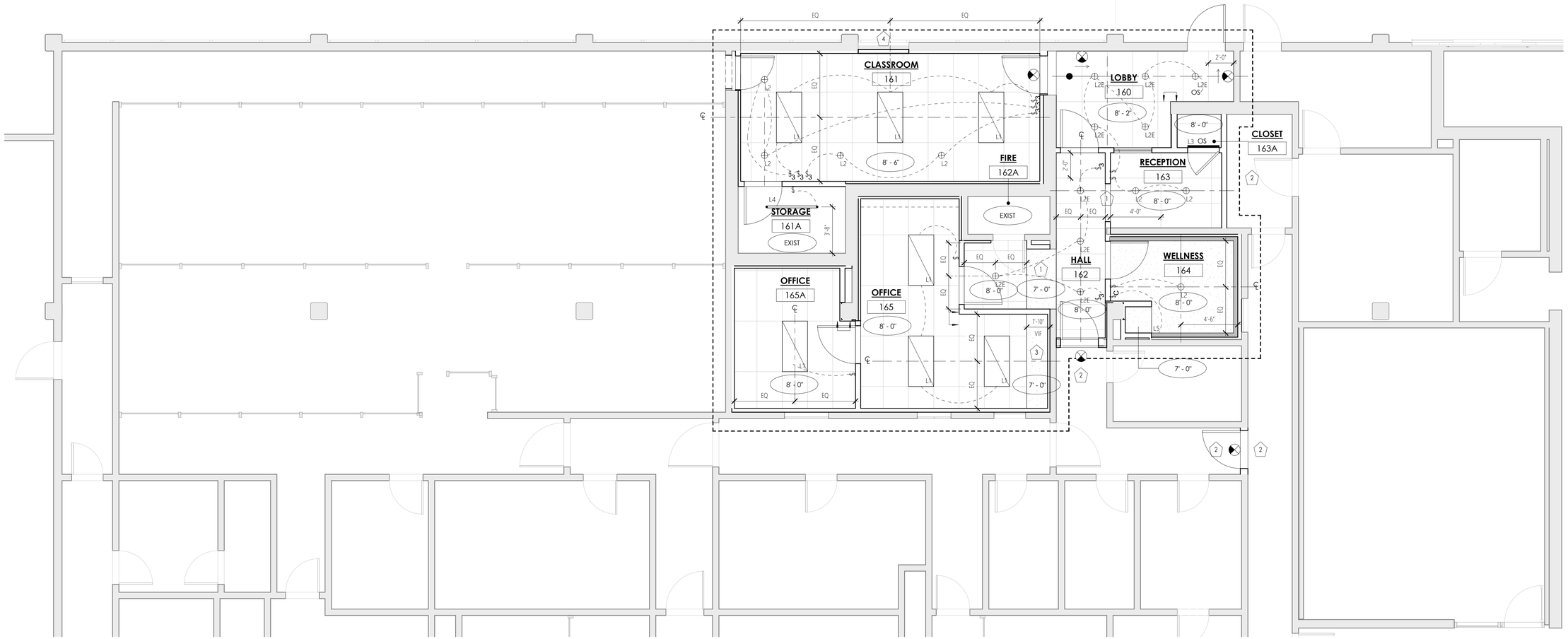
2 REPAIR (E) CEILING AS NEEDED; MATCH SPECIFICATIONS OF (E) CEILING; VERIFY WITH ARCHITECT AS NEEDED

3 NEW GWB SOFFIT AND FASCIA SUPPORTED BY SUSPENDED LIGHT GAUGE METAL FRAMING

4 MANUAL ROLLER SHADE, SEE SPECS

LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	ITEM #	NOTES
L1	2' X 4' RECESSED TROFFER	SLG LIGHTING	TDS-24-45/50/60-G1-BLANK-FSK-BLANK	4978 LUMEN (38W), 3500K CCT
L2	6" RECESSED DOWNLIGHT	SLG LIGHTING	DEP-LS2-SD-G1-BLANK-9FSK-DT-6R	1280 LUMEN (16W), 3500K CCT
L2E	6" RECESSED DOWNLIGHT	SLG LIGHTING	DEP-LS2-SD-G1-BLANK-9FSK-DT-6R-EMH-9W	1280 LUMEN (16W), 3500K CCT, EMERGENCY BACKUP
L3	2' WALL MOUNT	LITHIONIA	WL2-08L-EZ1-LP835-MSD7	3500K CCT, INDIVIDUAL CONTROL WITH INTEGRAL OCCUPANCY CONTROL
L4	4' STRIP LIGHT	LITHONIA	CLX-L48-4000LM-SEF-FDL-MVOLT-GZ10-35K-90CRI	
L5	RGBW TAPE LIGHT	AMERICAN LIGHTING	SFLEX-R30-24V-RGBW-CUSTOM	PROVIDE WITH INVISIBLE SLOT RECESSED MOUNT CHANNEL AND 90 DEGREE ACCESSORIES BY AMERICAN LIGHTING PROVIDE WITH WHITE DMX RGBW WALL CONTROL BY AMERICAN LIGHTING (CTRLW-DMXB-RGBW-4Z) PROVIDE WITH DMX TRULUX 5-CHANNEL RECEIVER DECODER W RJ45 BY AMERICAN LIGHTING (REC-DMX-RJ45A-5CH)
EXIT SIGN	CEILING MOUNT	LITHONIA	EXRG EL M6 (00194994900696	WHITE HOUSING, RED LETTERING



1 LEVEL 00 REFLECTED CEILING PLAN
1/4" = 1'-0"

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230 Strand Street
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REFLECTED CEILING PLAN -
LEVEL 00

PROJECT NO: 2408
ISSUANCE: PERMIT / BID SET
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A1.50

ELEVATION GENERAL NOTES

1. REFER TO SHEET FOR LEGEND AND KEYNOTES. KEYNOTES MAY NOT BE USED ON EVERY SHEET.
2. SEE **A1 SERIES** PLANS FOR ADDITIONAL INFORMATION ON NEW SCOPE
3. SEE **A8 SERIES** FOR ADDITIONAL DOOR DETAILS.

ELEVATION LEGEND

EXISTING ITEM TO REMAIN

ELEVATION KEYNOTES

1 NEW EXTERIOR DOOR; REFER TO A1 & A8 SERIES SHEETS FOR ADDITIONAL DETAIL

2 (E) DOOR TO REMAIN

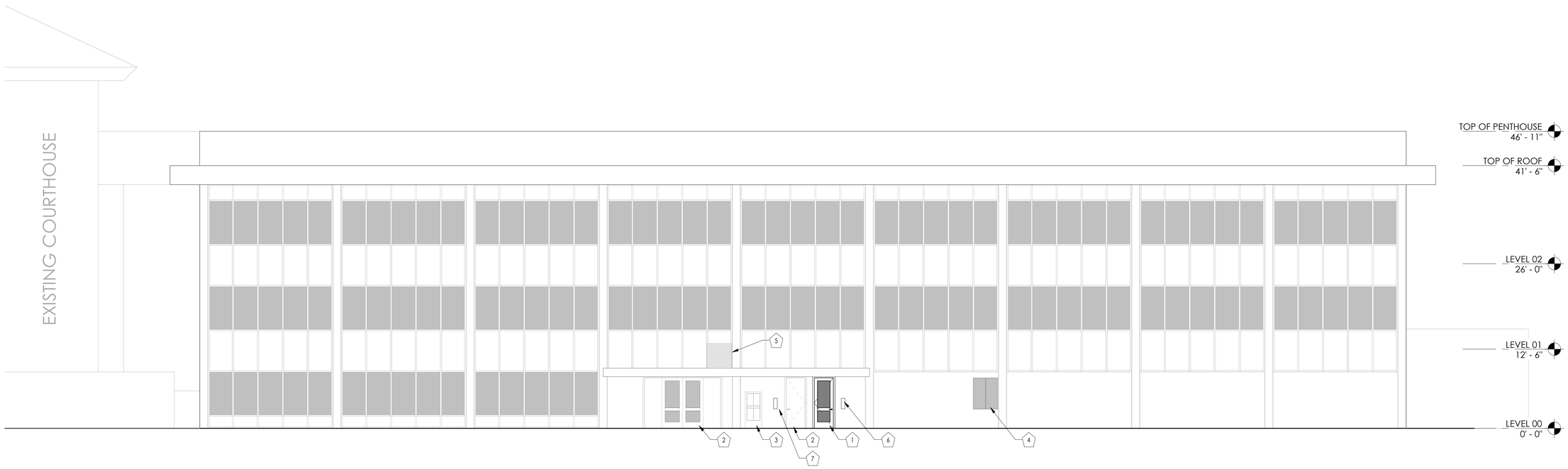
3 (E) POSTAL BOXES TO REMAIN

4 (E) WINDOW TO REMAIN

5 (E) MECH EQUIP TO REMAIN

6 NEW OFOI INTERCOM, SECURITY CAMERA, AND, DOORBELL (ASSUMED TO MATCH ADJACENT EXISTING PRODUCT)

7 (E) INTERCOM, CAMERA, AND DOORBELL SYSTEM



1 PROPOSED ELEVATION
SCALE: 1/8" = 1'-0"

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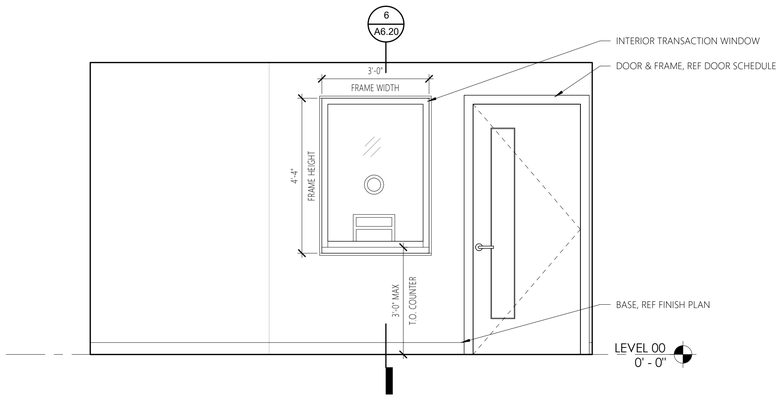
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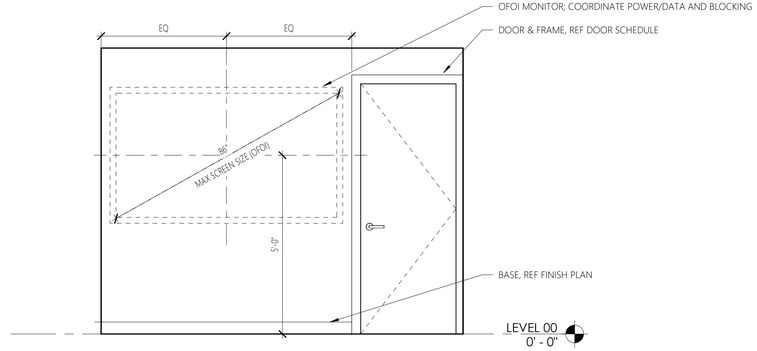
EAST EXTERIOR ELEVATION

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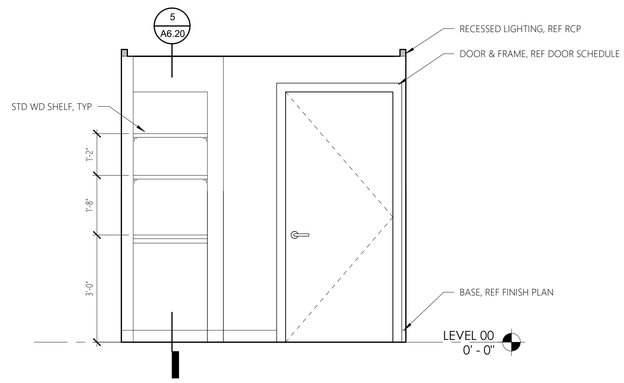
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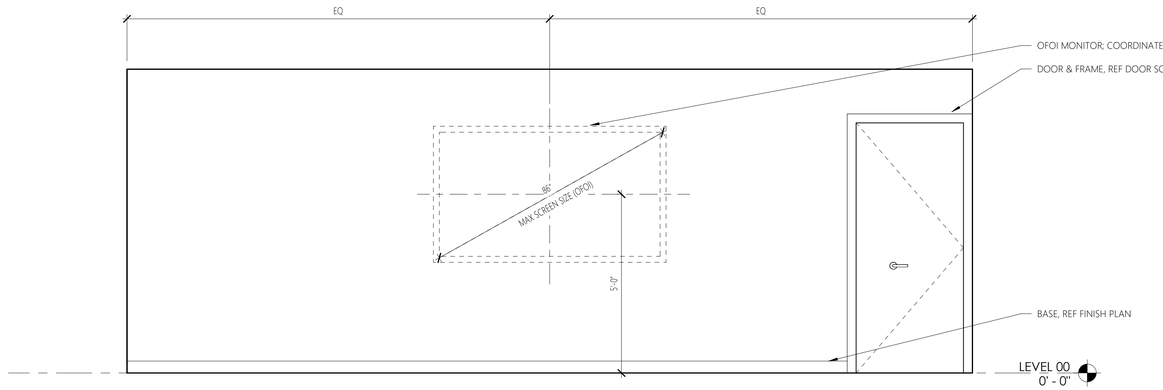
1 LOBBY - WEST ELEVATION
1/2" = 1'-0"



2 CLASSROOM - NORTH ELEVATION
1/2" = 1'-0"



3 WELLNESS ROOM - NORTH ELEVATION
1/2" = 1'-0"



4 CLASSROOM - WEST ELEVATION
SCALE: 1/2" = 1'-0"

INT. ELEVATIONS GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF FINISH, U.N.O., FOR INTERIOR ELEVATIONS.
2. CASED OPENING HEIGHTS PROVIDED ARE TO T.O. FINISHED OPENING, TYP.
3. SEE **A8 SERIES** SPECIFICATIONS FOR ADDITIONAL INFORMATION.
4. MECHANICAL, ELECTRICAL, FIRE ALARM, AND FIRE SPRINKLER SYSTEMS ARE A DELEGATED DESIGN UNDER A SEPARATE PERMIT. SOME ITEMS CRITICAL FOR COORDINATION OR SUCCESSFUL EXECUTION OF DESIGN INTENT ARE SHOWN ON THESE DRAWINGS, BUT ARE NOT EXCLUSIVE AND SHOULD BE VERIFIED WITH SCOPE REQUIREMENTS IN THE RELEVANT PERMITTED DRAWINGS
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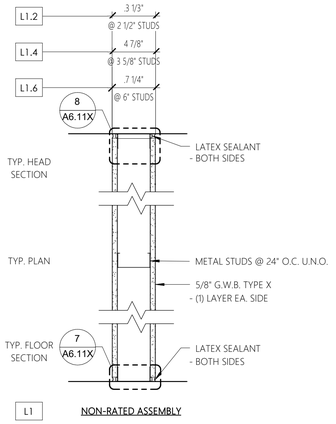
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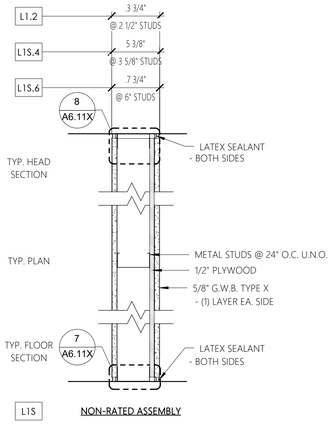
INTERIOR ELEVATIONS

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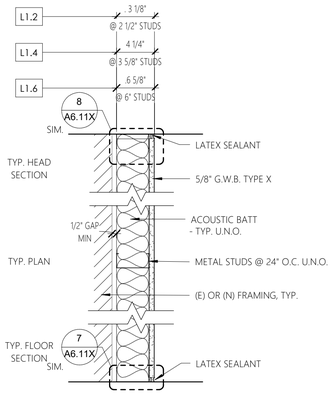
A4.01



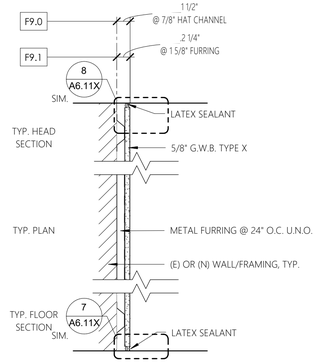
L1 NON-RATED ASSEMBLY



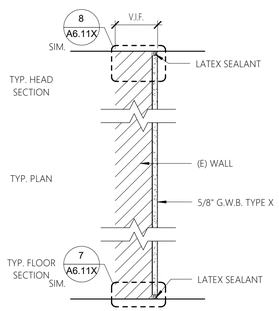
L1S NON-RATED ASSEMBLY



F7 NON-RATED ASSEMBLY



F9 NON-RATED ASSEMBLY



E1 NON-RATED ASSEMBLY

INTERIOR PARTITION KEY:

ASSEMBLY DESIGNATION
TYPE MARK
NOMINAL STUD SIZE

A1.4

ASSEMBLY DESIGNATION
A = ACOUSTIC (IMPROVED PERFORMANCE)
E = EXISTING
F = FURRED
L = LIGHT GAUGE METAL FRAMED
M = MASONRY/MASS
S = SHAFTWALL
W= WOOD FRAMED

TYPE MARK
UNIQUE TAG FOR EA. ASSEMBLY

NOMINAL STUD SIZE
SEE ASSEMBLIES GEN. NOTES FOR NOMINAL DESIGNATIONS AT LIGHT GAUGE FRAMING AND MASONRY/MASS CONSTRUCTION.

INTERIOR ASSEMBLIES GEN. NOTES:

A. NOTES ON SHEET APPLY AS IF WRITTEN ON EA. SHEET.

B. SEE **A6 SERIES DRAWINGS** AND FOR INTERIOR FRAMING DETAILS.

FRAMING

C. METAL STUDS TO BE 16" O.C. U.N.O.; SUBMITTED PRODUCTS TO MEET THE MINIMUM CRITERIA NOTED IN A10 SPECIFICATIONS

D. WHERE ADJACENT TO (E) CONSTRUCTION, MATCH STUD TYPE AND SIZE, U.N.O.

E. FURRING: IN FIRE RATED WALLS OR IN NON-COMBUSTIBLE WALLS, THE FINISH MATERIAL MUST BE APPLIED DIRECTLY AGAINST FRAMING CONSTRUCTION OR TO FURRING STRIPS NOT EXCEEDING 1-3/4" APPLIED DIRECTLY AGAINST SUCH SURFACES (OSSC 803.15). PROVISIONS FOR NONCOMBUSTIBLE MATERIALS, ADDITIONAL CLASS A INSULATION AND/OR FIREBLOCKING TO FILL CAVITIES IS REQ. (OSSC 803.15.1).

F. FURRING: PLYWOOD, APPLIED DIRECTLY TO FRAMING, CAN BE USED TO FUR SIDES OF WALLS THAT DO NOT CONTAIN RESILIENT CHANNELS.

G. FIREBLOCKING: IN CONCEALED SPACES WITH COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS IN THE FOLLOWING SPACES:
-- CONCEALED SPACES OF STUD WALLS AND PARTITIONS VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
-- AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL/PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS AT SOFFITS, DROP CEILINGS, COVE CEILINGS ETC.
-- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF RUN.

H. FIREBLOCKING MAY CONSIST OF ANY OF THE FOLLOWING MATERIALS:
-- 2 IN THICK NOMINAL LUMBER
-- 1/2 IN THICK G.W.B.
-- BATT OR BLANKETS OF MINERAL WOOL OR MINERAL FIBER SECURED IN PLACE

I. BLOCKING IS REQ'D AT:
-- WALL MOUNTED CABINETS, SHELVES AND MIRRORS
-- WALL MOUNTED ACCESSORIES AND EQUIPMENT
-- GRAB BARS
-- FOLDING SEATS AT SHOWERS AND BATHTUBS
-- TOILET PARTITIONS
-- OTHER LOCATIONS REQUIRED BY THE ARCHITECT AND INDUSTRY STANDARDS

GYPSUM WALLBOARD (G.W.B.) IN FIRE RATED ASSEMBLIES (WHERE REQUIRED IN DRAWINGS)

J. FIRE-RATED ASSEMBLIES SHALL EXTEND TO THE UNDERSIDE OF DECKING U.N.O. SEE **A6 SERIES DRAWINGS** FOR HEAD-OF-WALL DETAILS.
-- FIRE PARTITIONS; IN COMBUSTIBLE CONSTRUCTION, USE FIRE BLOCKING PER OSSC 708.4.2
-- FIRE PARTITIONS; IN NON-COMBUSTIBLE CONSTRUCTION, EXTEND G.W.B. TO DECKING; FIRE SEAL.
-- FIRE BARRIERS; IN BOTH COMBUSTIBLE AND NON-COMBUSTIBLE CONSTRUCTION, EXTEND G.W.B. TO DECKING; FIRE SEAL.

K. PROPRIETARY VS. GENERIC ASSEMBLIES:
TYPE 'X' GWB IS REGULATED BY ASTM C1396 WHERE IT DEFINES TYPE 'X' G.W.B. TO PROVIDE NOT LESS THAN ONE HOUR FIRE RESISTANCE FOR BOARDS 5/8" THICK. WHENEVER THE GWB IS THE ONLY ELEMENT DESIGNATED PROPRIETARY IN THE ASSEMBLY, 5/8" TYPE 'X' GWB MAY BE USED FROM ANY MANUFACTURER (SEE GA MANUAL). OSSC TABLE 722.6.2 (1) DESIGNATES ONE LAYER 5/8" TYPE 'X' GWB TO GIVE A 40 MINUTE RATING.

L. G.W.B. IS TO BE 5/8", TYPE "X", U.N.O. SUBSTRATE IN TUBS & SHOWER TO BE NON-PAPER-FACED, G.W.B. TYPE 'X' U.N.O.

M. SUBCONTRACTOR TO PROVIDE TESTED ASSEMBLY PER THE CHOSEN G.W.B. TO ARCHITECT FOR VERIFICATION.

N. FIRE-RATED PARTITION AND WALL ASSEMBLIES WITH GA FILE ASSEMBLY NOTES MAY BE MODIFIED AS ALLOWED BY THE THE FOLLOWING GA EXPLANATORY NOTES (GA MANUAL GA-600-2021):
-- NOTE 12: IN FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES, REQUIRES EXTRA LAYER OF G.W.B WHEN INSULATION IS NOT LISTED IN ASSEMBLY (ALLOWABLE UP TO 16.75"/R-40 INSULATION THICKNESS).
-- NOTE 18: ALLOWS GREATER FRAMING SIZE & SPACING.
-- NOTE 21&22: ALLOWS FINISHES BELOW THE FRAMING TO BE SUSPENDED w/ COLD-ROLLED CHANNELS AND WIRE HANGER FOR A DEPTH OF 36" OR GREATER.
-- NOTE 24: ALLOWS ADDITIONAL LAYERS OF TYPE 'X' G.W.B.
-- NOTE 26: ALLOWS CEMENTITIOUS BACKER UNITS AND/OR WOOD STRUCTURAL PANELS (PLYWOOD) TO BE ADDED TO THE ASSEMBLY ON ONE OR BOTH SIDES.

O. WHERE DIFFERENT ASSEMBLY TYPES ARE ADJACENT IN THE SAME EXPOSED PLANE, AND QTY OR THICKNESS OF THE FINISH LAYERS DIFFER, COORDINATE ADDITIONAL FURRING TO ALIGN THE FINISHED FACES OF ADJACENT ASSEMBLIES OR COORDINATE FRAMING FOR ALIGNMENT.

P. MAINTAIN FIRE RATING OF WALLS AROUND PENETRATIONS, NOT LIMITED TO FIRE EXTINGUISHER CABINETS, ELECTRICAL BOXES, ETC. SEE DETAILS ON **A8 SERIES** DRAWINGS.

Q. SEALING: FIRE BARRIERS / FIRE PARTITIONS ARE TO BE FULLY SEALED WITH FIRE-RATED SEALANT OR FIRE-RATED ACOUSTICAL SEALANT PER U.L. ASSEMBLY REQUIREMENTS.

INSULATION (WHERE REQUIRED IN DRAWINGS)

R. FIBERGLASS INSULATION TO BE CLASS A: FLAME SPREAD INDEX UNDER 25 AND A SMOKE DEVELOPED RATING UNDER 25, PER ASTM E84.

S. INSULATE (E) CONCEALED CAVITIES THAT ARE EXPOSED DURING CONSTRUCTION AS CLOSE TO CODE AS SPACE ALLOWS. SEE ENERGY CODE - BUILDING ENVELOPE NOTES ON **G0.1**.

T. WHERE REQUIRED, INSULATION TO FILL ALL VOIDS

ACOUSTICS (WHERE REQUIRED IN DRAWINGS)

U. SEE **A6 SERIES** FOR HEAD AND BASE DETAILING FOR ACOUSTIC PROVISIONS.

SEALANT

V. AT INTERSECTIONS BETWEEN ASSEMBLIES, IF EITHER ASSEMBLY IS FIRE-RATED, FIRE-RATED SEALANT IS REQ'D. IF EITHER ASSEMBLY IS ACOUSTIC, ACOUSTIC SEALANT IS REQ'D.

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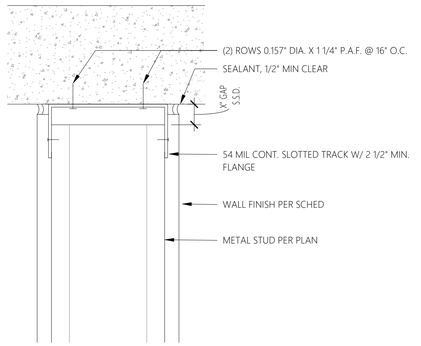
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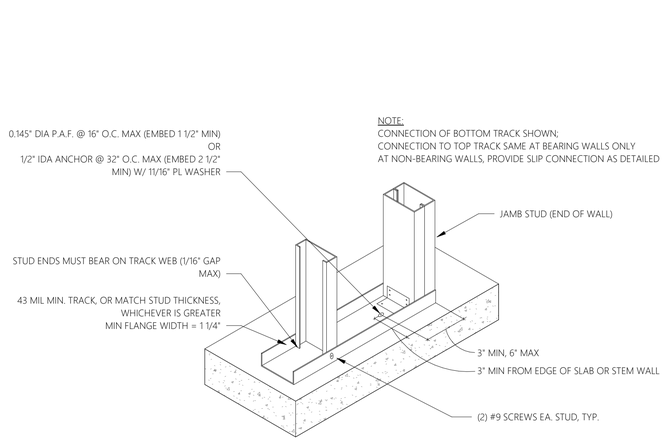
INTERIOR WALL ASSEMBLIES

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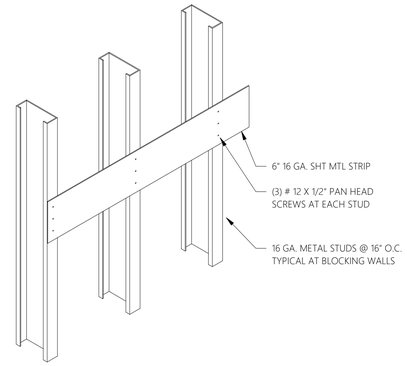
A6.01



1 TYP. TOP TRACK ATTACHMENT
SCALE: NTS



2 TYP. METAL STUD TO TRACK ATTACHMENT
SCALE: NTS



BLOCKING NOTES:

1. STRAP TO SPAN A MINIMUM OF (3) STUDS
2. EXTEND ALL BLOCKING STRAPS TO LAST STUD BEYOND SUPPORTED COMPONENT
3. DO NOT CUT WALL STUD FLANGES
4. MAXIMUM DESIGN LOAD: 250 LBS/STUD

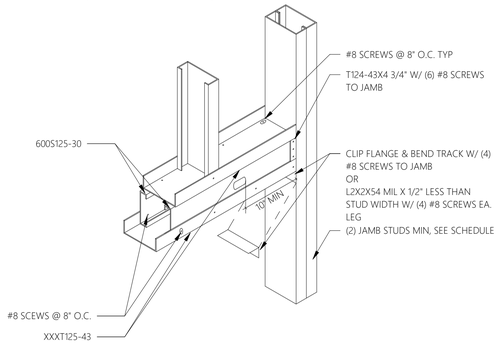
3 TYP. BLOCKING DETAIL
SCALE: NTS

NON-BEARING WALL PENETRATION JAMB SCHEDULE					
6" INTERIOR NON-BEARING WALL					
MAX OPENING	4'-0"	6'-0"	8'-0"	10'-0"	12'-0"
MAX WALL HEIGHT					
14'-0"	2	2	3	3	4
3 5/8" OR 4" INTERIOR NON-BEARING WALL					
14'-0"	3	4	NOT ALLOWED		
12'-0"	2	3	3	4	4
10'-0"	2	2	3	3	3

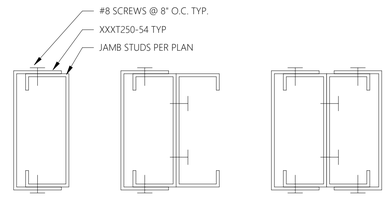
METAL STUD WALL FRAMING NOTES

1. PROVIDE (2) JAMB STUDS MINIMUM U.N.O. ON THIS TABLE, PLANS, OR ARCHITECTURAL DRAWINGS
2. BOXED JAMB STUDS SHOWN; BACK-TO-BACK JAMB STUDS PERMITTED AT CONTRACTOR OPTION
3. REF OTHER DETAILS ON SHEET FOR FRAMING CONNECTION TO STRUCTURE ABOVE AND BELOW
4. HEADER SILL TRACKS AND STUDS SHALL BE CONTINUOUS - NO SPLICES ALLOWED

BOX HEADER (12'-0" MAX OPENING)

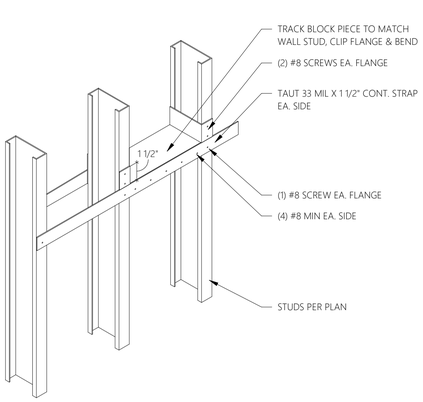


TYPICAL MECHANICAL FASTENED JAMB CONFIGURATIONS

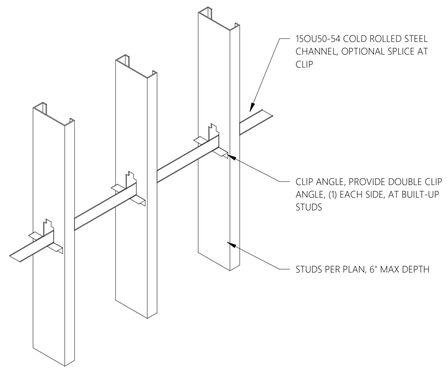


(2) STUD (3) STUD (4) STUD

4 TYP. HEADER & JAMB FRAMING
SCALE: NTS



BRIDGING TYPE 1 (48" VERTICAL O.C. MAX)

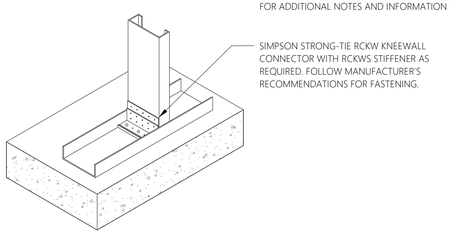


BRIDGING TYPE 2 (48" VERTICAL O.C. MAX)

BRIDGING NOTES:

1. PROVIDE BRIDGING ON ALL WALL STUDS EXCEPT INTERIOR NON-BEARING WALLS WITH QUALIFIED SHEATHING ON BOTH SIDES OF WALL
2. TYPE 2 BRIDGING NOT ALLOWED ON STUDS GREATER THAN 6" DEEP
3. QUALIFIED SHEATHING SHALL BE GWB, GYP SHEATHING, PLYWOOD, OR OSB ONLY

5 TYP. BRIDGING DETAIL
SCALE: NTS



6 TYP. PARTIAL-HEIGHT WALL BASEPLATE CONNECTION_METAL FRAMING
SCALE: NTS

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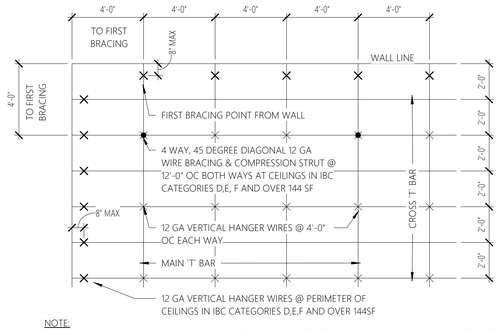
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STANDARD DETAILS - METAL FRAMING

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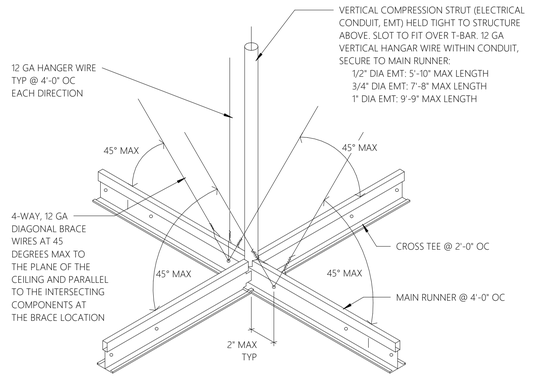
A6.10



NOTE:
THE ABOVE DIAGRAM SHOWS THE MAXIMUM SPACING OF SUPPORT AND BRACING ELEMENTS. COORDINATE WITH MECHANICAL AND ELECTRICAL ABOVE CEILING ELEMENTS WHILE MAINTAINING MAXIMUM SPACING SHOWN.

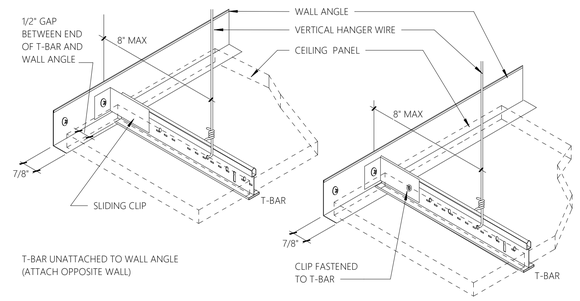
FOR FIRE-RATED, HEAVY-DUTY AND STANDARD-DUTY SUSPENSION SYSTEMS:
IF MANF. REQS. DIFFER FROM DIAGRAM; PROVIDE MEMBER SPACING SEISMIC BRACING AS MANUFACTURER REQS. FOR THEIR SYSTEM AND PER THE DEFLECTION CRITERIA SPECIFIED.

1 G.W.B. CEILING LAYOUT
SCALE: 1/4" = 1'-0"



COMPRESSION STRUT TO BE USED ONLY WHEN CEILING DISTANCE IS GREATER THAN 12" FROM STRUCTURE

2 CEILING DETAIL - SEISMIC BRACING
1/4" = 1'-0"



NOTE:
CUT EDGE OF TILE WHERE REQUIRED. WHERE CUT, ROUTE OUT TILE FACE TO MATCH RECESSED JOINTS ELSEWHERE.

FOR CEILINGS IN IBC CATEGORIES D,E,F AND OVER 144 SF

3 CEILING DETAIL - WALL CONDITIONS - FLAT PANEL
3" = 1'-0"

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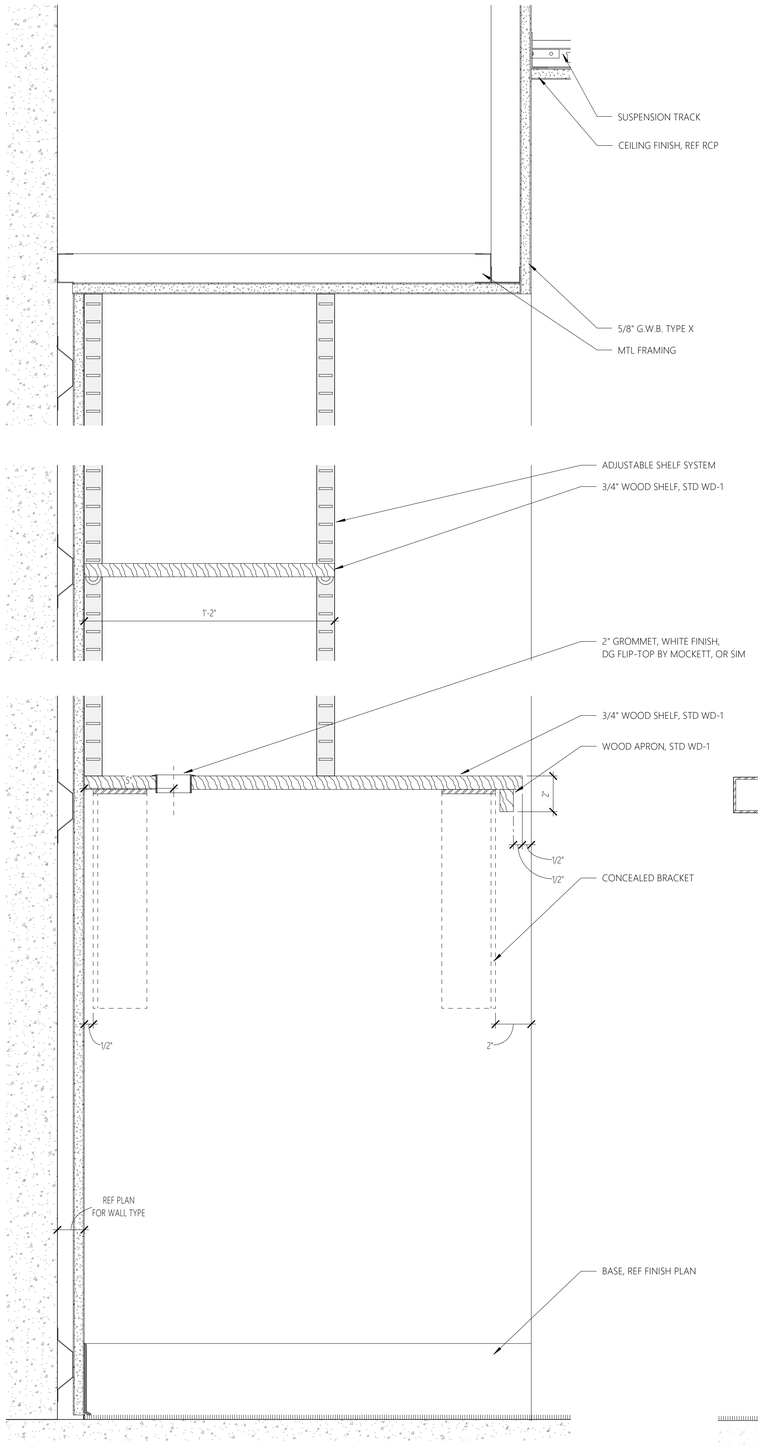
STANDARD DETAILS - CEILING FRAMING

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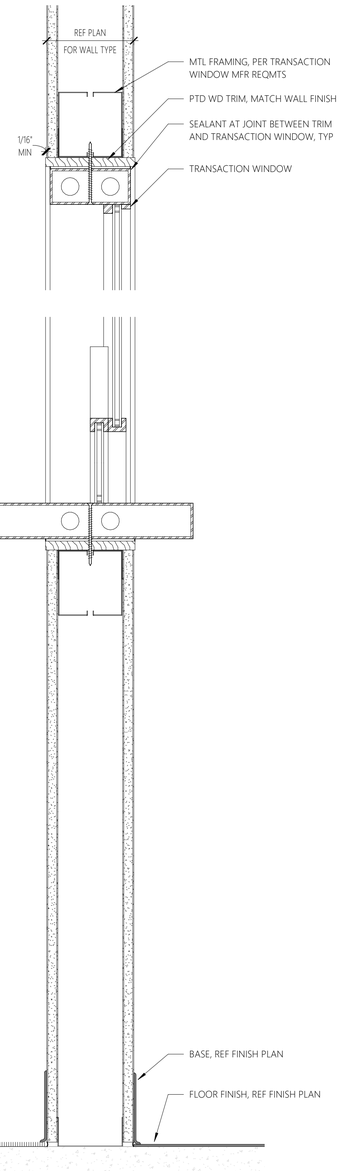
A6.11

INTERIOR DETAILS GENERAL NOTES

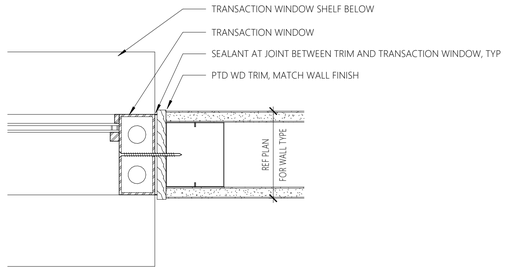
1. ITEMS SHOWN IN HALFTONE INDICATE EXISTING TO REMAIN



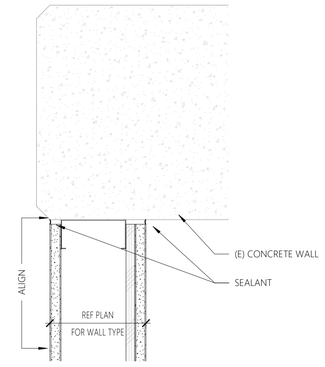
5 SECTION DETAIL
SCALE: 3" = 1'-0"



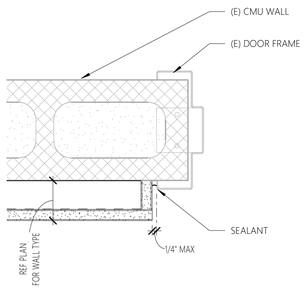
6 SECTION DETAIL
3" = 1'-0"



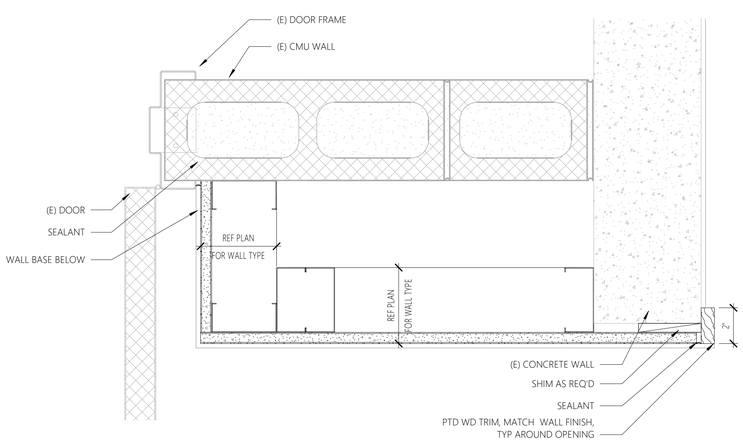
4 PLAN DETAIL
3" = 1'-0"



2 PLAN DETAIL
3" = 1'-0"



1 PLAN DETAIL
3" = 1'-0"



3 PLAN DETAIL
3" = 1'-0"

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INTERIOR DETAILS

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A6.20

FINISH FLOOR PLAN GEN. NOTES

A. HALFTONE LINEWORK INDICATES EXISTING BUILDING ELEMENTS. NEW WORK IS SHOWN IN FULL-STRENGTH LINEWORK.

B. FLOOR FINISH HATCHES SHOW EXTENT OF FLOORING ONLY. SEE SPECS/FINISH SCHEDULE FOR INFORMATION REGARDING LAYOUT.

C. CONTRACTOR TO ASSESS (E) FLOOR AND PREPARE FOR NEW FLOOR FINISH AS REQUIRED; PROVIDE GYPSUM TOPPING OR SIMILAR FILL TO MEET WARRANTABLE INSTALLATION REQUIREMENTS OF ALL FLOOR FINISHES

D. CONTRACTOR TO COORDINATE ANY FINISH REPAIR NECESSARY AT SCOPE BOUNDARIES WITH OWNER AND ARCHITECT; CONTRACTOR TO LOCATE AND PROCURE FINISHES TO MATCH (E) CONDITIONS OR COORDINATE WITH OWNER ON USE OF ATTIC STOCK MATERIAL FOR THESE AREAS

FINISH LEGEND

ROOM NAME
101

CLG 1
WALL 1
BASE 1
FLR 1, FL-2

FINISH TAG - SEE SPECIFICATIONS FOR FULL PRODUCT INFORMATION

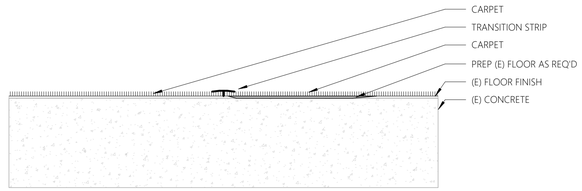
EXIST: EXISTING

CPT 1: CARPET TILE

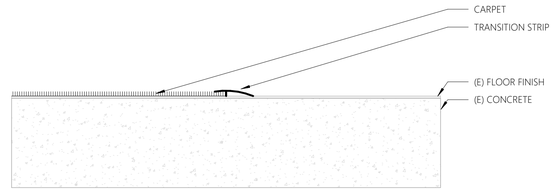
CPT 2: CARPET TILE

VCT: RESILIENT FLOOR TILE

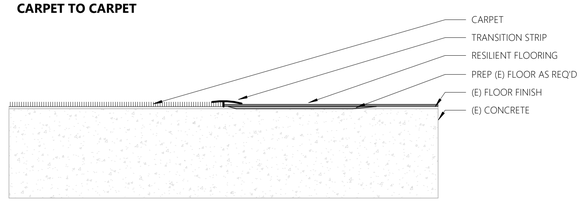
WOM: WALK-OFF MAT



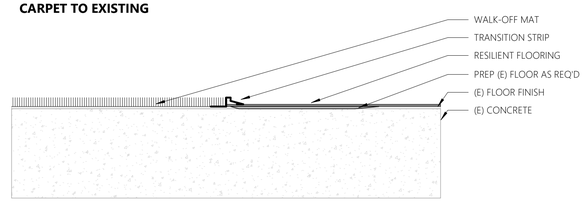
CARPET TO CARPET



CARPET TO EXISTING

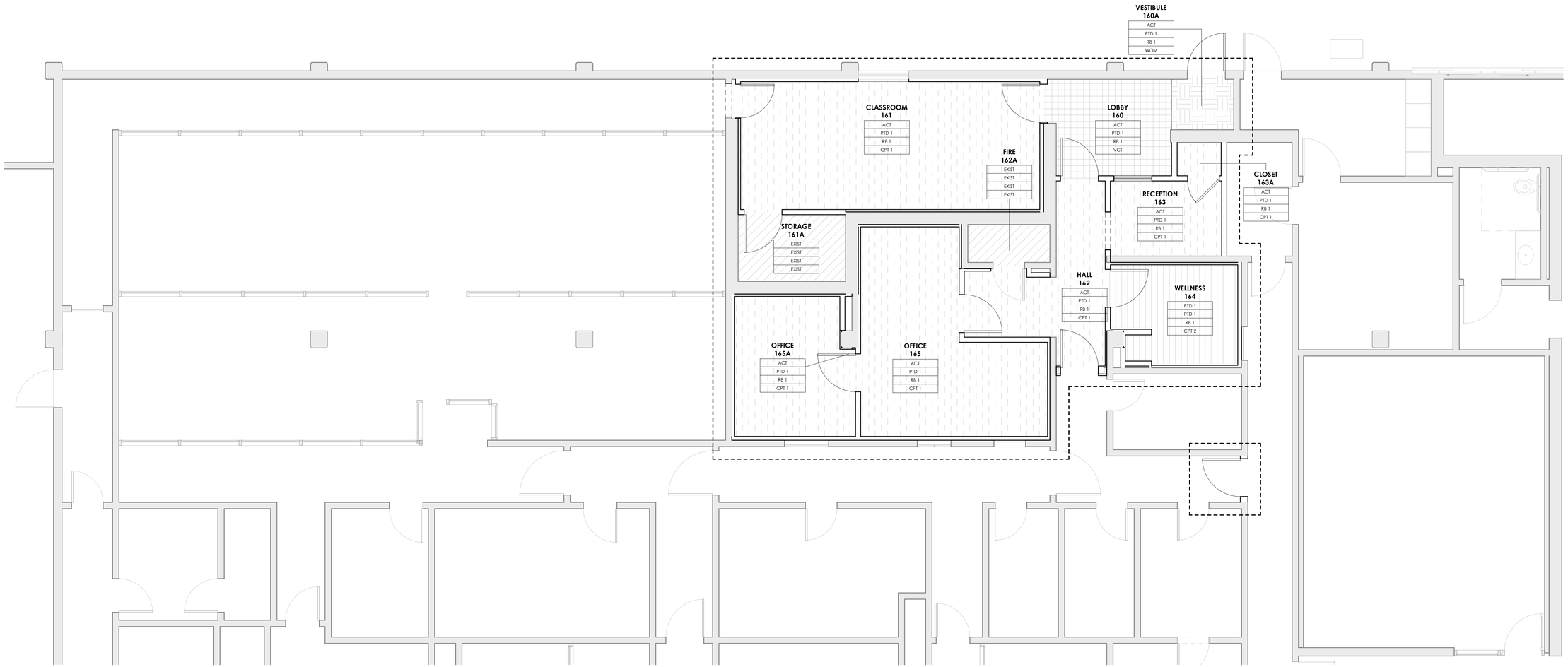


CARPET TO RESILIENT FLOORING



WALK-OFF MAT TO RESILIENT FLOORING

2 FINISH FLOOR TRANSITIONS
SCALE: 3" = 1'-0"



1 LEVEL 00
SCALE: 1/4" = 1'-0"

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St. Helens, OR 97051

FINISH FLOOR PLAN - LEVEL 00

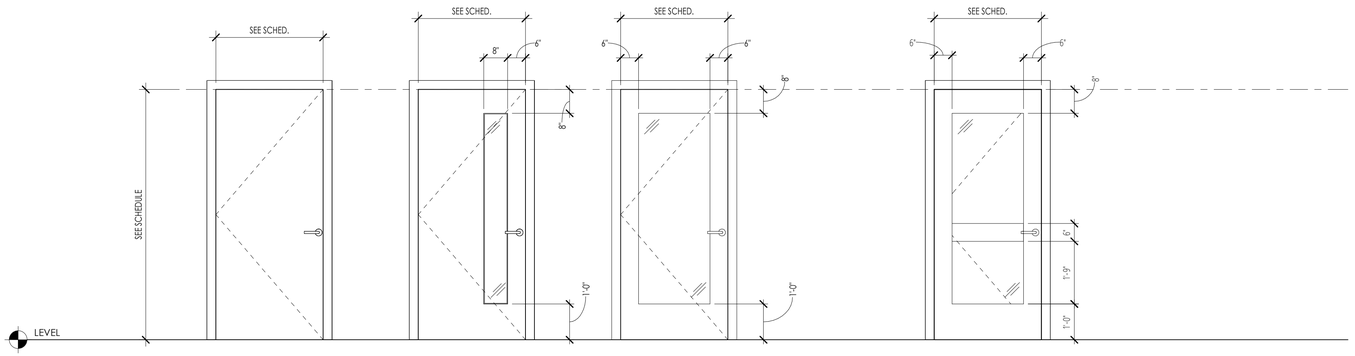
PROJECT NO: 2408
ISSUANCE: PERMIT / BID SET
DATE: 08.22.25

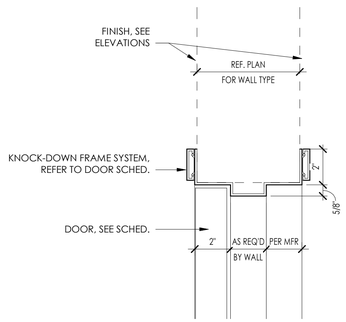
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DOOR SCHEDULE

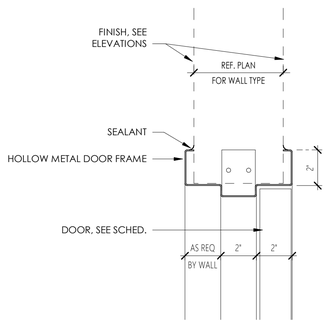
NO.	TYPE	DIMENSIONS: FINISHED OPENING WIDTH	DIMENSIONS: FINISHED OPENING HEIGHT	DIMENSIONS: LEAF THICKNESS	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	FIRE RATING	HARDWARE GROUP
153	INT-B	3' - 0"	7' - 0"	0' - 1 3/4"	WD	PTD-1	KD	PTD-1	-	06
161	INT-B	3' - 0"	7' - 0"	0' - 1 3/4"	WD	STD WD-1	KD	PTD-2	-	01
161A	INT-A	3' - 0"	7' - 0"	0' - 1 3/4"	WD	STD WD-1	KD	PTD-2	-	02
161B	INT-A	2' - 8"	7' - 0"	0' - 1 3/4"	WD	STD WD-1	(E)	PTD-2	-	02
162	INT-B	3' - 0"	7' - 0"	0' - 1 3/4"	WD	STD WD-1	KD	PTD-2	-	01
162A	INT-A	2' - 6"	7' - 0"	0' - 1 3/4"	(E)	PTD-1	(E)	PTD-1	-	07
163A	INT-A	2' - 6"	7' - 0"	0' - 1 3/4"	WD	STD WD-1	KD	PTD-2	-	02
164	INT-A	3' - 0"	7' - 0"	0' - 1 3/4"	WD	STD WD-1	KD	PTD-2	-	03
164A	(E)	2' - 8"	6' - 8"	0' - 1 3/8"	(E)	(E)	(E)	(E)	-	08
165	INT-B	3' - 0"	7' - 0"	0' - 1 3/4"	WD	STD WD-1	KD	PTD-2	-	05
165A	INT-A	3' - 0"	7' - 0"	0' - 1 3/4"	WD	STD WD-1	KD	PTD-2	-	05
165AA	(E)	3' - 6"	6' - 8"	0' - 1 3/8"	(E)	(E)	(E)	(E)	-	09
165B	(E)	2' - 6"	6' - 8"	0' - 1 3/4"	(E)	(E)	(E)	(E)	-	09
X160	EXT-A	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PTD-3	HM	PTD-3	-	10

DOOR TYPES

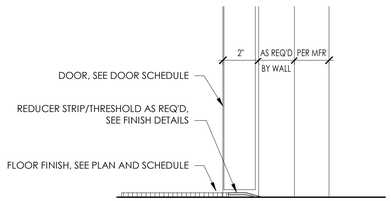




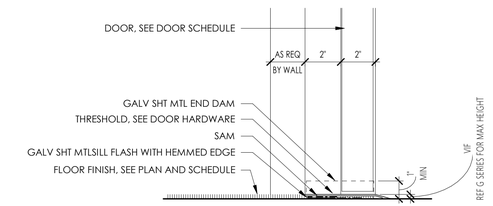
1 KNOCKDOWN FRAME - HEAD/JAMB
3" = 1'-0"



3 HOLLOW METAL FRAME - HEAD/JAMB
3" = 1'-0"



2 DOOR THRESHOLD
3" = 1'-0"



4 DOOR THRESHOLD EXTERIOR
SCALE: 3" = 1'-0"

DOOR GENERAL NOTES

1. AT NEW DOORS IN EXISTING OPENINGS, UTILIZING EXISTING HEADERS, OR UTILIZING EXISTING WIDTHS, DIMENSIONS PROVIDED ARE APPROXIMATE - CONTRACTOR TO VERIFY ALL EXISTING OPENING DIMENSIONS.
2. DIMENSIONS PROVIDED ARE UNIT/FINISHED OPENING DIMENSIONS; VERIFY R.O. REQUIRED WITH MFR.
3. FIELD-VERIFY ALL R.O. DIMENSIONS PRIOR TO FABRICATION.
4. EXTERIOR DOOR U-VALUES AND SHGC VALUES SHALL MEET THE PRESCRIPTIVE ENERGY VALUES AS NOTED ON **G SERIES** SHEETS.
5. PROVIDE TEMPERED GLAZING (T.G.) AT ALL GLAZING PROVIDED IN FIXED OR OPERABLE PANELS OF DOORS. SEE SECTION R308.4 OF THE 2020 IRC FOR MORE INFORMATION.
6. COORDINATE DOOR AND FRAME FINISHES AND HARDWARE WITH OWNER AND DESIGNER, TYP.

DOOR HARDWARE TYPES

HARDWARE TYPE 01

HINGES: (3) IVES STEEL BUTT HINGES, FULL MORTISE, SATIN CHROME US26D FINISH, 5BB1 SERIES (OR APPROVED EQUAL)
LOCKSETS & LATCHES: BEST 9K SERIES (WITH "W" SERIES REMOTE ELECTROMECHANICAL LOCK, COORDINATE WITH OWNER), 2-3/4" BACKSET, 7-PIN HOUSING, COORDINATE FUNCTION WITH ACCESS CONTROL SYSTEM, 16D LEVER STYLE, SATIN CHROME 626 FINISH (OR APPROVED EQUAL)
CORE: PROVIDE SMALL FORMAT KEY REMOVABLE INTERCHANGEABLE CORES
ACCESS CONTROL SYSTEM: COORDINATE SPECIFICATION WITH OWNER
DOOR STOP: ROCKWOOD 403 CONCAVE SOLID CAST WALL STOP, US26D SATIN CHROME FINISH

HARDWARE TYPE 02

HINGES: (3) IVES STEEL BUTT HINGES, FULL MORTISE, SATIN CHROME US26D FINISH, 5BB1 SERIES (OR APPROVED EQUAL)
LOCKSETS & LATCHES: BEST 9K SERIES, 2-3/4" BACKSET, 7-PIN HOUSING, STOREROOM FUNCTION, 16D LEVER STYLE, SATIN CHROME 626 FINISH (OR APPROVED EQUAL)
CORE: PROVIDE SMALL FORMAT KEY REMOVABLE INTERCHANGEABLE CORES
DOOR STOP: ROCKWOOD 403 CONCAVE SOLID CAST WALL STOP, US26D SATIN CHROME FINISH

HARDWARE TYPE 03

HINGES: (3) IVES STEEL BUTT HINGES, FULL MORTISE, SATIN CHROME US26D FINISH, 5BB1 SERIES (OR APPROVED EQUAL)
LOCKSET & LATCHES: BEST 9K SERIES (WITH "W" SERIES REMOTE ELECTROMECHANICAL LOCK, COORDINATE WITH OWNER), 2-3/4" BACKSET, 7-PIN HOUSING, COORDINATE FUNCTION WITH ACCESS CONTROL SYSTEM, 16D LEVER STYLE, SATIN CHROME 626 FINISH (OR APPROVED EQUAL)
OCCUPANT INDICATOR: SCHLAGE B560P, SATIN CHROME 626 FINISH (OR APPROVED EQUAL); COORDINATE KEYING WITH LOCKSET
CORES: PROVIDE SMALL FORMAT KEY REMOVABLE INTERCHANGEABLE CORES
ACCESS CONTROL SYSTEM: COORDINATE SPECIFICATION WITH OWNER

HARDWARE TYPE 04

HINGES: (3) IVES STEEL BUTT HINGES, FULL MORTISE, SATIN CHROME US26D FINISH, 5BB1 SERIES (OR APPROVED EQUAL)
EXIT DEVICE: BEST 2300 WITH 4900B EXIT TRIM LEVER, 2-3/4" BACKSET, SATIN CROME 626 FINISH, ELR (ELECTRIC LATCH RETRACTION) & ALW (EXIT ALARM, REMOVE POWER) FUNCTIONALITY TO BE CONFIRMED WITH OWNER
ACCESS CONTROL SYSTEM: COORDINATE SPECIFICATION WITH OWNER
SURFACE CLOSER: LCN 4111 SCUSH WMS, ALUMINUM 689 FINISH (OR APPROVED EQUAL)

HARDWARE TYPE 05

HINGES: (3) IVES STEEL BUTT HINGES, FULL MORTISE, SATIN CHROME US26D FINISH, 5BB1 SERIES (OR APPROVED EQUAL)
LOCKSETS & LATCHES: BEST 9K SERIES, 2-3/4" BACKSET, 7-PIN HOUSING, ENTRANCE FUNCTION, 16D LEVER STYLE, SATIN CHROME 626 FINISH (OR APPROVED EQUAL)
CORE: PROVIDE SMALL FORMAT KEY REMOVABLE INTERCHANGEABLE CORES
DOOR STOP: ROCKWOOD 403 CONCAVE SOLD CAST WALL STOP, US26D SATIN CHROME FINISH

HARDWARE TYPE 06

HINGES: (3) IVES STEEL BUTT HINGES, FULL MORTISE, SATIN CHROME US26D FINISH, 5BB1 SERIES (OR APPROVED EQUAL)
EXIT DEVICE:
ACCESS CONTROL SYSTEM:
SURFACE CLOSER: LCN 4111 SCUSH WMS, ALUMINUM 689 FINISH (OR APPROVED EQUAL)

HARDWARE TYPE 07

HINGES: EXISTING
LOCKSETS & LATCHES: BEST 9K SERIES, 2-3/4" BACKSET, 7-PIN HOUSING, STOREROOM FUNCTION, 16D LEVER STYLE, SATIN CHROME 626 FINISH (OR APPROVED EQUAL)
CORE: PROVIDE SMALL FORMAT KEY REMOVABLE INTERCHANGEABLE CORES

HARDWARE TYPE 08

HINGES: EXISTING
LOCKSETS & LATCHES: BEST T SERIES DEADBOLT; 7-PIN HOUSING; SATIN CHROME 626 FINISH (OR APPROVED EQUAL); REMOVE EXISTING AND RETURN TO OWNER
CORE: PROVIDE SMALL FORMAT KEY REMOVABLE INTERCHANGEABLE CORES
USE WRAP-AROUND BY DON-JO OR SIMILAR IF REQUIRED

HARDWARE TYPE 09

HINGES: EXISTING
LOCKSETS & LATCHES: EXISTING; REMOVE PULL HANDLE AND RETURN TO OWNER

HARDWARE TYPE 10

HINGES: (3) IVES STEEL BUTT HINGES, FULL MORTISE, SATIN CHROME US26D FINISH, 5BB1 SERIES (OR APPROVED EQUAL)
LOCKSETS & LATCHES: BEST 9K SERIES (WITH "W" SERIES REMOTE ELECTROMECHANICAL LOCK, COORDINATE WITH OWNER), 2-3/4" BACKSET, 7-PIN HOUSING, COORDINATE FUNCTION WITH ACCESS CONTROL SYSTEM, 16D LEVER STYLE, SATIN CHROME 626 FINISH (OR APPROVED EQUAL)
CORE: PROVIDE SMALL FORMAT KEY REMOVABLE INTERCHANGEABLE CORES
SURFACE CLOSER: LCN 4111 SCUSH WMS, ALUMINUM 689 FINISH (OR APPROVED EQUAL)
GASKETING: ZERO 188S-BK, BLACK FINISH (OR APPROVED EQUAL)
ACCESS CONTROL SYSTEM: INTERCOM WITH CAMERA AND DOORBELL; COORDINATE SPECIFICATION WITH OWNER
THRESHOLD: PEMKO 254 THRESHOLD, "D" DARK BRONZE ANODIZED FINISH (OR APPROVED EQUAL); VERIFY (E) CONDITIONS TO CONFIRM THRESHOLD HEIGHT AND COMPLIANCE WITH ACCESSIBILITY REQUIREMENTS

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2130 N. KILPATRICK STREET
P.O. BOX 17250
PORTLAND OR 97217

REGISTERED ARCHITECT
BRENDAN HART
PORTLAND, OREGON
ARI-12710
STATE OF OREGON

REVISION	DATE

CC DEFLECTION
SUITE
230 Strand Street
St. Helens, OR 97051

DOOR SCHEDULES

PROJECT NO: 2408
ISSUANCE: PERMIT / BID SET
DATE: 08.22.25

A8.02

DIVISION 01: GENERAL REQUIREMENTS

120000 PRICE AND PAYMENT PROCEDURES

A. SCHEDULE OF VALUES
- a. CONTRACTOR TO PROVIDE A SCHEDULE OF VALUES IN CSI FORMAT USING AIA FORM G703, OR SIMILAR
- b. REVISE SCHEDULE LIST APPROVED CHANGE ORDERS AS APPROPRIATE
- c. SUBMIT UPDATED SCHEDULE WITH EACH APPLICATION FOR PAYMENT

B. APPLICATION FOR PROGRESS PAYMENTS
- a. SUBMIT IN INTERVALS AND FORMAT STIPULATED IN AGREEMENT WITH OWNER
- b. INCLUDE A CONSTRUCTION PROGRESS SCHEDULE AND LIEN RELEASE (AS APPROPRIATE) WITH EACH APPLICATION
- c. SUBMIT SUBSTANTIATING INFORMATION AS REQUESTED BY ARCHITECT OR OWNER

C. MODIFICATION PROCEDURES
- a. FOR MINOR CHANGES NOT INVOLVING AN ADJUSTMENT TO CONTRACT SUM OR TIME, ARCHITECT WILL ISSUE INSTRUCTION DIRECTION TO CONTRACTOR IN THE FORM OF AN ASI OR RFI RESPONSE (SEE SECTION 130000)
- b. RFC: WHEN, IN THE CONTRACTOR'S OPINION, CHANGES IN AN ASI OR RFI RESULT IN A CHANGE IN CONTRACT SUM OR TIME, CONTRACTOR WILL ISSUE A DOCUMENT TO BE SIGNED BY OWNER INSTRUCTING CONTRACTOR TO PROCEED WITH THE CHANGE (RFC) FOR SUBSEQUENT INCLUSION IN A CHANGE ORDER (CO)
- c. PROPOSAL REQUEST: FOR CHANGES FOR WHICH ADVANCE PRICING IS REQUESTED, ARCHITECT WILL ISSUE A DOCUMENT WHICH INCLUDES A DETAILED DESCRIPTION OF THE PROPOSED CHANGE; CONTRACTOR SHALL PREPARE AND SUBMIT A FIXED PRICE QUOTATION AND DESCRIPTION OF SCHEDULE IMPACT WITHIN (10) DAYS, OR AS AGREED BY OWNER
- d. CONTRACTOR WILL ISSUE CHANGE ORDERS FOR SIGNATURES OF PARTIES AS PROVIDED IN THE CONDITIONS OF THE CONTRACT; HOLDING CHANGE ORDERS UNTIL THE END OF THE PROJECT WILL NOT BE ALLOWED WITHOUT EXPRESS PERMISSION OF THE OWNER

D. APPLICATIONS FOR FINAL PAYMENT
- a. SUBMIT APPLICATION FOR FINAL PAYMENT WITH RELEASES AND SUPPORTING DOCUMENTATION NOT PREVIOUSLY SUBMITTED AND ACCEPTED
- b. REFER TO SECTION 017000 FOR ADDITIONAL INFORMATION

012500 SUBSTITUTION PROCEDURES

A. GENERAL REQUIREMENTS
- a. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS TO PROJECT SCOPE WITHOUT THE APPROVAL OF THE OWNER AND AFTER EVALUATION BY THE ARCHITECT.
- b. THE CONTRACT DOCUMENTS ARE INTENDED TO ESTABLISH MINIMUM REQUIREMENTS AND LEVELS OF QUALITY. ANY PROPOSED SUBSTITUTIONS MUST MEET THESE REQUIREMENTS AND LEVELS OF QUALITY OR OTHERWISE BE PROPOSED WITH A COMMENSURATE CHANGE IN CONTRACT SUM OR TIME FOR OWNER & ARCHITECT CONSIDERATION.
- c. THE OWNER AND CONTRACTOR ARE TO REVIEW ANY PROPOSED SUBSTITUTIONS WITHIN (5) WORKING DAYS.
- d. THE CONTRACTOR ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR ANY CHANGES IN SCOPE ASSOCIATED WITH A PROPOSED SUBSTITUTION. ANY SUBSTITUTED SCOPE INSTALLED WITHOUT THE APPROVAL OF THE OWNER MAY BE SUBJECT TO REMOVAL AT THE COST OF THE CONTRACTOR.

B. ACCEPTANCE
- a. ACCEPTED SUBSTITUTIONS CHANGE THE WORK OF THE PROJECT AND SHALL BE INCORPORATED INTO THE PROJECT RECORD PER THE CONDITIONS OF THE CONTRACT

C. SUBSTITUTION REQUEST FORM
- a. CONTRACTOR TO SUBMIT A COMPLETED CSI-STANDARD SUBSTITUTION REQUEST FORM WITH EACH SUBSTITUTION REQUEST

013000 ADMINISTRATIVE REQUIREMENTS

A. GENERAL REQUIREMENTS
- a. MAKE THE FOLLOWING TYPES OF SUBMITTALS TO ARCHITECT
  - REQUESTS FOR INTERPRETATION (RFI)
  - REQUESTS FOR SUBSTITUTION
  - SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES
  - TEST AND INSPECTION REPORTS
  - DESIGN DATA
  - MANUFACTURER'S INSTRUCTOINS AND FIELD REPORTS
  - APPLICATIONS FOR PAYMENT AND CHANGE ORDER REQUESTS
  - PROGRESS SCHEDULES
  - COORDINATION DRAWINGS
  - CORRECTIONS PUNCH LIST AND FINAL CORRECTIONS PUNCH LIST
  - CLOSEOUT SUBMITTALS

B. PRECONSTRUCTION MEETING:
- a. CONTRACTOR TO ORGANIZE MEETING WITH OWNER AND ARCHITECT WITH THE FOLLOWING AGENDA:
  - EXECUTION OF OWNER-CONTRACTOR AGREEMENT (IF NOT COMPLETED PREVIOUSLY)
  - SUBMISSION OF EXECUTED BONDS AND INSURANCE CERTIFICATES (IF NOT COMPLETED PREVIOUSLY)
  - DISTRIBUTION OF CONTRACT DOCUMENTS
  - SUBMISSION OF LIST OF SUBCONTRACTORS, LIST OF PRODUCTS, SCHEDULE OF VALUES, AND PROGRESS SCHEDULE
  - DESIGNATION OF QUALITY CONTROL PERSONNEL
  - PROCEDURES AND PROCESSING OF FIELD DECISIONS, SUBMITTALS, SUBSTITUTIONS, APPLICATIONS FOR PAYMENT, PROPOSAL REQUESTS, CHANGE ORDERS, AND CONTRACT CLOSEOUT PROCEDURES
  - SCHEDULING
- b. RECORD MINUTES AND DISTRIBUTE COPIES WITHIN (2) DAYS OF MEETING TO PARTICIPANTS AND THOSE AFFECTED BY DECISIONS MADE
- c. AS NOTED IN SPECIFICATIONS, CONTRACTOR TO SCHEDULE ADDITIONAL PRE-INSTALLATION MEETINGS WITH ARCHITECT, OWNER, CONTRACTOR, AND APPLICABLE TRADES TO REVIEW AND DISCUSS REQUIREMENTS AND EXPECTATIONS APPLICABLE TO THE SCOPE OF WORK

C. PROGRESS MEETINGS
- a. SCHEDULE AND ADMINISTER MEETINGS THROUGHOUT PROGRESS OF THE WORK AT MAXIMUM BIWEEKLY INTERVALS
- b. MEETINGS TO BE HYBRID WITH OPTION FOR ATTENDEES TO JOIN VIRTUALLY OR IN-PERSON
- c. MAKE ARRANGEMENTS FOR MEETING, PREPARE AGENDA, UPDATE PROJECT SCHEDULE, AND THREE-WEEK LOOK AHEAD
- d. AGENDA TO INCLUDE:
  - REVIEW OF WORK PROGRESS
  - FIELD OBSERVATIONS
  - IDENTIFICATION OF PROBLEMS THAT MAY IMPEDE PLANNED PROGRESS
  - REVIEW OF SUBMITTALS SCHEDULE AND STATUS OF SUBMITTALS
  - REVIEW STATUS OF RFIS, ASIS, AND CHANGE ORDER REQUESTS
  - REVIEW STATUS OF DEFERRED SUBMITTALS AND/OR PERMITS
  - UPDATE OF PROJECT SCHEDULE AND THREE-WEEK LOOK-AHEAD, INCLUDING CORRECTIVE MEASURES TO REGAIN PROJECT SCHEDULE
  - MAINTENANCE OF QUALITY AND WORK STANDARDS
  - OTHER BUSINESS RELATED TO WORK
  - SITE WALK TO REVIEW CONSTRUCTION PROGRESS AND WORK

D. CONSTRUCTION PROGRESS SCHEDULE
- a. UPON AGREEMENT WITH OWNER, SUBMIT A PRELIMINARY SCHEDULE DEFINING PLANNED OPERATIONS
- b. SUBMIT UPDATED SCHEDULE WITH EACH APPLICATION FOR PAYMENT

E. REQUESTS FOR INTERPRETATION
- a. PREPARE RFI IMMEDIATELY UPON DISCOVERY OF A NEED FOR INTERPRETATION OF CONTRACT DOCUMENTS; FAILURE TO SUBMIT RFI IN A TIMELY MANNER IS NOT A LEGITIMATE CAUSE FOR CLAIMING ADDITIONAL COST OR DELAYS IN EXECUTION OF WORK
- b. ARCHITECT WILL RESPOND AND RETURN RFIS TO CONTRACTOR WITHIN (10) BUSINESS DAYS OF RECEIPT
- c. CONTENT OF ANSWERED RFIS WILL NOT CONSTITUTE IN ANY MANNER A DIRECTIVE OR AUTHORIZATION TO PERFORM EXTRA WORK OR DELAY THE PROJECT. IF, IN CONTRACTOR'S BELIEF, IT IS LIKELY TO LEAD TO A CHANGE IN CONTRACT SUM OR TIME, PROMPTLY ISSUE A NOTICE TO THIS EFFECT, AND FOLLOW WITH AN APPROPRIATE REQUEST FOR CHANGE (RFC) TO OWNER

F. SUBMITTALS FOR REVIEW (SHOP DRAWINGS, PRODUCT DATA, AND SUBMITTALS)
- a. THE CONTRACTOR SHALL PREPARE REQUIRED SUBMITTALS TO THE ARCHITECT AND OWNER FOR REVIEW. SUBMITTALS INCLUDE SHOP DRAWINGS, PRODUCT DATA, SAMPLES/MOCK-UPS, AND SIMILAR DOCUMENTS.
  - PRODUCT DATA INCLUDES STANDARD BROCHURES, SCHEDULES, ETC. TO DESCRIBE SPECIFIC MATERIALS OR EQUIPMENT FOR THE PROJECT
  - SAMPLES OR MOCK-UPS ARE PHYSICAL EXAMPLES THAT ILLUSTRATE THE MATERIALS AND WORKMANSHIP FOR A PARTICULAR SCOPE OF THE PROJECT
  - SHOP DRAWINGS ARE DRAWINGS, DIAGRAMS, OR OTHER DATA SPECIFICALLY PREPARED FOR THE PROJECT FOR A SCOPE OF THE PROJECT
- b. PRIOR TO SUBMISSION, THE CONTRACTOR SHALL REVIEW REQUIRED SUBMITTALS TO CONFIRM THEIR COMPLIANCE WITH THE DRAWINGS AND COORDINATION WITH EXISTING CONDITIONS AND AS-BUILT CONSTRUCTION VIA FIELD MEASUREMENTS, ETC.
- c. SUBMITTALS ARE NOT TO BE CONSIDERED CONTRACT DOCUMENTS, AND THEIR CONTENT OR ANY COMMENTS THERIN DO NOT SUPERCEDE THE CONTRACT DOCUMENTS.
- d. THE ARCHITECT AND OWNER SHALL HAVE A MINIMUM OF (10) WORKING DAYS FOR THE REVIEW OF ANY SUBMITTAL.
- e. THE CONTRACTOR SHALL PERFORM NO PORTION OF WORK FOR WHICH THE CONTRACT DOCUMENTS REQUIRE SUBMITTALS UNTIL THOSE SUBMITTALS HAVE BEEN APPROVED BY ARCHITECT.

G. ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS
- **a.** ASIS DO NOT CHANGE THE CONTRACT SUM OR TIME; IF, IN CONTRACTOR'S BELIEF, IT IS LIKELY TO LEAD TO A CHANGE IN CONTRACT SUM OR TIME, PROMPTLY ISSUE A NOTICE TO THIS EFFECT, AND FOLLOW WITH AN APPROPRIATE REQUEST FOR CHANGE (RFC) TO OWNER

013500 DELEGATED DESIGN AND DEFERRED SUBMITTALS

A. DEFINITIONS
- a. DELEGATED DESIGN WORK: CERTAIN COMPONENTS OF THE PROJECT THAT HAVE NOT BEEN DESIGNED, ENGINEER, OR DETAILED BY THE ARCHITECT OR ARCHITECT'S CONSULTANTS, AND MUST BE DESIGNED, ENGINEERED, FABRICATED, AND BUILT BY THE CONTRACTOR; CONTRACTOR SHALL COORDINATE AND ASSUME FULL RESPONSIBILITY FOR THIS SCOPE
- b. DEFERRED SUBMITTALS: DELEGATED DESIGN WORK THAT REQUIRES JURISDICTIONAL REVIEW; DEFERRED SUBMITTALS MAY REQUIRE A SEPARATE PERMIT AND FEE, TO BE PAID BY THE CONTRACTOR, OR PER THE AGREEMENT WITH THE OWNER

B. REFER TO PROJECT TITLE SHEET FOR DESCRIPTION OF RELEVANT SCOPE

C. SUBMITTALS
- a. SEE SECTION 01300 AND SECTION RELATIVE TO SCOPE FOR SUBMITTAL REQUIREMENTS
- **b.** PRIOR TO SUBMITTING ANY DEFERRED SUBMITTALS FOR JURISDICTIONAL REVIEW, SUBMIT TO PROJECT TEAM AND RECEIVE A "NO EXCEPTIONS TAKEN" SUBMITTAL STAMP AND SIGNATURE

014000 QUALITY REQUIREMENTS

A. QUALITY ASSURANCE
- a. CONTRACTOR TO ENGAGE A PERSON WITH REQUISITE TRAINING AND EXPERIENCE TO IMPLEMENT AND MANAGE QUALITY ASSURANCE AND QUALITY CONTROL FOR THE PROJECT

B. CONTROL OF INSTALLATION
- a. CONTRACTOR TO MONITOR QUALITY CONTROL OVER SUPPLIERS, MANUFACTURERS, PRODUCTS, SERVICES, SITE CONDITIONS, AND WORKMANSHIP, TO PRODUCE THE WORK OF SPECIFIED QUALITY

C. MOCK-UPS
- a. CONSTRUCT MOCK-UPS AS REQUIRED TO DEMONSTRATE THE PROPOSED RANGE OF AESTHETIC EFFECTS AND WORKMANSHIP

D. DEFECT ASSESSMENT
- a. REPLACE WORK OR PORTIONS OF THE WORK NOT COMPLYING WITH THE SPECIFIED REQUIREMENTS

015000 TEMPORARY FACILITIES

A. RELATED REQUIREMENTS
- a. COMPLY WITH ANY REQUIREMENTS STIPULATED BY OWNER AS PART OF THE OWNER-CONTRACTOR AGREEMENT

016000 PRODUCT REQUIREMENTS

A. TRANSPORTATION AND HANDLING
- a. COORDINATE PACKAGING, TRANSPORTATION, SCHEDULE OF PRODUCT DELIVERY, AND STORAGE AS REQUIRED TO PROTECT PRODUCTS
- b. PROMPTLY INSPECT SHIPMENTS TO ENSURE COMPLIANCE WITH PROJECT REQUIREMENTS

B. STORAGE AND PROTECTION
- a. PROVIDE PROTECTION OF STORED MATERIAL AND PRODUCTS AGAINST THEFT, CASUALTY, OR DETERIORATION
- b. STORE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS AND WARRANTY REQUIREMENTS

C. PREPARATION
- a. CLEAN SUBSTRATE SURFACES AND PREPARE PER MANUFACTURER REQUIREMENTS AND RECOMMENDATIONS

D. GENERAL INSTALLATION REQUIREMENTS

E. INSTALL PER MANUFACTURER REQUIREMENTS AND RECOMMENDATIONS

017000 EXECUTION AND CLOSEOUT REQUIREMENTS

A. PROTECTION OF INSTALLED WORK
- a. PROTECT INSTALLED WORK FROM DAMAGE BY CONSTRUCTION OPERATIONS

B. SYSTEM STARTUP
- a. COORDINATE SCHEDULE FOR START-UP OF VARIOUS EQUIPMENT AND SYSTEMS
- b. VERIFY EQUIPMENT IS PROPERLY PREPARED AND TESTED FOR START-UP
- c. CONDUCT START-UP PER MANUFACTURER INSTRUCTIONS

C. DEMONSTRATION AND INSTRUCTION
- a. DEMONSTRATE START-UP, OPERATION, CONTROL, ADJUSTMENT, TROUBLE-SHOOTING, SERVICING, MAINTENANCE, AND SHUTDOWN OF EACH ITEM TO OWNER

D. ADJUSTING
- a. ADJUST OPERATING PRODUCTS AND EQUIPMENT TO ENSURE SMOOTH AND UNHINDERED OPERATION

E. FINAL CLEANING
- a. CONDUCT THOROUGH CLEAN OF PROJECT, REMOVING ALL TRASH AND DEBRIS AND CLEANING SURFACES TO A SANITARY CONDITION,

F. CLOSEOUT PROCEDURES
- a. SUBSTANTIAL COMPLETION AND PUNCHLISTS
  - NOTIFY ARCHITECT WHEN WORK IS CONSIDERED READY FOR ARCHITECT'S SUBSTANTIAL COMPLETION SITE WALK
  - PRIOR TO SUBSTANTIAL COMPLETION WALK, SUBMIT CONTRACTOR'S CORRECTION PUNCH LIST AND CERTIFICATION THAT CONTRACT DOCUMENTS HAVE BEEN REVIEWED, INSPECTED, AND COMPLETED IN ACCORDANCE WITH CONTRACT DOCUMENTS
  - CONTRACTOR TO CONDUCT SUBSTANTIAL COMPLETION PUNCH WALK AND CREATE FINAL CORRECTION PUNCH LIST CONTAINING ARCHITECT'S AND CONTRACTOR'S COMPREHENSIVE LIST OF ITEMS IDENTIFIED TO BE COMPLETED OR CORRECTED
  - COMPLETE ITEMS OF WORK IDENTIFIED IN FINAL CORRECTIONS PUNCH LIST AND ARCHITECT'S EXECUTED CERTIFICATE OF SUBSTANTIAL COMPLETION
- b. PRIOR TO CLAIM FOR FINAL APPLICATION FOR PAYMENT, SUBMIT ELECTRONIC PROJECT AS-BUILT DOCUMENTS TO ARCHITECT FOR REVIEW
- c. PRIOR TO CLAIM FOR FINAL APPLICATION FOR PAYMENT, SUBMIT ELECTRONIC OPERATIONS AND MAINTENANCE DATA FOR ALL EQUIPMENT OR FINISHES THAT REQUIRE MAINTENANCE OR OPERATION BY OWNER
- d. PRIOR TO CLAIM FOR FINAL APPLICATION FOR PAYMENT, PROVIDE WARRANTIES AND BONDS AS REQUIRED BY THE PROJECT, LISTING THE DATE OF ACCEPTANCE AS THE BEGINNING OF THE WARRANTY PERIOD
  - ALL WARRANTIES SHALL BE ISSUED IN THE NAME OF THE OWNER

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REGISTERED ARCHITECT
BRENDAN HART
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STATE OF OREGON

REVISION	DATE

CC DEFLECTION
SUITE
230 Strand Street
St. Helens, OR 97051

GENERAL REQUIREMENTS

PROJECT NO: 2408
ISSUANCE: PERMIT / BID SET
DATE: 08.22.25

A10.01

STRUCTURAL GENERAL NOTES

GENERAL:

1. THESE STRUCTURAL NOTES SUPPLEMENT THE SPECIFICATIONS. ANY DISCREPANCY FOUND AMONG THE DRAWINGS, SPECIFICATIONS, THESE NOTES, AND ANY SITE CONDITIONS SHALL BE REPORTED IN A TIMELY MANNER TO THE ARCHITECT/ENGINEER DESIGN TEAM, WHO SHALL RESPOND TO ANY DISCREPANCY IN WRITING. ANY WORK DONE BY THE CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE CONTRACTOR'S OWN RISK.
2. THE CONTRACTOR SHALL VERIFY AND COORDINATE THE DIMENSIONS AMONG ALL DISCIPLINES DRAWINGS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND CONSTRUCTION METHODS, TECHNIQUES, SEQUENCING, AND SAFETY REQUIRED FOR THE WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL ERECTION BRACING, FORM WORK, AND TEMPORARY SHORING REQUIRED ON THE PROJECT.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON DRAWINGS AND IN THE FIELD. COORDINATE LOCATIONS OF OPENINGS THROUGH FLOOR, ROOFS AND WALLS WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL PLANS.
6. ALL PRODUCTS AND MATERIALS USED BY THE CONTRACTOR SHALL BE APPLIED, PLACED, ERECTED OR INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
7. THESE NOTES SET MINIMUM STANDARDS FOR CONSTRUCTION. THE DRAWINGS GOVERN OVER THE STRUCTURAL NOTES TO THE EXTENT SHOWN.

DESIGN CODE:

1. CONFORM TO THE 2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC), BASED UPON THE 2021 INTERNATIONAL BUILDING CODE (IBC).
2. ALL REFERENCE TO OTHER CODES AND STANDARDS (ACI, ASTM, ETC.) SHALL BE FOR THE EDITIONS NOTED IN CHAPTER 35 OF THE IBC.

TEMPORARY CONDITIONS:

1. THE STRUCTURE HAS BEEN DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL TEMPORARY BRACING AND / OR SUPPORT REQUIRED AS A RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND / OR SEQUENCE UNTIL COMPLETION.
2. CONTRACTOR'S CONSTRUCTION METHODS AND / OR SEQUENCES SHALL RECOGNIZE AND CONSIDER THE EFFECTS OF THERMAL MOVEMENTS OF STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PERIOD.
3. FOR EXISTING BUILDINGS, SHORING OF PORTIONS OF THE EXISTING STRUCTURE MAY BE NECESSARY PRIOR TO REMOVAL / DEMOLITION. CARE SHALL BE TAKEN TO AVOID DAMAGE AND DISTRESS TO THE EXISTING STRUCTURE BEYOND THE DEMOLITION EXTENTS INDICATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE (EXISTING AND NEW) DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL TEMPORARY BRACING AND / OR SUPPORT REQUIRED AS A RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND / OR SEQUENCES.

SUBMITTALS:

1. REVIEW OF THE SUBMITTALS IS ONLY FOR REVIEW OF GENERAL CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND GENERAL COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. NO RESPONSIBILITY IS ASSUMED BY THE STRUCTURAL ENGINEER FOR CORRECTNESS, DIMENSIONS OR DETAILS CONTAINED WITHIN THE SUBMITTALS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS; SELECTING FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION; COORDINATING THEIR WORK WITH THAT OF ALL OTHER TRADES; AND PERFORMING THEIR WORK IN A SAFE AND SATISFACTORY MANNER.
2. SUBMITTALS SHALL BE REVIEWED FOR GENERAL CONFORMANCE WITH THE CONTRACT DOCUMENTS AND STAMPED BY THE GENERAL CONTRACTOR PRIOR TO SUBMISSION TO THE DESIGN TEAM. SUBMITTALS THAT ARE NOT REVIEWED AND STAMPED BY THE GENERAL CONTRACTOR WILL BE RETURNED WITHOUT REVIEW. NO RESPONSIBILITY IS ASSUMED BY THE STRUCTURAL ENGINEER FOR CORRECTNESS, DIMENSIONS OR DETAILS CONTAINED WITHIN THE SUBMITTALS. THE CONTRACTOR IS SOLEY RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS; SELECTING FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION; COORDINATING THEIR WORK WITH THAT OF ALL OTHER TRADES; AND PERFORMING THEIR WORK IN A SAFE AND SATISFACTORY MANNER.
3. DESIGN DRAWINGS, SHOP DRAWINGS, AND CALCULATIONS FOR THE DESIGN AND FABRICATION OF ITEMS THAT ARE DESIGNED BY OTHERS SHALL BEAR THE SEAL AND SIGNATURE OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED. CALCULATIONS SHALL BE INCLUDED FOR ALL CONNECTIONS TO THE STRUCTURE CONSIDERING LOCALIZED EFFECTS ON STRUCTURAL ELEMENTS INDUCED BY THE CONNECTION LOADS. DESIGN SHALL BE BASED UPON THE REQUIREMENTS OF THE IBC AND AS NOTED UNDER "DESIGN CRITERIA."
4. SUBMITTALS AND DRAWINGS SHALL BE GENERATED BY AND ORIGINATE FROM THE CONTRACTOR AND NOT THE STRUCTURAL DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO GENERATE THEIR SUBMITTALS AND DRAWINGS.
5. SUBMITTALS SHALL BE SUBMITTED TO THE DESIGN TEAM PRIOR TO THE FABRICATION AND CONSTRUCTION OF ALL STRUCTURAL ITEMS INCLUDING THE FOLLOWING:

SUBMITTALS			
ITEM	SUBMITTAL	DEFERRED SUBMITTAL	COMMENTS
STRUCTURAL STEEL MILL CERTS	X		
STRUCTURAL STEEL SHOPS	X		
STEEL WELDING PROCEDURES	X		
STEEL FASTENERS	X		
WELDER CERTIFICATIONS	X		

SPECIAL INSPECTION & TESTING:

1. SPECIAL INSPECTOR IS TO BE CONTRACTED BY OWNER, ENGINEER OR ARCHITECT PER OSSC CODE REQUIREMENT AND LOCAL ORDINANCES. A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE PRIOR TO FOUNDATION INSTALLATION. THE CONTRACTOR , ARCHITECT, ENGINEER AND INSPECTOR SHALL ATTEND SPECIAL INSPECTIONS SHALL BE PERFORMED ON ON THE FOLLOWING WORK:
   A. CONCRETE
      a. POST-INSTALLED EPOXY, EXPANSION, OR SCREW ANCHORS - AS REQUIRED BY APPROVED ICC REPORT (PERIODIC, MIN)
   B. STRUCTURAL STEEL
      a. SINGLE PASS FILLET WELDS NOT EXCEEDING 5/16" (PERIODIC)
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE INSPECTOR, 48 HR. MINIMUM NOTICE), FOR INSPECTION SERVICES. THE INSPECTOR SHALL BE PRESENT AT THE PRE-CONSTRUCTION MEETING TO COORDINATE WORK WITH THE CONTRACTOR, ENGINEER AND OWNER. ALL INSPECTORS SHALL BE CERTIFIED TO PERFORM NECESSARY INSPECTION PER OSSC, ACI, AWS, OR OTHER APPROVED GOVERNING INSTITUTION. SUBMIT COPIES OF THE SPECIAL INSPECTION REPORTS TO THE BUILDING OFFICIAL AND ENGINEER OF RECORD FOR REVIEW.

CONCRETE ACCESSORIES:

1. APPROVED POST-INSTALLED ANCHORS ARE AS FOLLOWS:

APPROVED POST-INSTALLED CONCRETE ANCHORS		
TYPE	ANCHOR	ICC REPORT
CONCRETE SCREWS	SIMPSON TITEN HD	ICC ESR-2713
	DEWALT SCREW-BOLT	ICC ESR-3889
	HILTI KWIK HUS-EZ	ICC ESR-3027
EPOXY ADHESIVE	SIMPSON SET-3G	ICC ESR-4057
	DEWALT PURE110+	ICC ESR-3298
	HILTI HIT-RE 500V3	ICC ESR-3814
ACRYLIC ADHESIVE	SIMPSON AT-3G	ICC ESR-5026
	DEWALT AC200+	ICC ESR-4027
	HILTI HY 200	ICC ESR-3187
EXPANSION ANCHORS	SIMPSON STRONG-BOLT II	ICC ESR-3037
	DEWALT POWER STUD +SD2	ICC ESR-2502
	HILTI KWIK BOLT-TZ	ICC ESR-1917

NOTES:
A. ANCHOR LOCATIONS AND REQUIREMENTS SHALL CONFORM TO THOSE NOTED SPECIFICALLY ON THE STRUCTURAL DRAWINGS. ALL OTHER LOCATIONS REQUIRE PRIOR APPROVAL.
B. ALL ANCHORS SHALL BE INSTALLED IN STRICT CONFORMANCE TO THE APPLICABLE ICC REPORT AND MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS.
C. REINFORCEMENT SHALL NOT BE CUT IN NEW, OR EXISTING CONCRETE DURING INSTALLATION OF POST-INSTALLED ANCHORS. CONTRACTOR SHALL LOCATE AND AVOID ALL REINFORCEMENT.
D. ANCHORS THAT ARE LEFT EXPOSED TO WEATHER SHALL BE STAINLESS STEEL, OR HOT-DIPPED GALVANIZED AND APPROVED FOR EXTERIOR USE.
E. ANCHORS SHALL BE INSTALLED ONLY INTO CONCRETE THAT HAS ATTAINED FULL CONCRETE DESIGN STRENGTH, F'c.

2. INSTALLATION OF ADHESIVE ANCHORS SHALL BE PERFORMED ONLY BY ACI/CRSI CERTIFIED ADHESIVE ANCHOR INSTALLERS.
3. ADHESIVE ANCHOR INSTALLATIONS IN HORIZONTAL, UPWARDLY INCLINED, AND OVERHEAD ORIENTATIONS SHALL UTILIZE ADHESIVE MANUFACTURER'S PISTON PLUG AND TUBING DELIVERY SYSTEM. PLACE ADHESIVE RETAINING CAP IN THE HOLE AFTER ADHESIVE INJECTION.

STRUCTURAL STEEL:

1. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING MINIMUM ASTM SPECIFICATIONS AND GRADES:

STRUCTURAL STEEL	
WIDE FLANGE SECTIONS	ASTM A-992, GRADE 50 (Fy=50 KSI)
CHANNELS, ANGLES, PLATES - UNO	ASTM A-36 (Fy=36 KSI)
HOLLOW STRUCTURAL SECTIONS (TUBES)	ASTM A-500, GRADE B (Fy=46 KSI)
PIPE	ASTM A53, GRADE B (Fy=35 KSI), TYPE E OR S

2. DESIGN, FABRICATION, AND ERECTION SHALL BE IN ACCORDANCE WITH THE "AISC SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL BUILDINGS" WITH "COMMENTARY" AND THE "CODE OF STANDARD PRACTICE," WITH EXCEPTIONS AS NOTED IN THE PROJECT SPECIFICATIONS.
3. REFERENCE PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR MEMBERS PART OF THE SEISMIC LOAD RESISTING SYSTEM (SLRS).
4. BOLTS SHALL CONFORM TO THE ASTM AND RCSC SPECIFICATIONS FOR JOINTS USING A325 HIGH STRENGTH BOLTS. BOLTS SHALL BE SNUG TIGHT UNLESS NOTED OTHERWISE.
5. WELDING SHALL CONFORM TO AWS D1.1 WITH PREQUALIFIED WELDING PROCESSES.
6. WELDS SHALL BE MADE USING E70XX ELECTRODES AND SHALL BE 3/16" MINIMUM, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
7. WELDING SHALL BE MADE BY AWS CERTIFIED WELDERS.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE BETWEEN THE ARCHITECTURAL AND STRUCTURAL DRAWINGS TO PRODUCE THE SHOP DRAWINGS.
9. ALL STEEL EXPOSED TO WEATHER, MOISTURE, SOIL, OR AS NOTED ON PLANS SHALL BE HOT DIP GALVANIZED IN ACCORDANCE WITH ASTM A-123, OR HAVE AN APPROVED PROTECTIVE COATING.

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REGISTERED ARCHITECT
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STATE OF OREGON

REVISION	DATE

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SUITE
230 Strand Street
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GENERAL STRUCTURAL NOTES

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SPECIFICATION DIVISION	SCOPE/TERM USED IN DRAWINGS	PRODUCT	LOCATION	REQUIRED SUBMITTALS AND MOCKUPS	NOTES
03 - Concrete					
03 50 00	FLOOR PREPARATION	As required by existing conditions by Maxxon Commercial, or similar manufacturer	As required by existing conditions	Provide product data and manufacturer installation instructions for Owner/Architect review prior to procurement	Assess existing conditions prior to installation to comfirm compatibility of specified product; coordinate with architect if existing conditions would be better prepared for new construction with an alternative product or system; install per manufacturer requirements
05 - Metals					
05 05 20	POST-INSTALLED ANCHORS (CONCRETE ACCESSORIES)	See General Structural Notes	See General Structural Notes	See General Structural Notes	
05 50 00	STRUCTURAL STEEL FRAMING (VARIOUS TERMS)	Various, See Drawings & General Structural Notes	See General Structural Notes	See General Structural Notes	Temporary shoring is the responsibility of the contractor; all steel shall be shop primed per industry standards; Bolt assemblies shall conform to ASTM A325, unless noted otherwise, and shall be installed per manufacturer's requirements with washers and nuts as required
06 - Wood, Plastics and Composites					
06 10 00	ROUGH CARPENTRY FRAMING	Various, See Drawings	See Drawings	Provide product data for Owner/Architect review prior to procurement	As required for blocking, or similar; provide pressure treated wood at conditions in contact with concrete; No. 2 or Standard Grade
06 10 00	PLYWOOD	Various, See interior Wood Trim Schedule on Drawings	See Drawings	Provide product data for Owner/Architect review prior to procurement	As required for blocking; 1/2" nominal thickness
06 20 00	FINISH CARPENTRY	Various, See Drawings	See Drawings	Provide product data for Owner/Architect review prior to procurement	Carpentry to receive paint: solid or finger-jointed wood (pine, poplar, or similar), shop primed; Carpentry to receive stain: solid hardwood (white oak, or similar); see Drawings for finish; Sizes per drawings, S4S unless noted otherwise
06 20 00	INTERIOR WOOD TRIM	Various, See interior Wood Trim Schedule on Drawings	See Drawings	Provide product data for Owner/Architect review prior to procurement	Carpentry to receive paint: solid or finger-jointed wood (pine, poplar, or similar), shop primed; Carpentry to receive stain: solid hardwood (white oak, or similar); see Drawings for finish; Sizes per drawings, S4S unless noted otherwise
06 20 00	STD WD-1	Penofin Verde, Natural, or approved equal	See Drawings	Provide product data for Owner/Architect review prior to procurement	Apply per manufacturer's recommendations
06 20 00	ADJUSTABLE SHELF SYSTEM	Knape & Vogt 255 Steel Standard, White Finish (255-81N WH); with 256 Series Steel Shelf Support Clip, White Finish (256S WH)	See Drawings	Provide product data for Owner/Architect review prior to procurement	Install per manufactuer recommendations; Contractor to verify required length based on field conditions
06 20 00	CONCEALED BRACKET	Hafele Concealed Work Surface Bracket, 12x9, White finish (287.80.730)	See Drawings	Provide product data for Owner/Architect review prior to procurement	Install per manufactuer recommendations; Contractor to verify required dimensions based on field conditions
07 - Thermal and Moisture Protections					
07 21 00	BATT INSULATION	Unfaced fiberglass batts, Owens Corning PINK, or similar	In cavity of all new exterior walls and roof framing - See Drawings	Provide product data for Owner/Architect review prior to procurement	See Drawings for R-value minimums; fill wall cavities where installed
07 21 00	EXPANDING FOAM SEALANT	Closed-cell spray foam, Great Stuff, or similar	As required	Provide product data for Owner/Architect review prior to procurement	
07 25 00	SAM	Henry Fortiflash Butyl	Exterior door frame and threshold	Provide product data for Owner/Architect review prior to procurement	Install per mfr recommendations
07 92 00	SILICONE SEALANT	DOW 790, or similar	Exterior joints as required	Provide product data for Owner/Architect review prior to procurement	Single-source manufacturer/installer for complete envelope system, with backer rod when covering 1/2" or more, install per mfr recommendations
07 92 00	LATEX SEALANT	Alex Plus by DAP, or similar	Interior joints as required	Provide product data for Owner/Architect review prior to procurement	Axrylic latex, or siliconized acrylic latex, paintable surface, mold-resistant at wet areas, with backer rod when covering 1/2" or more, install per mfr recommendations
08 - Openings					
08 11 13	EXTERIOR DOORS & FRAMES	Door: Steelcraft A14 series, See Drawings for configuration; or approved equal Frame: by manufacturer of door	See Drawings	Provide product data and shop drawings for Owner/Architect prior to procurement; Provide mfr standard warranty prior to project closeout	Door: ANSI A250.8, Level 3, 1-3/4" thickness; Face: metalic-coated steel sheet face, min thickness of 1.3mm with A60 min coating; Edge Construction: Model 2, Seamless, Core: manufacturer standard to comply with Energy Code requirements; Frame: Material: metallic-coated steel sheet, min thickness of 1.3mm with A60 min coating; Construction: fully welded; Anchor to be coordinated with existing condtions, postinstalled expansion type Install per manufacturer requirements, See Glazing for additional information; See schedule and notes on Drawings for additional information
08 14 33	INTERIOR DOORS & FRAMES	Door: Solid wood door with wood veneer, see Drawings for configuration, Oregon Door, or approved equal Frame: C-Series by Timely Frames	See Drawings	Provide product data and shop drawings for Owner/Architect prior to procurement	Door: AWI Custom Grade, Heavy-Duty Performance, 1-3/4" thickness, 5-ply wood door with particle core & maple veneer with clear finish to match adjacent building conditions in Public Health Department , See Drawings for configuration; Oregon Door, or approved equal Frame: C-Series 18-gauge Knock-down Timely Frames in "Brownstone" Finish (SC101), TA-8 casing Install per manufacturer requirements, See Glazing for additional information; See schedule and notes on Drawings for additional information
08 56 59	INTERIOR TRANSACTION WINDOW	TW2 by Covenant Security Equipment, or approved equal	See Drawings	Provide product data and shop drawings for Owner/Architect prior to procurement	Custom size as shown on Drawings; Aluminum frame with Clear Anodized Finish; L1 Bullet-resistant Glazing; Offset Bullet-resistant glazing Speak-Thru; Ticket Window Slide-up in manufacturer standard size;Install per manufacturer requirements; coordinate with related scopes of work
08 71 00	DOOR HARDWARE	See Door Hardware Groups on Drawings	See Drawings	Provide product data and hardware schedule for Owner/Architect prior to procurement	Install per manufacturer requirements; coordinate with related scopes of work; coordinate with owner for keying requirements
08 80 00	GLAZING	Tempered Glazing in Openings	See Drawings	Provide product data for Owner/Architect review prior to procurement	Non-rated clear glazing, thickness as required by mfr; tempered or laminated as req'd by mfr and building code as shown on Drawings

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SPECIFICATION DIVISION	SCOPE/TERM USED IN DRAWINGS	PRODUCT	LOCATION	REQUIRED SUBMITTALS AND MOCKUPS	NOTES
09 - Finishes					
09 22 16	NON-STRUCTURAL METAL FRAMING (MTL FRAMING)	Cold-formed metal wall framing studs and hat channels, ClarkDietrich ProSTUD or sim.	See Drawings	Provide product data including span tables for Owner/Architect review prior to procurement	ASTM C645 galvanized sheet steel of size and properties necessary to comply with ASTM C754 and specified performance requirements; Coordinate fasteners with substrate; Max horizontal deflection: L/240 based on horizontal loading of 5lb/sf; Thickness as required by performance for horizontal deflection; See Drawings for additional information
09 29 00	GWB	Gypsum Board and Finishing Accessories (tape, joint compound, etc.)	See Drawings	Provide product data for Owner/Architect review prior to procurement	Use mold/moisture-resistant at all wet locations; 5/8" Type X thickness unless noted otherwise; Coordinate level of finish with selected paint finish and sheen based on USG recommendations (Level 1 minimum at concealed spaces, Level 2 minimum at substrates for tile, Level 3 minimum at mechanical spaces, Level 4 minimum at all other areas)
09 51 00	ACT	Symphony m 70 RX by Certainteed, or approved equal; Support with compatible acoustical suspension system	Shower walls	Provide product data for Owner/Architect review prior to procurement	Tile: 24"x48" Size, White finish Suspension System: Deflection Critera: L/360Suspension System thickness as required by performance for horizontal deflection; Coordinate hangers with existing structure See Drawings for additional Information
09 65 00	RESILIENT FLOORING (VCT)	VCT II, 533 True Beige WB, by Tarkett	See Drawings	Provide product data and physical sample for Owner/Architect Review prior to procurement	Install per manufacturer requirements; assess existing floor condition and prepare as required; 12" x 12", Monolithic Pattern
09 65 13	RESILIENT WALL BASE (RB 1)	Forbo Wall Base, 4", C94 Dark Bistre	See Drawings	Provide product data and selection samples for Owner/Architect review prior to procurement	Install per manufacturer requirements
09 65 13	FLOORING TRANSITION (TRANSITION STRIP)	Forbo, or approved equal; finish to be selected by Architect from manufacturer standard colors	See Drawings	Provide product data and selection samples for Owner/Architect review prior to procurement	Coordinate transition profiles and products with Architect to accommodate existing and installed conditions and maintain compliance with accessibility requirements; install per manufacturer requirements
09 68 00	WOM	Forbo Walk-off Mat, Coral Brush 5774, Biscotti Brown	See Drawings	Provide product data and physical sample for Owner/Architect Review prior to procurement	Install per manufacturer requirements; assess existing floor condition and prepare as required
09 68 00	CARPET TILE (CPT 1)	Vibration Three: Counterbalance, Production: CTB124-13-144 by Milliken	See Drawings	Provide product data and physical sample for Owner/Architect Review prior to procurement	Install per manufacturer requirements; assess existing floor condition and prepare as required; Size: 9.85" x 39.4", Ashlar Pattern
09 68 00	CARPET TILE (CPT 2)	Nordic Stories: Hidden Plain, Fjord: HDP108-13 by Milliken	See Drawings	Provide product data and physical sample for Owner/Architect Review prior to procurement	Install per manufacturer requirements; assess existing floor condition and prepare as required; 19.7" x 19.7", Monolithic Pattern
09 90 00	PAINTING	Gypsum Substrates: Primer: USG Sheetrock Tuff Hide Primer or approved equal; Finish: Sherwin Williams ProMar 200 or approved equal Wood Substrates: Primer: Sherwin Williams Sher-Wood W/R High Build Primer or approved equal; Finish: Sherwin Williams ProMar 200 or approved equal (Flat finish at ceilings, Satin finish at walls) Concrete Substrates: Primer: PPG Perma-crete 4-603 or approved equal; Finish: PPG Floor & Porch Int/Ext Latex or approved equal (Satin finish) Metal Substrates: Primer: Sherwin Williams Pro Industrial Pro-Cryl as required; Finish: Pro Industrial DTM or approved equal (Semi-Gloss finish) See below for specific colors	N/A	Provide product data and drawdown physical sample for Owner/Architect Review prior to procurement	Prepare substrated and prime based on manufacturer requirements and applicable substrate; Provide primer and finish paint coats per manufacturer requirements (2 coats minimum finish coat)
09 90 00	PTD-1	Sherwin Williams 7551 Greek Villa	See Drawings	See above	See above
09 90 00	PTD-2	Benjamin Moore 1463 Topeka Taupe	See Drawings	See above	See above
09 90 00	PTD-3	Custom color to match cream finish of adjacent existing exterior door	See Drawings	See above	See above
10 - Specialties					
10 14 00	SIGNAGE	Acrylic code required signage, Delegated Design	See Drawings	Provide product data, shop drawings, and selection samples for Owner/Architect prior to procurement	Install with adhesive or concealed fasteners; coordinate with owner regarding non code-required wayfinding signage; Fabricate and locate signs in compliance with ADA Standards and ICC A117.1, OSSC, and OFC
10 44 16	FIRE EXTINGUISHER	Semi-recessed Cabinet, Larsens 2409, or approved equal; Extinguisher to be Contractor's preferred manufacturer	See Drawings	Provide physical samples for Owner, Architect, and Interior Designer review prior to procurement	Extinguisher: OSHA-approved and UL-rated for A,B, & C fires, Red color, 10lb Size Cabinet: Rolled Edge Steel with White Enamel Finish, Vertical Duo with Clear Acrylic Glazing; Non-rated; Coordinate size with Extinguisher
12 - Furnishings					
12 20 00	MANUAL ROLLER SHADE	Mecho UrbanShade, or approved equal	See Drawings	Provide product data and selection samples for Owner/Architect review prior to procurement	Double-Shade configuration; light-transmitting and blackout shade material to be selected by Architect from manufacturer standard options; Manual operation; White bracket and fascia; Coordinate mounting configuration with existing conditons after removal of existing security grate
21 - Fire Suppression					
21 10 00	FIRE PROTECTION SPRINKLER SYSTEM	Bidder-designed based on Design Intent in Drawings		Provide product data and shop drawings for Owner/Architect review prior to procurement and application for trade permit	Comply with relevant codes and standards; Conceal all routing within wall and floor/ceiling cavities
23 - HVAC					
23 31 00	HVAC DUCTS	Bidder-designed		Provide product data and shop drawings for Owner/Architect review prior to procurement and application for trade permit	Comply with relevant codes and standards; Conceal all ducts; coordinate all routing with existing conditions and other building systems, including existing concrete; assess existing system and advise Owner and Architect of any conflicts prior to demo
23 33 00	GRILLES AND DIFFUSERS	Bidder-designed based on Design Intent in Drawings		Provide product data and shop drawings including locations and sizes for Owner and Architect review prior to procurement	Comply with relevant codes and standards; Grilles and diffusers to match adjacent wall/floor/ceiling finish
23 80 00	HVAC EQUIPMENT	Bidder-designed based on Design Intent in Drawings		Provide product data and shop drawings for Owner/Architect review prior to procurement and application for trade permit	Comply with relevant codes and standards; Coordinate zoning and thermostat locations with Owner and Architect; assess existing system and advise Owner and Architect of any need to upgrade or alter equipment prior to demo
26 - Electrical					
26 05 00	ELECTRICAL WIRING	Bidder-designed		Provide product data and shop drawings for Owner/Architect review prior to procurement and application for trade permit	Comply with relevant codes and standards; Conceal all wiring with wall and floor/ceiling cavities
26 24 00	ELECTRICAL EQUIPMENT	Bidder-designed based on Design Intent in Drawings	See Drawings	Provide product data and shop drawings for Owner/Architect review prior to procurement and application for trade permit	Comply with relevant codes and standards; Assess existing system and advise Owner and Architect of any need to upgrade or alter equipment prior to demo; Coordinate location of any new panels or equipment with Owner and Architect
26 27 26	SWITCHES AND RECEPTACLES	Bidder-designed based on Design Intent in Drawings	See Drawings	Provide product data and shop drawings for Owner/Architect review prior to procurement and application for trade permit	Comply with relevant codes and standards; Note Drawings for requested locations; Coordinate low voltage with owner
26 50 00	INTERIOR LIGHT FIXTURES	See Light Fixture Schedule on Drawings	See Drawings	Provide product data for Owner/Architect review prior to procurement	Comply with relevant codes and standards; Conceal all routing with wall and floor/ceiling cavities
27 - Audio Visual Systems					
27 05 28	COMMUNICATIONS SYSTEMS	OFOI			Coordinate with Owner as required
27 41 00	OFOI MONITOR	OFOI			Coordinate with Owner as required
28 - Electronic Safety and Security					
28 10 00	ACCESS CONTROL	OFOI			Coordinate with Owner as required
28 20 00	ELECTRONIC SURVEILLANCE	OFOI			Coordinate with Owner as required
28 31 00	FIRE ALARM SYSTEM	Bidder-designed	See Drawings	Provide product data and shop drawings for Owner/Architect review prior to procurement and application for trade permit	Comply with relevant codes and standards; conceal all wiring within wall and floor/ceiling cavities

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ATTACHMENT B

SAMPLE CONTRACT

COURTHOUSE DEFLECTION SUITE

CONSTRUCTION CONTRACT

THIS CONTRACT ("Contract") is between Columbia County, a political subdivision of the State of Oregon, hereinafter referenced as ("County" or "Owner") and _____, hereinafter referenced as ("Contractor").

IT IS HEREBY AGREED by and between the parties above-mentioned for and in consideration of the mutual promises hereinafter stated as follows:

1. **Effective Date.** This Agreement is effective on the date last signed below. No services shall begin prior to Notice to Proceed.

2. **Completion Date.** The completion date for this Agreement shall be no later than_____ unless sooner terminated as provided herein.

3. **Contractor's Services**. Generally, the services to be performed by Contractor consist of the following (the "Services" or "Construction Services"): Construction of a deflection suite in the Columbia County Courthouse ("Project Site" consistent with the design and specifications. Contractor shall complete the Services in accordance with the highest standards in the industry for similar work and in accordance with the following with the Invitation to Bid which is attached hereto as Exhibit 1, and incorporated herein by this reference, and Contractor's Bid which is attached hereto as Exhibit 2, and incorporated herein by this reference. Contract Documents consist of Exhibits 1 and 2, inclusive of all attachments and exhibits.

3.1 Construction Services.

3.1.1 **Construction Services—General**. Following Notice to Proceed, Contractor shall perform the Construction Services described in the Contract Documents, in accordance and in compliance with the approved schedule for the Project. The Contractor shall provide all Construction Services necessary to furnish Owner with a complete, fully functional Facility consistent with the Design and

Specifications. Contractor shall perform the Construction Services as follows:

3.1.1.1 Means and Methods: The Contractor shall have complete control over and charge of, and shall be solely responsible for, construction means, methods, techniques, sequences and procedures in connection with the Work.

3.1.1.2 Schedules: The Contractor shall be responsible for maintaining the Construction Schedules and for carrying out the Construction Services in accordance with the Contract Documents.

3.1.1.3 Supervision: The Contractor shall supervise and administer all activities associated with performance of the Construction Services.

3.1.1.4 Warranty: Contractor guarantees all work under this Contract against all defects in materials and workmanship. This guarantee shall extend from the date of final completion for the period of a minimum of one year, or longer, if so specified in the Contract Documents. Contractor shall promptly make all necessary repairs or replacements to correct any defects in workmanship or materials for which notice in writing has been sent to the Contractor from the Owner's Contract Representative within the guarantee period. In the event Contractor fails to take any action to correct conditions covered by this guarantee promptly after notice of such condition, Owner may do so, and Contractor and its surety shall be liable for the cost thereof. Normal wear and tear and the results of accidents not chargeable to Contractor or its agents are excepted from the above requirements.

3.1.1.5 Safety: The Contractor shall take such precautions as may be required to ensure the safety of, and shall provide such protection as may be required to prevent damage, injury or loss to: 1) employees of Owner, employees of the Contractor, and other persons who may be present on the Project Site or in a position to be affected by construction activities; 2) the Project Site, and all materials and equipment to be incorporated into the Project; and 3) other property at or adjacent to the Project Site.

3.1.1.6 Communication: Except as may otherwise be specified in this Contract or in any Special Provisions, Owner will direct its communications to the Contractor regarding Construction Services through the Contractor's

Representative.

3.1.1.7 Material and Equipment: The Contractor warrants to Owner those materials and equipment incorporated into the Project, and all Construction Services performed, shall be of good quality, free from faults and defects, and in conformance with the Contract Documents.

3.1.1.8 Site Maintenance: The Contractor shall keep the Project Site free from accumulation of waste materials or rubbish caused by the Contractor's operations. At the completion of the Construction Services, the Contractor shall remove from and about the Project Site all the Contractor's tools, equipment, machinery, surplus materials, waste materials and rubbish.

3.1.1.9 Acts and Omissions: The Contractor shall be deemed to have complete control over and charge of acts and omissions of all persons performing portions of the Construction Services or on the Project Site with Contractor's knowledge or permission for any purpose related to the Project.

3.1.1.10 Corrections: At its own expense, the Contractor shall correct Construction Services that do not conform to industry standard, the Construction Documents, and Legal Requirements.

3.1.1.11 Change Orders: The Contractor shall prepare change orders for Owner's approval and execution and shall obtain Owner's written approval in the form of a change order, Contract amendment, or Owner's directive, for any changes, whether minor or material, within the scope of the Project that differs from the Contract Documents.

3.1.1.12 Written Amendment: The Contractor's duties, responsibilities and scope of authority, as set forth in the Contract, cannot be modified except by written Contract amendment executed by the Parties, and including all required State of Oregon approvals, if any.

3.1.1.13 Legal Compliance: The Contractor shall comply with all Laws relating to the Project, including but not limited to ORS 455.010 through ORS 455.897, as amended, and rules adopted pursuant to those statutes.

3.1.1.14 Liability: The Contractor shall be liable for injury to persons and damage or loss of property caused by the negligence, gross negligence, recklessness, willful, intentional, or otherwise wrongful acts or omissions of the Contractor, anyone directly or indirectly employed by the Contractor, the Contractor's Consultants, subcontractors

and agents, and all other persons performing portions of the Work or on the Project Site with Contractor's knowledge or permission for any purpose related to performance of Construction Services. This subparagraph shall in no way affect the applicability or diminish the scope of coverage of the bonds and insurance required under this Contract, or diminish the scope or allocation of responsibility or the indemnity provided by this Contract. Contractor shall indemnify, defend, save, and hold harmless the County, its officers, agents and employees, from any and all claims, suits or actions of any nature, including claims of injury to any person or persons or of damage to property, caused directly or indirectly by reason any error, omission, negligence, or wrongful act by Contractor, its officers, agents and/or employees arising out the performance of this agreement. This indemnity does not apply to claims, suits or actions arising solely out of the negligent acts or omissions of the County, its officers, agents or employees.

3.1.1.15 The Contractor shall be responsible for returning to the Owner all items issued during construction such as keys, security passes, site admittance badges, and all other pertinent items. The Contractor shall be responsible for notifying the appropriate utility companies to transfer utility charges from the Contractor to the Owner. The utility transfer date shall not be before Substantial Completion and may not be until Final Completion.

3.1.2 **Construction Services – Specific.** In addition to all requirements for the general administration of the Construction Services, the Contractor shall perform the following specific services:

3.1.2.1 Pre-Construction Conference: The Contractor shall attend a pre-construction conference at a site to be determined by Owner.

3.1.2.2 Notice of Substantial Completion: Contractor will issue to Owner's Representative the Notice of Substantial Completion.

3.1.2.3 Punch List: Owner's Representative will issue a complete Punch List of incomplete or defective items to the Contractor within fourteen (14) Days after the Contractor's submittal of the Notice of Substantial Completion. The Contractor shall complete all Punch List

items within fourteen (14) Days of receipt of the Punch List.

3.1.2.4 Permits. Contractor shall obtain and pay for all necessary permits and licenses, except for those specifically excluded in the Contract Documents for the Construction Services, for temporary obstructions, enclosures, opening of streets for pipes, walls, utilities, environmental Work, etc., as required for the project. Contractor shall be responsible for all violations of the law, in connection with the construction or caused by obstructing streets, sidewalks or otherwise. Contractor shall give all requisite notices to public authorities. The Contractor shall pay all royalties and license fees. The Contractor shall defend all suits or claims for infringement of any patent or other proprietary rights and save harmless and blameless from loss, on account thereof, Columbia County, and its departments, divisions, members and employees. “Permits and licenses” include all submittals and fees required by any jurisdiction as a condition of their approval to construct the project for its intended purpose as described in the solicitation document and Contract.

3.1.2.5 Supervision. Contractor shall keep on the site, during the progress of the Work, a competent superintendent and any necessary assistants who shall be satisfactory to the Owner and who shall represent the Contractor on the site. Directions given to the superintendent by the Owner's Authorized Representative shall be confirmed in writing to the Contractor.

3.1.2.6 Inspection.

3.1.2.6.1 Owner's Authorized Representative shall have access to the Work at all times.

3.1.2.6.2 Inspection of the Work will be made by the Owner's Authorized Representative at its discretion. The Owner’s Authorized Representative will have authority to reject Work that does not conform to the Contract Documents. Any Work found to be not in conformance with the Contract Documents, in the discretion of the Owner's Authorized Representative, shall be removed and replaced at the Contractor's expense.

3.1.2.6.3 Contractor shall make or obtain at the appropriate time all tests, inspections and approvals of portions of the work required by the Contract

Documents or by laws, ordinances, rules, regulations or orders of public authorities having jurisdiction. The Contractor shall make arrangements for such tests, inspections and approvals with an independent testing laboratory or entity retained by the Owner, or with the appropriate public authority. The Owner shall furnish and pay for special testing and inspection required by the governing jurisdictions and not resulting from the Contractor's deficiencies, shop fabrication or means and methods. The Contractor shall be responsible for any and all inspection costs resulting from the Contractor's acceleration of the construction schedule. The Contractor shall give the Owner's Authorized Representative timely notice of when and where tests and inspections are to be made so that the Owner's Authorized Representative may be present for such procedures. Required certificates of testing, inspection or approval shall, unless otherwise required by the Contract Documents, be secured by the Contractor and promptly delivered to the Owner's Authorized Representative.

3.1.2.6.4 As required by the Contract Documents, Work done or material used without inspection or testing by the Owner's Authorized Representative may be ordered removed at the Contractor's expense.

3.1.2.6.5 If directed to do so any time before the Work is accepted, the Contractor shall uncover portions of the completed Work for inspection. After inspection, the Contractor shall restore such portions of Work to the standard required by the Contract. If the Work uncovered is unacceptable or was done without sufficient notice to the Owner's Authorized Representative, the uncovering and restoration shall be done at the Contractor's expense. If the Work uncovered is acceptable and was done with sufficient notice to the Owner's Authorized Representative, the uncovering and restoration will be paid for as a Change Order.

3.1.2.6.6 If any testing or inspection reveals failure of the portions of the Work to comply with requirements established by the Contract Documents, all costs made necessary by such failure, including those of

repeated procedures and compensation for the Owner's Authorized Representative's and Architect/Engineer's services and expenses, shall be at the Contractor's expense.

4. Consideration/Payment.

4.1 COMPENSATION: The County will pay Contractor on a fee-for-service basis, an amount not to exceed $_____ for the construction services provided under this Agreement, said fee to be the complete compensation to Contractor for the services performed under the Contract. These fees shall include all expenses. Progress payments for Construction Service shall be made as specified in this Contract.

4.2 Non-appropriation - This Contract is subject to the appropriation of funds by County, and/or the receipt of funds from state and federal sources. In the event sufficient funds shall not be appropriated, and/or received, by County for the payment of consideration required to be paid under this Agreement, then County may terminate this Contract in accordance with Article 15 of this Agreement.

4.3 Progress Payments. Schedule of Payments. County shall make payments to the Contractor on the dates listed below:

4.3.1 On the first (1st) day of each month following commencement of Construction Services, the Contractor shall submit its application for payment to County for Construction Services performed during the prior month. Any application for payment submitted by the Contractor after the first day of a calendar month shall be deemed received by County on the first day of the following calendar month. County will make payment of the amount rightfully due and payable to the Contractor within 30 Days of receipt, review and approval of each application for payment.

4.3.2 Retainage. County shall withhold retainage in the amount of 5% from all progress payments relating to Construction Services. Retainage shall be withheld and released in accordance with ORS 279C.550 to 279C.580.

4.3.3 Draft Application for Payment. At least ten (10) days prior to the first (1st) day of each month following commencement Contractor shall submit to County's Representative a draft application for payment containing the Contractor's best approximation of the contents and amount of the pay application which will follow.

4.4 Prevailing Wage.

4.4.1 Pursuant to ORS 279C.845(7), the Owner shall retain 25 percent of any

amount earned by the Contractor on this public works project until the Contractor has filed certified statements. The Owner shall pay to the Contractor the amount retained under this subsection within 14 days after the Contractor files the required certified statements, regardless of whether a Subcontractor has failed to file certified statements.

4.4.2 Pursuant to ORS 279C.845(8), the Contractor shall retain 25 percent of any amount earned by a first-tier Subcontractor on this public works project until the first-tier Subcontractor has filed with the Owner the certified statements. Before paying any amount retained under this subsection, the Contractor shall verify that the first-tier Subcontractor has filed the certified statement. Within 14 days after the first-tier Subcontractor files the required certified statement the Contractor shall pay the first-tier Subcontractor any amount retained under this subsection.

4.4.3 In accordance with statutory requirements, and administrative rules promulgated by the Commissioner of the Bureau of Labor and Industries, the fee required by ORS 279C.825(1) will be paid by Owner to the Commissioner.

4.5 Final Payment.

4.5.1 Upon completion of all the Services under this Contract, the Contractor shall notify the Owner's Authorized Representative, in writing, that Contractor has completed Contractor's part of the Contract and shall request final payment. Upon receipt of such notice the Owner's Authorized Representative will inspect the Work, and if acceptable, submit to the Owner a recommendation as to acceptance of the completed Work and the final estimate of the amount due the Contractor. If the Work is not acceptable, Owner will notify Contractor within fifteen (15) Days of Contractor's request for final payment. Upon approval of this final estimate by the Owner and compliance by the Contractor with provisions in 4.5.2, and other provisions as may be applicable, the Owner shall pay to the Contractor all monies due under the provisions of these Contract Documents.

4.5.2 Neither final payment nor any remaining retained percentage shall become due until the Contractor submits to the Owner’s Authorized Representative (1) a notarized affidavit/release of liens and claims in a form satisfactory to Owner that states that payrolls, bills for materials and equipment, and other indebtedness connected with the Work for which the Owner or the Owner's property might be responsible or encumbered (less amounts withheld by Owner) have been paid or otherwise satisfied, (2) a certificate evidencing that insurance required by the Contract Documents to remain in force after final payment is currently in effect and will not be canceled or allowed to expire until at least thirty (30) Days' prior

written notice has been given to the Owner, (3) a written statement that the Contractor knows of no substantial reason that the insurance will not be renewable to cover the period required by the Contract Documents, (4) consent of surety, if any, to final payment and (5), if required by the Owner, other data establishing payment or satisfaction of obligations, such as receipts, releases and waivers of liens, claims, security interests or encumbrances arising out of the Contract, to the extent and in such form as may be designated by the Owner. If a Subcontractor refuses to furnish a release or waiver required by the Owner, the Contractor may furnish a bond satisfactory to the Owner to indemnify the Owner against such lien. If such lien remains unsatisfied after payments are made, the Contractor shall refund to the Owner all money that the Owner may be compelled to pay in discharging such lien, including all costs and reasonable attorneys' fees.

4.5.3 Acceptance of final payment by the Contractor, a Subcontractor or material supplier shall constitute a waiver of claims by that payee except those previously made in writing and identified by that payee as unsettled at the time of final application for payment.

5. **CONTRACT REPRESENTATIVES**. Contract representatives for this Agreement shall be:

County Representative

Riley Baker
Director of General Services
Columbia County Courthouse
230 Strand Street
St. Helens, Oregon 97051
telephone: 503-397-7213
riley.baker@columbiacountyor.gov.

Contractor Representative

All correspondence shall be sent to the above addressees when written notification is necessary. The Contractor understands and agrees that only the County's Contract Representative is authorized to give Contractor work authorizations, issue written approvals and notices to proceed. If any work is done by Contractor without prior written authorization by the County's Contract Representative, the County will not be obligated to pay for such work. Contract representatives can be changed by providing written notice to the other party at the address listed.

6. Independent Contractor. The Contractor is an independent contractor under this Contract and not an officer, employee, or agent of County as those terms are used in ORS 30.265. The Contractor will furnish all of the materials, supplies, tools,

equipment, labor, and other services necessary for the design, construction, and completion of the Project as described in the Contract and Contract Documents.

7. Project Schedule.

7.1 Project Schedule. The Construction Schedule as set at the Pre-construction meeting and approved by Owner (collectively the "Project Schedule") shall establish the deadlines for performance and milestones for completion of Construction Services under the Contract. The Project Schedule shall be incorporated herein by amendment to the Contract.

7.2 Commencement of Services. The Contractor shall commence the Work contemplated by this Contract upon complete execution of this Contract and receipt of the Notice to Proceed.

7.3 Completion of Project. The Contractor shall achieve Substantial Completion and Final Completion of the Construction Services by no later than the dates set therefor in the Project Schedule accepted by County.

7.4 Time is of the Essence. All time limits stated in this Contract and the Contract Documents are of the essence. No provision of the Contract shall preclude recovery of actual damages for delay by the Contractor.

7.5 Time for Performance. This Contract shall take effect on the Effective Date and the Contractor shall perform this Contract through Final Completion, in accordance with the Project Schedule.

8. **Insurance.** Prior to performing under this Contract, the Contractor shall obtain at Contractor's expense the insurance specified in this Section and shall maintain this insurance in full force throughout the duration of this Contract, as required by any extended reporting period or tail coverage requirements and through all warranty periods that apply. The Contractor shall obtain this insurance from insurance companies or other entities that are authorized to transact the business of insurance and issue coverage in the State of Oregon that have an A.M. Best rating of "A-"or better and which otherwise are acceptable to the County. Coverage must be primary and non-contributory with any other insurance and self-insurance, with the exception of Workers' Compensation coverage. The Contractor shall pay for all deductibles, self-insured retention and self-insurance, if any.

8.1 Workers' Compensation and Employers' Liability. All employers, that employ subject workers, as defined in ORS 656.027, shall provide workers' compensation insurance coverage for those workers in the amount required under state and federal law. If Contractor is a subject employer, as defined in

ORS 656.023, Contractor shall also obtain employers' liability insurance coverage with limits not less than $1,000,000 each accident.

8.2 Commercial General Liability. Commercial General Liability Insurance covering bodily injury and property damage written on an ISO CG 00 01 10 01 (or equivalent). This insurance shall include personal and advertising injury liability, products and completed operations, contractual liability coverage for the indemnity provided under this contract and shall have no limitation of coverage to designated premises, project or operation. Coverage shall be written on an occurrence basis in an amount of not less than $2,000,000 per occurrence and $4,000,000 in aggregate.

8.3 Automobile Liability. Automobile Liability Insurance covering Contractor's business use including coverage for all owned, non-owned, or hired vehicles with a combined single limit of not less than $2,000,000 for bodily injury and property damage. This coverage may be written in combination with the Commercial General Liability Insurance (with separate limits for Commercial General Liability and Automobile Liability).

8.4 Equipment Coverage. Contractor and Subcontractors are responsible for their tools and equipment including, but not limited to, tools, construction trailers and their contents, temporary fencing, temporary structures, scaffolding, staging forms, and other personal property and/or equipment that is used in performance of the Work but are not actually incorporated into the Work, whether owned, leased, rented or borrowed or in the care, custody or control of Contractor or any Subcontractor. Contractor acknowledges and agrees that County will not be responsible for any loss or damage to their tools and equipment. If insured, the Contractor's insurance policies covering tools and equipment will include a waiver of subrogation and any other rights of recovery in favor of County, their designated indemnitees, and all Subcontractors by endorsement. The Contractor will hold harmless County, their designated indemnitees and all Subcontractors for loss or damage to their tools, materials, and equipment.

8.5 Waiver of Subrogation. Contractor grants to County a waiver of any right to subrogation that the Contractor or its insurers may acquire against the County by virtue of the payment of any loss under any property insurance policy required under this Contract, including Builder's Risk Insurance and Builder's Risk Installation Floater Insurance. Contractor agrees to obtain from their insurer(s) any endorsements necessary to affect this waiver of subrogation.

8.6 Additional Insureds. All liability insurance, except for Workers' Compensation and Professional Liability (if applicable), required under this Contract must include the Columbia County, its officers, employees, and agents and the State of Oregon, and its officers, employees, and agents as Additional Insureds, including additional insured status with respect to liability arising out of ongoing operations and completed operations, but only with respect to Contractor's activities to be

performed under this Contract. Coverage shall be primary and non-contributory with any other insurance and self-insurance. For Commercial General Liability, the Additional Insured endorsement with respect to liability arising out of your ongoing operations must be on ISO Form CG 20 10 07 04 or equivalent and the Additional Insured endorsement with respect to completed operations must be on ISO form CG 20 37 07 04 or equivalent.

8.7 Certificate(s) and Proof of Insurance. Contractor shall provide to County Certificate(s) of Insurance for all required insurance before delivering any Goods and performing any Services required under this Contract. The Certificate(s) shall list the Columbia County, its officers, employees, and agents and the State of Oregon, its officers, agents, and employees, as Certificate holders and as an endorsed Additional Insured and include copies of all required additional insured endorsements (or equivalent).

8.8 Notice of Change or Cancellation. The Contractor or its insurer must provide at least 30 days' written notice to the County before cancellation of, material change to, potential exhaustion of aggregate limits of, or non-renewal of the required insurance coverage(s).

8.9 Insurance Requirement Review. Contractor agrees to periodic review of insurance requirements by County under this Contract and to provide updated requirements as mutually agreed upon by Contractor and County.

9. COMPLETION NOTICES

9.1 Contractor shall provide Owner notice of both Substantial and Final Completion. The certificate of Substantial Completion shall state the date of Substantial Completion, the responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance, and the time within which the Contractor shall finish all items on the punchlist accompanying the Certificate. Both completion notices must be signed by the Contractor and the Owner to be valid. The Owner shall provide the final signature on the notices. The notices shall take effect on the date they are signed by the Owner.

9.2 Substantial Completion of a facility with operating systems (e.g., mechanical, electrical, HVAC) shall be that degree of completion that has provided a minimum of thirty (30) continuous Days of successful, trouble-free operation, which period shall begin after all performance and acceptance testing has been successfully demonstrated to the Owner's Authorized Representative. All equipment contained in the Work, plus all other components necessary to enable the Owner to operate the facility in the manner that was intended, shall be complete on the Substantial Completion date. The Contractor may request that a punch list be prepared by the Owner's Authorized Representative with

submission of the request for the Substantial Completion notice.

9.3 Certificate of Occupancy. The Contractor shall not be granted Final Completion or receive final payment if the Owner has not received an unconditioned certificate of occupancy from the appropriate state and/or local building officials, unless failure to obtain an unconditional certificate of occupancy is due to the fault or neglect of Owner.

10. Statutory Provisions. Pursuant to the requirements of ORS 279C.500 through 279C.530 and Article XI, Section 10 of the Oregon Constitution, the following terms and conditions are made a part of this Agreement. Contractor shall:

10.1 Make payment promptly, as due, to all persons supplying to Contractor labor or material for the performance of the work provided for in this Agreement. [ORS 279C.505 (1)(a)]

10.2 Pay all contributions or amounts due the Industrial Accident Fund from the Contractor or any subcontractor incurred in the performance of this Agreement. [ORS 279C.505 (1)(b)]

10.3 Not permit any lien or claim to be filed or prosecuted against County on account of any labor or material furnished. [ORS 279C.505 (1)(c)]

10.4 Pay to the Department of Revenue all sums withheld from employees under ORS 316.167. [ORS 279C.505 (1)(d)]

10.5 Demonstrate that an employee drug testing program is in place. [ORS 279C.505 (2)]

10.6 If Contractor fails, neglects or refuses to pay promptly a person's claim for labor or services that the person provides to Contractor or a subcontractor in connection with this Agreement as the claim becomes due, the proper officer that represents County may pay the amount of the claim to the person that provides the labor or services and charge the amount of the payment against funds due or to become due Contractor by reason of this Agreement. The County reserves the right to make payments directly or by multiple-payee check payments. Upon County's request, Contractor shall furnish to County the information required to facilitate such payments with each application for payment, including (1) names, addresses, and telephone numbers of persons making any such claim for labor, equipment, services or material, and (2) a complete listing of outstanding amounts owed to all such persons. [ORS 279C.515 (1)]

10.7 If Contractor or a first-tier subcontractor fails, neglects or refuses to pay a person that provides labor or materials in connection with the public improvement contract within 30 days after receiving payment from the contracting agency or a contractor, the contractor or first-tier subcontractor owes the person the amount due plus interest charges that begin at the end of the 10-day period within which payment is due under ORS 279C.580 (4) and that end upon final payment, unless payment is subject to a good faith dispute as defined in ORS 279C.580. The rate of interest on the amount due is nine percent per annum. The amount of interest may not be waived. [ORS 279C.515 (2)]

10.8 If the Contractor or a subcontractor fails, neglects or refuses to pay a person that provides labor or materials in connection with this Agreement, the person may file a complaint with the Construction Contractors Board, unless payment is subject to a good faith dispute as defined in ORS 279C.580. [ORS 279C.515 (3)]

10.9 The County paying a claim in the manner authorized in this paragraph shall not relieve the Contractor or the Contractor's surety from obligation with respect to an unpaid claim.

10.10 Pursuant to ORS 279C.580, Contractor shall include in each subcontract for property or services the Contractor enters into with a first-tier Subcontractor, including a material supplier, for the purpose of performing a construction contract:

10.10.1 A payment clause that obligates the Contractor to pay the first-tier Subcontractor for satisfactory performance under the subcontract within ten (10) Days out of amounts the Owner pays to the Contractor under the Contract;

10.10.2 A clause that requires the Contractor to provide the first-tier Subcontractor with a standard form that the first-tier Subcontractor may use as an application for payment or as another method by which the Subcontractor may claim a payment due from the Contractor;

10.11 Contractor may not employ an employee for more than 10 hours in any one day, or 40 hours in any one week, except in cases of necessity, emergency or when the public policy absolutely requires otherwise, and in such cases, except in cases of contracts for personal services as defined in ORS 279C.100, Contractor shall pay the employee at least time and a half pay for:

10.11.1 All overtime in excess of eight hours in any one day or 40 hours in any one week when the work week is five consecutive days, Monday through Friday; or [ORS 279C.520 (1)(a)(A)(i)]

10.11.2 All overtime in excess of 10 hours in any one day or 40 hours in any one week when the work week is four consecutive days, Monday through Friday; and [ORS 279C.520 (1)(a)(A)(ii)]

10.11.3 All work the employee performs on Saturday and on any legal holiday specified in ORS 279C.540. [ORS 279C.520 (1)(a)(B)]

10.12 Contractor shall comply with the prohibition set forth in ORS 652.220, that compliance is a material element of the contract and that a failure to comply is a breach that entitles the contracting agency to terminate the contract for cause. [ORS 279C.520 (1)(b)]

10.13 Contractor may not prohibit any of contractor's employees from discussing the employee's rate of wage, salary, benefits or other compensation with another employee or another person and may not retaliate against an employee who discusses the employee's rate of wage, salary, benefits or other compensation with another employee or another person. [ORS 279C.520 (1)(c)]

10.14 Contractor and any employer under this Agreement shall give notice in writing to employees who work on this Agreement, either at the time of hire or before work begins on the contract, or by posting a notice in a location frequented by employees, of the number of hours per day and days per week, that Contractor may require the employees to work, along with the prevailing wage rate information and any fringe benefit information. If Contractor fails to give written notice of the workers' schedule, the work schedule will be presumed to be a five-day schedule. The schedule may only be changed if the change is intended to be permanent and is not designed to evade the Prevailing Wage Rate overtime requirement. [ORS 279C.520 (2)]

10.15 When Contractor or subcontractor provides for or contributes to a health and welfare plan or a pension plan, or both, for contractor or subcontractor's employees who are working under this Agreement, Contractor shall post a notice describing the plan and containing information on how and where to make claims and where to make further information. The notice must be posted in a conspicuous and accessible place at the work site, preferably in the same location as the prevailing wage rates. [ORS 279C.840 (5)]

10.16 Contractor shall promptly, as due, make payment to any person, co-partnership, association or corporation, furnishing medical, surgical and hospital care services or other needed care and attention, incident to sickness and injury, to the employees of Contractor, of all sums that Contractor agrees to pay for the services and all moneys and sums that Contractor collects or deducts from the wages of employees under any law,

contract or agreement for the purpose of providing or paying for such services. [ORS 279C.530 (1)]

10.17 All subject employers working under this Agreement, including Contractor, shall comply with ORS 656.017 and provide the required Workers' Compensation coverage, unless such employers that are exempt under ORS 656.126. Contractor shall ensure that each of its subcontractors complies with these requirements. [ORS 279C.530 (2)]

10.18 Any worker employed by Contractor shall be foreclosed from the right to collect for any overtime provided in ORS 279C.540 unless a claim for payment is filed with the Contractor within 90 days from the completion of the contract, providing the Contractor has:

10.18.1 Caused a circular clearly printed in boldfaced 12-point type and containing a copy of this section to be posted in a prominent place alongside the door of the timekeeper's office or in a similar place that is readily available and freely visible to workers employed on the work.

10.18.2 Maintained the circular continuously posted from the inception to the completion of the contract on which workers are or have been employed. [ORS 279C.545]

10.19 Contractor must include in each subcontract for property or services Contractor enters into with a first-tier subcontractor, including a material supplier, for the purpose of performing a construction contract:

10.19.1 A payment clause that obligates the Contractor to pay the first-tier subcontractor for satisfactory performance under the subcontract within 10 days out of amounts Owner pays to the Contractor under this Agreement; and [ORS 279C.580 (3)(a)]

10.19.2 A clause that requires Contractor to provide a first-tier subcontractor with a standard form that the first-tier subcontractor may use as an application for payment or as another method by which the subcontractor may claim a payment due from Contractor. [ORS 279C.580 (3)(b)]

10.19.3 A clause that requires Contractor, except as otherwise provided in this paragraph, to use the same form and regular administrative procedures for processing payments during the entire term of the subcontract. Contractor may change the form, or the regular administrative procedures Contractor uses for processing payments if Contractor notifies the subcontractor in writing at least 45 days before the date on which Contractor makes the change; and includes with the written notice a copy of the new

or changed form or a description of the new or changed procedure. [ORS 279C.580 (3)(c)]

10.19.4 An interest penalty clause that obligates the Contractor, if the contractor does not pay the first-tier subcontractor within 30 days after receiving payment from Owner, to pay to the first-tier subcontractor an interest penalty on amounts due in each payment Contractor does not make in accordance with the payment clause included in the subcontract under paragraph (1) of this subsection. Contractor or any first-tier subcontractor is not obligated to pay an interest penalty if the only reason that Contractor or the first-tier subcontractor did not make payment when payment was due is that Contractor or first-tier subcontractor did not receive payment from Owner or Contractor when payment was due. The interest penalty: [ORS 279C.580 (3)(d)]

10.19.4.1 Applies to the period that begins on the day after the required payment date and that ends on the date on which payment of the amount due is paid; and [ORS 279C.580 (3)(d)(A)]

10.19.4.2 Is computed at the rate specified in ORS 279C.515(2). [ORS 279C.580 (3)(d)(B)]

10.20 Contractor, in each of Contractor's subcontracts, shall require the first-tier subcontractor to include a payment clause and an interest penalty clause that conforms to the standards of this section in each of the first-tier subcontractor's subcontracts and to require each of the first-tier subcontractor's subcontractors to include such clauses in the first-tier subcontractors' subcontracts with each lower-tier subcontractor or supplier. [ORS 279C.580 (4)]

10.21 The provisions of this Section are not intended to impair the right of Contractor or a subcontractor at any tier to negotiate, and to include in the subcontract, provisions as allowed by ORS 279C.580(5). Such clauses and provisions are subject to the provisions of ORS 279C.580(6) through (10). [ORS 279C.580 (5)]

10.22 Persons claiming to have supplied labor or materials for the performance of the work provided for in this Agreement, including any person having a direct contractual relationship with Contractor or direct contractual relationship with any subcontractor, or an assignee of such person, or a person claiming moneys due the State Accident Insurance Fund Corporation, the Unemployment Compensation Trust Fund or the Department of Revenue in connection with the performance of this

Agreement, has a right of action on Contractor's payment bond as provided for in ORS 279C.380 and 279C.400 only if:

10.22.1 The person or the assignee of the person has not been paid in full; and

10.22.2 The person gives written notice of claim, as prescribed in ORS 279C.605, to the Contractor and Owner. [ORS 279C.600 (1)]

10.23 Contractor shall comply with the July 1, 2025, Prevailing Wage Rates for Public Works Contracts in Oregon, which may be accessed at: http://www.oregon.gov/boli/WHD/PWR/Pages/index.aspx. The prevailing rate of wage must be paid to workers in each trade or occupation required for the Project employed in the performance of this Agreement either by the Contractor or any subcontractor or other person doing or contracting to do the whole or any part of the work contemplated by this Agreement. All workers shall be paid not less than the specified minimum hourly rate of wage in accordance with ORS 279C.838 and 279C.840. [ORS 279C.830 (1)] Contractor and any subcontractor engaged on a project under this Agreement shall keep the prevailing rates of wage posted in a conspicuous and accessible place in or about the project. [ORS 279C.840 (4)]

10.24 Contractor must have filed with the Construction Contractors Board a public works bond in the amount of $30,000, with a corporate surety authorized to do business in this state, before starting work on the project, unless exempt under ORS 279C.836 (4), (7), (8), or (9). The bond must provide that the contractor or subcontractor will pay claims ordered by the Bureau of Labor and Industries to workers performing labor upon public works projects. The bond must be a continuing obligation, and the surety's liability for the aggregate of claims that may be payable from the bond may not exceed the penal sum of the bond. The bond must remain in effect continuously until depleted by claims paid under this section, unless the surety sooner cancels the bond. Contractor shall require in every subcontract that the subcontractor have a public works bond filed with the Construction Contractors Board before starting on the project, unless exempt under ORS 279C.836 (4), (7), (8), or (9), and verify compliance before permitting a subcontractor to start work on this Agreement. [ORS 279C.830(2) and ORS 279C.836 (1)]

10.25 This Agreement is expressly subject to the debt limitation of Oregon counties set forth in Article XI, Section 10 of the Oregon Constitution, and is contingent upon funds being appropriated therefor. Any provisions herein which would conflict with law are deemed inoperative to that extent.

10.26 Contractor shall salvage or recycle construction and demolition debris, if feasible and cost effective. [ORS 279C.510 (1)]

10.27 Contractor shall comply with all Oregon Tax Laws, consistent with the Contractor's Certificate of Compliance with Tax Laws and the Contractor's warranty that the Contractor has complied with the Oregon Tax Laws. Any violation of the Contractor's Certificate of Compliance or warranty will constitute a material breach of the Contract.

10.28 Failure to comply with any or all of the requirements of this section shall be a material breach of Contract entitling the Owner to pursue and recover any and all of its available remedies at law or in equity that arise from the breach, including, but not limited to, recovery of damages, the termination of the Contract, and the exercise of the right of setoff, garnishment if applicable and the withholding of amounts otherwise due and owing to the Contractor without penalty. Damages or costs resulting from such non-compliance shall be the responsibility of the Contractor.

10.29 Laws to be Observed. In compliance with ORS 279C.525, the following are lists of federal, state and local agencies of which the Owner has knowledge that have enacted ordinances or regulations relating to environmental pollution and the preservation of natural resources that may affect the performance of the Contract:

10.29.1 FEDERAL AGENCIES

Agriculture, Department of Forest Service
Soil Conservation Service
Coast Guard Defense
Department of Army Corps of Engineers
Energy, Department of
Federal Energy Regulatory Commission
Environmental Protection Agency
Health and Human Services,
Department of Housing and Urban Development,
Department of Solar Energy and Energy Conservation Bank
Interior, Department of
Bureau of Land Management
Bureau of Indian Affairs Bureau of Mines
Bureau of Reclamation Geological Survey
Minerals Management Service
U.S. Fish and Wildlife Service
Labor, Department of
Mine Safety and Health Administration
Occupation Safety and Health Administration
Transportation, Department of
Federal Highway Administration
Water Resources Council

10.29.2 STATE AGENCIES

Administrative Services, Department of Agriculture, Department of

Soil and Water Conservation Commission
Columbia River Gorge Commission Energy, Department of
Environmental Quality, Department of Fish and Wildlife,
Department of Forestry,
Department of Geology and Mineral Industries, Department of
Human Resources,
Department of Consumer and Business Services,
Department of Land Conservation and Development Commission
Parks and Recreation,
Department of State Lands,
Division of Water Resources Department of

10.29.3 LOCAL AGENCIES

City Councils
County Courts
County Commissioner,
Board of Design Commissions
Historical Preservation Commission
Planning Commissions

11. TERMINATION.

This Agreement may be terminated at any time in whole or in part by mutual consent of both parties. The County may terminate this Agreement, effective upon delivery of written notice to Contractor, or at such later date as may be established by the County under the following conditions:

11.1 If Contractor fails to perform the work in a manner satisfactory to County.

11.2 The Contractor commits any material breach or default of any covenant, warranty, obligation or Contract under the Contract, fails to perform the Construction Services under the Contract within the time specified herein or any extension thereof, or so fails to perform the Construction Services as to endanger the Contractor's performance under the Contract in accordance with its terms, and such breach, default or failure is not cured within 10 business days after delivery of County's notice, or such longer period of cure as County may specify in such notice.

11.3 If any license or certificate required by law or regulation to be held by Contractor to provide the services required by this Agreement is for any reason denied, revoked, or not renewed.

11.4 If funding becomes inadequate to allow the work to continue in accordance with the project schedule.

In case of termination, Contractor shall be required to repay to County the amount of any funds advanced to Contractor, which Contractor has not earned or expended through the provision of services in accordance with this Agreement. However, Contractor shall be

entitled to retain all costs incurred and fees earned by Contractor prior to that termination date, and any amounts remaining due shall be paid by County not to exceed the maximum amount stated above and decreased by any additional costs incurred by County to correct the work performed.

The rights and remedies of the County related to any breach of this Agreement by Contractor shall not be exclusive and are in addition to any other rights and remedies provided by law or under this Agreement. Any termination of this Agreement shall be without prejudice to any obligations or liabilities of either party already accrued before such termination.

12. MISCELLANEOUS PROVISIONS

12.1 SURVIVAL. All warranty and indemnification provisions of this Contract, and all of Contractor's other obligations under this Contract that are not fully performed by the time of Final Completion or termination, shall survive Final Completion or any termination of the Contract.

12.2 Governing Law; Jurisdiction; Venue. This Contract shall be governed by and construed in accordance with the laws of the State of Oregon without regard to principles of conflicts of law. Any claim, action, suit or proceeding (collectively "Claim") between County and the Contractor that arises from or relates to the Contract shall be brought and conducted solely and exclusively within the Circuit Court of the State of Oregon for Columbia County; provided, however, if a Claim must be brought in a Federal forum, then it shall be brought and conducted solely and exclusively within the United States District Court for District of Oregon. In no event shall this Section be construed as a waiver by County of any form of defense or immunity, whether based on sovereign immunity, governmental immunity, immunity based on the Eleventh Amendment to the United States Constitution or otherwise. Contractor, by execution of this Contract, consents to the Personal Jurisdiction of such courts.

12.3 Notices.Except as otherwise expressly provided in the Contract, any notices to be given hereunder shall be given in writing by personal delivery, facsimile, e-mail, or mailing the same, postage prepaid, to the Contractor Representative or County Representative at the addresses or numbers provided in Article 5 of this Contract or as either party may hereafter indicate pursuant to that Article. Any notice so addressed and mailed shall be deemed to be given five (5) calendar days after the date of mailing. Any notice delivered by facsimile shall be deemed to be given when receipt of the transmission is generated by the transmitting machine. To be effective against County, such facsimile transmission must be confirmed by telephone notice to County's Representative. Any notice delivered by e-mail shall be deemed to be given when the sender receives electronic confirmation of delivery. To be effective against County, such e-mail message must be confirmed by telephone notice to County's Representative. Any notice by personal delivery shall be deemed

to be given when actually delivered. Regular, day-to-day communications may be transmitted through one of the methods set forth above, in person, by e-mail, or by other similar electronic transmission.

12.4 Disclosure of Tax Identification Number. The Contractor shall provide its Federal Tax ID number to County. This number is required pursuant to ORS 305.385. The Tax Identification Number provided pursuant to this authority will be used for the administration of state, federal and local tax laws.

12.5 Severability. The Parties agree that if any term or provision of the Contract is declared by a court of competent jurisdiction to be illegal, in conflict with any law, or otherwise invalid, the validity of the remaining terms and provisions shall not be affected, and the rights and obligations of the Parties shall be construed and enforced as if the Contract did not contain the particular term or provision held to be invalid.

12.6 Waiver. The failure of County to enforce any provision of the Contract shall not constitute a waiver by County of that provision, or any other provision of the Contract.

12.7 Conflict of Interest. Except with County's prior written consent, the Contractor shall not engage in any activity, or accept any employment, interest or contribution that would, or would reasonably appear, to compromise the Contractor's professional judgment with respect to this Project.

12.8 No Third Party Beneficiaries. Owner and Contractor are the only parties to this Contract and are the only parties entitled to enforce its terms. Nothing in this Contract gives, is intended to give, or shall be construed to give or provide any benefit or right, whether directly, indirectly, or otherwise, to third persons unless such third persons are individually identified by name herein and expressly described as intended beneficiaries of the terms of this Contract.

12.9 Counterparts. This Agreement may be executed in several counterparts (facsimile or otherwise), all of which when taken together shall constitute an agreement binding on all Parties, notwithstanding that all Parties are not signatories to the same counterpart. Each copy of this Agreement so executed shall constitute an original.

12.10 Electronic Signatures. The Parties agree that signatures showing on PDF documents, including but not limited to PDF copies of the Agreement and amendments, submitted or exchanged via email are "Electronic Signatures" under ORS Chapter 84 and bind the signing Party and are intended to be and can be relied upon by the Parties. The County reserves the right at any time to require the submission of the hard copy originals of any documents.

13. Merger Clause. THE CONTRACT, WHICH INCLUDES THIS AGREEMENT AND THE REMAINING CONTRACT DOCUMENTS, CONSTITUTE THE ENTIRE AGREEMENT BETWEEN THE PARTIES. NO WAIVER, CONSENT, MODIFICATION OR CHANGE OF TERMS OF THE CONTRACT SHALL BIND EITHER PARTY UNLESS IN WRITING AND SIGNED BY BOTH PARTIES. SUCH WAIVER, CONSENT, MODIFICATION OR CHANGE, IF MADE, SHALL BE EFFECTIVE ONLY IN THE SPECIFIC INSTANCE AND FOR THE SPECIFIC PURPOSE GIVEN. THERE ARE NO OTHER UNDERSTANDINGS, AGREEMENTS, OR REPRESENTATIONS, ORAL OR WRITTEN, NOT SPECIFIED HEREIN REGARDING THE CONTRACT. CONTRACTOR, BY THE SIGNATURE BELOW OF ITS AUTHORIZED REPRESENTATIVE, HEREBY ACKNOWLEDGES THAT IT HAS READ THE AGREEMENT AND THE REST OF THE CONTRACT DOCUMENTS, UNDERSTANDS THEM, AND AGREES TO BE BOUND BY THE TERMS AND CONDITIONS OF THIS AGREEMENT AND THE REMAINING CONTRACT DOCUMENTS.

IN WITNESS WHEREOF, the parties have executed this Contract that shall be effective as of the last date written below.

BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, OREGON

By: _____

Name: _____

Date: _____

By: _____
Kellie Jo Smith, Chair

By: _____
Casey Garrett, Commissioner

Approved as to form

By: _____
Office of County Counsel

By: _____
Margaret Magruder, Commissioner

Date: _____

PROJECT SCHEDULE

Notice to Proceed

Substantial Completion

Final Completion

Attachment C

Bid Form

Columbia County Deflection Program Project

The undersigned and Bidder declare(s), propose(s) and agree(s) as follows:

1. The undersigned has authority to complete and sign this Bid on behalf of the person, firm, business or corporation named herein as Bidder.

2. The full legal name(s) of the Bidder is

_____

_____

3. The only persons, firms, businesses or corporations interested in this Bid as principals are named as Bidders above or as officers, partners, joint venturers or parties below.

4. This Bid is made without collusion with any person, firm, business or corporation other than those named herein.

5. The Bidder has carefully examined all Solicitation Documents (including, but not limited to the, Description of the Project, Instructions to Bidders, Bid Form, First-Tier Subcontractor Disclosure Form, Sample Contract, Special Provisions, Specifications, Oregon Bid Bond, Oregon Performance and Payment Bonds, Drawings and Oregon Prevailing Wage Rates, and the site(s) of the proposed work.

6. ADDENDA ACKNOWLEDGEMENT (1) the County reserves the right to make changes to the Invitation to Bid and the resulting Contract, by written Addenda, prior to the closing time and date. Addenda will be sent to all prospective bidders via email and posted on the County s website. The COUNTY is not responsible for a bidder s failure to receive notice of Addenda if such are advertised in the foregoing manner. Addenda shall only be issued by the COUNTY and upon issuance are incorporated into the Invitation to Bid or the resulting Contract. If required by the Addendum, Bidders shall sign and return the Addendum prior to the Closing time/date.

By Bidder s signature on this Bid Form Bidder ACKNOWLEDGES, AGREES and CERTIFIES TO THE FOLLOWING:

(a) If any Addenda are issued in connection with this ITB, Offeror has received and duly considered such Addenda and has completed the blanks below identifying all Addenda issued and acknowledging and agreeing to the terms of all such Addenda as those terms revise the terms, conditions, Plans and Specifications of this ITB.

ADDENDA: No. to No. inclusive.

(b) IN ADDITION to completing the blanks above to identify all Addenda, if any, issued under this ITB, Bidder assigned and returned any Addendum that states that it must be signed and returned.

7. Bidder understands and agrees that this Bid is subject to all of the terms and conditions of the Procurement Documents, and any addenda thereto, and the same are incorporated herein by this reference.

8. If this Bid is accepted, Bidder will:

a) execute the Contract prepared and ready for signature, with Columbia County.

b) provide the performance security, if any, specified in the Contract Documents.

c) provide all the necessary labor, machinery, tools, apparatus and other means of construction to do all the work required.

d) furnish all the materials necessary; and

e) do all of the foregoing in the manner and time prescribed in, and according to the requirements set forth in, the Contract Documents.

9. If this Bid is accepted and the Bidder fails to or neglects to execute and return the Contract, prepared and ready for execution, and provide performance and payment security, if required, together with all other required documentation, within ten (10) days from the date of mailing by the County or receipt by the Bidder, whichever is sooner, the County may, at its option, determine that the bidder has abandoned the Contract, declare the bid security described in the Procurement Documents, if any, forfeited, and award the Contract to the next lowest responsible bidder.

10. Bidder will make all the payments to workers, suppliers and agencies required under the Contract in the manner described in the Contract Documents; Bidder will comply with all other applicable provisions of Oregon Law, Columbia County Ordinances and rules relating to public contracting including the provisions of ORS 279C.840.

11. The Bidder by whom this Bid is submitted, and by whom the contract will be entered into in case award is made to the bidder, is a(n):

Individual / sole proprietorship / partnership / corporation / other_____

(strike out all but correct title).

12. The names, addresses, titles and phone numbers of the president, secretary - treasurer and manager of the bidding corporation or names, addresses, titles and phone numbers of all officers, partners, joint venturers or other parties interested in this Bid are as follows:

(a) Name: _____ Title: _____

Address: _____

Phone: _____

(b) Name: _____ Title: _____

Address: _____

Phone: _____

(c) Name: _____ Title: _____

Address: _____

Phone: _____

(Attach additional sheets if necessary.)

13. The undersigned Bidder certifies that Bidder has not discriminated and will not discriminate against minority, women, or emerging small business enterprises, or a business enterprise that is owned or controlled by or that employs a disabled veteran in obtaining any required subcontracts. Failure of a Bidder not to so discriminate shall be grounds for disqualification.

14. The undersigned Bidder certifies that Bidder (is / is not) a resident bidder as defined in ORS 279A.120. (Mark out the incorrect certification).

15. The Bidders Base Bid and Alternates to include all work described in the Procurement Documents, including but not limited to the Plans, Specifications, Sample Contract and any issued Addenda:

BASE BID LUMP SUM:$_____

16. CCB REQUIREMENTS

(a) Bidder shall be licensed with the State of Oregon Construction Contractors Board (CCB) prior to bidding on Public Improvement Contract(s). FAILURE TO COMPLY WITH THIS REQUIREMENT SHALL RESULT IN BID REJECTION.

(b) All subcontractors participating in the project shall be similarly registered with the Construction Contractors Board at the time they propose to engage in subcontract work. The CCB registration requirements apply to all public works contracts unless superseded by federal law.

17. Bidder SHALL provide its Construction Contractors Board (ORS 701.055) registration number below:

CONSTRUCTION CONTRACTORS BOARD REGISTRATION NO.: _____

EXPIRATION DATE OF CCB NO.: _____

18. JOINT VENTURE/PARTNERSHIP DISCLOSURE

The Bidder shall disclose whether the bid is submitted by either a partnership or joint venture.

NO: _____ YES: _____

If yes, the Bidder shall provide the name of the contact person for the partnership or joint ventures.

DATED: _____

BIDDER: _____
(Business Name)

BUSINESS ADDRESS: _____

BY: _____

(Signature of Authorized Representative)

Name: _____

(Printed Name of Signature)

Title: _____

BY: _____

(Signature of Second Representative if required)

Name: _____

(Printed Name of Signature)

Title: _____

Federal Tax I.D. No.: _____

(Unless indicated otherwise below, all business communications regarding this Bid and Contract will be made to the business address and phone number shown above.)

If other than above, all communications should be made to:

Alternate Address: _____

Phone: _____

ATTACHMENT D

First Tier Subcontractor Disclosure Instructions and Form

PROJECT NAME: Columbia County Deflection Suite

BID CLOSING: Date: October 24 2025 Time: 2:00 p.m. Pacific Time

This form must be submitted at the location specified in the Invitation to Bid on bid closing date and within two working hours after the advertised bid closing.

Instructions for First-Tier Subcontractor Disclosure: Bidders are required to disclose information about certain first-tier subcontractors when the contract value for a Public Improvement is greater than $100,000.00 (see ORS 279C.370).

Specifically, when the contract amount of a first-tier subcontractor furnishing labor or labor, and materials would be greater than or equal to:

(a) Five (5%) of the project bid, but at least $15,000.00; or

(b) $350,000.00, regardless of the percentage of the total bid.

The disclosure of first-tier subcontractors shall include:

(a) The subcontractor's name.

(b) The category of work that the subcontractor would be performing; and

(c) The dollar value of the subcontract.

If the Bidder will not be using any subcontractors that are subject to the above disclosure requirements, the Bidder is required to indicate "None" on the form, below.

THE COUNTY MUST REJECT A BID IF THE BIDDER FAILS TO SUBMIT THE DISCLOSURE FORM WITH THIS INFORMATION BY THE STATED DEADLINE (See OAR 137-049-0360)

List on the following page the name of each subcontractor that will be furnishing labor or will be furnishing labor and materials and that is required to be disclosed, the category of work that the subcontractor will be performing and the dollar value of the subcontract. Enter "NONE" if there are no subcontractors that need to be disclosed. (ATTACH ADDITIONAL SHEETS IF NEEDED.)

NAME	DOLLAR VALUE	CATEGORY OF WORK
1) _____	$ _____	_____
2) _____	$ _____	_____
3) _____	$ _____	_____
4) _____	$ _____	_____

Failure to submit this form by the disclosure deadline will result in a nonresponsive bid. A nonresponsive bid will not be considered for award.

Form submitted by (bidder name): _____

Contact name: _____

Phone no.: _____

ATTACHMENT E

BID BOND

BOND NO. _____

AMOUNT: $_____

KNOW ALL MEN BY THESE PRESENTS, that _____

hereinafter called the PRINCIPAL, and _____

a corporation duly organized under the laws of the State of _____, having its principal place of business at _____, in the State of _____ and authorized to do business in the State of Oregon, as SURETY, are held and firmly bound unto Columbia County hereinafter called the OBLIGEE, in the sum of

_____

_____ DOLLARS ($_____), for the payment of which we bind ourselves, our heirs, executors, administrators,

successors, and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS BOND IS SUCH THAT:

WHEREAS, the PRINCIPAL is herewith submitting his or its Bid Proposal for the Columbia County Deflection Program Project, said Bid Proposal, by reference thereto, being hereby made a part hereof.

NOW, THEREFORE, if the Bid Proposal submitted by the PRINCIPAL is accepted, and the Contract awarded to the PRINCIPAL, and if the PRINCIPAL shall execute the proposed Contract and shall furnish such Performance and Payment Bond as required by the Contract Documents within the time fixed by the Documents, then this obligation shall be void, if the PRINCIPAL shall fail to execute the proposed Contract and furnish the bond, the SURETY hereby agrees to pay to the OBLIGEE the said sum as liquidated damages.

Signed and sealed this _____ day of _____, 2025.

_____

PRINCIPAL

By _____

_____

SURETY

By _____

Attorney-in-Fact

PERFORMANCE BOND

BOND NO. _____

AMOUNT: $_____

KNOW ALL BY THESE PRESENT, that _____as CONTRACTOR (Principal), and _____ a corporation, duly authorized to do a general surety business in the State of Oregon, as SURETY, are jointly and severally held and bound unto

Columbia County, Oregon, a political subdivision of the State of Oregon the OWNER (Obligee) herein, in the sum of _____DOLLARS ($_____), for the payment of which we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

This bond is executed under the authority of ORS Chapter 279C, of the State of Oregon, the provisions of which are hereby incorporated into this bond and made a part hereof.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT:

WHEREAS, _____ the CONTRACTOR entered into a certain Contract with Columbia County, Oregon for the Columbia County Deflection Program Project.

IN WITNESS.

NOW, THEREFORE, if the CONTRACTOR shall faithfully perform all the provisions of such Contract for the duration thereof, including the guarantee period, and promptly pay all laborers, mechanics, subcontractors, material men, and all persons who shall supply such work and services, and save harmless the OWNER, its officers, agents, and employees from all claims therefore, or from any claim for damages or injury to property or persons arising by reason of the work; and shall, in time and manner, faithfully do, perform, and furnish all matters and things as by them in the Contract undertaken, and as by law, local, state, and federal, prescribed, then this obligation shall be void; otherwise it shall remain in full force and effect.

PROVIDED, HOWEVER:

In no event shall the SURETY be liable for a greater sum than the obligation of this bond.

The SURETY for the value received, hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the Contract, or to the work to be performed thereunder, or the Specifications accompanying the same, shall in any way affect its obligations on this bond, and

it does hereby waive notice of any such change, extension of time, alteration, or addition to the terms of the Contract, or to the work, or to the Contract Documents.

Signed and sealed this _____ day of _____, 2025.

_____ (SEAL)

_____

CONTRACTOR

_____

SURETY

By: _____

Attorney-In-Fact

Approved as to Form: _____, 2025

_____, OWNER

By _____

OREGON PAYMENT BOND.

BOND NO. _____

AMOUNT: $_____

KNOW ALL BY THESE PRESENT, that _____ as CONTRACTOR (Principal), and _____, a corporation, duly authorized to do a general surety business in the State of Oregon, as SURETY, are jointly and severally held and bound unto Columbia County, a political subdivision of the State of Oregon, the OWNER (Obligee) herein, in the sum of _____

_____ DOLLARS ($_____), for the payment of which we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

This bond is executed under the authority of ORS Chapter 279C, of the State of Oregon, the provisions of which are hereby incorporated into this bond and made a part hereof.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT:

WHEREAS, _____the CONTRACTOR entered into a certain Contract with Columbia County, Oregon, for the Columbia County Deflection Program Project;

IN WITNESS.

NOW, THEREFORE, if the CONTRACTOR shall faithfully perform all the provisions of such Contract for the duration thereof, including the guarantee period, and promptly pay all laborers, mechanics, subcontractors, material men, and all persons who shall supply such work and services, and save harmless the OWNER, its officers, agents, and employees from all claims therefore, or from any claim for damages or injury to property or persons arising by reason of the work; and shall, in time and manner, faithfully do, perform, and furnish all matters and things as by them in the Contract undertaken, and as by law, local, state, and federal, prescribed, then this obligation shall be void; otherwise it shall remain in full force and effect.

PROVIDED, HOWEVER:

In no event shall the SURETY be liable for a greater sum than the obligation of this bond.

The SURETY for the value received, hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of the Contract, or to the work to be performed thereunder, or the Specifications accompanying the same, shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration, or addition to the terms of the Contract, or to the work, or to the Contract Documents.

Signed and sealed this _____ day of _____, 2025.

_____ (SEAL)

_____

CONTRACTOR

_____

SURETY

By: _____

Attorney-In-Fact

Approved as to Form: _____, 2025.

_____, OWNER

By: _____

COLUMBIA COUNTY
Department of General Services

ST. HELENS, OR 97051
230 Strand St., Room 108
Direct (503) 397–7213
www.co.columbia.or.us

Addendum #1
S-C00055-00014895

Invitation to Bid
Columbia County Deflection Suite

Issue Date: October 1, 2025

Contact: Riley Baker, General Services Director
Columbia County
230 Strand Street
St. Helens, OR 97051
Email: riley.baker@columbiacounty.or.gov
Phone: 971.328.2537

This Addendum is being issued to add the following documents:

1. Q&A's #1
2. Mandatory Meeting Sign-in Sheet
3. Hazardous Building Materials Survey Report
4. Hart Architect's Addendum 01

All other sections of the original RFP issued September 15, 2025 remain unchanged.

COLUMBIA COUNTY
Department of General Services

ST. HELENS, OR 97051
230 Strand St., Room 108
Direct (503) 397–7213
www.co.columbia.or.us

Question and Answer #1

Invitation to Bid
Columbia County Deflection Suite

Issue Date: October 1, 2025, 2022

Contact: Riley Baker, General Services Director
Columbia County
230 Strand Street
St. Helens, OR 97051
Email: riley.baker@columbiacounty.or.gov
Phone: 971.328.2537

---

1. Can you confirm whether the existing electrical circuits are adequate for the planned electrical work? The design-build electrical team should verify the existing panel, though I intuitively believe the current panel can handle the new load.

2. Regarding asbestos, could you clarify the scope of the abatement work? Specifically, will it involve the removal of all asbestos or just a portion? Adding the Asbestos Report as an addendum. Abatement will be limited to these areas only.

3. Confirm if work is allowed after business hours and on weekends. Work may be performed after business hours and on weekends, provided it is coordinated in advance.

4. During the walk I noticed that there are notification devices in the work area, I was curious if the plan was to reuse the devices currently in place or introduce new devices to areas requiring new coverage. I was also curious if you knew what system you had in place in that building for the FA? The fire alarm system is a delegated design that will require a separate permit. Depending on the bidder's preferences, I take no exceptions to the reuse of existing devices, pathways, and wiring, provided it is confirmed to meet current code requirements and offers schedule or cost benefit compared to using new equipment. I'm also open to using new devices, pathways, and wiring if the delegated designers determine that is the best approach for the project.

Columbia County Deflection Suite
Mandatory Pre-Bid Conference Sign-In Sheet

Company Name	Representative Name	Phone/Email	Signature
Petra Design Build	Eli Kimmel	5038589437	
~~Kirby Nagelhout~~	~~Brett Sonflieth~~	Eli@Petradesignbuild.com	
Kirby Nagelhout	Brett Sonflieth	5039574174 Brett@Kirbynw.com	
[illegible] Electric	J. P. Hoxton	360-567-3370 jpm@[illegible].com	
The Harver Comp.	Kevin Hula	503-830-6003 khula@harverco.com	
Howard Sturgeon const.	Jim Surrith	971-212-0194	
AFP Systems	Matt Strong	971-235-9603	
Dynalectric	Joseph Master	971-413-0402	
Bancroft	Chris Boring	360-600-9239	
North Star	Keith Boulton	971 420 7407	
Rose City Plumbing	Mike Davis	503 577-0143	

Columbia County Deflection Suite
Mandatory Pre-Bid Conference Sign-In Sheet

Company Name	Representative Name	Phone/Email	Signature
Buildskape	Amanda Reyes	amanda@build-skape.com	
Western Partitions	Ciera Mckenzie	ciera.mckenzie@wpibuilds.com	
SIEMENS	TYLER RATCLIFFE	TYLER.RATCLIFFE@SIEMENS.COM	
2KG Contractors Inc.	Grant Wills	Bids@2KGcontractors.com	
Unitus Services LLC	Vernon Nielsen	Bids@unitus-services.com	
Portland Design Contractors	Pete Winter	office@pdcsign.com	
OEG Inc.	Dallas Jenkins	Dallas.Jenkins@oegus.com	
Peak Electric	Josh Hamilton	bids@peakelectricgroup.com	
MCG LLC	Suzanne Balvin	suzanne@minority construction group.com	
TRIAD FIRE	JEFF BRICKEY	JEFF@TRIAD-FIRE.COM	
Cedar Mill Construction	Brendan Drake	Brendan@cedarmillcc.com	

Columbia County Deflection Suite
Mandatory Pre-Bid Conference Sign-In Sheet

Company Name	Representative Name	Phone/Email	Signature
Rivers City Painting	Paul Medveder	971-409-2102 Paul@cityp	
Pacific Tech Const.	Kurt Moyer	360-414-8084 estimating@pactechgroup.com	
Westwood Company	Zach Schlecht	360-904-3962 bids@westwood.us	
Mill Plain Electric	Tim Ayers	(360) 947-6734 TIMA@MP-ELECTRIC.COM	
INLINE Construction	Connie Graybeal	503-642-5117 Bids@inline-cc.com	
First Cascade Corp	Madison. P	503-699-6970 madisonp@firstcascade.	
COLUMBIA CASCADE	RANDY RAMEN	503 666 7767 COLUMBIACASCADE	
Willamette HVAC	DANIEL RIDDLE	503-819-6165	

PBS | Engineering + Environmental

Hazardous Building Materials Survey Report

Columbia County Courthouse
230 Strand Street
St Helens, OR 97051

Prepared for:

Ethos Project Management, LLC

General Information	1.1
Inspection Summary	1.2
Asbestos Survey Drawings	2.1
Sample Inventories	3.1
Laboratory Data	Not Numbered
AHERA Certificates	Not Numbered

January 2011
Project No.: 21745.000 Phase No.: 0001 Task No.: 001

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GENERAL INFORMATION

BUILDING DATA

Columbia County Courthouse
230 Strand Street
St Helens, OR 97051

CLIENT DATA

Ethos Project Management, LLC
3030 SW Moody Ave; Ste 104
Portland, OR 87201

SURVEY SCOPE

PBS Engineering + Environmental (PBS) performed a hazardous building materials survey of accessible building areas in accordance with OSHA in 29 CFR 1910.1001 and compiled a report with the following information:

- The type, location, and approximate quantity of suspect asbestos-containing materials
- Bulk sampling of selected suspect building materials
- Lead paint sampling
- Inspection summary
- Laboratory analytical data of bulk material sampled
- Suspect PCB light ballast inspection

PBS endeavored to locate all the suspect hazardous building materials in the building; however, suspect hazardous building materials may be present and concealed within wall, ceiling, or floor spaces. If suspect materials are uncovered during demolition activities that are not identified in this report, testing should be performed prior to impact.

PBS has conducted a physical inspection of the building, compiled this report consistent with the survey scope, and certifies that the information is correct and accurate within the standards of professional quality and contractual obligations.

Derek May
Project Manager
Accreditation # IR-10-0009A

S. Derek May 1/7/2011
Signature Date

Rich Dufresne
Prime Inspector
Accreditation # MPR-10-0264A

R L Dufresne 1/7/2011
Signature Date

INSPECTION SUMMARY

DATES	SURVEYED BY	ACTIVITY
12/10/2010	Rich Dufresne	Inspect and Sample
12/16/2010	Rich Dufresne	Inspect and Sample

PBS has investigated accessible areas inside of the building(s) to locate suspect asbestos-containing building materials (ACBM). Suspect materials may be present in concealed areas (e.g., behind walls and under carpet). The findings are listed below.

ASBESTOS MATERIALS

The following materials either tested positive, or, based on the experience of PBS field personnel, were not tested and should be considered asbestos-containing. Materials that had mixed results are considered positive. Materials not sampled may not contain asbestos and should be tested to verify asbestos content prior to impact through demolition, renovation, etc.
(+) Tested Positive, (M) Mixed Results, (P) Presumed Positive, (T) Previously Tested Positive.

Result	Material (type)	Location	Approx. Quantity
(+)	Textured Ceiling Material	Courthouse; first floor	1,250 SF
(+)	9" Vinyl Floor Tile/Mastic	Courthouse; various locations	1,450 SF
(+)	Asbestos Pipe Insulation	Courthouse; first floor	10 LF
(+)	Lay-in Ceiling Tile	Annex; throughout	28,790 SF
(+)	12" Vinyl Floor Tile/Mastic	Annex; throughout	24,170 SF
(+)	Hard Fittings/Fiberglass	Annex; various locations throughout	NOT QUANTIFIED
(+)	Sheet Floor Covering	Annex, third floor restroom	50 SF
(+)	Gypsum Wallboard/Joint Compd.	Annex; throughout	NOT QUANTIFIED
(+)	Sink Undercoating	Annex, first floor breakroom	1 EA

INSPECTION SUMMARY

MATERIALS WHICH TESTED NEGATIVE FOR ASBESTOS

The following materials tested negative based on ASHARA sampling minimums and testing by NVLAP participating laboratories. Although no asbestos was detected, it is possible that further sampling could indicate asbestos content. It may be prudent to test prior to impact through demolition, renovation, etc.

Material (type)	Location
Batt Insulation	Above ceilings throughout annex
Blown-in Insulation	Courthouse attic
Built-up Roofing	Courthouse
Duct Sealants	Throughout annex
Jute-backed Flooring	Various locations in courthouse
Masonite Wall Panels	Courthouse
Silver Paint	Courthouse; first floor; boiler room
Wall and Ceiling Plaster	Courthouse

INSPECTION SUMMARY

BACKGROUND

In December 2010, PBS performed a pre-renovation hazardous building materials survey of the Columbia County Courthouse and Annex located in St. Helens, Oregon.

The purpose of the survey was to identify asbestos-containing and other hazardous building materials that may be impacted by the proposed Columbia County Facilities - Sprinkler and Fire Alarm Renovation project.

This survey is compiled to satisfy the requirements to perform an asbestos inspection prior to any renovation or demolition activities under OAR 340-248-0270 and OSHA hazard communication requirements.

ASBESTOS SUMMARY

Courthouse

- Asbestos-containing textured ceiling material ("popcorn") is present in the first floor of the courthouse building. The overspray textured ceiling is in fair condition.

- Asbestos-containing vinyl floor tile and associated mastic is present in various locations in the courthouse building. The majority of the flooring has been replaced with non-asbestos flooring. The asbestos-containing flooring is limited to few localized areas.

- There is a short section of asbestos-containing pipe insulation present in the storage room of the courthouse building. The insulation is on an abandoned section of pipe. It appears that accessible asbestos-containing pipe insulation has been removed from throughout the courthouse building. Other sections of asbestos-containing pipe insulation may be present in inaccessible portions of the building.

Annex

- The lay-in ceiling tile located throughout the annex building contains asbestos. The ceiling tiles are both 2-foot by 2-foot and 2-foot by 4-foot tiles. The ceiling tile should not be disturbed without proper training and engineering controls.

- Asbestos-containing vinyl floor tile and associated mastic is present throughout the annex. The asbestos-containing vinyl floor tile is the predominate 12-inch brown floor tile located throughout the second and third floors.

- Asbestos-containing hard fittings on fiberglass pipe insulation are present in various locations throughout the annex building. The fittings appear to be on domestic water lines throughout and were observed above the suspended ceilings.

- The joint compound on gypsum wallboard throughout the annex building contains asbestos.

- The sink in the first floor breakroom in the annex has an asbestos-containing undercoating.

INSPECTION SUMMARY

Please refer to the hazardous materials drawings for additional sample and material location information.

LEAD-BASED PAINT

Representative paint-chip samples were collected from selected interior painted building components. These samples represent the major painted components of the building. The paint samples were submitted to RJ Lee Group for lead analysis by flame atomic absorption (FLAA).

The paint samples revealed lead concentrations between 312 and 12,500 parts per million (ppm). The highest concentration of lead in paint was identified on the painted green doors. Typical walls that are anticipated to be impacted by the project revealed lead concentrations in the 1,000 to 2,250 ppm range.

PCB/MERCURY VAPOR TUBES

Fluorescent light fixtures that utilize suspect PCB-containing ballasts and mercury-containing lamps are present throughout the work area. The inspector disassembled representative light fixtures and found ballasts with “No PCBs” labeling.

The light fixtures utilize mercury-containing lamps. The mercury-containing lamps should be collected and recycled by a qualified contractor.

- Approximately 4000 mercury-containing lamps were observed throughout both buildings.

GENERAL NOTES

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2. ACCESSIBLE SPACES WERE SURVEYED FOR SUSPECT HAZARDOUS MATERIALS. WHEN OBSERVED, THE MATERIALS WERE NOTED ON THE DRAWING.

ASBESTOS-CONTAINING MATERIALS

1. THE LAY-IN CEILING TILE LOCATED THROUGHOUT THE ANNEX BUILDING CONTAINS ASBESTOS. THE CEILING TILES ARE FOUND IN 2' X 2' AND 2' X 4' TILES.
2. THE 12" BROWN VINYL FLOOR TILE AND ASSOCIATED MASTIC LOCATED THROUGHOUT THE ANNEX IS ASBESTOS-CONTAINING.
3. ASBESTOS-CONTAINING HARD FITTINGS ARE PRESENT THROUGHOUT THE BUILDING. THE ASBESTOS-CONTAINING HARD FITTINGS ARE PRESENT ON DOMESTIC WATER LINES LOCATED ABOVE CEILINGS AND INSIDE WALLS.
4. THE JOINT COMPOUND ON GYPSUM WALLBOARD THROUGHOUT THE ANNEX BUILDING CONTAINS ASBESTOS.

LEAD SAMPLE SYMBOLS

△ 0007 — DRAWING REFERENCE TO LEAD SAMPLE FIELD CODE, SEE INVENTORY OF SAMPLES
MATERIAL SYMBOL

▲ LEAD DETECTED.

△ BELOW THE LIMIT OF DETECTION.

INVENTORY OF AA LEAD SAMPLES

SAMPLE NUMBER	FIELD CODE	LAB RESULT (ppm)	MATERIAL DESCRIPTION
▲ 1005	21745.000-1005	312 PPM	PAINT ON ANNEX; FIRST FLOOR, WALL, PLASTER, WHITE, INTACT CONDITION

LEGEND

- ASBESTOS-CONTAINING FLOOR TILE AND MASTIC
- ASBESTOS-CONTAINING LAY-IN CEILING TILE
- ASBESTOS-CONTAINING SINK UNDERCOATING

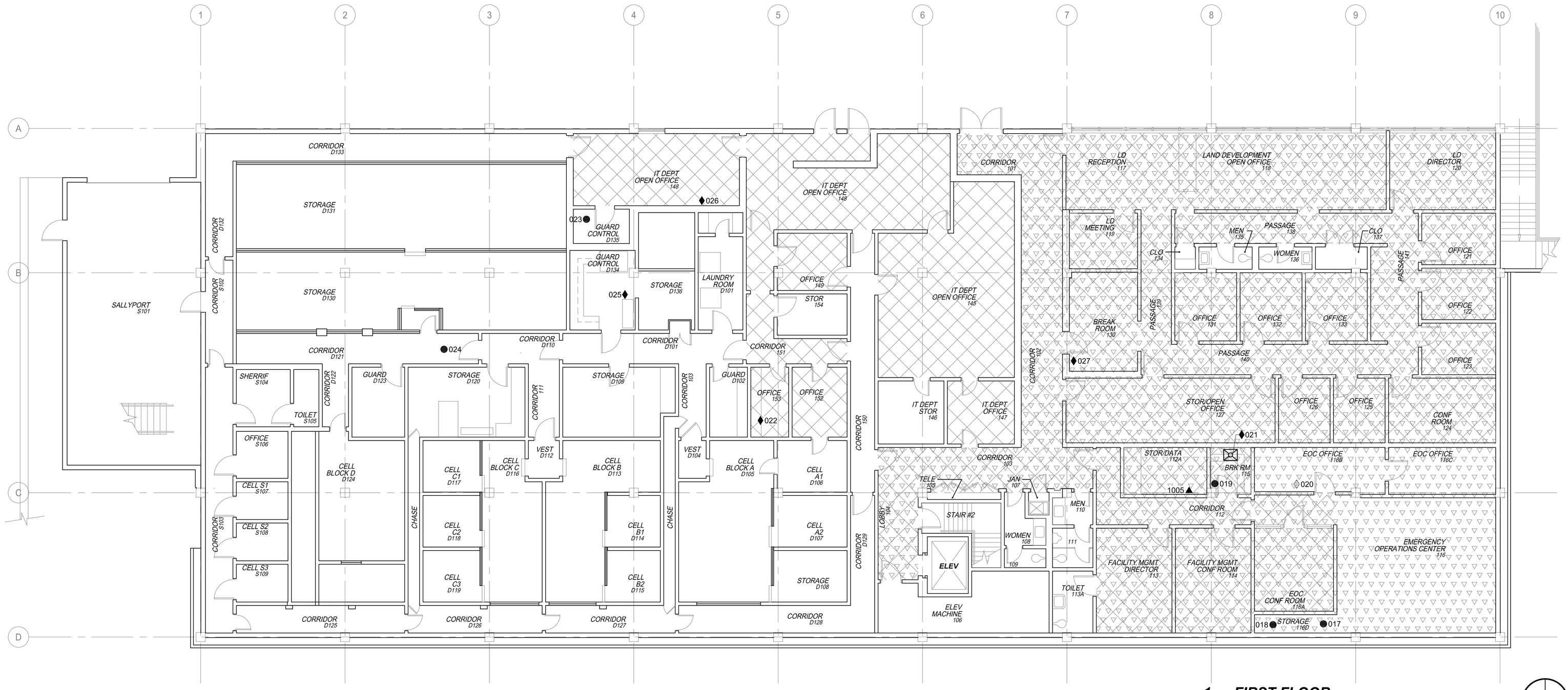
ASBESTOS SAMPLE SYMBOLS

◇ 007 — DRAWING REFERENCE TO BULK SAMPLE FIELD CODE, SEE INVENTORY OF SAMPLES
MATERIAL SYMBOL

NOT TESTED	NEGATIVE -	POSITIVE +	
○	⊖	●	MECHANICAL INSULATION
□	▤	■	SURFACING MATERIAL
◇	◈	◆	MISCELLANEOUS MATERIAL

INVENTORY OF ASBESTOS SAMPLES

DRAWING REFERENCE	FIELD CODE	LAB RESULT	MATERIAL SAMPLED
● 017	21745.000-0017	(+)	HARD FITTINGS/FIBERGLASS
● 018	21745.000-0018	(+)	HARD FITTINGS/FIBERGLASS
● 019	21745.000-0019	(-/+)	HARD FITTINGS/FIBERGLASS
⊖ 020	21745.000-0020	(-)	GYPSUM WALLBOARD/JOINT COMPD.
◆ 021	21745.000-0021	(+)	SINK UNDERCOATING
◆ 022	21745.000-0022	(+/+)	VINYL FLOOR TILE/MASTIC (1)
● 023	21745.000-0023	(-/+)	HARD FITTINGS/FIBERGLASS
● 024	21745.000-0024	(-/+)	HARD FITTINGS/FIBERGLASS
◆ 025	21745.000-0025	(+/+)	VINYL FLOOR TILE/MASTIC (2)
◆ 026	21745.000-0026	(+/+/-)	GYPSUM WALLBOARD/JOINT COMPD.
◆ 027	21745.000-0027	(+/+/-)	GYPSUM WALLBOARD/JOINT COMPD.



1. FIRST FLOOR

SCALE: 1/8" = 1'-0"

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ANNEX
FIRST FLOOR
HAZARDOUS
MATERIALS
SURVEY

PROJECT:	21745.000
DRAWN:	DJ
CHECKED:	RD
DATE:	JANUARY 2011
REVISIONS:	

HM1

ANNEX

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GENERAL NOTES

1. THIS DRAWING IS DIAGRAMMATIC. IT IS FOR GENERAL INFORMATION AND SAMPLE LOCATIONS.
2. ACCESSIBLE SPACES WERE SURVEYED FOR SUSPECT HAZARDOUS MATERIALS. WHEN OBSERVED, THE MATERIALS WERE NOTED ON THE DRAWING.

ASBESTOS-CONTAINING MATERIALS

1. THE LAY-IN CEILING TILE LOCATED THROUGHOUT THE ANNEX BUILDING CONTAINS ASBESTOS. THE CEILING TILES ARE FOUND IN 2' X 2' AND 2' X 4' TILES.
2. THE 12" BROWN VINYL FLOOR TILE AND ASSOCIATED MASTIC LOCATED THROUGHOUT THE ANNEX IS ASBESTOS-CONTAINING.
3. ASBESTOS-CONTAINING HARD FITTINGS ARE PRESENT THROUGHOUT THE BUILDING. THE ASBESTOS-CONTAINING HARD FITTINGS ARE PRESENT ON DOMESTIC WATER LINES LOCATED ABOVE CEILINGS AND INSIDE WALLS.
4. THE JOINT COMPOUND ON GYPSUM WALLBOARD THROUGHOUT THE ANNEX BUILDING CONTAINS ASBESTOS.

LEAD SAMPLE SYMBOLS

△ 0007 — DRAWING REFERENCE TO LEAD SAMPLE FIELD CODE, SEE INVENTORY OF SAMPLES
MATERIAL SYMBOL

▲ LEAD DETECTED.

△ BELOW THE LIMIT OF DETECTION.

INVENTORY OF AA LEAD SAMPLES

SAMPLE NUMBER	FIELD CODE	LAB RESULT (ppm)	MATERIAL DESCRIPTION
▲ 1006	21745.000-1006	1,390 PPM	PAINT ON ANNEX; SECOND FLOOR, WALL, PLASTER, WHITE, INTACT CONDITION

LEGEND

ASBESTOS-CONTAINING FLOOR TILE AND MASTIC

ASBESTOS-CONTAINING LAY-IN CEILING TILE

ASBESTOS SAMPLE SYMBOLS

◊ 007 — DRAWING REFERENCE TO BULK SAMPLE FIELD CODE, SEE INVENTORY OF SAMPLES
MATERIAL SYMBOL

NOT TESTED	NEGATIVE -	POSITIVE +	
○	⊖	●	MECHANICAL INSULATION
□	▤	■	SURFACING MATERIAL
◊	⟠	⧫	MISCELLANEOUS MATERIAL

INVENTORY OF ASBESTOS SAMPLES

DRAWING REFERENCE	FIELD CODE	LAB RESULT	MATERIAL SAMPLED
⧫ 028	21745.000-0028	(+)	LAY-IN CEILING TILE
⧫ 029	21745.000-0029	(+)	LAY-IN CEILING TILE (1)
⧫ 030	21745.000-0030	(+/-)	GYPSUM WALLBOARD/JOINT COMPD.
● 031	21745.000-0031	(+)	HARD FITTINGS/FIBERGLASS
⊖ 032	21745.000-0032	(-)	BATT INSULATION
⧫ 033	21745.000-0033	(+)	LAY-IN CEILING TILE (1)
● 034	21745.000-0034	(+/-)	HARD FITTINGS/FIBERGLASS



1. SECOND FLOOR
SCALE: 1/8" = 1'-0"

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ANNEX
SECOND FLOOR
HAZARDOUS
MATERIALS
SURVEY

PROJECT:	21745.000
DRAWN:	DJ
CHECKED:	RD
DATE:	JANUARY 2011
REVISIONS:	

HM2

ANNEX

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GENERAL NOTES

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2. ACCESSIBLE SPACES WERE SURVEYED FOR SUSPECT HAZARDOUS MATERIALS. WHEN OBSERVED, THE MATERIALS WERE NOTED ON THE DRAWING.

ASBESTOS-CONTAINING MATERIALS

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4. THE JOINT COMPOUND ON GYPSUM WALLBOARD THROUGHOUT THE ANNEX BUILDING CONTAINS ASBESTOS.

LEAD SAMPLE SYMBOLS

△ 0007 — DRAWING REFERENCE TO LEAD SAMPLE FIELD CODE, SEE INVENTORY OF SAMPLES
MATERIAL SYMBOL

▲ LEAD DETECTED.

△ BELOW THE LIMIT OF DETECTION.

INVENTORY OF AA LEAD SAMPLES

SAMPLE NUMBER	FIELD CODE	LAB RESULT (ppm)	MATERIAL DESCRIPTION
▲ 1007	21745.000-1007	12,500 PPM	PAINT ON ANNEX; THIRD FLOOR, DOOR, WOOD, GREEN, INTACT CONDITION
▲ 1008	21745.000-1008	1,270 PPM	PAINT ON ANNEX; THIRD FLOOR, WALL, PLASTER, WHITE, INTACT CONDITION

LEGEND

ASBESTOS-CONTAINING FLOOR TILE AND MASTIC

ASBESTOS-CONTAINING LAY-IN CEILING TILE

ASBESTOS SAMPLE SYMBOLS

◇ 007 — DRAWING REFERENCE TO BULK SAMPLE FIELD CODE, SEE INVENTORY OF SAMPLES
MATERIAL SYMBOL

NOT TESTED	NEGATIVE -	POSITIVE +	
○	⊖	●	MECHANICAL INSULATION
□	▤	■	SURFACING MATERIAL
◇	◈	◆	MISCELLANEOUS MATERIAL

INVENTORY OF ASBESTOS SAMPLES

DRAWING REFERENCE	FIELD CODE	LAB RESULT	MATERIAL SAMPLED
◆003	21745.000-0003	(+)	LAY-IN CEILING TILE
◆004	21745.000-0004	(+/+/-)	GYPSUM WALLBOARD/JOINT COMPD.
⊖005	21745.000-0005	(-/-)	BATT INSULATION
◆006	21745.000-0006	(+)	LAY-IN CEILING TILE
●007	21745.000-0007	(-/+)	HARD FITTINGS/FIBERGLASS
●008	21745.000-0008	(+)	HARD FITTINGS/FIBERGLASS
●009	21745.000-0009	(-/+)	HARD FITTINGS/FIBERGLASS
◆010	21745.000-0010	(+/+/-)	GYPSUM WALLBOARD/JOINT COMPD.
◈011	21745.000-0011	(-)	GYPSUM WALLBOARD/JOINT COMPD.
◈012	21745.000-0012	(-)	LAY-IN CEILING TILE
⊖013	21745.000-0013	(-)	BATT INSULATION
◈014	21745.000-0014	(-)	CAULK



1. THIRD FLOOR

SCALE: 1/8" = 1'-0"

N

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ANNEX
THIRD FLOOR
HAZARDOUS
MATERIALS
SURVEY

PROJECT:	21745.000
DRAWN:	DJ
CHECKED:	RD
DATE:	JANUARY 2011
REVISIONS:	

HM3

ANNEX

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GENERAL NOTES

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2. ACCESSIBLE SPACES WERE SURVEYED FOR SUSPECT HAZARDOUS MATERIALS. WHEN OBSERVED, THE MATERIALS WERE NOTED ON THE DRAWING.

ASBESTOS-CONTAINING MATERIALS

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4. THE JOINT COMPOUND ON GYPSUM WALLBOARD THROUGHOUT THE ANNEX BUILDING CONTAINS ASBESTOS.

ASBESTOS SAMPLE SYMBOLS

◈ 007 — DRAWING REFERENCE TO BULK SAMPLE FIELD CODE, SEE INVENTORY OF SAMPLES
MATERIAL SYMBOL

NOT TESTED	NEGATIVE -	POSITIVE +	
○	⊖	●	MECHANICAL INSULATION
□	▤	■	SURFACING MATERIAL
◇	◈	◆	MISCELLANEOUS MATERIAL

INVENTORY OF ASBESTOS SAMPLES

DRAWING REFERENCE	FIELD CODE	LAB RESULT	MATERIAL SAMPLED
◆001	21745.000-0001	(+/-)	GYPSUM WALLBOARD/JOINT COMPD.
◈002	21745.000-0002	(-)	CAULK
◈015	21745.000-0015	(-)	GYPSUM WALLBOARD/JOINT COMPD.
◈016	21745.000-0016	(-)	CAULK



1. ROOF PENTHOUSE PLAN - ANNEX
SCALE: 1/8" = 1'-0"

N

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COLUMBIA COUNTY COURTHOUSE AND ANNEX
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ST. HELENS, OREGON

ANNEX
ROOF PENTHOUSE
HAZARDOUS
MATERIALS
SURVEY

PROJECT:	21745.000
DRAWN:	DJ
CHECKED:	RD
DATE:	JANUARY 2011
REVISIONS:	

HM4

ANNEX

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GENERAL NOTES

1. THIS DRAWING IS DIAGRAMMATIC. IT IS FOR GENERAL INFORMATION AND SAMPLE LOCATIONS.
2. ACCESSIBLE SPACES WERE SURVEYED FOR SUSPECT HAZARDOUS MATERIALS. WHEN OBSERVED, THE MATERIALS WERE NOTED ON THE DRAWING.

ASBESTOS-CONTAINING MATERIALS

1. TEXTURED CEILING MATERIAL CONTAINS ASBESTOS WHERE SHOWN.
2. THE 12" BROWN VINYL FLOOR TILE AND ASSOCIATED MASTIC LOCATED IN THE COURTHOUSE IS ASBESTOS-CONTAINING.
3. ASBESTOS-CONTAINING HARD FITTINGS ARE PRESENT THROUGHOUT THE BUILDING. THE ASBESTOS-CONTAINING HARD FITTINGS ARE PRESENT ON DOMESTIC WATER LINES LOCATED ABOVE CEILINGS AND INSIDE WALLS.
4. PIPE INSULATION CONTAINS ASBESTOS WHERE SHOWN.

LEAD SAMPLE SYMBOLS

△ 0007 — DRAWING REFERENCE TO LEAD SAMPLE FIELD CODE, SEE INVENTORY OF SAMPLES
MATERIAL SYMBOL

▲ LEAD DETECTED.

△ BELOW THE LIMIT OF DETECTION.

INVENTORY OF AA LEAD SAMPLES

SAMPLE NUMBER	FIELD CODE	LAB RESULT (ppm)	MATERIAL DESCRIPTION
▲ 1001	21745.000-1001	<97.8 PPM	PAINT ON COURTHOUSE; FIRST FLOOR, BREAKROOM, WALL, PLASTER, WHITE FAIR CONDITION

LEGEND

ASBESTOS-CONTAINING FLOOR TILE AND MASTIC

ASBESTOS-CONTAINING TEXTURED CEILING MATERIAL

ASBESTOS-CONTAINING PIPE INSULATION

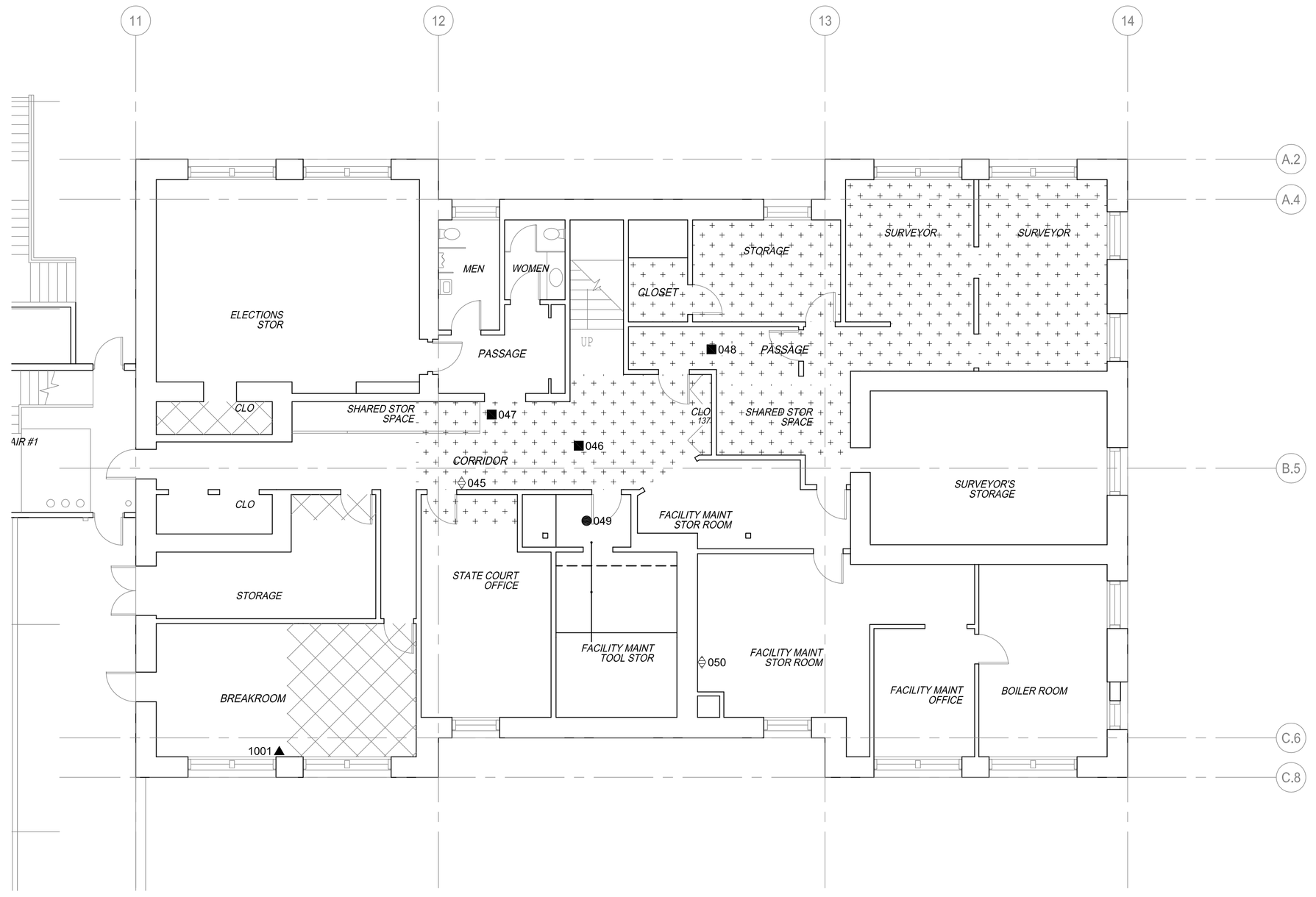
ASBESTOS SAMPLE SYMBOLS

◇ 007 — DRAWING REFERENCE TO BULK SAMPLE FIELD CODE, SEE INVENTORY OF SAMPLES
MATERIAL SYMBOL

NOT TESTED	NEGATIVE -	POSITIVE +	
○	⊖	●	MECHANICAL INSULATION
□	▤	■	SURFACING MATERIAL
◇	◈	◆	MISCELLANEOUS MATERIAL

INVENTORY OF ASBESTOS SAMPLES

DRAWING REFERENCE	FIELD CODE	LAB RESULT	MATERIAL SAMPLED
◇ 045	21745.000-0045	(-/-)	WALL AND CEILING PLASTER
■ 046	21745.000-0046	(+)	TEXTURED CEILING MATERIAL
■ 047	21745.000-0047	(+)	TEXTURED CEILING MATERIAL
■ 048	21745.000-0048	(+)	TEXTURED CEILING MATERIAL
● 049	21745.000-0049	(-/+)	AIR CELL PIPE INSULATION
◇ 050	21745.000-0050	(-/-)	PAINT



1. BASEMENT
SCALE: 1/8" = 1'-0"

N

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230 STRAND STREET
ST. HELENS, OREGON

COURTHOUSE
BASEMENT
HAZARDOUS
MATERIALS
SURVEY

PROJECT:	21745.000
DRAWN:	DJ
CHECKED:	RD
DATE:	JANUARY 2011
REVISIONS:	

HM5

COURTHOUSE

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GENERAL NOTES

1. THIS DRAWING IS DIAGRAMMATIC. IT IS FOR GENERAL INFORMATION AND SAMPLE LOCATIONS.
2. ACCESSIBLE SPACES WERE SURVEYED FOR SUSPECT HAZARDOUS MATERIALS. WHEN OBSERVED, THE MATERIALS WERE NOTED ON THE DRAWING.

ASBESTOS-CONTAINING MATERIALS

1. LAY-IN CEILING TILE CONTAINS ASBESTOS WHERE SHOWN.
2. THE 12" BROWN VINYL FLOOR TILE AND ASSOCIATED MASTIC LOCATED IN THE COURTHOUSE IS ASBESTOS-CONTAINING.
3. ASBESTOS-CONTAINING HARD FITTINGS ARE PRESENT THROUGHOUT THE BUILDING. THE ASBESTOS-CONTAINING HARD FITTINGS ARE PRESENT ON DOMESTIC WATER LINES LOCATED ABOVE CEILINGS AND INSIDE WALLS.

LEAD SAMPLE SYMBOLS

△ 0007 — DRAWING REFERENCE TO LEAD SAMPLE FIELD CODE, SEE INVENTORY OF SAMPLES
MATERIAL SYMBOL

▲ LEAD DETECTED.

△ BELOW THE LIMIT OF DETECTION.

INVENTORY OF AA LEAD SAMPLES

SAMPLE NUMBER	FIELD CODE	LAB RESULT (ppm)	MATERIAL DESCRIPTION
▲ 1003	21745.000-1003	1,180 PPM	PAINT ON COURTHOUSE; SECOND FLOOR, WALL, WALLBOARD, WHITE, INTACT CONDITION

LEGEND

ASBESTOS-CONTAINING FLOOR TILE AND MASTIC

ASBESTOS-CONTAINING LAY-IN CEILING TILE

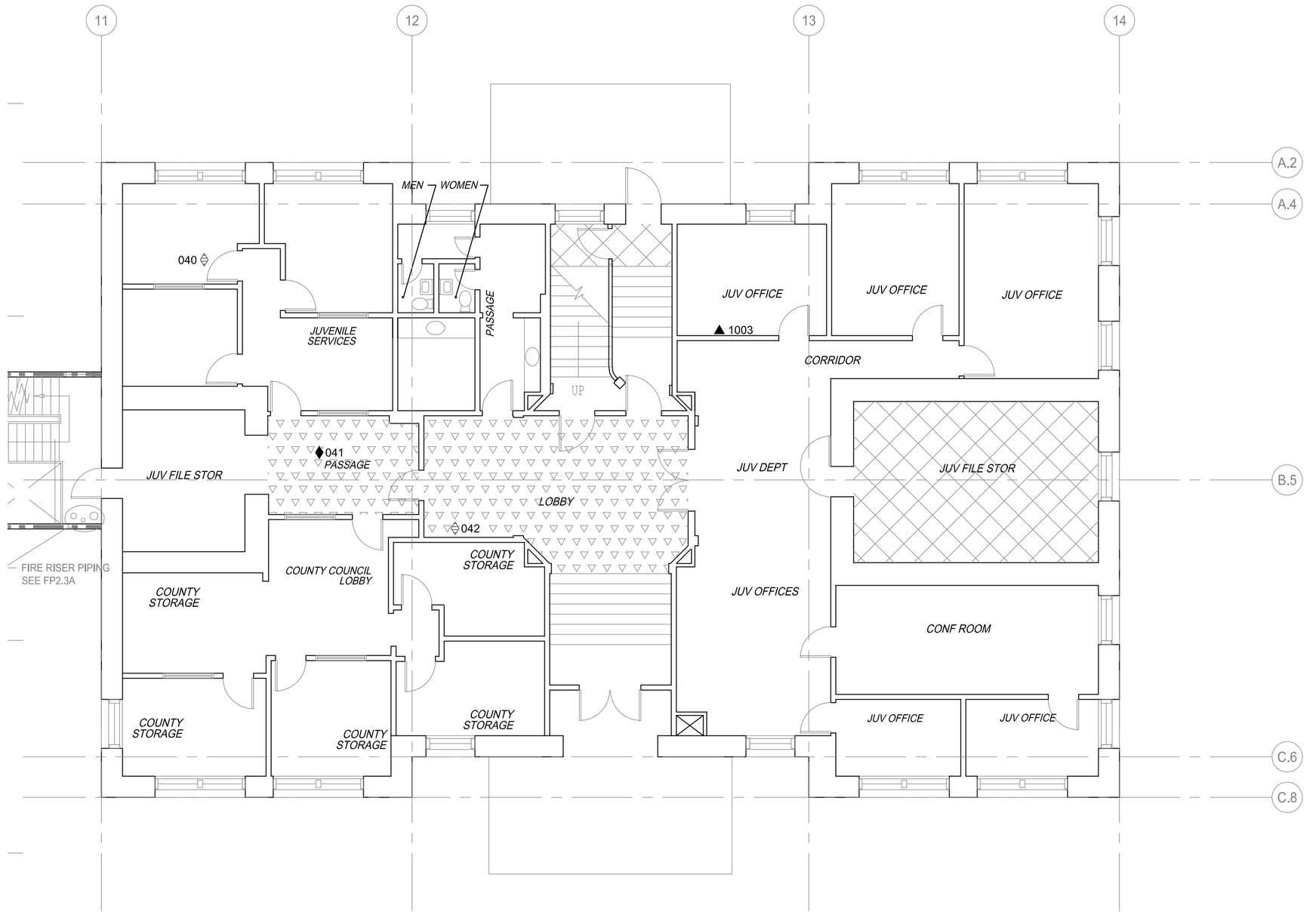
ASBESTOS SAMPLE SYMBOLS

◇ 007 — DRAWING REFERENCE TO BULK SAMPLE FIELD CODE, SEE INVENTORY OF SAMPLES
MATERIAL SYMBOL

NOT TESTED	NEGATIVE -	POSITIVE +	
○	⊖	●	MECHANICAL INSULATION
□	▤	■	SURFACING MATERIAL
◇	◈	◆	MISCELLANEOUS MATERIAL

INVENTORY OF ASBESTOS SAMPLES

DRAWING REFERENCE	FIELD CODE	LAB RESULT	MATERIAL SAMPLED
◈ 040	21745.000-0040	(-)	LAY-IN CEILING TILE (3)
◆ 041	21745.000-0041	(+)	LAY-IN CEILING TILE (4)
◈ 042	21745.000-0042	(-/-)	WALL AND CEILING PLASTER



1. FIRST FLOOR
SCALE: 1/8" = 1'-0"

N

PBS
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4412 SW Corbett Ave
Portland, OR 97239
503.248.1939 Main
866.727.0140 Fax
www.pbsenv.com

COLUMBIA COUNTY FACILITIES
COLUMBIA COUNTY COURTHOUSE AND ANNEX
230 STRAND STREET
ST. HELENS, OREGON

COURTHOUSE
FIRST FLOOR
HAZARDOUS
MATERIALS
SURVEY

PROJECT:	21745.000
DRAWN:	DJ
CHECKED:	RD
DATE:	JANUARY 2011
REVISIONS:	

HM6

COURTHOUSE

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ASBESTOS-CONTAINING MATERIALS

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LEAD SAMPLE SYMBOLS

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MATERIAL SYMBOL

▲ LEAD DETECTED.

△ BELOW THE LIMIT OF DETECTION.

INVENTORY OF AA LEAD SAMPLES

SAMPLE NUMBER	FIELD CODE	LAB RESULT (ppm)	MATERIAL DESCRIPTION
▲ 1002	21745.000-1002	2,250 PPM	PAINT ON COURTHOUSE; THIRD FLOOR, WALL, PLASTER, WHITE, INTACT CONDITION
▲ 1004	21745.000-1004	961 PPM	PAINT ON COURTHOUSE; THIRD FLOOR, WALL, PLASTER, WHITE, INTACT CONDITION

LEGEND

ASBESTOS-CONTAINING FLOOR TILE AND MASTIC

ASBESTOS-CONTAINING SHEET FLOOR COVERING

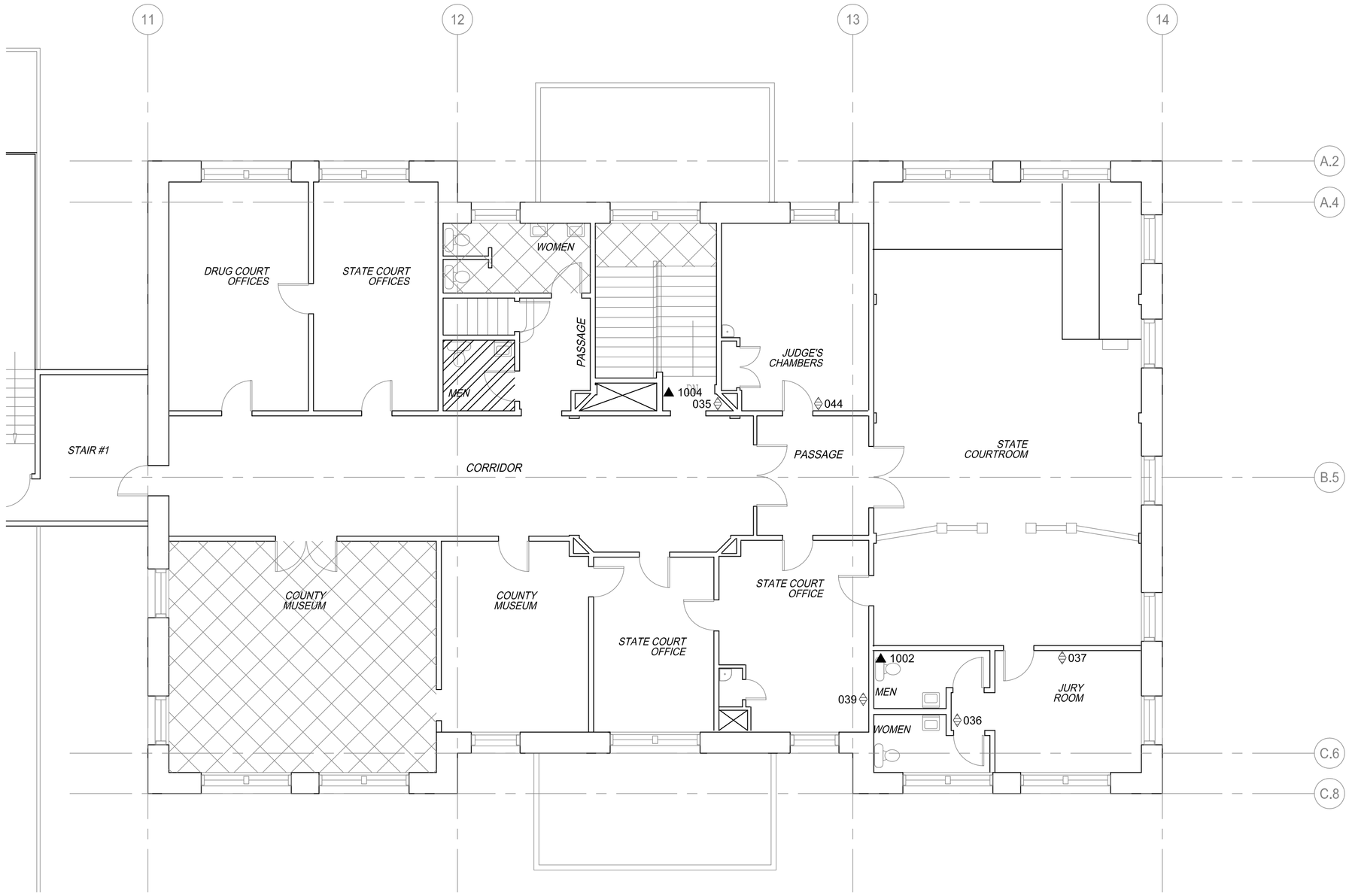
ASBESTOS SAMPLE SYMBOLS

◇ 007 — DRAWING REFERENCE TO BULK SAMPLE FIELD CODE, SEE INVENTORY OF SAMPLES
MATERIAL SYMBOL

NOT TESTED	NEGATIVE -	POSITIVE +	
○	⊖	●	MECHANICAL INSULATION
□	▤	■	SURFACING MATERIAL
◇	◈	◆	MISCELLANEOUS MATERIAL

INVENTORY OF ASBESTOS SAMPLES

DRAWING REFERENCE	FIELD CODE	LAB RESULT	MATERIAL SAMPLED
◇ 035	21745.000-0035	(-/-)	JUTE FLOORING
◇ 036	21745.000-0036	(-)	LAY-IN CEILING TILE (4)
◇ 037	21745.000-0037	(-)	MASONITE
◇ 039	21745.000-0039	(-/-)	WALL AND CEILING PLASTER
◇ 044	21745.000-0044	(-)	WALL AND CEILING PLASTER



1. SECOND FLOOR

SCALE: 1/8" = 1'-0"

N

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Engineering + Environmental
4412 SW Corbett Ave
Portland, OR 97239
503.248.1939 Main
866.727.0140 Fax
www.pbsenv.com

COLUMBIA COUNTY FACILITIES
COLUMBIA COUNTY COURTHOUSE AND ANNEX
230 STRAND STREET
ST. HELENS, OREGON

COURTHOUSE
SECOND FLOOR
HAZARDOUS
MATERIALS
SURVEY

PROJECT:	21745.000
DRAWN:	DJ
CHECKED:	RD
DATE:	JANUARY 2011
REVISIONS:	

HM7

COURTHOUSE

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GENERAL NOTES

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ASBESTOS-CONTAINING MATERIALS

1. ASBESTOS-CONTAINING HARD FITTINGS ARE PRESENT THROUGHOUT THE BUILDING. THE ASBESTOS-CONTAINING HARD FITTINGS ARE PRESENT ON DOMESTIC WATER LINES LOCATED ABOVE CEILINGS AND INSIDE WALLS.

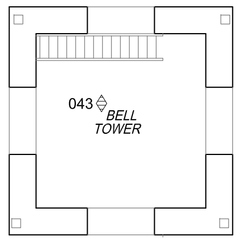
ASBESTOS SAMPLE SYMBOLS

◇ 007 — DRAWING REFERENCE TO BULK SAMPLE FIELD CODE, SEE INVENTORY OF SAMPLES
MATERIAL SYMBOL

NOT TESTED	NEGATIVE -	POSITIVE +	
○	⊖	●	MECHANICAL INSULATION
□	▤	■	SURFACING MATERIAL
◇	◈	◆	MISCELLANEOUS MATERIAL

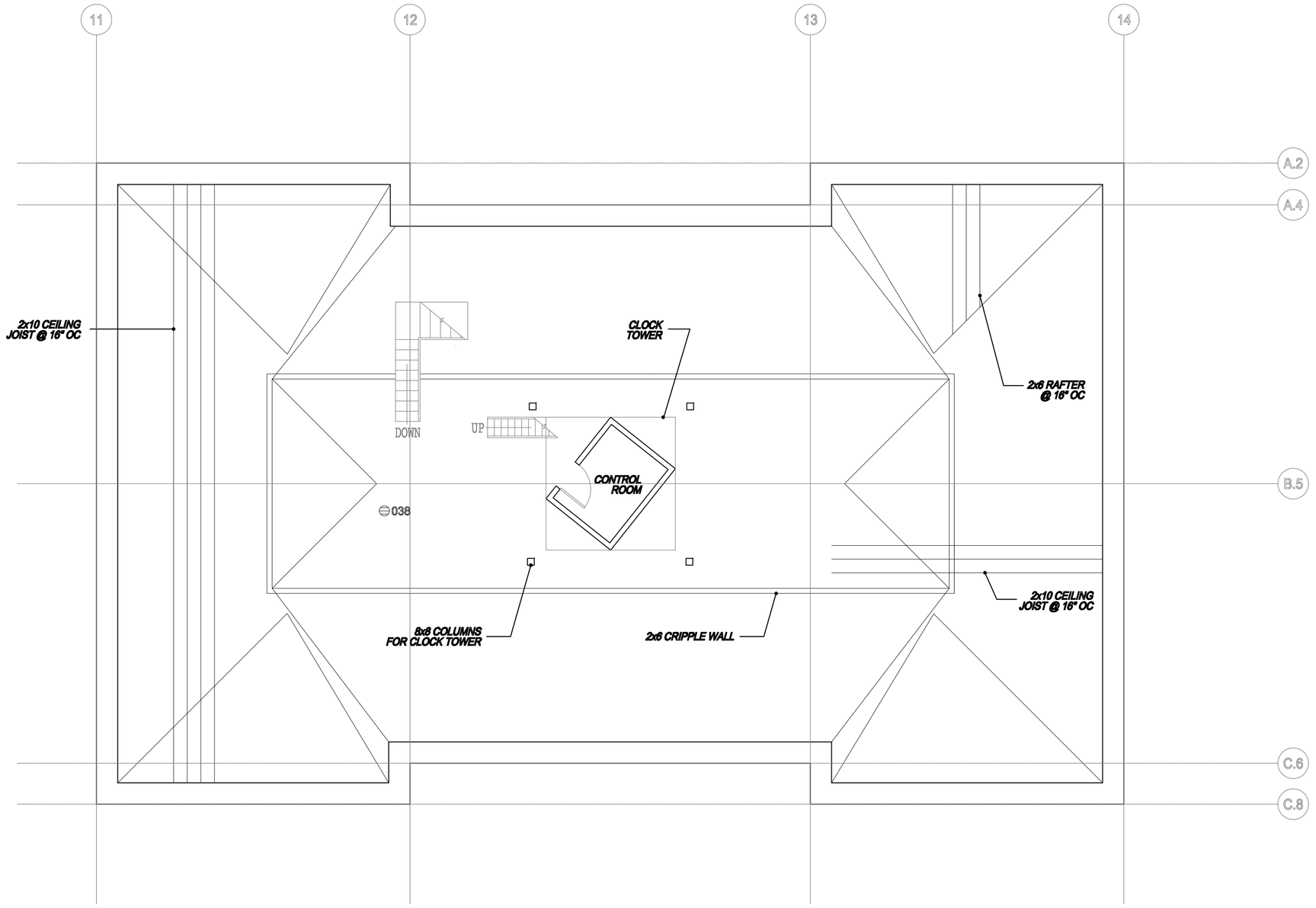
INVENTORY OF ASBESTOS SAMPLES

DRAWING REFERENCE	FIELD CODE	LAB RESULT	MATERIAL SAMPLED
◇ 043	21745.000-0043	(-/-/-/-)	BUILT-UP ROOFING
⊖ 038	21745.000-0038	(-/-)	BLOWN-IN INSULATION



2. BELL TOWER PLAN

SCALE: 1/8" = 1'-0"



1. ATTIC LEVEL -

SCALE: 1/8" = 1'-0"

N

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4412 SW Corbett Ave
Portland, OR 97239
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COLUMBIA COUNTY FACILITIES
COLUMBIA COUNTY COURTHOUSE AND ANNEX
230 STRAND STREET
ST. HELENS, OREGON

COURTHOUSE
ATTIC / BELL TOWER
HAZARDOUS
MATERIALS
SURVEY

PROJECT:	21745.000
DRAWN:	DJ
CHECKED:	RD
DATE:	JANUARY 2011
REVISIONS:	

HM8

COURTHOUSE

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BULK SAMPLE INVENTORY

Code	Material	Location	Results	Lab
21745.000-0001	Gypsum Wallboard/Joint Compd.	Annex; north mechanical penthouse, wallboard with joint compound		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	fine powder w/ paint, white/off-white	2% Chrysotile	
	Layer 2	chalky powder w/ paper, white/brown	No Asbestos Detected	
21745.000-0002	Caulk	Annex; north mechanical penthouse, duct sealant		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	off-white soft rubbery material	No Asbestos Detected	
21745.000-0003	Lay-in Ceiling Tile	Annex; corridor, 2'x4' ceiling tile		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	beige/white fibrous material w/ paint	2% Chrysotile, <1% Amosite	
21745.000-0004	Gypsum Wallboard/Joint Compd.	Annex; corridor, wallboard with joint compound		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	fine powder w/ paint, off-white/off-white	3% Chrysotile	
	Layer 2	fine powder, white	2% Chrysotile	
	Layer 3	chalky powder w/ paper, white/brown	No Asbestos Detected	
21745.000-0005	Batt Insulation	Annex; corridor, black batt insulation		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	fibrous material, black	No Asbestos Detected	
	Layer 2	tar w/ paper, black/brown	No Asbestos Detected	
21745.000-0006	Lay-in Ceiling Tile	Annex; Room 306, 2'x4' ceiling tile		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	beige/white fibrous material w/ paint	2% Chrysotile, <1% Amosite	
21745.000-0007	Hard Fittings/Fiberglass	Annex; Room 306, pipe insulation		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	loose fibers, off-white	No Asbestos Detected	
	Layer 2	fibrous powder, gray	3% Chrysotile	
21745.000-0008	Hard Fittings/Fiberglass	Annex; Room 313, pipe insulation		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	gray fibrous powder	3% Chrysotile	

BULK SAMPLE INVENTORY

Code	Material	Location	Results	Lab
21745.000-0009	Hard Fittings/Fiberglass	Annex; Room 319, pipe insulation		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	woven fibers, off-white	No Asbestos Detected	
	Layer 2	fibrous powder, gray	3% Chrysotile	
21745.000-0010	Gypsum Wallboard/Joint Compd.	Annex; Room 327, wallboard with joint compound		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	fine powder, off-white	2% Chrysotile	
	Layer 2	fine powder w/ paper, off-white/off-white	2% Chrysotile	
	Layer 3	chalky powder w/ paper, white/brown	No Asbestos Detected	
21745.000-0011	Gypsum Wallboard/Joint Compd.	Annex; Room 332, wallboard with joint compound		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	white/brown chalky powder w/ paper and paint	No Asbestos Detected	
21745.000-0012	Lay-in Ceiling Tile	Annex; Room 332, 2'x4' ceiling tile		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	tan/white fibrous material	No Asbestos Detected	
21745.000-0013	Batt Insulation	Annex; Room 328, black batt insulation		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	black fibrous material	No Asbestos Detected	
21745.000-0014	Caulk	Annex; Room 328, duct sealant		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	off-white soft rubbery material	No Asbestos Detected	
21745.000-0015	Gypsum Wallboard/Joint Compd.	Annex; south mechanical penthouse, wallboard with joint compound		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	white/brown chalky powder w/ paper	No Asbestos Detected	
21745.000-0016	Caulk	Annex; south mechanical penthouse, duct sealant		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	off-white soft rubbery material	No Asbestos Detected	
21745.000-0017	Hard Fittings/Fiberglass	Annex; Room 116 D, pipe insulation		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	light gray fibrous powder	3% Chrysotile	

BULK SAMPLE INVENTORY

Code	Material	Location	Results	Lab
21745.000-0018	Hard Fittings/Fiberglass	Annex; Room 116 D, pipe insulation		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	light gray fibrous powder	3% Chrysotile	
21745.000-0019	Hard Fittings/Fiberglass	Annex; Room 112, pipe insulation		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	woven fibers, off-white	No Asbestos Detected	
	Layer 2	fibrous powder, light gray	3% Chrysotile	
21745.000-0020	Gypsum Wallboard/Joint Compd.	Annex; Room 116 B, wallboard with joint compound		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	white/brown chalky powder w/ paper	No Asbestos Detected	
21745.000-0021	Sink Undercoating	Annex; Room 115, gray sink undercoating		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	gray hard compact material	8% Chrysotile	
21745.000-0022	Vinyl Floor Tile/Mastic (1)	Annex; Room 153, 12" brown with black mastic		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	vinyl tile, tan	2% Chrysotile	
	Layer 2	mastic, black	3% Chrysotile	
21745.000-0023	Hard Fittings/Fiberglass	Annex; Room 135, pipe insulation		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	woven fibers, off-white	No Asbestos Detected	
	Layer 2	fibrous powder, gray	2% Chrysotile	
21745.000-0024	Hard Fittings/Fiberglass	Annex; corridor 121, pipe insulation		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	fibrous material, golden yellow	No Asbestos Detected	
	Layer 2	fibrous powder, light gray	2% Chrysotile	
21745.000-0025	Vinyl Floor Tile/Mastic (2)	Annex; Room 134, 12" white with black mastic		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	vinyl tile, off-white	2% Chrysotile	
	Layer 2	mastic, black	3% Chrysotile	

BULK SAMPLE INVENTORY

Code	Material	Location	Results	Lab
21745.000-0026	Gypsum Wallboard/Joint Compd.	Annex; Room 148, wallboard with joint compound		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	fine powder, off-white	2% Chrysotile	
	Layer 2	fine powder w/ paper, off-white, off-white	2% Chrysotile	
	Layer 3	chalky powder w/ paper, white/brown	No Asbestos Detected	
21745.000-0027	Gypsum Wallboard/Joint Compd.	Annex; Room 130, wallboard with joint compound		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	fine powder, off-white	2% Chrysotile	
	Layer 2	fine powder w/ paper, off-white/off-white	2% Chrysotile	
	Layer 3	chalky powder w/ white/brown	No Asbestos Detected	
21745.000-0028	Lay-in Ceiling Tile	Annex; Room 203, 2'x4' ceiling tile		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	beige fibrous material	2% Chrysotile	
21745.000-0029	Lay-in Ceiling Tile (1)	Annex; Room 202, 2'x2' linear fissure, pin perf		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	off-white compressed fibers with resin	2% Chrysotile	
21745.000-0030	Gypsum Wallboard/Joint Compd.	Annex; Room 202, gypsum wallboard with joint compound		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	fine compact powder, off-white	2% Chrysotile	
	Layer 2	compact chalky material with paper, white	No Asbestos Detected	
21745.000-0031	Hard Fittings/Fiberglass	Annex; Room 202, above ceiling, pipe insulation		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	light gray fibrous compact powder	4% Chrysotile	
21745.000-0032	Batt Insulation	Annex; Room 220, above ceiling, brown batt insulation (rock wool)		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	dark gray/black loose fibrous material	No Asbestos Detected	

BULK SAMPLE INVENTORY

Code	Material	Location	Results	Lab
21745.000-0033	Lay-in Ceiling Tile (1)	Annex; Room 220, 2'x2' linear fissure, pin perf		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	off-white compressed fibers with resin	2% Chrysotile	
21745.000-0034	Hard Fittings/Fiberglass	Annex; Room 220, above ceiling, pipe insulation		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	fibrous compact powder, off-white/ gray	3% Chrysotile	
	Layer 2	woven material, white	No Asbestos Detected	
21745.000-0035	Jute Flooring	Courthouse; third floor, stair landing, brown jute-backed flooring		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	linoleum, brown	No Asbestos Detected	
	Layer 2	burlap backing, brown	No Asbestos Detected	
21745.000-0036	Lay-in Ceiling Tile (4)	Courthouse; third floor, jury restrooms, 2'x4' rough fissure		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	gray compressed fibers with perlite and paint	No Asbestos Detected	
21745.000-0037	Masonite	Courthouse; third floor, jury, wood fiber wall panels		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	tan compressed fibers	No Asbestos Detected	
21745.000-0038	Blown-in Insulation	Courthouse attic; brown rock wool insulation		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	loose fibrous material, tan	No Asbestos Detected	
	Layer 2	fine compact powder, off-white	No Asbestos Detected	
21745.000-0039	Wall and Ceiling Plaster	Courthouse; third floor, jury restrooms, wall plaster		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	layers of paint, multi-colored	No Asbestos Detected	
	Layer 2	granular compact powder, gray	No Asbestos Detected	
21745.000-0040	Lay-in Ceiling Tile (3)	Courthouse; second floor, offices, 2'x4' fine fissures		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	gray compressed fibers with perlite and paint	No Asbestos Detected	
21745.000-0041	Lay-in Ceiling Tile (4)	Courthouse; second floor, lobby, 2'x4' course fissures		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	tan compressed fibers with paint	2% Chrysotile	

BULK SAMPLE INVENTORY

Code	Material	Location	Results	Lab
21745.000-0042	Wall and Ceiling Plaster	Courthouse; second floor, lobby, wall plaster		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	paint, white	No Asbestos Detected	
	Layer 2	granular compact powder, white	No Asbestos Detected	
21745.000-0043	Built-up Roofing	Courthouse; bell tower, roofing		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	paint, silver	No Asbestos Detected	
	Layer 2	tar, black	No Asbestos Detected	
	Layer 3	rubbery material, tan	No Asbestos Detected	
	Layer 4	tar, black	No Asbestos Detected	
	Layer 5	rubbery material, tan	No Asbestos Detected	
21745.000-0044	Wall and Ceiling Plaster	Courthouse; third floor, office, wall plaster		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	gray granular compact powder	No Asbestos Detected	
21745.000-0045	Wall and Ceiling Plaster	Courthouse; first floor, corridor, wall plaster		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	layers of paint, multi-colored	No Asbestos Detected	
	Layer 2	granular compact powder, gray	No Asbestos Detected	
21745.000-0046	Textured Ceiling Material	Courthouse; first floor, corridor, popcorn ceiling texture		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	white fine compact powder with foam	3% Chrysotile	
21745.000-0047	Textured Ceiling Material	Courthouse; first floor, corridor, popcorn ceiling texture		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	green fine compact powder with foam and green paint	2% Chrysotile	
21745.000-0048	Textured Ceiling Material	Courthouse; first floor, surveyor, popcorn ceiling texture		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	off-white/ white fibrous compact powder with foam	3% Chrysotile	
21745.000-0049	Air Cell Pipe Insulation	Courthouse; first floor, storage, pipe insulation		Lab Cor
	Layer:	**Description:**	**Analysis:**	
	Layer 1	long strings, off-white	No Asbestos Detected	
	Layer 2	fibrous sheet, off-white	35% Chrysotile	

BULK SAMPLE INVENTORY

Code	Material		Location	Results	Lab
21745.000-0050	Paint		Courthouse; first floor, boiler room, silver paint		Lab Cor
		Layer:	**Description:**	**Analysis:**	
		Layer 1	granulnular compact powder with silver paint, off-white	No Asbestos Detected	
		Layer 2	compressed fiber sheet with silver paint, tan	No Asbestos Detected	

LEAD SAMPLE INVENTORY

Code	Material	Analysis	Location	Lab
PAINT				
LB21745.000-1001	Paint	<97.8 ppm	Courthouse; first floor, breakroom, wall, plaster, white fair condition	R.J. Lee Group
LB21745.000-1002	Paint	2,250 ppm	Courthouse; third floor, wall, plaster, white, intact condition	R.J. Lee Group
LB21745.000-1003	Paint	1,180 ppm	Courthouse; second floor, wall, wallboard, white, intact condition	R.J. Lee Group
LB21745.000-1004	Paint	961 ppm	Courthouse; third floor, wall, plaster, white, intact condition	R.J. Lee Group
LB21745.000-1005	Paint	312 ppm	Annex; first floor, wall, plaster, white, intact condition	R.J. Lee Group
LB21745.000-1006	Paint	1,390 ppm	Annex; second floor, wall, plaster, white, intact condition	R.J. Lee Group
LB21745.000-1007	Paint	12,500 ppm	Annex; third floor, door, wood, green, intact condition	R.J. Lee Group
LB21745.000-1008	Paint	1,270 ppm	Annex; third floor, wall, plaster, white, intact condition	R.J. Lee Group

Lab/Cor Portland, Inc.
4321 SW Corbett Ave., Ste A
Portland, OR 97239

BULK SAMPLE ASBESTOS ANALYSIS

Asbestos and Environmental Analysis

Phone: (503) 224-5055
Fax: (503) 228-8282
http://www.labcorpdx.net

Client: PBS Engineering + Environmental
4412 SW Corbett Ave
Portland, OR 97239

Report Number: 102434R01
Report Date: 12/14/2010

P.O. No: n/a

Job Number: **102434**
Project Name:
Project Number: 21745.000 Phase 0001 Task 001
Project Notes:

Client Sample ID: **21745.000-0001** **Sample ID:** S1 **Date Analyzed:** 12/14/2010
Client Sample Description: **Analyst:** Stephanie Golden

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			**Percent Asbestos:**
Layer 01							
fine powder w/ paint, white/offwhite	25 %	2 %	-	-			**2 %**
Layer 02							
chalky pwder w/ paper, white/brown	75 %	-	-	-			**NAD**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
Layer 01	-	2 %	-	-	-	-	96 %
Layer 02	1 %	2 %	-	-	-	-	97 %

Client Sample ID: **21745.000-0002** **Sample ID:** S2 **Date Analyzed:** 12/14/2010
Client Sample Description: **Analyst:** Stephanie Golden

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			**Percent Asbestos:**
Homogeneous							
soft rubbery material, offwhite	100 %	-	-	-			**NAD**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
	-	-	-	-	-	-	100 %

Client Sample ID: **21745.000-0003** **Sample ID:** S3 **Date Analyzed:** 12/14/2010
Client Sample Description: **Analyst:** Stephanie Golden

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			**Percent Asbestos:**
Homogeneous							
fibrous material w/ paint, beige/white	100 %	2 %	Trace	-			**2 %**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
	80 %	-	9 %	-	-	-	9 %

NVLAP

LabCor Portland Inc
Lab/Cor Portland, Inc.
4321 SW Corbett Ave., Ste A
Portland, OR 97239

BULK SAMPLE ASBESTOS ANALYSIS

Asbestos and Environmental Analysis

Phone: (503) 224-5055
Fax: (503) 228-8282
http://www.labcorpdx.net

Job Number: 102434

Report Number: 102434R01
Report Date: 12/14/2010

Client Sample ID: 21745.000-0004 **Sample ID:** S4 **Date Analyzed:** 12/14/2010
Client Sample Description: **Analyst:** Stephanie Golden

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	Percent Asbestos:
Layer 01					
fine powder w/ paint, offwhite/offwhite	10 %	3 %	-	-	**3 %**
Layer 02					
fine powder, white	35 %	2 %	-	-	**2 %**
Layer 03					
chalky powder w/ paper, white/brown	%	-	-	-	**NAD**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
Layer 01	-	-	-	-	-	-	97 %
Layer 02	-	2 %	-	-	-	-	96 %
Layer 03	1 %	2 %	-	-	-	-	97 %

Client Sample ID: 21745.000-0005 **Sample ID:** S5 **Date Analyzed:** 12/14/2010
Client Sample Description: **Analyst:** Stephanie Golden

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	Percent Asbestos:
Layer 01					
fibrous material, black	50 %	-	-	-	**NAD**
Layer 02					
tar w/ paper, black/brown	50 %	-	-	-	**NAD**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
Layer 01	100 %	-	-	-	-	-	0 %
Layer 02	8 %	2 %	-	-	-	-	90 %

Client Sample ID: 21745.000-0006 **Sample ID:** S6 **Date Analyzed:** 12/14/2010
Client Sample Description: **Analyst:** Stephanie Golden

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	Percent Asbestos:
Homogeneous					
fibrous material w/ paint, beige/white	100 %	2 %	Trace	-	**2 %**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
	80 %	-	9 %	-	-	-	9 %

Client Sample ID: 21745.000-0007 **Sample ID:** S7 **Date Analyzed:** 12/14/2010
Client Sample Description: **Analyst:** Stephanie Golden

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	Percent Asbestos:
Layer 01					
loose fibers, offwhite	3 %	-	-	-	**NAD**
Layer 02					
fibrous powder, gray	97 %	3 %	-	-	**3 %**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
Layer 01	-	100 %	-	-	-	-	0 %
Layer 02	15 %	-	-	-	-	-	82 %

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http://www.labcorpdx.net

Job Number: 102434

Report Number: 102434R01
Report Date: 12/14/2010

Client Sample ID: 21745.000-0008 **Sample ID:** S8 **Date Analyzed:** 12/14/2010
Client Sample Description: **Analyst:** Stephanie Golden

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	Percent Asbestos:
Homogeneous					
fibrous powder, gray	100 %	3 %	-	-	**3 %**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other	Matrix
	15 %	-	-	-	-	82 %

Client Sample ID: 21745.000-0009 **Sample ID:** S9 **Date Analyzed:** 12/14/2010
Client Sample Description: **Analyst:** Stephanie Golden

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	Percent Asbestos:
Layer 01					
woven fibers, offwhite	15 %	-	-	-	**NAD**
Layer 02					
fibrous powder, gray	85 %	3 %	-	-	**3 %**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other	Matrix
Layer 01	-	100 %	-	-	-	0 %
Layer 02	-	-	-	-	-	97 %

Client Sample ID: 21745.000-0010 **Sample ID:** S10 **Date Analyzed:** 12/14/2010
Client Sample Description: **Analyst:** Stephanie Golden

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	Percent Asbestos:
Layer 01					
fine powder, offwhite	3 %	2 %	-	-	**2 %**
Layer 02					
fine powder w/ paper, offwhite/ofwhite	65 %	2 %	-	-	**2 %**
Layer 03					
chalky powder w/ paper, white/brown	32 %	-	-	-	**NAD**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other	Matrix
Layer 01	-	3 %	-	-	-	95 %
Layer 02	-	2 %	-	-	-	96 %
Layer 03	1 %	1 %	-	-	-	98 %

Client Sample ID: 21745.000-0011 **Sample ID:** S11 **Date Analyzed:** 12/14/2010
Client Sample Description: **Analyst:** Stephanie Golden

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	Percent Asbestos:
Homogeneous					
chalky powder w/ paper and paint, white/brown	100 %	-	-	-	**NAD**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other	Matrix
	-	2 %	-	-	-	98 %

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Asbestos and Environmental Analysis

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Job Number: 102434

Report Number: 102434R01
Report Date: 12/14/2010

Client Sample ID: 21745.000-0012 **Sample ID:** S12 **Date Analyzed:** 12/14/2010
Client Sample Description: **Analyst:** Stephanie Golden

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	Percent Asbestos:
Homogeneous					
fibrous material, tan/white	100 %	-	-	-	**NAD**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
	5 %	25 %	4 %	-	-	-	51 %
						Perlite	15 %

Client Sample ID: 21745.000-0013 **Sample ID:** S13 **Date Analyzed:** 12/14/2010
Client Sample Description: **Analyst:** Stephanie Golden

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	Percent Asbestos:
Homogeneous					
fibrous material, black	100 %	-	-	-	**NAD**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
	100 %	-	-	-	-	-	0 %

Client Sample ID: 21745.000-0014 **Sample ID:** S14 **Date Analyzed:** 12/14/2010
Client Sample Description: **Analyst:** Stephanie Golden

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	Percent Asbestos:
Homogeneous					
soft rubbery material, offwhite	100 %	-	-	-	**NAD**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
	-	-	-	-	-	-	100 %

Client Sample ID: 21745.000-0015 **Sample ID:** S15 **Date Analyzed:** 12/14/2010
Client Sample Description: **Analyst:** Stephanie Golden

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	Percent Asbestos:
Homogeneous					
chalky powder w/ paper, white/brown	100 %	-	-	-	**NAD**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
	1 %	3 %	-	-	-	-	96 %

Client Sample ID: 21745.000-0016 **Sample ID:** S16 **Date Analyzed:** 12/14/2010
Client Sample Description: **Analyst:** Stephanie Golden

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	Percent Asbestos:
Homogeneous					
soft rubbery material, offwhite	100 %	-	-	-	**NAD**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
	-	-	-	-	-	-	100 %

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Job Number: 102434

Report Number: 102434R01
Report Date: 12/14/2010

Client Sample ID: 21745.000-0017 **Sample ID:** S17 **Date Analyzed:** 12/14/2010
Client Sample Description: **Analyst:** Stephanie Golden

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			Percent Asbestos:
Homogeneous							
fibrous powder, light gray	100 %	3 %	-	-			**3 %**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
	9 %	-	6 %	-	-	-	82 %

Client Sample ID: 21745.000-0018 **Sample ID:** S18 **Date Analyzed:** 12/14/2010
Client Sample Description: **Analyst:** Stephanie Golden

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			Percent Asbestos:
Homogeneous							
fibrous powder, light gray	100 %	3 %	-	-			**3 %**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
	11 %	-	6 %	-	-	-	80 %

Client Sample ID: 21745.000-0019 **Sample ID:** S19 **Date Analyzed:** 12/14/2010
Client Sample Description: **Analyst:** Stephanie Golden

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			Percent Asbestos:
Layer 01							
woven fibers, offwhite	25 %	-	-	-			**NAD**
Layer 02							
fibrous powder, light gray	75 %	3 %	-	-			**3 %**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
Layer 01	-	100 %	-	-	-	-	0 %
Layer 02	11 %	-	6 %	-	-	-	80 %

Client Sample ID: 21745.000-0020 **Sample ID:** S20 **Date Analyzed:** 12/14/2010
Client Sample Description: **Analyst:** Stephanie Golden

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			Percent Asbestos:
Homogeneous							
chalky powder w/ paper, white/brown	100 %	-	-	-			**NAD**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
	1 %	3 %	-	-	-	-	96 %

Client Sample ID: 21745.000-0021 **Sample ID:** S21 **Date Analyzed:** 12/14/2010
Client Sample Description: **Analyst:** Stephanie Golden

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			Percent Asbestos:
Homogeneous							
hard compact material, gray	100 %	8 %	-	-			**8 %**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
	-	-	-	-	-	-	92 %

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Job Number: 102434

Report Number: 102434R01
Report Date: 12/14/2010

Client Sample ID: 21745.000-0022 **Sample ID:** S22 **Date Analyzed:** 12/14/2010
Client Sample Description: **Analyst:** Stephanie Golden

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			Percent Asbestos:
Layer 01							
vinyl tile, tan	97 %	2 %	-	-			**2 %**
Layer 02							
mastic, black	3 %	3 %	-	-			**3 %**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
Layer 01	-	-	-	-	-	-	98 %
Layer 02	-	1 %	-	-	-	-	96 %

Client Sample ID: 21745.000-0023 **Sample ID:** S23 **Date Analyzed:** 12/14/2010
Client Sample Description: **Analyst:** Stephanie Golden

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			Percent Asbestos:
Layer 01							
woven fibers, offwhite	15 %	-	-	-			**NAD**
Layer 02							
fibrous powder, gray	85 %	2 %	-	-			**2 %**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
Layer 01	-	100 %	-	-	-	-	0 %
Layer 02	12 %	-	5 %	-	-	-	81 %

Client Sample ID: 21745.000-0024 **Sample ID:** S24 **Date Analyzed:** 12/14/2010
Client Sample Description: **Analyst:** Stephanie Golden

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			Percent Asbestos:
Layer 01							
fibrous material, golden yellow	50 %	-	-	-			**NAD**
Layer 02							
fibrous powder, light gray	50 %	2 %	-	-			**2 %**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
Layer 01	100 %	-	-	-	-	-	0 %
Layer 02	11 %	-	6 %	-	-	-	81 %

Client Sample ID: 21745.000-0025 **Sample ID:** S25 **Date Analyzed:** 12/14/2010
Client Sample Description: **Analyst:** Stephanie Golden

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			Percent Asbestos:
Layer 01							
vinyl tile, offwhite	97 %	2 %	-	-			**2 %**
Layer 02							
mastic, black	3 %	3 %	-	-			**3 %**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
Layer 01	-	-	-	-	-	-	98 %
Layer 02	-	2 %	-	-	-	-	95 %

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BULK SAMPLE ASBESTOS ANALYSIS

Asbestos and Environmental Analysis

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Job Number: 102434

Report Number: 102434R01
Report Date: 12/14/2010

Client Sample ID: 21745.000-0026 **Sample ID:** S26 **Date Analyzed:** 12/14/2010
Client Sample Description: **Analyst:** Stephanie Golden

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			Percent Asbestos:
Layer 01							
fine powder, offwhite	20 %	2 %	-	-			**2 %**
Layer 02							
fine powder w/ paper, offwhite, offwhite	30 %	2 %	-	-			**2 %**
Layer 03							
chalky powder w/ paper, white/brown	50 %	-	-	-			**NAD**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
Layer 01	-	3 %	-	-	-	-	95 %
Layer 02	-	1 %	-	-	-	-	97 %
Layer 03	1 %	2 %	-	-	-	-	97 %

Client Sample ID: 21745.000-0027 **Sample ID:** S27 **Date Analyzed:** 12/14/2010
Client Sample Description: **Analyst:** Stephanie Golden

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			Percent Asbestos:
Layer 01							
fine powder, offwhite	40 %	2 %	-	-			**2 %**
Layer 02							
fine powder w/ paper, offwhite/offwhite	50 %	2 %	-	-			**2 %**
Layer 03							
chalky powder w/ white/brown	10 %	-	-	-			**NAD**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
Layer 01	-	1 %	-	-	-	-	97 %
Layer 02	-	2 %	-	-	-	-	96 %
Layer 03	-	2 %	-	-	-	-	98 %

Client Sample ID: 21745.000-0028 **Sample ID:** S28 **Date Analyzed:** 12/14/2010
Client Sample Description: **Analyst:** Stephanie Golden

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			Percent Asbestos:
Homogeneous							
fibrous material, beige	100 %	2 %	-	-			**2 %**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
	80 %	-	9 %	-	-	-	9 %

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BULK SAMPLE ASBESTOS ANALYSIS

Asbestos and Environmental Analysis

Phone: (503) 224-5055
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http://www.labcorpdx.net

Job Number: **102434**

Report Number: 102434R01
Report Date: 12/14/2010

This laboratory participates in the National Voluntary Laboratory Accreditation Program (NVLAP).
Testing method is per 40 CFR 763 Subpart F, Appendix A, PLM.

Layered samples are considered non-homogeneous."Misc" is miscellaneous. "NAD" is No Asbestos Detected.
Asbestos consists of the following minerals: chrysotile, amosite, crocidolite, tremolite, actinolite, anthophyllite.
Small diameter fibers such as those found in vinyl floor tiles, may not be detected by PLM.
Asbestos detection interferences may result from material binders.
Qualitative and quantitative TEM analysis may be recommended for difficult samples.
Quantitative analysis by PLM point count or TEM is recommended for samples testing at < or = to 1% asbestos.
The following estimate of error for this method by visual estimation of asbestos percent are as follows:
1% asbestos: 0-3% error, 5% asbestos: 1-9% error, 10% asbestos: 5-15% error, 20% asbestos: 10-30% error.
This report pertains only to the samples listed on the report. Report considered valid only when signed by analyst.

Reviewed by:



Stephanie Golden
Analyst

102434

PBS Engineering + Environmental

TRANSMITTAL AND CHAIN OF CUSTODY FOR ASBESTOS BULK SAMPLES

Project No.: 21745.000 Phase 0001 Task 001

Individuals signing this form warrant that the information provided is correct and complete. The Sender should keep a copy and send the original. The Receiver should complete the form, keep a copy and return the original to the Sender. Receiver shall report damage of package immediately to Sender.

SENDER

Date Sent: December 10, 2010

PBS Engineering + Environmental
4412 SW Corbett Avenue
Portland, OR 97239
503.248.1939, Fax: 866.727.0140

Harmony Kilroy
Name

H. Kilroy 12/10/10 2:30 pm
Authorized Signature **Date**

RECEIVER

Date Received: 12/10/10 2:35pm

Company: Lab Cor
Address: 4321 SW Corbett Ave Ste A
Portland, OR 97239
503-224-5055

Stephanie
Name

12/10/10
Authorized Signature **Date**

Sender's ID No.	Brief Description	Receiver's ID No.
21745.000-0001		
21745.000-0002		
21745.000-0003		
21745.000-0004		
21745.000-0005		
21745.000-0006		
21745.000-0007		
21745.000-0008		
21745.000-0009		
21745.000-0010		
21745.000-0011		
21745.000-0012		
21745.000-0013		
21745.000-0014		
21745.000-0015		

PBS Engineering + Environmental

TRANSMITTAL AND CHAIN OF CUSTODY FOR ASBESTOS BULK SAMPLES

21745.000-0016	_____	_____
21745.000-0017	_____	_____
21745.000-0018	_____	_____
21745.000-0019	_____	_____
21745.000-0020	_____	_____
21745.000-0021	_____	_____
21745.000-0022	_____	_____
21745.000-0023	_____	_____
21745.000-0024	_____	_____
21745.000-0025	_____	_____
21745.000-0026	_____	_____
21745.000-0027	_____	_____
21745.000-0028	_____	_____

Please analyze the enclosed 28 sample(s) for asbestos content using PLM with dispersion staining. PBS requests prior notification if samples will be disposed.
Request verbal results by: _____ AM/PM _____Date.

Please fax and mail the results to the above address.

TURNAROUND DESIRED: **48 Hour**

SPECIAL INSTRUCTIONS:

RD

Lab/Cor Portland, Inc.
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BULK SAMPLE ASBESTOS ANALYSIS

Asbestos and Environmental Analysis

Phone: (503) 224-5055
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Client: PBS Engineering + Environmental
4412 SW Corbett Ave
Portland, OR 97239

Report Number: 102466R02
Report Date: 01/03/2011
P.O. No: n/a

Job Number: **102466**
Project Name:
Project Number: 21745.000 Phase 0001 Task 001
Project Notes:

Client Sample ID: **21745.000-0029** **Sample ID:** S1 **Date Analyzed:** 12/19/2010
Client Sample Description: **Analyst:** Izumi Harris

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			**Percent Asbestos:**
Homogeneous							
compressed fibers with resin, offwhite	100 %	2 %	-	-			**2 %**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
	-	-	15 %	-	-	-	83 %

Client Sample ID: **21745.000-0030** **Sample ID:** S2 **Date Analyzed:** 12/19/2010
Client Sample Description: **Analyst:** Izumi Harris

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			**Percent Asbestos:**
Layer 01							
fine compact powder, off-white	5 %	2 %	-	-			**2 %**
Layer 02							
compact chalky material with paper, white	95 %	-	-	-			**NAD**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
Layer 01	-	-	-	-	-	-	98 %
Layer 02	-	10 %	-	-	-	-	90 %

Client Sample ID: **21745.000-0031** **Sample ID:** S3 **Date Analyzed:** 12/19/2010
Client Sample Description: **Analyst:** Izumi Harris

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			**Percent Asbestos:**
Homogeneous							
fibrous compact powder, light gray	100 %	4 %	-	-			**4 %**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
	-	-	15 %	-	-	-	81 %

Client Sample ID: **21745.000-0032** **Sample ID:** S4 **Date Analyzed:** 12/19/2010
Client Sample Description: **Analyst:** Izumi Harris

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			**Percent Asbestos:**
Homogeneous							
loose fibrous material, dark gray - black	100 %	-	-	-			**NAD**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
	-	-	98 %	-	-	-	2 %

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Job Number: 102466

Report Number: 102466R02
Report Date: 01/03/2011

Client Sample ID: 21745.000-0033 **Sample ID:** S5 **Date Analyzed:** 12/19/2010
Client Sample Description: **Analyst:** Izumi Harris

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			Percent Asbestos:
Homogeneous							
compressed fibers with resin, offwhite	100 %	2 %	-	-			**2 %**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
	-	-	15 %	-	-	-	83 %

Client Sample ID: 21745.000-0034 **Sample ID:** S6 **Date Analyzed:** 12/19/2010
Client Sample Description: **Analyst:** Izumi Harris

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			Percent Asbestos:
Layer 01							
fibrous compact powder, offwhite - gray	97 %	3 %	-	-			**3 %**
Layer 02							
woven material, white	3 %	-	-	-			**NAD**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
Layer 01	-	-	10 %	-	-	-	87 %
Layer 02	-	100 %	-	-	-	-	0 %

Client Sample ID: 21745.000-0035 **Sample ID:** S7 **Date Analyzed:** 12/19/2010
Client Sample Description: **Analyst:** Izumi Harris

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			Percent Asbestos:
Layer 01							
linoleum, brown	95 %	-	-	-			**NAD**
Layer 02							
burlap backing, brown	5 %	-	-	-			**NAD**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
Layer 01	-	25 %	-	-	-	-	75 %
Layer 02	-	100 %	-	-	-	-	0 %

Client Sample ID: 21745.000-0036 **Sample ID:** S8 **Date Analyzed:** 12/19/2010
Client Sample Description: **Analyst:** Izumi Harris

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			Percent Asbestos:
Homogeneous							
compressed fibers with perlite and paint, gray	100 %	-	-	-			**NAD**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
	-	35 %	35 %	-	-	-	30 %

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Phone: (503) 224-5055
Fax: (503) 228-8282
http://www.labcorpdx.net

Job Number: 102466

Report Number: 102466R02
Report Date: 01/03/2011

Client Sample ID: 21745.000-0037 **Sample ID:** S9 **Date Analyzed:** 12/19/2010
Client Sample Description: **Analyst:** Izumi Harris

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	Percent Asbestos:
Homogeneous					
compressed fibers, tan	100 %	-	-	-	**NAD**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other	Matrix
	-	99 %	-	-	-	1 %

Client Sample ID: 21745.000-0038 **Sample ID:** S10 **Date Analyzed:** 12/19/2010
Client Sample Description: **Analyst:** Izumi Harris

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	Percent Asbestos:
Layer 01					
loose fibrous material, tan	98 %	-	-	-	**NAD**
Layer 02					
fine compact powder, off-white	2 %	-	-	-	**NAD**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other	Matrix
Layer 01	-	100 %	-	-	-	0 %
Layer 02	-	-	-	-	-	100 %

Client Sample ID: 21745.000-0039 **Sample ID:** S11 **Date Analyzed:** 12/19/2010
Client Sample Description: **Analyst:** Izumi Harris

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	Percent Asbestos:
Layer 01					
layers of paint, multi-colored	3 %	-	-	-	**NAD**
Layer 02					
granular compact powder, gray	97 %	-	-	-	**NAD**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other	Matrix
Layer 01	-	-	-	-	-	100 %
Layer 02	-	5 %	-	-	-	95 %

Client Sample ID: 21745.000-0040 **Sample ID:** S12 **Date Analyzed:** 12/19/2010
Client Sample Description: **Analyst:** Izumi Harris

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	Percent Asbestos:
Homogeneous					
compressed fibers with perlite and paint, gray	100 %	-	-	-	**NAD**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other	Matrix
	-	35 %	35 %	-	-	30 %

NVLAP

Lab/Cor Portland, Inc.
4321 SW Corbett Ave., Ste A
Portland, OR 97239

BULK SAMPLE ASBESTOS ANALYSIS

Asbestos and Environmental Analysis

Phone: (503) 224-5055
Fax: (503) 228-8282
http://www.labcorpdx.net

Job Number: 102466

Report Number: 102466R02
Report Date: 01/03/2011

Client Sample ID: 21745.000-0041 **Sample ID:** S13 **Date Analyzed:** 12/19/2010
Client Sample Description: **Analyst:** Izumi Harris

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	Percent Asbestos:
Homogeneous					
compressed fibers with paint, tan	100 %	2 %	-	-	**2 %**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other	Matrix
	-	-	15 %	-	-	83 %

Client Sample ID: 21745.000-0042 **Sample ID:** S14 **Date Analyzed:** 12/19/2010
Client Sample Description: **Analyst:** Izumi Harris

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	Percent Asbestos:
Layer 01					
paint, white	5 %	-	-	-	**NAD**
Layer 02					
granular compact powder, white	95 %	-	-	-	**NAD**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other	Matrix
Layer 01	-	-	-	-	-	100 %
Layer 02	-	1 %	-	-	-	99 %

Client Sample ID: 21745.000-0043 **Sample ID:** S15 **Date Analyzed:** 12/19/2010
Client Sample Description: **Analyst:** Izumi Harris

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	Percent Asbestos:
Layer 01					
paint, silver	10 %	-	-	-	**NAD**
Layer 02					
tar, black	10 %	-	-	-	**NAD**
Layer 03					
rubbery material, tan	10 %	-	-	-	**NAD**
Layer 04					
tar, black	50 %	-	-	-	**NAD**
Layer 05					
rubbery material, tan	20 %	-	-	-	**NAD**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other	Matrix
Layer 01	-	-	-	-	-	100 %
Layer 02	-	-	-	10 %	-	90 %
Layer 03	-	-	-	-	-	100 %
Layer 04	-	-	-	-	-	100 %
Layer 05	-	-	-	-	-	100 %

Lab/Cor Portland, Inc.
4321 SW Corbett Ave., Ste A
Portland, OR 97239

BULK SAMPLE ASBESTOS ANALYSIS

Asbestos and Environmental Analysis

Phone: (503) 224-5055
Fax: (503) 228-8282
http://www.labcorpdx.net

Job Number: 102466

Report Number: 102466R02
Report Date: 01/03/2011

Client Sample ID: 21745.000-0044 **Sample ID:** S16 **Date Analyzed:** 12/19/2010
Client Sample Description: **Analyst:** Izumi Harris

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			Percent Asbestos:
Homogeneous							
granular compact powder, gray	100 %	-	-	-			**NAD**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
	-	5 %	-	-	-	-	95 %

Client Sample ID: 21745.000-0045 **Sample ID:** S17 **Date Analyzed:** 12/19/2010
Client Sample Description: **Analyst:** Izumi Harris

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			Percent Asbestos:
Layer 01							
layers of paint, multi-colored	4 %	-	-	-			**NAD**
Layer 02							
granular compact powder, gray	96 %	-	-	-			**NAD**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
Layer 01	-	-	-	-	-	-	100 %
Layer 02	-	4 %	-	-	-	-	96 %

Client Sample ID: 21745.000-0046 **Sample ID:** S18 **Date Analyzed:** 12/19/2010
Client Sample Description: **Analyst:** Izumi Harris

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			Percent Asbestos:
Homogeneous							
fine compact powder with foam, white	100 %	3 %	-	-			**3 %**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
	-	-	-	-	-	-	97 %

Client Sample ID: 21745.000-0047 **Sample ID:** S19 **Date Analyzed:** 12/19/2010
Client Sample Description: **Analyst:** Izumi Harris

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite			Percent Asbestos:
Homogeneous							
fine compact powder with foam and green paint, green	100 %	2 %	-	-			**2 %**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
	-	-	-	-	-	-	98 %

NVLAP

Lab/Cor Portland, Inc.
4321 SW Corbett Ave., Ste A
Portland, OR 97239

BULK SAMPLE ASBESTOS ANALYSIS

Asbestos and Environmental Analysis

Phone: (503) 224-5055
Fax: (503) 228-8282
http://www.labcorpdx.net

Job Number: 102466

Report Number: 102466R02
Report Date: 01/03/2011

Client Sample ID: 21745.000-0048 **Sample ID:** S20 **Date Analyzed:** 12/19/2010
Client Sample Description: **Analyst:** Izumi Harris

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	Percent Asbestos:
Homogeneous					
fibrous compact powder with foam, offwhite - white	100 %	3 %	-	-	**3 %**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
	-	-	-	-	-	-	97 %

Client Sample ID: 21745.000-0049 **Sample ID:** S21 **Date Analyzed:** 12/19/2010
Client Sample Description: **Analyst:** Izumi Harris

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	Percent Asbestos:
Layer 01					
long strings, offwhite	20 %	-	-	-	**NAD**
Layer 02					
fibrous sheet, offwhite	80 %	35 %	-	-	**35 %**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
Layer 01	-	100 %	-	-	-	-	0 %
Layer 02	-	-	-	-	-	-	65 %

Client Sample ID: 21745.000-0050 **Sample ID:** S22 **Date Analyzed:** 12/19/2010
Client Sample Description: **Analyst:** Izumi Harris

Asbestos Mineral Fibers	Layer Percent:	Chrysotile	Amosite	Crocidolite	Percent Asbestos:
Layer 01					
granulnular compact powder with silver paint, offwhite	20 %	-	-	-	**NAD**
Layer 02					
compressed fiber sheet with silver paint, tan	80 %	-	-	-	**NAD**

Other Fibers	Fibrous Glass	Cellulose	Mineral Wool	Synthetic	Other		Matrix
Layer 01	-	-	-	-	-	-	100 %
Layer 02	-	95 %	-	-	-	-	5 %

Comments: silver paint insufficient to analyze by itself

NVLAP

Lab/Cor Portland, Inc.
4321 SW Corbett Ave., Ste A
Portland, OR 97239

BULK SAMPLE ASBESTOS ANALYSIS

Asbestos and Environmental Analysis

Phone: (503) 224-5055
Fax: (503) 228-8282
http://www.labcorpdx.net

Job Number: **102466**

Report Number: 102466R02
Report Date: 01/03/2011

This laboratory participates in the National Voluntary Laboratory Accreditation Program (NVLAP).
Testing method is per 40 CFR 763 Subpart F, Appendix A, PLM.

Layered samples are considered non-homogeneous."Misc" is miscellaneous. "NAD" is No Asbestos Detected.
Asbestos consists of the following minerals: chrysotile, amosite, crocidolite, tremolite, actinolite, anthophyllite.
Small diameter fibers such as those found in vinyl floor tiles, may not be detected by PLM.
Asbestos detection interferences may result from material binders.
Qualitative and quantitative TEM analysis may be recommended for difficult samples.
Quantitative analysis by PLM point count or TEM is recommended for samples testing at < or = to 1% asbestos.
The following estimate of error for this method by visual estimation of asbestos percent are as follows:
1% asbestos: 0-3% error, 5% asbestos: 1-9% error, 10% asbestos: 5-15% error, 20% asbestos: 10-30% error.
This report pertains only to the samples listed on the report. Report considered valid only when signed by analyst.

Reviewed by:



Stephanie Golden
Analyst

PBS | Engineering + Environmental

1024666

TRANSMITTAL AND CHAIN OF CUSTODY FOR ASBESTOS BULK SAMPLES

Project No.: 21745.000 Phase 0001 Task 001

Individuals signing this form warrant that the information provided is correct and complete. The Sender should keep a copy and send the original. The Receiver should complete the form, keep a copy and return the original to the Sender. Receiver shall report damage of package immediately to Sender.

SENDER

Date Sent: December 16, 2010

PBS Engineering + Environmental
4412 SW Corbett Avenue
Portland, OR 97239
503.248.1939, Fax: 866.727.0140

Harmony Kilby
Name

H. Kilby — 12/16/10 12:20 Pm
Authorized Signature — **Date**

RECEIVER

Date Received: 12/16/10 12:45

Company: Lab Cor
Address: 4321 SW Corbett Ave Ste A
Portland, OR 97239
503-224-5055

Stephanie Golden
Name

Stephanie Golden — 12/16/10
Authorized Signature — **Date**

Sender's ID No.	Brief Description	Receiver's ID No.
21745.000-0029		
21745.000-0030		
21745.000-0031		
21745.000-0032		
21745.000-0033		
21745.000-0034		
21745.000-0035		
21745.000-0036		
21745.000-0037		
21745.000-0038		
21745.000-0039		
21745.000-0040		
21745.000-0041		
21745.000-0042		
21745.000-0043		

PBS | Engineering + Environmental

TRANSMITTAL AND CHAIN OF CUSTODY FOR ASBESTOS BULK SAMPLES

21745.000-0044	_____	_____
21745.000-0045	_____	_____
21745.000-0046	_____	_____
21745.000-0047	_____	_____
21745.000-0048	_____	_____
21745.000-0049	_____	_____
21745.000-0050	_____	_____

Please analyze the enclosed 22 sample(s) for asbestos content using PLM with dispersion staining. PBS requests prior notification if samples will be disposed.
Request verbal results by: _____ AM/PM _____Date.

Please fax and mail the results to the above address.

TURNAROUND DESIRED: **48 Hour**

SPECIAL INSTRUCTIONS:

RD

RJ Lee*Group*, Inc.
350 Hochberg Road, Monroeville, PA 15146
Tel: (724) 325-1776 | Fax: (724) 733-1799

LABORATORY REPORT

PBS Environmental - Portland, OR
4412 SW Corbett Avenue
Portland, OR 97239

Attn: Harmony Kilby
Phone: 503-248-1939
Fax: 866-727-0140
Email: harmony_kilby@pbsenv.com

RJ Lee Group Job No.: CA17122010P007
Samples Received: December 17, 2010
Report Date: December 20, 2010
Client Project: 21745.000 Phase 0001 Task 001
Purchase Order No.: N/A
Matrix: Solid
Prep/Analysis: EPA 3050B / EPA 7420 (Solids)-PA

Client Sample ID	RJ Lee Group ID	Sampling Date	Analyte	Sample Concentration		Minimum Reporting Limit		Analysis Date	Q
				Weight Percent (%)	Parts per Million (PPM) - mg/kg	Weight Percent (%)	Parts per Million (PPM) - mg/kg		
LB21745.000-1001	CA17122010P007-001	N/A	Lead	< 0.00978	< 97.8	0.00978	97.8	12/20/2010	
LB21745.000-1002	CA17122010P007-002	N/A	Lead	0.225	2250	0.00941	94.1	12/20/2010	
LB21745.000-1003	CA17122010P007-003	N/A	Lead	0.118	1180	0.00954	95.4	12/20/2010	
LB21745.000-1004	CA17122010P007-004	N/A	Lead	0.0961	961	0.00966	96.6	12/20/2010	
LB21745.000-1005	CA17122010P007-005	N/A	Lead	0.0312	312	0.00984	98.4	12/20/2010	
LB21745.000-1006	CA17122010P007-006	N/A	Lead	0.139	1390	0.00982	98.2	12/20/2010	
LB21745.000-1007	CA17122010P007-007	N/A	Lead	1.25	12500	0.00925	92.5	12/20/2010	
LB21745.000-1008	CA17122010P007-008	N/A	Lead	0.127	1270	0.00944	94.4	12/20/2010	

Analyst Comments:

Report Qualifiers (Q):
H = Holding times for preparation or analysis exceeded
P = NELAC[a] analyte certification pending
N = Analyte not NELAC[a] certified
[a]NELAC-National Environmental Laboratory Accreditation Conference
E = Value above highest calibration standard
J = Value below lowest calibration standard but above MDL (Method Detection Limit)
L = LCS (Laboratory Control Standard)/SRM (Standard Reference Material) recovery outside accepted recovery limits
B = Analyte detected in the associated Method Blank
S = Spike Recovery outside accepted limits
R = RPD (relative percent difference) outside accepted limits
D = RL (reporting limit verification) outside accepted limits

These results are submitted pursuant to RJ Lee Group's current terms and conditions of sale, including the company's standard warranty and limitation of liability provisions. No responsibility or liability is assumed for the manner in which the results are used or interpreted. Unless notified in writing to return the samples covered by this report, RJ Lee Group will store the samples for a period of thirty (30) days before discarding. A shipping and handling fee will be assessed for the return of any samples.
This laboratory operates in accord with ISO 17025:2005 guidelines, and holds a limited scope of accreditation under AIHA Lab ID 100364, NY ELAP Lab Code 10884, EPA Lab Code PA00162, CA ELAP Certificate 1970, PA DEP Lab ID 02-00396, VA DCLS Lab ID 00297, and LA DEQ Agency Interest 94775. This report may not be used to claim product endorsement by any laboratory accrediting agency. The results contained in this report relate only to the items tested or to the sample(s) as received by the laboratory. Any reproduction of this document must be in full for the report to be valid.
Quality Control data is available upon request. Results have not been blank corrected unless otherwise noted. Samples were received in good condition unless otherwise noted.

Philip Grindle
Laboratory Supervisor

PBS | Engineering + Environmental

TRANSMITTAL AND CHAIN OF CUSTODY FOR LEAD BULK SAMPLES

Project No.: 21745.000 Phase 0001 Task 001

Individuals signing this form warrant that the information provided is correct and complete. The Sender should keep a copy and send the original. The Receiver should complete the form, keep a copy and return the original to the Sender. Receiver shall report damage of package immediately to Sender.

SENDER

Date Sent: December 16, 2010

PBS Engineering + Environmental
4412 SW Corbett Avenue
Portland, OR 97239
503.248.1939, Fax: 866.727.0140

Harmony Kelley
Name

H. Kelley 12/16/10 2:39 pm
Authorized Signature **Date**

RECEIVER

Date Received: 12/17/10

Company: R.J. Lee Group
Address: 350 Hochberg Road
Monroeville, PA 15146
724-325-1776

M. Seilly
Name

Melissa Seilly 12/17/10
Authorized Signature **Date**

Sender's ID No.	Brief Description	Receiver's ID No.
LB21745.000-1001		
LB21745.000-1002		
LB21745.000-1003		
LB21745.000-1004		
LB21745.000-1005		
LB21745.000-1006		
LB21745.000-1007		
LB21745.000-1008		

ANALYSIS REQUESTED:

LEAD:
- ☑ Paint
- ☐ Wipe
- ☐ Soil/Misc.
- ☐ Air
- ☐ TCLP

Please analyze the enclosed 8 sample(s) for LEAD content using Atomic Absorption Method. PBS requests prior notification if samples will be disposed.

Please fax and mail the results to the above address.

TURNAROUND DESIRED:

48 Hour

SPECIAL INSTRUCTIONS:

RD

THIS IS TO CERTIFY THAT

RICH A. DUFRESNE

HAS SUCCESSFULLY COMPLETED THE TRAINING COURSE

for

ASBESTOS INSPECTOR REFRESHER

In accordance with TSCA Title II, Part 763, Subpart E, Appendix C of 40 CFR

Course Date: 04/13/2010

Course Location: Portland, OR

Certificate: IR-10-0264A

PBS

Engineering + Environmental

Expiration Date: 04/13/2011

AHERA is the Asbestos Hazard Emergency Response Act enacting Title II of Toxic Substance Control Act (TSCA)

For verification of the authenticity of this certificate contact:
PBS Environmental
4412 SW Corbett Avenue
Portland, OR 97239
(503) 248-1939

David Stover

David Stover, Director of Training

October 1, 2025
Columbia County
230 Strand Street
St. Helens, OR 97051

Project: Columbia County Deflection Suite
Project No: 2408

ADDENDUM 01

This addendum has been prepared for the sole purpose of supplementing the bid documents associated with the below project:

CC Deflection Suite
230 Strand Street
St. Helens, OR 97051

The changes summarized below and described in the attached construction documents revisions (clouded and tagged with delta tag 1 "Addendum 01") are to be included as part of the base bid costs:

- G0.00: Title Page
  - Clarification to General Note 11 to confirm that the General Contractor is responsible for pathways associated with the noted OFOI (owner-furnished, owner-installed) low voltage scope

- A1.10: Power Plan – Level 00
  - Clarification to legend to describe the intent of the symbol at Door X160 and align with the scope description on the exterior elevation of A2.01.

CC DEFLECTION SUITE

SHEET LIST

G0.00	TITLE PAGE
G0.01	CODE SUMMARY
G0.02	CODE SUMMARY
G0.10	ACCESSIBLE AND CODE DETAILS
G1.00	CODE PLAN - LEVEL 00
DA1.00	DEMO PLAN - LEVEL 00
DA1.50	DEMO REFLECTED CEILING PLAN
DA2.01	DEMO ELEVATION
A0.01	SITE PLAN & OVERALL LEVEL 00 PLAN
A1.00	FLOOR PLAN - LEVEL 00
A1.10	POWER PLAN - LEVEL 00
A1.20	LINTEL PLAN AND DETAILS
A1.50	REFLECTED CEILING PLAN - LEVEL 00
A2.01	EAST EXTERIOR ELEVATION
A4.01	INTERIOR ELEVATIONS
A6.01	INTERIOR WALL ASSEMBLIES
A6.10	STANDARD DETAILS - METAL FRAMING
A6.11	STANDARD DETAILS - CEILING FRAMING
A6.20	INTERIOR DETAILS
A7.01	FINISH FLOOR PLAN - LEVEL 00
A8.02	DOOR SCHEDULES
A10.01	GENERAL REQUIREMENTS
A10.02	GENERAL STRUCTURAL NOTES
A10.03	SPECIFICATIONS
A10.04	SPECIFICATIONS

PROJECT TEAM

ARCHITECTURAL

HART ARCHITECTS
2130 N KILPATRICK STREET, PO BOX 17250
PORTLAND, OR 97217
Contact: BRENDAN HART
Phone: 503.572.0348
Email: brendan@hartarchitects.com

STRUCTURAL (LIMITED SCOPE)

HARPER HOUF PETERSON RIGHELLIS, INC.
205 SE SPOKANE STREET
PORTLAND, OR 97202
Contact: JASON DHANENS
Phone: 503.221.1131
Email: jasond@hhpr.com

CLIENT

COLUMBIA COUNTY
230 STRAND STREET
ST. HELENS, OR 97051
Contact: RILEY BAKER
Phone: 971.328.2537
Email: riley.baker@columbiacountyor.gov

CONTRACTOR

TBD



1 VICINITY PLAN
N.T.S.

N

GENERAL NOTES

1. INFORMATION IN THESE DOCUMENTS IS NOT APPROVED FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.
2. THESE NOTES SET MINIMUM STANDARDS FOR CONSTRUCTION. THE DRAWINGS GOVERN OVER THE GENERAL NOTES TO THE EXTENT SHOWN.
3. THESE DRAWINGS HAVE BEEN PREPARED SOLELY FOR USE ON THIS PROJECT LOCATED AT THE ADDRESS NOTED HEREIN. POSSESSION OF THESE DRAWINGS DOES NOT GRANT A LICENSE TO CONSTRUCT OR FABRICATE THE WHOLE OR PARTS OF THIS PROJECT IN OTHER LOCATIONS.
4. A COMPLETE SET OF DOCUMENTS SHALL BE USED IN PREPARING THE BID/PRICING AND CONSTRUCTION OF THE WORK; NEITHER THE OWNER NOR THE ARCHITECT ASSUMES ANY RESPONSIBILITY FOR ERRORS OR MISINTERPRETATIONS RESULTING FROM THE USE OF INCOMPLETE SETS.
5. ALL ITEMS ARE CONSIDERED NEW UNLESS NOTED EXISTING OR (E).
6. DIMENSIONS ARE PROJECT SPECIFIC. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON DRAWINGS WITH ACTUAL FIELD DIMENSIONS AND CONDITIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR IF ACTUAL FIELD CONDITIONS DIFFER FROM THOSE INDICATED IN THE DRAWINGS. COORDINATE WITH ARCHITECT IF DIMENSION CRITERIA IS NOT NOTED.
7. THE FOLLOWING SCOPES OF WORK ARE TO BE DELEGATED DESIGNS. REFER TO CODE SUMMARY FOR DELEGATED DESIGN SCOPES THAT ARE TO BE DEFERRED SUBMITTALS (OR SEPARATE PERMITS) AS REQUIRED BY THE JURISDICTION:
   A. MECHANICAL SYSTEMS
   B. ELECTRICAL SYSTEMS
   C. FIRE SUPPRESSION SYSTEMS
   D. FIRE ALARM SYSTEMS
   E. TEMPORARY SHORING
8. DELEGATED DESIGN SCOPE MAY ALSO BE REFERRED TO AS BIDDER-DESIGNED OR DESIGN-BUILD SCOPE.
9. FOR DELEGATED DESIGN SCOPE, DRAWINGS SHOW DESIGN INTENT FOR SELECT AREAS AND ARE NOT COMPREHENSIVE. FINAL DESIGN IS THE RESPONSIBILITY OF THE DESIGN-BUILDER. COORDINATE FINAL DESIGN WITH ARCHITECT, OWNER AND DESIGNER.
10. CONTRACTOR WILL BE REQUIRED TO PROVIDE ANY SEPARATE PERMITS FOR DELEGATED DESIGN SYSTEMS REQUIRED BY AHJ.
11. THE FOLLOWING SCOPES OF WORK ARE TO BE OWNER FURNISHED AND INSTALLED (GC TO COORDINATE ACCESS, RELATED CONSTRUCTION, AND SCHEDULE WITH OWNER AS APPROPRIATE): PATHWAYS TO BE PROVIDED BY GC
    A. AUDIO VISUAL SYSTEMS
    B. ACCESS CONTROL SYSTEMS
    C. ELECTRONIC SURVEILLANCE
    D. COMMUNICATIONS SYSTEMS (DATA/INTERNET/COMMUNICATION)
12. COORDINATE HOURS OF OPERATION & JOB SITE CLEAN-UP SCHEDULES & REQUIREMENTS OWNER.
13. PRIOR TO BEGINNING WORK, CONTRACTOR TO PROVIDE A GENERAL CONSTRUCTION SCHEDULE TO THE ARCHITECT AND OWNER FOR INFORMATIONAL PURPOSES. THIS SCHEDULE IS TO IMPORTANT DATES OR MILESTONES FOR THE PROJECT, INCLUDING THE START OF CONSTRUCTION, IDENTIFICATION OF CRITICAL DATES FOR PROCUREMENT, INSTALLATION, OR OWNER-DEPENDENT INFORMATION, THE GENERAL DURATION OF MAJOR CONSTRUCTION ACTIVITIES, AND THE EXPECTED DATE OF SUBSTANTIAL COMPLETION
14. NOTIFY ARCHITECT AND OWNER OF ANY UNFORSEEN (CONCEALED, OR SIMILAR) EXISTING CONDITIONS THAT DIFFER FROM THE DESIGN INTEND INDICATED IN THE DRAWINGS. THE CONTRACTOR'S SUBMISSION OF THESE DISCOVERIES AND THE ARCHITECT AND OWNER'S REVIEW OF THIS INFORMATION SHALL BE PROCESSED AS A "REQUEST FOR INFORMATION" AS DESCRIBED BELOW
16. THE CONTRACTOR IS RESPONSIBLE FOR CUTTING, FITTING, OR PATCHING REQUIRED TO COMPLETE THE WORK OR TO MAKE ITS PARTS FIT TOGETHER PROPERLY. ALL AREAS REQUIRING CUTTING, FITTING, OR PATCHING SHALL BE RESTORED TO THE CONDITION EXISTING PRIOR TO THE CUTTING, FITTING, OR PATCHING, UNLESS OTHERWISE NOTED.
17. INSPECTION AND/OR JOB SUPERVISION IS NOT PROVIDED BY ARCHITECT.
18. PRIOR TO BEGINNING ANY SCOPE OF WORK, CONTRACTOR TO REVIEW DRAWINGS, EXISTING DRAWINGS, CURRENT ONGOING CONSTRUCTION, AND SIMILAR CONDITIONS FOR THE PURPOSE OF FACILITATING COORDINATION AND CONSTRUCTION OF THE PROJECT. ANY QUESTIONS, CLARIFICATIONS, OR DISCREPANCIES SHOULD BE PROMTLY ADDRESSED TO THE ARCHITECT AND OWNER AS A "REQUEST FOR INFORMATION" FOR THEIR REVIEW. ARCHITECT AND OWNER TO PROVIDE A PROMPT RESPONSE, WITHIN NO LATER THAN (10) WORKING DAYS FROM THE INITIAL REQUEST.
19. PRIOR TO BEGINNING ANY SCOPE OF WORK, MOCKUPS AND SUBMITTALS, INCLUDING SHOP DRAWINGS AND/OR PRODUCT SPECIFICATION CUT SHEETS SHALL BE PROVIDED FOR ALL ITEMS AS NOTED IN THE **A10 SERIES** SPECIFICATIONS. THE ARCHITECT WILL MARK-UP ONE ELECTRONIC SET OF SHOP DRAWINGS. ALL SUBMITTALS SHALL BE REVIEWED AND STAMPED BY GENERAL CONTRACTOR PRIOR TO SUBMITTAL TO ARCHITECT.
20. ANY WORK FOUND TO NOT CONFORM TO THE CONTRACT DOCUMENTS SHALL BE REPLACED OR CORRECTED, AT NO EXPENSE TO THE OWNER, UNLESS THE OWNER AGREES TO ACCEPT THE NON-CONFORMING WORK WITH APPROPRIATE ADJUSTMENTS TO THE CONTRACT PRICE OR SCHEDULE
21. THIS PROJECT REQUIRES SPECIAL INSPECTIONS FOR SOME SCOPE. SPECIAL INSPECTOR TO BE INDEPENDENT FROM THE CONTRACTOR AND UNDER AN AGREEMENT WITH OWNER; CONTRACTOR TO FACILITATE ACCESS AND COORDINATE SCHEDULING OF INSPECTIONS WITH OWNER; COMPLY WITH ALL JURISDICTIONAL REQUIREMENTS FOR SPECIAL INSPECTION; REFER TO GENERAL STRUCTURAL REQUIREMENTS FOR ADDITIONAL INFORMATION.

SCOPE OF WORK

INTERIOR "TENANT IMPROVEMENT" PROJECT TO ALTER EXISTING OFFICE AND OFFICE STORAGE SPACE FOR NEW OFFICE DEPARTMENT FOR COLUMBIA COUNTY

SITE INFORMATION

PROJECT ADDRESS:	230 STRAND STREET ST. HELENS, OR 97051
LEGAL DESCRIPTION:	TAXLOT 4N1W 3BA 7600
YEAR BUILT:	1906 (COURTHOUSE), 1969 (ANNEX)

LAND USE INFORMATION

ZONING DESIGNATION (OVERLAY):	PUBLIC LANDS (PL); RIVERFRONT DISTRICT, PLAZA (RD)
LOT AREA:	2.37 ACRES (103,040 SF)
ALLOWABLE FAR:	N/A
ALLOWABLE HEIGHT:	45' (NO CHANGE PROPOSED)
PARKING:	NO CHANGE PROPOSED

APPLICABLE BUILDING CODES

-- 2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
-- 2025 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC)
  -- ASHRAE STANDARD 90.1 - 2022
-- 2022 OREGON MECHANICAL SPECIALTY CODE (OSMC)
-- 2023 OREGON PLUMBING SPECIALTY CODE (OPSC)
-- 2023 OREGON ELECTRICAL SPECIALTY CODE (OESC)
-- 2022 OREGON FIRE CODE
  -- WITH COLUMBIA COUNTY FIRE & RESCUE AMENDMENTS
-- NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS
  -- STANDARD 13 (STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS)
  -- STANDARD 72 (NATIONAL FIRE ALARM & SIGNALING CODE)
-- ST. HELENS MUNICIPAL CODE

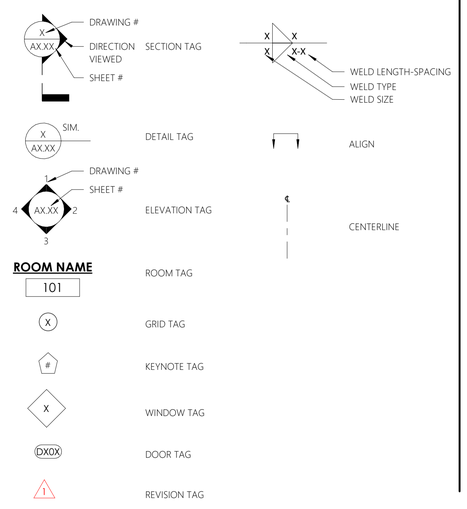
ARCHITECTURAL ABBREVIATIONS

NOT ALL ABBREVIATIONS MAY BE USED. ABBREVIATIONS MAY BE USED IN CONJUNCTION WITH OTHERS.

∠	ANGLE	CEM.	CEMENT	E.J.	EXPANSION JOINT	H.B.	HOSE BIB	M.O.	MASONRY OPENING	QNTY.	QUANTITY	T.B.D.	TO BE DETERMINED
@	AT	CER.	CERAMIC	ELEV.	ELEVATION	H.C.	HOLLOW CORE	MTD.	MOUNTED			T.B.S.	TO BE SPECIFIED
℄	CENTERLINE	C.F.C.I.	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED	ELEC.	ELECTRICAL	HDWD.	HARDWOOD	MTL.	METAL	RAD.	RADIUS	TEMP.	TEMPERATURE
∅	DIAMETER OR ROUND			EMERG.	EMERGENCY	HDWR.	HARDWARE	MUL.	MULLION	R.B.	RUBBER BASE	T&G	TONGUE AND GROOVE
℗	PLATE	C.J.	CONTROL JOINT	ENCL.	ENCLOSURE	H.M.	HOLLOW METAL			R.C.P.	REFLECTED CEILING PLAN	THK.	THICK
#	POUND OR NUMBER	CLO.	CLOSET	ENGR.	ENGINEER	HORIZ.	HORIZONTAL	N.	NORTH	R.D.	ROOF DRAIN	THRESH.	THRESHOLD
/	PER OR OVER	CLG.	CEILING	EQ.	EQUAL	HR.	HOUR	N.I.C.	NOT IN CONTRACT	REF.	REFERENCE OR REFER	T.O.	TOP OF
±	PLUS OR MINUS	CLKG.	CAULKING	ETC.	ETCETERA	HT.	HEIGHT	N.I.S.	NOT IN SCOPE	REQ.	REQUIREMENT(S)	T.O.S.	TOP OF SHEATHING
+	AND	CLR.	CLEAR	E.T.R.	EXISTING TO REMAIN	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	NO.	NUMBER	REQ'D	REQUIRED	T.O.W.	TOP OF WALL
		CMU	CONCRETE MASONRY UNIT	EXP.	EXPANSION OR EXPOSED			NOM.	NOMINAL	REV.	REVERSE OR REVISION	TR.	TREAD
A.B.	ANCHOR BOLT	CNTR.	COUNTER	EXT.	EXTERIOR	H.W.	HOT WATER	N.T.S.	NOT TO SCALE	RM.	ROOM	T.S.	TUBE STEEL
A.C.	AIR CONDITIONING	COL.	COLUMN							R.O.	ROUGH OPENING	T-STAT.	THERMOSTAT
ACOUST.	ACOUSTICAL	COMP.	COMPACT	F.C.	FINISH CEILING	I.B.C.	INTERNATIONAL BUILDING CODE	O.C.	ON CENTER			TYP.	TYPICAL
ADA	AMERICANS W/ DISABILITIES ACT	CONC.	CONCRETE	F.D.	FLOOR DRAIN			O.D.	OUTSIDE DIAMETER	S.	SOUTH		
ADJ.	ADJUSTABLE OR ADJACENT	CONSTR.	CONSTRUCTION	F.E.	FIRE EXTINGUISHER	I.D.	INSIDE DIAMETER	O.E.E.S.C.	OREGON ENERGY EFFICIENCY SPECIALTY CODE	SCHED.	SCHEDULE/SCHEDULED	U.L.	UNDERWRITERS LABORATORIES
A.F.F.	ABOVE FINISH FLOOR	CONT.	CONTINUOUS (CONTINUATION)	F.E.C.	FIRE EXTINGUISHER CABINET	IN.	INCH (INCHES)			SECT.	SECTION		
AGGR.	AGGREGATE			F.F.	FINISH FLOOR	INFO.	INFORMATION	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED	S.F.	SQUARE FEET OR FOOT	UON	UNLESS NOTED OTHERWISE
AHJ	AUTHORITY HAVING JURISDICTION	CONTR.	CONTRACTOR	FIN.	FINISH	INSUL.	INSULATION			SHT.	SHEET		
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	COORD.	COORDINATE	FLR.	FLOOR			OFF.	OFFICE	SIM.	SIMILAR		
		CORR.	CORRIDOR	FLUOR.	FLUORESCENT	INT.	INTERIOR	OPNG	OPENING	SIMP.	SIMPSON	V.B.	VAPOR BARRIER
ALUM.	ALUMINUM	C.T.	CERAMIC TILE	F.O.B.	FACE OF BRICK	I.R.C.	INTERNATIONAL RESIDENTIAL CODE	OPP.	OPPOSITE	S.M.S.	SHEET METAL SCREWS	VEN.	VENEER
ALT.	ALTERNATE	CTR.	CENTER	F.O.C.	FACE OF CONCRETE			O.R.S.C.	OREGON RESIDENTIAL SPECIALTY CODE	SPEC.	SPECIFICATION	VERT.	VERTICAL
ANOD.	ANODIZED	CNTRSK.	COUNTERSINK	F.O.F.	FACE OF FINISH					SPECS.	SPECIFICATIONS	VFY.	VERIFY
APPROX.	APPROXIMATE	C.W.	COLD WATER	F.O.S.	FACE OF STUD	JAN.	JANITOR	O.S.S.C.	OREGON STRUCTURAL SPECIALTY CODE	SQ.	SQUARE	VIF	VERIFY IN FIELD
ARCH.	ARCHITECT OR ARCHITECTURAL	C.V.G.	CLEAR VERTICAL GRAIN	FOUND.	FOUNDATION	JST.	JOIST			S.S.	STAINLESS STEEL	V.G.	VERTICAL GRAIN
AUTO.	AUTOMATIC			F.P.	FIRE PROOF	JT.	JOINT			ST.	STREET		
AVE.	AVENUE	DBL.	DOUBLE	FR.	FRAME			P.A.F.	POWDER-ACTUATED FASTENERS	STD.	STANDARD	W.	WEST
		DEMO.	DEMOLITION (DEMOLISH)	F.S.	FLOOR SINK	LAV.	LAVATORY	P.C.P.	PORTLAND CEMENT PLASTER	STL.	STEEL	W/	WITH
BD.	BOARD	DIA.	DIAMETER	FT.	FOOT OR FEET			P.C.	POWDER COAT	STOR.	STORAGE	W/IN	WITHIN
BTWN.	BETWEEN	DIM.	DIMENSION	FTG.	FOOTING	MSNRY.	MASONRY	PL.	PLATE	STRUCT.	STRUCTURE OR STRUCTURAL	WD.	WOOD
BLDG.	BUILDING	DISP.	DISPENSOR	FURR.	FURRING	MAX.	MAXIMUM	P-LAM.	PLASTIC LAMINATE	SYM.	SYMBOL	W.A.	WATER HEATER
BLK.	BLOCK	DN.	DOWN			MECH.	MECHANICAL	PLYWD.	PLYWOOD			WNDW.	WINDOW
BLKG.	BLOCKING	DR.	DOOR	GA.	GAUGE	MEMB.	MEMBRANE	PNL.	PANEL	SAD	SEE ARCH DWGS	WRGB	WATER RESISTANT GYPSUM WALLBOARD
BM.	BEAM	D.S.	DOWN SPOUT	G.B.	GRAB BAR	M.E.P.	MECHANICAL, ELECTRICAL & PLUMBING	PR.	PAIR	SCD	SEE CIVIL DWGS		
BOT.	BOTTOM	DTL.	DETAIL	G.C.	GENERAL CONTRACTOR			PRCST.	PRE-CAST	SED	SEE ELECTRICAL DWGS	W/O	WITHOUT
B.O.	BOTTOM OF	DW.	DISHWASHER	GL.	GLASS			PRE-FIN.	PRE FINISH	SID	SEE INTERIORS DWGS	W.P.	WATER PROOF
		DWG.	DRAWING	GRND.	GROUND	MFR.	MANUFACTURER	PROP.	PROPERTY	SLD	SEE LANDSCAPE DWGS	WSCT.	WAINSCOT
C.B.	CATCH BASIN			GR.	GRADE	MIN.	MINIMUM	PRTN.	PARTITION	SMD	SEE MECHANICAL DWGS	WT.	WEIGHT
		(E)	EXISTING	GWB	GYPSUM WALLBOARD	MIR.	MIRROR	P.T.	PRESSURE TREATED	SPD	SEE PLUMBING DWGS		
		E.	EAST	GYP.	GYPSUM	MISC.	MISCELLANEOUS			SSD	SEE STRUCTURAL DWGS	YRD.	YARD
		EA.	EACH										

ARCHITECTURAL SYMBOLS

SEE GENERAL NOTES & LEGENDS ON SHEETS FOR ADDITIONAL INFORMATION



HART ARCHITECTS
2130 N. KILPATRICK STREET
P.O. BOX 17250
PORTLAND OR 97217

REGISTERED ARCHITECT
BRENDAN HART
PORTLAND, OREGON
ARI-12710
STATE OF OREGON

REVISION		DATE
1	ADDENDUM 01	10/1/25

CC DEFLECTION SUITE
230 Strand Street
St. Helens, OR 97051

TITLE PAGE

PROJECT NO: 2408
ISSUANCE: PERMIT / BID SET
DATE: 08.22.25

G0.00

POWER PLAN GENERAL NOTES

1. REFER TO SHEET FOR KEYNOTES. KEYNOTES MAY NOT BE TAGGED ON EVERY SHEET.

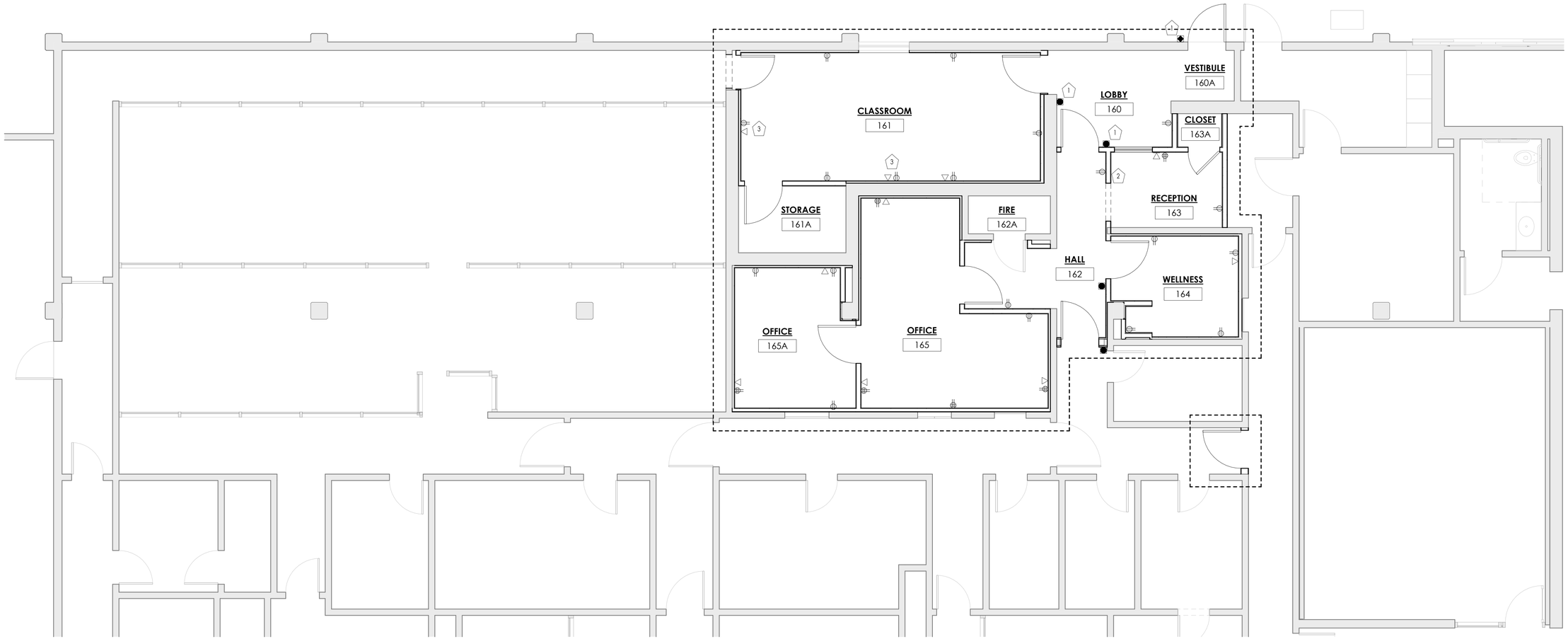
2. MECHANICAL, ELECTRICAL, FIRE ALARM, AND FIRE SPRINKLER SYSTEMS ARE DELEGATED DESIGNS UNDER SEPARATE PERMITS. SOME ITEMS CRITICAL FOR COORDINATION OR SUCCESSFUL EXECUTION OF DESIGN INTENT ARE SHOWN ON THESE DRAWINGS, BUT ARE NOT EXCLUSIVE AND SHOULD BE VERIFIED WITH SCOPE REQUIREMENTS IN THE RELEVANT PERMITTED DRAWINGS.

POWER PLAN LEGEND

- FLOOR OUTLET
- DUPLEX WALL OUTLET
- QUAD WALL OUTLET
- CABLE/INTERNET CONNECTION (OFOI)
- LANDLINE PHONE CONNECTION (OFOI)
- CONTINUOUS UNDER-CABINET PLUGMOLD
- LOW VOLTAGE ACCESS CONTROL (OFOI)
- LOW VOLTAGE ACCESS CONTROL/INTERCOM (OFOI) 1

POWER PLAN KEYNOTES

1 COORDINATE ACCESS CONTROLS TO BE OPERATED FROM WORKSTATION IN RECEPTION ROOM 163
2 ACCESS CONTROLS FOR EXTERIOR AND WAITING ROOM DOORS; COORDINATE INSTALLATION WITH OWNER AND OTHER BUILDING SYSTEMS
3 POWER/DATA CONNECTION FOR DISPLAY MONITOR; CONFIRM LOCATION AND INSTALLATION WITH OWNER; COORDINATE WITH ADJACENT BUILDING SYSTEMS AS REQUIRED



1 LEVEL 00 POWER PLAN
SCALE: 1/4" = 1'-0"

HART
ARCHITECTS
2130 N. KILPATRICK STREET
P.O. BOX 17250
PORTLAND OR 97217

REGISTERED ARCHITECT
BRENDAN HART
PORTLAND, OREGON
ARI-12710
STATE OF OREGON

REVISION		DATE
1	ADDENDUM 01	10/1/25

CC DEFLECTION SUITE
230 Strand Street
St. Helens, OR 97051

POWER PLAN - LEVEL 00

PROJECT NO: 2408
ISSUANCE: PERMIT / BID SET
DATE: 08.22.25

A1.10

Exhibit 2
Contractor's Bid

4917 N.E. 185th Drive • Portland, OR 97230 • (503) 489-2020 • Fax (503) 489-0990 • Oregon CCB # 80251

To: Riley Baker, Project Manager

Project: Columbia County Deflection Suite

Date: October 24, 2025

Subject: References for 2KG Contractors, Inc.

Here is a list of prior projects that 2KG Contractors have completed where Grant Wills was the Project Manager:

- Project Name: Gresham Barlow SD 2024 Kitchens
- Project Location: Gresham, OR
- Project Date: Summer 2024
- Firm Name for Contact Person: Barbis Bentley Architects LLC
- Name of Contact Person and Telephone Number of Contact Person: Richard Barbis (503) 970-0910

- Project Name: Milwaukie Public Safety Building Seismic Upgrades
- Project Location: Milwaukie, OR
- Project Date: February – December 2024
- Firm Name for Contact Person: City of Milwaukie Public Works
- Name of Contact Person and Telephone Number of Contact Person: Mandy Byrd (503) 786-7600

- Project Name: Parklane Office Remodel
- Project Location: Portland, OR
- Project Date: March - April 2024
- Firm Name for Contact Person: Centennial School District
- Name of Contact Person and Telephone Number of Contact Person: Jason La Farge (971) 501-0154

ATTACHMENT E

BID BOND

BOND NO. Bid

AMOUNT: $ 10% of Bid Amount

KNOW ALL MEN BY THESE PRESENTS, that 2KG Contractors, Inc.

hereinafter called the PRINCIPAL, and Travelers Casualty and Surety Company of America

a corporation duly organized under the laws of the State of Connecticut, having its principal place of business at 4000 Kruse Way Pl. Building 1 Suite 125, Lake Oswego, OR 97035, in the State of Oregon and authorized to do business in the State of Oregon, as SURETY, are held and firmly bound unto Columbia County hereinafter called the OBLIGEE, in the sum of Ten Percent (10%) of Bid Amount

DOLLARS ($ 10% of Bid Amount), for the payment of which we bind ourselves, our heirs, executors, administrators,

successors, and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS BOND IS SUCH THAT:

WHEREAS, the PRINCIPAL is herewith submitting his or its Bid Proposal for the Columbia County Deflection Program Project, said Bid Proposal, by reference thereto, being hereby made a part hereof.

NOW, THEREFORE, if the Bid Proposal submitted by the PRINCIPAL is accepted, and the Contract awarded to the PRINCIPAL, and if the PRINCIPAL shall execute the proposed Contract and shall furnish such Performance and Payment Bond as required by the Contract Documents within the time fixed by the Documents, then this obligation shall be void, if the PRINCIPAL shall fail to execute the proposed Contract and furnish the bond, the SURETY hereby agrees to pay to the OBLIGEE the said sum as liquidated damages.

Signed and sealed this 24th day of October, 2025.

2KG Contractors, Inc.

PRINCIPAL

By PRESIDENT

SURETY

Travelers Casualty and Surety Company of America

Katharine J Snider, Attorney-in-Fact

TRAVELERS

Travelers Casualty and Surety Company of America
Travelers Casualty and Surety Company
St. Paul Fire and Marine Insurance Company

POWER OF ATTORNEY

Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and the Companies do hereby make, constitute and appoint **James B Binder, Charla M Boadle, Brandon K Bush, Jacob T Haddock, Aliceon A Keltner, Justin Dean Price, Travis J Robles, Katharine J Snider,** and **Eric A Zimmerman** of **Seattle**, **Washington**, their true and lawful Attorney(s)-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this **16th** day of **February**, **2024.**

SEAL SEAL SEAL

State of Connecticut

By: _____
Bryce Grissom, Senior Vice President

City of Hartford ss.

On this the **16th** day of **February**, **2024**, before me personally appeared **Bryce Grissom**, who acknowledged himself to be the Senior Vice President of each of the Companies, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Companies by himself as a duly authorized officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires the **30th** day of **June**, **2026**

ANNA P NOWIK NOTARY PUBLIC CONNECTICUT

_____
Anna P. Nowik, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of each of the Companies, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, **Kevin E. Hughes**, the undersigned, Assistant Secretary of each of the Companies, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this 24th day of October , 2025 .

SEAL SEAL SEAL

_____
Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
Please refer to the above-named Attorney(s)-in-Fact and the details of the bond to which this Power of Attorney is attached.

ATTACHMENT D

First Tier Subcontractor Disclosure Instructions and Form

PROJECT NAME: Columbia County Deflection Suite

BID CLOSING: Date: October 24 2025 Time: 2:00 p.m. Pacific Time

This form must be submitted at the location specified in the Invitation to Bid on bid closing date and within two working hours after the advertised bid closing.

Instructions for First-Tier Subcontractor Disclosure: Bidders are required to disclose information about certain first-tier subcontractors when the contract value for a Public Improvement is greater than $100,000.00 (see ORS 279C.370).

Specifically, when the contract amount of a first-tier subcontractor furnishing labor or labor, and materials would be greater than or equal to:

(a) Five (5%) of the project bid, but at least $15,000.00; or

(b) $350,000.00, regardless of the percentage of the total bid.

The disclosure of first-tier subcontractors shall include:

(a) The subcontractor's name.

(b) The category of work that the subcontractor would be performing; and

(c) The dollar value of the subcontract.

If the Bidder will not be using any subcontractors that are subject to the above disclosure requirements, the Bidder is required to indicate "None" on the form, below.

THE COUNTY MUST REJECT A BID IF THE BIDDER FAILS TO SUBMIT THE DISCLOSURE FORM WITH THIS INFORMATION BY THE STATED DEADLINE (See OAR 137-049-0360)

List on the following page the name of each subcontractor that will be furnishing labor or will be furnishing labor and materials and that is required to be disclosed, the category of work that the subcontractor will be performing and the dollar value of the subcontract. Enter "NONE" if there are no subcontractors that need to be disclosed. (ATTACH ADDITIONAL SHEETS IF NEEDED.)

NAME	DOLLAR VALUE	CATEGORY OF WORK
1) Lux Building Co.	$ 32,146.00	Framing, Eyp, Acoustical ceiling
2) Epling Electric	$ 26,294.39	Electrical
3) [redacted] ATEX	$ 22,030.00	HVAC
4)	$	

Failure to submit this form by the disclosure deadline will result in a nonresponsive bid. A nonresponsive bid will not be considered for award.

Form submitted by (bidder name): 2KG Contractors, Inc.

Contact name: Mario Lipari

Phone no.: 503-489-2020

RECEIVED
10/24/25
2pm

Attachment C

Bid Form

Columbia County Deflection Program Project

The undersigned and Bidder declare(s), propose(s) and agree(s) as follows:

1. The undersigned has authority to complete and sign this Bid on behalf of the person, firm, business or corporation named herein as Bidder.

2. The full legal name(s) of the Bidder is

2KG Contractors, Inc.

3. The only persons, firms, businesses or corporations interested in this Bid as principals are named as Bidders above or as officers, partners, joint venturers or parties below.

4. This Bid is made without collusion with any person, firm, business or corporation other than those named herein.

5. The Bidder has carefully examined all Solicitation Documents (including, but not limited to the, Description of the Project, Instructions to Bidders, Bid Form, First-Tier Subcontractor Disclosure Form, Sample Contract, Special Provisions, Specifications, Oregon Bid Bond, Oregon Performance and Payment Bonds, Drawings and Oregon Prevailing Wage Rates, and the site(s) of the proposed work.

6. ADDENDA ACKNOWLEDGEMENT (1) the County reserves the right to make changes to the Invitation to Bid and the resulting Contract, by written Addenda, prior to the closing time and date. Addenda will be sent to all prospective bidders via email and posted on the County s website. The COUNTY is not responsible for a bidder s failure to receive notice of Addenda if such are advertised in the foregoing manner. Addenda shall only be issued by the COUNTY and upon issuance are incorporated into the Invitation to Bid or the resulting Contract. If required by the Addendum, Bidders shall sign and return the Addendum prior to the Closing time/date.

By Bidder s signature on this Bid Form Bidder ACKNOWLEDGES, AGREES and CERTIFIES TO THE FOLLOWING:

(a) If any Addenda are issued in connection with this ITB, Offeror has received and duly considered such Addenda and has completed the blanks below identifying all Addenda issued and acknowledging and agreeing to the terms of all such Addenda as those terms revise the terms, conditions, Plans and Specifications of this ITB.

ADDENDA: No. 1 to No. 1 inclusive.

(b) IN ADDITION to completing the blanks above to identify all Addenda, if any, issued under this ITB, Bidder assigned and returned any Addendum that states that it must be signed and returned.

7. Bidder understands and agrees that this Bid is subject to all of the terms and conditions of the Procurement Documents, and any addenda thereto, and the same are incorporated herein by this reference.

8. If this Bid is accepted, Bidder will:

a) execute the Contract prepared and ready for signature, with Columbia County.

b) provide the performance security, if any, specified in the Contract Documents.

c) provide all the necessary labor, machinery, tools, apparatus and other means of construction to do all the work required.

d) furnish all the materials necessary; and

e) do all of the foregoing in the manner and time prescribed in, and according to the requirements set forth in, the Contract Documents.

9. If this Bid is accepted and the Bidder fails to or neglects to execute and return the Contract, prepared and ready for execution, and provide performance and payment security, if required, together with all other required documentation, within ten (10) days from the date of mailing by the County or receipt by the Bidder, whichever is sooner, the County may, at its option, determine that the bidder has abandoned the Contract, declare the bid security described in the Procurement Documents, if any, forfeited, and award the Contract to the next lowest responsible bidder.

10. Bidder will make all the payments to workers, suppliers and agencies required under the Contract in the manner described in the Contract Documents; Bidder will comply with all other applicable provisions of Oregon Law, Columbia County Ordinances and rules relating to public contracting including the provisions of ORS 279C.840.

11. The Bidder by whom this Bid is submitted, and by whom the contract will be entered into in case award is made to the bidder, is a(n):

~~Individual / sole proprietorship / partnership~~ / corporation / other_____

(strike out all but correct title).

12. The names, addresses, titles and phone numbers of the president, secretary - treasurer and manager of the bidding corporation or names, addresses, titles and phone numbers of all officers, partners, joint venturers or other parties interested in this Bid are as follows:

(a) Name: Mario Lipari Title: President

Address: 2204 NW Lolo Drive, Bend, OR 97703

Phone: 503-313-3045

(b) Name: Kevin Folker Title: Treasurer

Address: 10333 SE Cresent Ridge, Portland, OR 97086

Phone: 503-489-2020

(c) Name: Nelson (Spencer) Stone Title: Secretary

Address: 10380 SW Washington Street, Portland, OR 97225

Phone: 503-341-4029

(Attach additional sheets if necessary.)

13. The undersigned Bidder certifies that Bidder has not discriminated and will not discriminate against minority, women, or emerging small business enterprises, or a business enterprise that is owned or controlled by or that employs a disabled veteran in obtaining any required subcontracts. Failure of a Bidder not to so discriminate shall be grounds for disqualification.

14. The undersigned Bidder certifies that Bidder (is / is not) a resident bidder as defined in ORS 279A.120. (Mark out the incorrect certification).

15. The Bidders Base Bid and Alternates to include all work described in the Procurement Documents, including but not limited to the Plans, Specifications, Sample Contract and any issued Addenda:

BASE BID LUMP SUM:$ 264,860.00

16. CCB REQUIREMENTS

(a) Bidder shall be licensed with the State of Oregon Construction Contractors Board (CCB) prior to bidding on Public Improvement Contract(s). FAILURE TO COMPLY WITH THIS REQUIREMENT SHALL RESULT IN BID REJECTION.

(b) All subcontractors participating in the project shall be similarly registered with the Construction Contractors Board at the time they propose to engage in subcontract work. The CCB registration requirements apply to all public works contracts unless superseded by federal law.

17. Bidder SHALL provide its Construction Contractors Board (ORS 701.055) registration number below:

CONSTRUCTION CONTRACTORS BOARD REGISTRATION NO.: 80251

EXPIRATION DATE OF CCB NO.: 9/16/2026

18. JOINT VENTURE/PARTNERSHIP DISCLOSURE

The Bidder shall disclose whether the bid is submitted by either a partnership or joint venture.

NO: X YES: _____

If yes, the Bidder shall provide the name of the contact person for the partnership or joint ventures.

DATED: N/A

BIDDER: 2KG Contractors, Inc.
(Business Name)

BUSINESS ADDRESS: 4917 NE 185th Drive, Portland, OR 97230

BY: _____

(Signature of Authorized Representative)

Name: Mario Lipari

(Printed Name of Signature)

Title: President

BY: _____

(Signature of Second Representative if required)

Name: Nelson (Spencer) Stone

(Printed Name of Signature)

Title: Secretary

Federal Tax I.D. No.: 93-1075828

(Unless indicated otherwise below, all business communications regarding this Bid and Contract will be made to the business address and phone number shown above.)

If other than above, all communications should be made to:

Alternate Address: _____

Phone: _____

2KG CONTRACTORS, INC.

4917 N.E. 185th Drive • Portland, OR 97230 • (503) 489-2020 • Fax (503) 489-0990 • Oregon CCB # 80251

10/24/2025

Attn: Columbia County

RE: Columbia County Deflection Suite bid

RESIDENT BIDDER:

2KG Contractors, Inc. is a RESIDENT bidder in the state of Oregon.

PUBLIC WORKS CONTRACT:

2KG acknowledges that this project is a public works project and will comply with ORS 279C.838 through ORS 279C.840.

Sincerely,

Mario L Lipari

President

RECEIVED
10/24/25
2pm

Attachment C

Bid Form

Columbia County Deflection Program Project

The undersigned and Bidder declare(s), propose(s) and agree(s) as follows:

1. The undersigned has authority to complete and sign this Bid on behalf of the person, firm, business or corporation named herein as Bidder.

2. The full legal name(s) of the Bidder is

Portland Design Contractors

3. The only persons, firms, businesses or corporations interested in this Bid as principals are named as Bidders above or as officers, partners, joint venturers or parties below.

4. This Bid is made without collusion with any person, firm, business or corporation other than those named herein.

5. The Bidder has carefully examined all Solicitation Documents (including, but not limited to the, Description of the Project, Instructions to Bidders, Bid Form, First-Tier Subcontractor Disclosure Form, Sample Contract, Special Provisions, Specifications, Oregon Bid Bond, Oregon Performance and Payment Bonds, Drawings and Oregon Prevailing Wage Rates, and the site(s) of the proposed work.

6. ADDENDA ACKNOWLEDGEMENT (1) the County reserves the right to make changes to the Invitation to Bid and the resulting Contract, by written Addenda, prior to the closing time and date. Addenda will be sent to all prospective bidders via email and posted on the County s website. The COUNTY is not responsible for a bidder s failure to receive notice of Addenda if such are advertised in the foregoing manner. Addenda shall only be issued by the COUNTY and upon issuance are incorporated into the Invitation to Bid or the resulting Contract. If required by the Addendum, Bidders shall sign and return the Addendum prior to the Closing time/date.

By Bidder s signature on this Bid Form Bidder ACKNOWLEDGES, AGREES and CERTIFIES TO THE FOLLOWING:

(a) If any Addenda are issued in connection with this ITB, Offeror has received and duly considered such Addenda and has completed the blanks below identifying all Addenda issued and acknowledging and agreeing to the terms of all such Addenda as those terms revise the terms, conditions, Plans and Specifications of this ITB.

ADDENDA: No. 1 to No. 1 inclusive. 10/01/2025

(b) IN ADDITION to completing the blanks above to identify all Addenda, if any, issued under this ITB, Bidder assigned and returned any Addendum that states that it must be signed and returned.

7. Bidder understands and agrees that this Bid is subject to all of the terms and conditions of the Procurement Documents, and any addenda thereto, and the same are incorporated herein by this reference.

8. If this Bid is accepted, Bidder will:

a) execute the Contract prepared and ready for signature, with Columbia County.

b) provide the performance security, if any, specified in the Contract Documents.

c) provide all the necessary labor, machinery, tools, apparatus and other means of construction to do all the work required.

d) furnish all the materials necessary; and

e) do all of the foregoing in the manner and time prescribed in, and according to the requirements set forth in, the Contract Documents.

9. If this Bid is accepted and the Bidder fails to or neglects to execute and return the Contract, prepared and ready for execution, and provide performance and payment security, if required, together with all other required documentation, within ten (10) days from the date of mailing by the County or receipt by the Bidder, whichever is sooner, the County may, at its option, determine that the bidder has abandoned the Contract, declare the bid security described in the Procurement Documents, if any, forfeited, and award the Contract to the next lowest responsible bidder.

10. Bidder will make all the payments to workers, suppliers and agencies required under the Contract in the manner described in the Contract Documents; Bidder will comply with all other applicable provisions of Oregon Law, Columbia County Ordinances and rules relating to public contracting including the provisions of ORS 279C.840.

11. The Bidder by whom this Bid is submitted, and by whom the contract will be entered into in case award is made to the bidder, is a(n):

Individual / sole proprietorship / partnership / corporation / other LLC

(strike out all but correct title).

12. The names, addresses, titles and phone numbers of the president, secretary - treasurer and manager of the bidding corporation or names, addresses, titles and phone numbers of all officers, partners, joint venturers or other parties interested in this Bid are as follows:

(a) Name: Joel Quintana Title: President

Address: PO BOX 768 Clackamas OR 97015

Phone: 503.477.4720

(b) Name: Peter Winter Title: CEO

Address: 15631 SE Roethe Lane Milwaukie OR 97267t

Phone: 503.453.0704

(c) Name: _____ Title: _____

Address: _____

Phone: _____

PDC is a resident Bidder. ORS 279A.120

(Attach additional sheets if necessary.)

13. The undersigned Bidder certifies that Bidder has not discriminated and will not discriminate against minority, women, or emerging small business enterprises, or a business enterprise that is owned or controlled by or that employs a disabled veteran in obtaining any required subcontracts. Failure of a Bidder not to so discriminate shall be grounds for disqualification.

14. The undersigned Bidder certifies that Bidder (is / is not) a resident bidder as defined in ORS 279A.120. (Mark out the incorrect certification).

15. The Bidders Base Bid and Alternates to include all work described in the Procurement Documents, including but not limited to the Plans, Specifications, Sample Contract and any issued Addenda:

BASE BID LUMP SUM:$ ~~368,086.11~~ $286,707.86

16. CCB REQUIREMENTS ~~368,086.11~~

(a) Bidder shall be licensed with the State of Oregon Construction Contractors Board (CCB) prior to bidding on Public Improvement Contract(s). FAILURE TO COMPLY WITH THIS REQUIREMENT SHALL RESULT IN BID REJECTION.

(b) All subcontractors participating in the project shall be similarly registered with the Construction Contractors Board at the time they propose to engage in subcontract work. The CCB registration requirements apply to all public works contracts unless superseded by federal law.

17. Bidder SHALL provide its Construction Contractors Board (ORS 701.055) registration number below:

CONSTRUCTION CONTRACTORS BOARD REGISTRATION NO.: ~~18247~~ 185247

EXPIRATION DATE OF CCB NO.: 5.14.2027

18. JOINT VENTURE/PARTNERSHIP DISCLOSURE

The Bidder shall disclose whether the bid is submitted by either a partnership or joint venture.

NO: X YES: _____

If yes, the Bidder shall provide the name of the contact person for the partnership or joint ventures.

DATED: 10/24/2025

BIDDER: Portland Design Contractors
(Business Name)

BUSINESS ADDRESS: PO Box 768 Clackamas, OR 97015

BY: _____
(Signature of Authorized Representative)

Name: Joel Quintana
(Printed Name of Signature)

Title: President

BY: _____
(Signature of Second Representative if required)

Name: _____
(Printed Name of Signature)

Title: _____

Federal Tax I.D. No.: 943463927 UEI # KT8HYINDS853

(Unless indicated otherwise below, all business communications regarding this Bid and Contract will be made to the business address and phone number shown above.)

If other than above, all communications should be made to:

Alternate Address: _____

Phone: _____

ATTACHMENT D

First Tier Subcontractor Disclosure Instructions and Form

PROJECT NAME: Columbia County Deflection Suite

BID CLOSING: Date: October 24 2025 Time: 2:00 p.m. Pacific Time

This form must be submitted at the location specified in the Invitation to Bid on bid closing date and within two working hours after the advertised bid closing.

Instructions for First-Tier Subcontractor Disclosure: Bidders are required to disclose information about certain first-tier subcontractors when the contract value for a Public Improvement is greater than $100,000.00 (see ORS 279C.370).

Specifically, when the contract amount of a first-tier subcontractor furnishing labor or labor, and materials would be greater than or equal to:

(a) Five (5%) of the project bid, but at least $15,000.00; or

(b) $350,000.00, regardless of the percentage of the total bid.

The disclosure of first-tier subcontractors shall include:

(a) The subcontractor's name.

(b) The category of work that the subcontractor would be performing; and

(c) The dollar value of the subcontract.

If the Bidder will not be using any subcontractors that are subject to the above disclosure requirements, the Bidder is required to indicate "None" on the form, below.

THE COUNTY MUST REJECT A BID IF THE BIDDER FAILS TO SUBMIT THE DISCLOSURE FORM WITH THIS INFORMATION BY THE STATED DEADLINE (See OAR 137-049-0360)

List on the following page the name of each subcontractor that will be furnishing labor or will be furnishing labor and materials and that is required to be disclosed, the category of work that the subcontractor will be performing and the dollar value of the subcontract. Enter "NONE" if there are no subcontractors that need to be disclosed. (ATTACH ADDITIONAL SHEETS IF NEEDED.)

NAME	DOLLAR VALUE	CATEGORY OF WORK
1) Lane CO	$ 16,500	Abatement
Merit Demo	$12,800	Selective Demo
2) PDX Fire	$ 13,480	Fire Suppression
Point Monitor	$12,000	Fire Alarm
3) Cascade	$ 48,233	Gyp Board & ACT
Hammer	$35,000	Electrical
4) ~~Mid Valley Glass~~	$ ~~129,000~~	Doors
BMS	35,000	
Rubenstein	6,500	Floors

Failure to submit this form by the disclosure deadline will result in a nonresponsive bid. A nonresponsive bid will not be considered for award.

Form submitted by (bidder name): Portland Design Contractors

Contact name: Joel Quintana

Phone no.: 503-477-4720

ATTACHMENT E

BID BOND

BOND NO. Bid

AMOUNT: $ 10% of the Total Amount Bid

KNOW ALL MEN BY THESE PRESENTS, that Portland Design Contractors, LLC

hereinafter called the PRINCIPAL, and The Ohio Casualty Insurance Company

a corporation duly organized under the laws of the State of New Hampshire, having its principal place of business at 175 Berkeley Street, Boston, MA 02116, in the State of Massachusetts and authorized to do business in the State of Oregon, as SURETY, are held and firmly bound unto Columbia County hereinafter called the OBLIGEE, in the sum of Ten Percent (10%) of the Total Amount Bid (T.A.B.)

$36,808.61 DOLLARS ($ 10% of the T.A.B.), for the payment of which we bind ourselves, our heirs, executors, administrators,

successors, and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS BOND IS SUCH THAT:

WHEREAS, the PRINCIPAL is herewith submitting his or its Bid Proposal for the Columbia County Deflection Program Project, said Bid Proposal, by reference thereto, being hereby made a part hereof.

NOW, THEREFORE, if the Bid Proposal submitted by the PRINCIPAL is accepted, and the Contract awarded to the PRINCIPAL, and if the PRINCIPAL shall execute the proposed Contract and shall furnish such Performance and Payment Bond as required by the Contract Documents within the time fixed by the Documents, then this obligation shall be void, if the PRINCIPAL shall fail to execute the proposed Contract and furnish the bond, the SURETY hereby agrees to pay to the OBLIGEE the said sum as liquidated damages.

Signed and sealed this 8th day of October, 2025.

Portland Design Contractors, LLC
18925 El Camino Terrance
Damascus, OR 97089

PRINCIPAL

By _____

The Ohio Casualty Insurance Comany
1001 Fourth Ave., #3800, Seattle, WA
Phone: 206.473.6210

SURETY

By _____
Timothy A. Mikolajewski,
Attorney-in-Fact

Liberty Mutual Surety: National Bond Center
350 E. 96th Street
Indianapolis, IN 46240
(888) 844-2663 Fax: (866) 547-4883

TRANSACTION REPORT

Transaction Date: October 8, 2025
Preparer Name: Tiffany Krake
Preparer Email: tiffany@brinsmail.com
Agency Name: BARNES & REYNOLDS INC
Agency Code: 980450

Principal:
Portland Design Contractors, LLC
18925 SE El Camino Terrace
Damascus, OR 97089

Obligee:
Columbia County Circuit Court
230 Strand St
St. Helens, OR 97051

Principal Account:
Portland Design Contractors, LLC

Underwriting Information:
Issued under approved bond request #2522113

Bond Information:
Reference Number: BID-0032551
Bond Request ID: 2522113
Bid Bond Amount: 10% of Bid Amount
Estimated Contract Amount: $375,000.00
Maintenance Period (Months): 12
Project Location: St. Helens, OR
Bid Date: October 24, 2025
Estimated Completion Date: February 27, 2026
Class Code: S721
Underwriting Paper: The Ohio Casualty Insurance Company
Description of Bond: Columbia County Deflection Suite - St. Helens, OR

Remarks:

POWER OF ATTORNEY

The Ohio Casualty Insurance Company

Principal: Portland Design Contractors, LLC
Agency Name: BARNES & REYNOLDS INC Bond Number: BID-0032551
Obligee: Columbia County Circuit Court
Bid Bond Amount: (10% of Bid Amount) Ten Percent of Bid Amount

KNOW ALL PERSONS BY THESE PRESENTS: that The Ohio Casualty Insurance Company, a corporation duly organized under the laws of the State of New Hampshire (herein collectively called the "Company"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint **Timothy A. Mikolajewski** in the city and state of **Seattle, WA**, each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Company in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Company and the corporate seal of the Company has been affixed thereto this 24th day of October, 2025.

The Ohio Casualty Insurance Company

By: _____
Nathan J. Zangerle, Assistant Secretary

STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY ss

On this 24th day of October, 2025, before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of The Ohio Casualty Insurance Company and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.

Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: _____
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-law and Authorizations of The Ohio Casualty Insurance Company, which is now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature or electronic signatures of any assistant secretary of the Company or facsimile or mechanically reproduced or electronic seal of the Company, wherever appearing upon a certified copy of any power of attorney or bond issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, of The Ohio Casualty Insurance Company do hereby certify that this power of attorney executed by said Company is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Company this 8th day of October, 2025.

By: _____
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

Liberty Mutual Surety: National Bond Center
350 E. 96th Street
Indianapolis, IN 46240
(888) 844-2663 Fax: (866) 547-4883

BID BOND RESULTS

You have received a bid bond for the project listed below. Once bid results are in, please complete the Bid Results Section and return this to your agent or Liberty Mutual Surety underwriter or underwriting assistant at the office listed above. If you do not know the results other than your own, please indicate in the Comments.

Reference #:	**BID-0032551**
Contractor Name:	**Portland Design Contractors, LLC**
Bid Date:	**October 24, 2025**
Bid Amount:	**10% of Bid Amount**
Est. Contract Amount:	**$375,000.00**
Obligee:	**Columbia County Circuit Court**
Project Description:	**Columbia County Deflection Suite**

BID RESULTS SECTION

Contractor Name _____ 1st low bid $ _____

Contractor Name _____ 2nd low bid $ _____

Contractor Name _____ 3rd low bid $ _____

If you are the low bid and the spread between your bid and the 2nd low bid is more than 10% please explain: _____

_____

_____

If you are not in the top 3 low bids, what is your bid price? $ _____

Comments: _____

_____

_____

_____

Liberty Mutual Surety: National Bond Center
350 E. 96th Street
Indianapolis, IN 46240
(888) 844-2663 Fax: (866) 547-4883

SURETY BOND PACKAGE

Thank you for choosing Liberty Mutual Surety for your bonding business. The enclosed package is a complete set of bond documents. Please file the documents in this bond package that are required by the Obligee. Some documents may not need to be filed.

Please review the bond to ensure it is accurate - correct form, obligee, principal (contractor) details, etc. It is ultimately the responsibility of the agent and contractor to ensure the bond provided is the correct form and is properly completed. For immediate changes or corrections, please contact your Liberty Mutual Surety office listed above.

Use the following checklist to ensure the documents are properly signed and distributed.

- ☐ If applicable the principal must sign the bond as the name is printed on the bond form. If the principal is a company, any officer of the company may sign the bond.
- ☐ Timothy A. Mikolajewski must sign the bond on behalf of the Surety with the name as it is printed on the bond.
- ☐ A Power of Attorney form is included in the bond package. This form should be attached to the bond and filed with the obligee.
- ☐ Once bid results are in, report results to your Liberty Mutual Surety office underwriter or underwriting assistant.

Liberty Mutual Surety, as part of Liberty Mutual Group, has updated its Privacy Policy, applicable to all our U.S. customers, to comply with the California Consumer Privacy Act (CCPA). Details may be read here: https://www.libertymutualgroup.com/about-lm/corporate-information/privacy-policy

BIDDER REFERENCE FORM

BIDDER REFERENCE FORM FOR Portland Design Contractors
(Insert Name of Bidder)

Bidder must provide five (5) references and must use a separate copy of this form for each reference.

Date(s) Work Performed: 5.1.2025 - 10.1.2025

Name(s) of Project(s): Osterman Project

Value of Project(s): $ 285,000

Name of Company: Brad Osterman

Address: 3816 SE Monroe St. Milwaukie OR 97267

Contact Name: Brad Osterman

Telephone: 971.221.2695

Email: bosterman180@hotmail.com

Method: Subjective Evaluation

Each reference may be checked for, but not limited to, adherence to contract terms and conditions, timelines, quality standards, overall customer service, project being of similar size, scope and complexity.

BIDDER REFERENCE FORM

BIDDER REFERENCE FORM FOR Portland Design Contractors
(Insert Name of Bidder)

Bidder must provide five (5) references and must use a separate copy of this form for each reference.

Date(s) Work Performed: 8.2023

Name(s) of Project(s): Jamie Wright Renovation Project

Value of Project(s): $ 170,000.00

Name of Company: Jamie Wright

Address: Sherwood Oregon

Contact Name: Jamie Wright

Telephone: 541.908.3470

Email: xskijam@comcast.net

Method: Subjective Evaluation

Each reference may be checked for, but not limited to, adherence to contract terms and conditions, timelines, quality standards, overall customer service, project being of similar size, scope and complexity.

BIDDER REFERENCE FORM

BIDDER REFERENCE FORM FOR Portland Design Contractors
(Insert Name of Bidder)

Bidder must provide five (5) references and must use a separate copy of this form for each reference.

Date(s) Work Performed: 2/1/2024 - 9/1/2024

Name(s) of Project(s): Terwilliger Plaza Flood Restoration

Value of Project(s): $ 1,200,000.00

Name of Company: Terwilliger Plaza

Address: 2545 SW Terwilliger Blvd. Portland OR 97201

Contact Name: Steve Borcherding

Telephone: (503) 299-4911

Email: sborcherding@terwilligerplaza.com

Method: Subjective Evaluation

Each reference may be checked for, but not limited to, adherence to contract terms and conditions, timelines, quality standards, overall customer service, project being of similar size, scope and complexity.

DESCRIPTION	CREW	Daily Output	labor Hrs	u.o.m	qty	Material	Equipment	Labor	Burdened Rate *.25%	Total
GENERAL CONDITIONS										
PM / Super				hrs	200				$ 90.00	$ 18,000.00
TEMP TOILETS										$ 200.00
FENCING										$ 700.00
WASTE										$ 2,000.00
OFFICE SUPPLIES										$ 500.00
Final Cleanning			16						$ 90.00	$ 1,440.00

DEMO

Demo (E) Wall to Deck		3			$ 12,725.00
Demo Wall to 3" above ceiling		5			
Temp Shroing					
Remove Window Grate	1 hrs	1		$ 90.00	
Remove Exterior Door	3 hrs	1		$ 90.00	
Remove Interior Dors	1.25 ea	5		$ 90.00	

	Relocate Aux Sprinkler Drain	4 ea	1			
2	Door to be locked - Remve (E) hardware & fit w/ deadbolt	5		$ 90.00		
	Demo Steel Ceiling	16		$ 90.00		
	SALVAGE					
	Salvage Equipment	4		$ 90.00	$	360.00
	Salvage (E) Hotwater Heater	2		$ 90.00	$	180.00
	Salvage Security Camera	4		$ 90.00	$	360.00
	Walk Off Matt	1.5		$ 90.00	$	135.00
	ASBESTOS				$	16,053.00
	Textured Ceiling	SF				
	9" VCT Mastic	SF				
	Pipe Insulation	LF				
	ACT	SF				
	12" VCT Mastic					
	Hard Fitttings / Fiberglass					
	Gypboard Joint Compound					
	Sink Undercoating					
	Steel Lintel					

			5	5	$ 375.00	$ 115.00	$	4,750.00
contingency							$	800.00
Temp Shoring								
No structrual sheets provided Plug number as add alt								
Doors								
Install	carp	2.5	ea	11		$ 90.00	$	2,475.00
Supply							$	~~100,237.00~~ 35,000
Gyp Board & ACT							$	48,223.00
Plywood at L1								
Inuslation								
Sealants								
Paint							$	7,500.00
		48		$ 1,500.00	500	$ 90.00	$	6,320.00
Flooring							$	~~5,000.00~~ 7850
Leveler							$	1,000.00
CPT-1		72				$ 90.00	$	6,480.00
CPT-2		3				$ 90.00	$	270.00
Rubber Base		10				$ 90.00	$	900.00
VCT		4				$ 90.00	$	360.00
Trnasaction Window w/ counter			2.5	$ 4,000.00		$ 90.00	$	4,225.00

Wood Shelf					$ 1,850.00
Wood Trim					$ 350.00
Fire Suppression					$ 13,480.00
Fa					$ 11,953.00
Mechanical					$ 6,765.00
New grills	0.5	20	$ 22.00	$ 111.00	
thrmorstats	1	4	$ 65.00	$ 111.00	
Mini Split					
Plumbing					
cap water heater line					$ 850.00
Fire extinguisher					$ 325.00
Electrical					$ 35,000.00
Mini Split Disconnect					$ 1,821.00
signage way finding					$ 650.00
Sub Total					$ ~~314,237.00~~ 243,340
Permits					$ 2,000.00
Insurance					$ ~~3,142.37~~ 2,433.40
Bonds					$ ~~10,998.30~~ 8,516.90
P&O					$ ~~37,708.44~~ 39,417.50
BASE BID TOTAL					$ ~~368,086.11~~ 284,707.80

ADD ALT

~~$15,690~~
~~For Bullet Proof~~ Doors
~~on Door~~ 161,162

Bullett proof Doors @ Doors 161, 162	$ 15,000
Temp Shoring for demo of walls. No structrual sheets provided to design this	$ 2,500.00
Replace Best 9k and Precision electried hardware with Accentra 5400 Series and 7100 sereis mechanical hardware and HES Electric Strikes	$ (12,575.00)

Assumptions

All Low Voltage Pathways to be used
Transaction Window non bullet proof glass
9" of VCT to be remove along areas to receive new bottom tracsk for new

Low voltage coordination only no installation. No install cameras or card readers
low voltage pathways to remian for coordination with owner

Exclusions

New duct work & mechanial equipment
Insulation above ACT
GPR of Walls
Duct Cleaning
Access Controls for Doors - coordination only
Fire Alarm work related to DDC mechanical systems. No Mechanical Drawings provided

Inclusions

Mechanical scope includes removal of existing diffusers and supply air grills only
Mechanical Design for conditioning new office inculdes 18k BTU mini split with heat pump placed in exterior outside the classroom

Utilizing Existing panels for new scope w/ spare Being usable
- Does not include sub panel removal if No spare circuits available for fire suppression pump

RECEIVED
10/24/25
2pm

Attachment C

Bid Form

Columbia County Deflection Program Project

The undersigned and Bidder declare(s), propose(s) and agree(s) as follows:

1. The undersigned has authority to complete and sign this Bid on behalf of the person, firm, business or corporation named herein as Bidder.

2. The full legal name(s) of the Bidder is

Columbia - Cascade Const Inc.

3. The only persons, firms, businesses or corporations interested in this Bid as principals are named as Bidders above or as officers, partners, joint venturers or parties below.

4. This Bid is made without collusion with any person, firm, business or corporation other than those named herein.

5. The Bidder has carefully examined all Solicitation Documents (including, but not limited to the, Description of the Project, Instructions to Bidders, Bid Form, First-Tier Subcontractor Disclosure Form, Sample Contract, Special Provisions, Specifications, Oregon Bid Bond, Oregon Performance and Payment Bonds, Drawings and Oregon Prevailing Wage Rates, and the site(s) of the proposed work.

6. ADDENDA ACKNOWLEDGEMENT (1) the County reserves the right to make changes to the Invitation to Bid and the resulting Contract, by written Addenda, prior to the closing time and date. Addenda will be sent to all prospective bidders via email and posted on the County s website. The COUNTY is not responsible for a bidder s failure to receive notice of Addenda if such are advertised in the foregoing manner. Addenda shall only be issued by the COUNTY and upon issuance are incorporated into the Invitation to Bid or the resulting Contract. If required by the Addendum, Bidders shall sign and return the Addendum prior to the Closing time/date.

By Bidder s signature on this Bid Form Bidder ACKNOWLEDGES, AGREES and CERTIFIES TO THE FOLLOWING:

(a) If any Addenda are issued in connection with this ITB, Offeror has received and duly considered such Addenda and has completed the blanks below identifying all Addenda issued and acknowledging and agreeing to the terms of all such Addenda as those terms revise the terms, conditions, Plans and Specifications of this ITB.

ADDENDA: No. 1 to No. 1 inclusive.

(b) IN ADDITION to completing the blanks above to identify all Addenda, if any, issued under this ITB, Bidder assigned and returned any Addendum that states that it must be signed and returned.

7. Bidder understands and agrees that this Bid is subject to all of the terms and conditions of the Procurement Documents, and any addenda thereto, and the same are incorporated herein by this reference.

8. If this Bid is accepted, Bidder will:

a) execute the Contract prepared and ready for signature, with Columbia County.

b) provide the performance security, if any, specified in the Contract Documents.

c) provide all the necessary labor, machinery, tools, apparatus and other means of construction to do all the work required.

d) furnish all the materials necessary; and

e) do all of the foregoing in the manner and time prescribed in, and according to the requirements set forth in, the Contract Documents.

9. If this Bid is accepted and the Bidder fails to or neglects to execute and return the Contract, prepared and ready for execution, and provide performance and payment security, if required, together with all other required documentation, within ten (10) days from the date of mailing by the County or receipt by the Bidder, whichever is sooner, the County may, at its option, determine that the bidder has abandoned the Contract, declare the bid security described in the Procurement Documents, if any, forfeited, and award the Contract to the next lowest responsible bidder.

10. Bidder will make all the payments to workers, suppliers and agencies required under the Contract in the manner described in the Contract Documents; Bidder will comply with all other applicable provisions of Oregon Law, Columbia County Ordinances and rules relating to public contracting including the provisions of ORS 279C.840.

11. The Bidder by whom this Bid is submitted, and by whom the contract will be entered into in case award is made to the bidder, is a(n):

~~Individual~~ / ~~sole proprietor~~ship / ~~partnership~~ / corporation / ~~other~~_____

(strike out all but correct title).

12. The names, addresses, titles and phone numbers of the president, secretary - treasurer and manager of the bidding corporation or names, addresses, titles and phone numbers of all officers, partners, joint venturers or other parties interested in this Bid are as follows:

(a) Name: Randall Bauer Title: President

Address: 10115 SE Schacht, Damascus, OR 97089

Phone: 503-750-7348

(b) Name: Rebecca Bauer Title: Sec VP

Address: Same

Phone: 503-317-2183

(c) Name: _____ Title: _____

Address: _____

Phone: _____

(Attach additional sheets if necessary.)

13. The undersigned Bidder certifies that Bidder has not discriminated and will not discriminate against minority, women, or emerging small business enterprises, or a business enterprise that is owned or controlled by or that employs a disabled veteran in obtaining any required subcontracts. Failure of a Bidder not to so discriminate shall be grounds for disqualification.

14. The undersigned Bidder certifies that Bidder (is / ~~is not~~) a resident bidder as defined in ORS 279A.120. (Mark out the incorrect certification).

15. The Bidders Base Bid and Alternates to include all work described in the Procurement Documents, including but not limited to the Plans, Specifications, Sample Contract and any issued Addenda:

BASE BID LUMP SUM:$ 288,750.00

16. CCB REQUIREMENTS

(a) Bidder shall be licensed with the State of Oregon Construction Contractors Board (CCB) prior to bidding on Public Improvement Contract(s). FAILURE TO COMPLY WITH THIS REQUIREMENT SHALL RESULT IN BID REJECTION.

(b) All subcontractors participating in the project shall be similarly registered with the Construction Contractors Board at the time they propose to engage in subcontract work. The CCB registration requirements apply to all public works contracts unless superseded by federal law.

17. Bidder SHALL provide its Construction Contractors Board (ORS 701.055) registration number below:

CONSTRUCTION CONTRACTORS BOARD REGISTRATION NO.: 87352

EXPIRATION DATE OF CCB NO.: 11-13-2025

18. JOINT VENTURE/PARTNERSHIP DISCLOSURE

The Bidder shall disclose whether the bid is submitted by either a partnership or joint venture.

NO: _____ YES: _____

If yes, the Bidder shall provide the name of the contact person for the partnership or joint ventures.

DATED: _____

BIDDER: _____
(Business Name)

BUSINESS ADDRESS: _____

BY: _____
(Signature of Authorized Representative)

Name: Rebecca Bauer, Sec/VP
(Printed Name of Signature)

Title: Rebecca Bauer, Sec/VP

BY: Rebecca Bauer
(Signature of Second Representative if required)

Name: _____
(Printed Name of Signature)

Title: _____

Federal Tax I.D. No.: 93-1095833

(Unless indicated otherwise below, all business communications regarding this Bid and Contract will be made to the business address and phone number shown above.)

If other than above, all communications should be made to:

Alternate Address: _____

Phone: _____

ATTACHMENT D

First Tier Subcontractor Disclosure Instructions and Form

PROJECT NAME: Columbia County Deflection Suite

BID CLOSING: Date: October 24 2025 Time: 2:00 p.m. Pacific Time

This form must be submitted at the location specified in the Invitation to Bid on bid closing date and within two working hours after the advertised bid closing.

Instructions for First-Tier Subcontractor Disclosure: Bidders are required to disclose information about certain first-tier subcontractors when the contract value for a Public Improvement is greater than $100,000.00 (see ORS 279C.370).

Specifically, when the contract amount of a first-tier subcontractor furnishing labor or labor, and materials would be greater than or equal to:

(a) Five (5%) of the project bid, but at least $15,000.00; or

(b) $350,000.00, regardless of the percentage of the total bid.

The disclosure of first-tier subcontractors shall include:

(a) The subcontractor's name.

(b) The category of work that the subcontractor would be performing; and

(c) The dollar value of the subcontract.

If the Bidder will not be using any subcontractors that are subject to the above disclosure requirements, the Bidder is required to indicate "None" on the form, below.

THE COUNTY MUST REJECT A BID IF THE BIDDER FAILS TO SUBMIT THE DISCLOSURE FORM WITH THIS INFORMATION BY THE STATED DEADLINE (See OAR 137-049-0360)

List on the following page the name of each subcontractor that will be furnishing labor or will be furnishing labor and materials and that is required to be disclosed, the category of work that the subcontractor will be performing and the dollar value of the subcontract. Enter "NONE" if there are no subcontractors that need to be disclosed. (ATTACH ADDITIONAL SHEETS IF NEEDED.)

NAME	DOLLAR VALUE	CATEGORY OF WORK
1) M & C Const	$ 44,650-	Drywall / ceilings
2) Hamer Elect	$ 34,575-	Elec Green
3) Pacific NW Environmental	$ 36,720	Demo / Asbestos
4) ~~Air~~ Air X	$ 22,030-	HVAC

Failure to submit this form by the disclosure deadline will result in a nonresponsive bid. A nonresponsive bid will not be considered for award.

Form submitted by (bidder name): Columbia - Cascade Const Inc

Contact name: Randy Bauer

Phone no.: 509-750-7348

ATTACHMENT E

BID BOND

BOND NO. LSM1722872

AMOUNT: $ Ten Percent (10%) of Total Amount Bid

KNOW ALL MEN BY THESE PRESENTS, that Columbia-Cascade Construction, Inc.

hereinafter called the PRINCIPAL, and Contractors Bonding and Insurance Company

a corporation duly organized under the laws of the State of Illinois, **having its principal place of business at** 9025 N. Lindbergh Dr. Peoria, IL 61615, **in the State of** _____ **and authorized to do business in the State of Oregon, as SURETY, are held and firmly bound unto Columbia County hereinafter called the OBLIGEE, in the sum of**

Ten Percent of Total Amount Bid **DOLLARS ($** 10% of T.A.B **), for the payment of which we bind ourselves, our heirs, executors, administrators,**

successors, and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS BOND IS SUCH THAT:

WHEREAS, the PRINCIPAL is herewith submitting his or its Bid Proposal for the Columbia County Deflection Program Project, said Bid Proposal, by reference thereto, being hereby made a part hereof.

NOW, THEREFORE, if the Bid Proposal submitted by the PRINCIPAL is accepted, and the Contract **awarded to the PRINCIPAL, and if the PRINCIPAL shall execute the proposed Contract and shall furnish such Performance and Payment Bond as required by the Contract Documents within the time fixed by the Documents, then this obligation shall be void, if the PRINCIPAL shall fail to** execute the proposed Contract and furnish the bond, the SURETY hereby agrees to pay to the **OBLIGEE the said sum as liquidated damages.**

Signed and sealed this 21st **day of** October**, 2025.**

PRINCIPAL: Columbia-Cascade Construction, Inc.

By x _____

x _____
Robert Asher, Attorney in Fact

SURETY: Contractors Bonding and Insurance Company

CONTRACTORS BONDING AND INSURANCE COMPANY CORPORATE SEAL ILLINOIS

POWER OF ATTORNEY

Contractors Bonding and Insurance Company

9025 N. Lindbergh Dr. Peoria, IL 61615
Phone: 800-645-2402

Bond No. LSM1722872

Know All Men by These Presents:

That this Power of Attorney is not valid or in effect unless attached to the bond which it authorizes executed, but may be detached by the approving officer if desired.

That the **Contractors Bonding and Insurance Company**, a corporation organized and existing under the laws of the State of Illinois, and authorized and licensed to do business in all states and the District of Columbia does hereby make, constitute and appoint: Robert Asher in the City of Oregon City, State of Oregon, as it's true and lawful Agent and Attorney In Fact, with full power and authority hereby conferred upon him/her to sign, execute, acknowledge and deliver for and on its behalf as Surety, specifically for the following described bond.

Principal: **Columbia-Cascade Construction, Inc.**
Obligee: **Columbia County**
Bond Amount: **10% of Total Amount Bid**

The acknowledgement and execution of such bond by the said Attorney in Fact shall be as binding upon the Company as if such bond had been executed and acknowledged by the regularly elected officers of the Company.

The **Contractors Bonding and Insurance Company** further certifies that the following is a true and exact copy of a Resolution adopted by the Board of Directors of **Contractors Bonding and Insurance Company**, and now in force to-wit:

"All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or Agents who shall have authority to issue bonds, policies or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

IN WITNESS WHEREOF, the **Contractors Bonding and Insurance Company** has caused these presents to be executed by its Sr. Vice President with its corporate seal affixed this 21st day of October, 2025.

CONTRACTORS BONDING AND INSURANCE COMPANY — CORPORATE SEAL — ILLINOIS

Contractors Bonding and Insurance Company

By: Eric Raudins
Eric Raudins — Sr. Vice President

State of Ohio
County of Cuyahoga } SS

On this 21st day of October, 2025, before me, a Notary Public, personally appeared Eric Raudins, who being by me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of the **Contractors Bonding and Insurance Company**, and acknowledged said instrument to be the voluntary act and deed of said corporation.

By: Jill A. Scott
Jill A. Scott — Notary Public

NOTARIAL SEAL — STATE OF OHIO
JILL A. SCOTT
Notary Public, State of Ohio
My Commission Expires
September 22, 2030

CERTIFICATE

I, the undersigned officer of **Contractors Bonding and Insurance Company** do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable; and furthermore, that the Resolution of the Company as set forth in the Power of Attorney, is now in force. In testimony whereof, I have hereunto set my hand and the seal of the **Contractors Bonding and Insurance Company** this 21st day of October, 2025.

Contractors Bonding and Insurance Company

By: Christina Dean
Christina Dean — Corporate Secretary

A0006221_R_SUBS_BID

RECEIVED
10/24/25
2pm

References have advised that all reference requests must be in writing, preferably via email, due to policy and legal reasons. *

Subject: References

Project Columbia County Deflection Suite Project

Submitted by: Petra Design Build, LLC

1) Historic West Linn City Hall Renovation, West Linn, OR
   2023 to 2024
   Contact: Todd Iselin: Iselin Architect, AIA (Project Architect)
   Email: todd@iselinarch.com
   503.656.1942

2) Beaverton School District, Greenway Elementary School, Beaverton, OR
   2024
   Contact: Nathan Streib, AIA / LFA :OH Planning, Designing Architecture (Project Manager / Project Architect)
   Email: Nathan.Streib@ohpd.net
   503.560.3593

3) Regency Center, Pleasant Hill, CA
   2022-2023
   Contact: Steve Jenkins, CCM/PMP (Director of Construction)
   Steve.jenkins@regencydevelopment.org
   442.242.1716

ATTACHMENT E

BID BOND

BOND NO. BID

AMOUNT: $ Ten Percent (10%) of the Total Amount Bid (T.A.B.)

KNOW ALL MEN BY THESE PRESENTS, that Petra Design Build LLC hereinafter called the PRINCIPAL, and The Ohio Casualty Insurance Company a corporation duly organized under the laws of the State of New Hampshire, having its principal place of business at 1001 Fourth Ave., Suite 3800, Seattle, WA 98154, in the State of Washington and authorized to do business in the State of Oregon, as SURETY, are held and firmly bound unto Columbia County hereinafter called the OBLIGEE, in the sum of Ten Percent (10%) of the Total Amount Bid (T.A.B.)

_____ DOLLARS ($ 10% of the T.A.B.), for the payment of which we bind ourselves, our heirs, executors, administrators,

successors, and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS BOND IS SUCH THAT:

WHEREAS, the PRINCIPAL is herewith submitting his or its Bid Proposal for the Columbia County Deflection Program Project, said Bid Proposal, by reference thereto, being hereby made a part hereof.

NOW, THEREFORE, if the Bid Proposal submitted by the PRINCIPAL is accepted, and the Contract awarded to the PRINCIPAL, and if the PRINCIPAL shall execute the proposed Contract and shall furnish such Performance and Payment Bond as required by the Contract Documents within the time fixed by the Documents, then this obligation shall be void, if the PRINCIPAL shall fail to execute the proposed Contract and furnish the bond, the SURETY hereby agrees to pay to the OBLIGEE the said sum as liquidated damages.

Signed and sealed this 7th day of October, 2025.

Petra Design Build LLC
29030 SW Town Center, Loop E, #202, Unit 106
Wilsonville, OR 97070

PRINCIPAL

By _____

The Ohio Casualty Insurance Company
1001 Fourth Avenue, Suite 3800
Seattle, WA 98154 Phone: 206.473.6210

SURETY

By _____
Timothy A. Mikolajewski, Attorney-in-Fact

POWER OF ATTORNEY

The Ohio Casualty Insurance Company

Principal: Petra Design Build LLC Bond Number: BID-0032536
Agency Name: Caerus Insurance LLC
Obligee: Columbia County Circuit Court
Bid Bond Amount: (10% of Bid Amount) Ten Percent of Bid Amount

KNOW ALL PERSONS BY THESE PRESENTS: that The Ohio Casualty Insurance Company, a corporation duly organized under the laws of the State of New Hampshire (herein collectively called the "Company"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint **Timothy Mikolajewski** in the city and state of **Seattle, WA**, each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Company in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Company and the corporate seal of the Company has been affixed thereto this 7th day of October, 2025.

The Ohio Casualty Insurance Company

THE OHIO CASUALTY INSURANCE COMPANY INCORPORATED 1919 NEW HAMPSHIRE

By: _____
Nathan J. Zangerle, Assistant Secretary

STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY ss

On this 7th day of October, 2025, before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of The Ohio Casualty Insurance Company and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.

TERESA PASTELLA COMMONWEALTH OF PENNSYLVANIA NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: _____
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-law and Authorizations of The Ohio Casualty Insurance Company, which is now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature or electronic signatures of any assistant secretary of the Company or facsimile or mechanically reproduced or electronic seal of the Company, wherever appearing upon a certified copy of any power of attorney or bond issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, of The Ohio Casualty Insurance Company do hereby certify that this power of attorney executed by said Company is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Company this 7th day of October, 2025.

THE OHIO CASUALTY INSURANCE COMPANY INCORPORATED 1919 NEW HAMPSHIRE

By: _____
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

Attachment C

Bid Form

Columbia County Deflection Program Project

The undersigned and Bidder declare(s), propose(s) and agree(s) as follows:

1. The undersigned has authority to complete and sign this Bid on behalf of the person, firm, business or corporation named herein as Bidder.

2. The full legal name(s) of the Bidder is

Petra Design Build, LLC

3. The only persons, firms, businesses or corporations interested in this Bid as principals are named as Bidders above or as officers, partners, joint venturers or parties below.

4. This Bid is made without collusion with any person, firm, business or corporation other than those named herein.

5. The Bidder has carefully examined all Solicitation Documents (including, but not limited to the, Description of the Project, Instructions to Bidders, Bid Form, First-Tier Subcontractor Disclosure Form, Sample Contract, Special Provisions, Specifications, Oregon Bid Bond, Oregon Performance and Payment Bonds, Drawings and Oregon Prevailing Wage Rates, and the site(s) of the proposed work.

6. ADDENDA ACKNOWLEDGEMENT (1) the County reserves the right to make changes to the Invitation to Bid and the resulting Contract, by written Addenda, prior to the closing time and date. Addenda will be sent to all prospective bidders via email and posted on the County s website. The COUNTY is not responsible for a bidder s failure to receive notice of Addenda if such are advertised in the foregoing manner. Addenda shall only be issued by the COUNTY and upon issuance are incorporated into the Invitation to Bid or the resulting Contract. If required by the Addendum, Bidders shall sign and return the Addendum prior to the Closing time/date.

By Bidder s signature on this Bid Form Bidder ACKNOWLEDGES, AGREES and CERTIFIES TO THE FOLLOWING:

(a) If any Addenda are issued in connection with this ITB, Offeror has received and duly considered such Addenda and has completed the blanks below identifying all Addenda issued and acknowledging and agreeing to the terms of all such Addenda as those terms revise the terms, conditions, Plans and Specifications of this ITB.

ADDENDA: No. 1 to No. 1 inclusive.

(b) IN ADDITION to completing the blanks above to identify all Addenda, if any, issued under this ITB, Bidder assigned and returned any Addendum that states that it must be signed and returned.

7. Bidder understands and agrees that this Bid is subject to all of the terms and conditions of the Procurement Documents, and any addenda thereto, and the same are incorporated herein by this reference.

8. If this Bid is accepted, Bidder will:

a) execute the Contract prepared and ready for signature, with Columbia County.

b) provide the performance security, if any, specified in the Contract Documents.

c) provide all the necessary labor, machinery, tools, apparatus and other means of construction to do all the work required.

d) furnish all the materials necessary; and

e) do all of the foregoing in the manner and time prescribed in, and according to the requirements set forth in, the Contract Documents.

9. If this Bid is accepted and the Bidder fails to or neglects to execute and return the Contract, prepared and ready for execution, and provide performance and payment security, if required, together with all other required documentation, within ten (10) days from the date of mailing by the County or receipt by the Bidder, whichever is sooner, the County may, at its option, determine that the bidder has abandoned the Contract, declare the bid security described in the Procurement Documents, if any, forfeited, and award the Contract to the next lowest responsible bidder.

10. Bidder will make all the payments to workers, suppliers and agencies required under the Contract in the manner described in the Contract Documents; Bidder will comply with all other applicable provisions of Oregon Law, Columbia County Ordinances and rules relating to public contracting including the provisions of ORS 279C.840.

11. The Bidder by whom this Bid is submitted, and by whom the contract will be entered into in case award is made to the bidder, is a(n):

Individual / sole proprietorship / partnership / corporation / other_____

(strike out all but correct title).

12. The names, addresses, titles and phone numbers of the president, secretary - treasurer and manager of the bidding corporation or names, addresses, titles and phone numbers of all officers, partners, joint venturers or other parties interested in this Bid are as follows:

(a) Name: Eli Kimmel Title: Managing Member

Address: 29030 SW Town Center Loop E. Suite 202 Wilsonville, OR 97070

Phone: 503.858.9437

(b) Name: _____ Title: _____

Address: _____

Phone: _____

(c) Name: _____ Title: _____

Address: _____

Phone: _____

(Attach additional sheets if necessary.)

13. The undersigned Bidder certifies that Bidder has not discriminated and will not discriminate against minority, women, or emerging small business enterprises, or a business enterprise that is owned or controlled by or that employs a disabled veteran in obtaining any required subcontracts. Failure of a Bidder not to so discriminate shall be grounds for disqualification.

14. The undersigned Bidder certifies that Bidder (is / is not) a resident bidder as defined in ORS 279A.120. (Mark out the incorrect certification).

15. The Bidders Base Bid and Alternates to include all work described in the Procurement Documents, including but not limited to the Plans, Specifications, Sample Contract and any issued Addenda:

BASE BID LUMP SUM:$ 315,700.00

16. CCB REQUIREMENTS

(a) Bidder shall be licensed with the State of Oregon Construction Contractors Board (CCB) prior to bidding on Public Improvement Contract(s). FAILURE TO COMPLY WITH THIS REQUIREMENT SHALL RESULT IN BID REJECTION.

(b) All subcontractors participating in the project shall be similarly registered with the Construction Contractors Board at the time they propose to engage in subcontract work. The CCB registration requirements apply to all public works contracts unless superseded by federal law.

17. Bidder SHALL provide its Construction Contractors Board (ORS 701.055) registration number below:

CONSTRUCTION CONTRACTORS BOARD REGISTRATION NO.: 235866

EXPIRATION DATE OF CCB NO.: 08/01/27

18. JOINT VENTURE/PARTNERSHIP DISCLOSURE

The Bidder shall disclose whether the bid is submitted by either a partnership or joint venture.

NO: X YES: _____

If yes, the Bidder shall provide the name of the contact person for the partnership or joint ventures.

DATED: 10/24/25

BIDDER: Petra Design Build, LLC
(Business Name)

BUSINESS ADDRESS: 29030 SW Town Center LP E. Suite 202 Wilsonville, OR 97070

BY: _____

(Signature of Authorized Representative)

Name: Eli Kimmel

(Printed Name of Signature)

Title: Managing Member

BY: _____

(Signature of Second Representative if required)

Name: _____

(Printed Name of Signature)

Title: _____

Federal Tax I.D. No.: 86-3399808

(Unless indicated otherwise below, all business communications regarding this Bid and Contract will be made to the business address and phone number shown above.)

If other than above, all communications should be made to:

Alternate Address: _____

Phone: _____

ATTACHMENT D

First Tier Subcontractor Disclosure Instructions and Form

PROJECT NAME: Columbia County Deflection Suite

BID CLOSING: Date: October 24 2025 Time: 2:00 p.m. Pacific Time

This form must be submitted at the location specified in the Invitation to Bid on bid closing date and within two working hours after the advertised bid closing.

Instructions for First-Tier Subcontractor Disclosure: Bidders are required to disclose information about certain first-tier subcontractors when the contract value for a Public Improvement is greater than $100,000.00 (see ORS 279C.370).

Specifically, when the contract amount of a first-tier subcontractor furnishing labor or labor, and materials would be greater than or equal to:

(a) Five (5%) of the project bid, but at least $15,000.00; or

(b) $350,000.00, regardless of the percentage of the total bid.

The disclosure of first-tier subcontractors shall include:

(a) The subcontractor's name.

(b) The category of work that the subcontractor would be performing; and

(c) The dollar value of the subcontract.

If the Bidder will not be using any subcontractors that are subject to the above disclosure requirements, the Bidder is required to indicate "None" on the form, below.

THE COUNTY MUST REJECT A BID IF THE BIDDER FAILS TO SUBMIT THE DISCLOSURE FORM WITH THIS INFORMATION BY THE STATED DEADLINE (See OAR 137-049-0360)

List on the following page the name of each subcontractor that will be furnishing labor or will be furnishing labor and materials and that is required to be disclosed, the category of work that the subcontractor will be performing and the dollar value of the subcontract. Enter "NONE" if there are no subcontractors that need to be disclosed. (ATTACH ADDITIONAL SHEETS IF NEEDED.)

NAME	DOLLAR VALUE	CATEGORY OF WORK
1) Bull Run Electric	$ 23,000.	Electrical
2) Lane Co.	$ 35,905.00	Demo & Abatement
3)	$	
4)	$	

Failure to submit this form by the disclosure deadline will result in a nonresponsive bid. A nonresponsive bid will not be considered for award.

Form submitted by (bidder name): Petra Design Build, LLC

Contact name: Eli Kimmel

Phone no.: 503.858.9437

RECEIVED
10/24/25
2PM

Attachment C

Bid Form

Columbia County Deflection Program Project

The undersigned and Bidder declare(s), propose(s) and agree(s) as follows:

1. The undersigned has authority to complete and sign this Bid on behalf of the person, firm, business or corporation named herein as Bidder.

2. The full legal name(s) of the Bidder is

Pacific Tech Construction, Inc.

3. The only persons, firms, businesses or corporations interested in this Bid as principals are named as Bidders above or as officers, partners, joint venturers or parties below.

4. This Bid is made without collusion with any person, firm, business or corporation other than those named herein.

5. The Bidder has carefully examined all Solicitation Documents (including, but not limited to the, Description of the Project, Instructions to Bidders, Bid Form, First-Tier Subcontractor Disclosure Form, Sample Contract, Special Provisions, Specifications, Oregon Bid Bond, Oregon Performance and Payment Bonds, Drawings and Oregon Prevailing Wage Rates, and the site(s) of the proposed work.

6. ADDENDA ACKNOWLEDGEMENT (1) the County reserves the right to make changes to the Invitation to Bid and the resulting Contract, by written Addenda, prior to the closing time and date. Addenda will be sent to all prospective bidders via email and posted on the County s website. The COUNTY is not responsible for a bidder s failure to receive notice of Addenda if such are advertised in the foregoing manner. Addenda shall only be issued by the COUNTY and upon issuance are incorporated into the Invitation to Bid or the resulting Contract. If required by the Addendum, Bidders shall sign and return the Addendum prior to the Closing time/date.

By Bidder s signature on this Bid Form Bidder ACKNOWLEDGES, AGREES and CERTIFIES TO THE FOLLOWING:

(a) If any Addenda are issued in connection with this ITB, Offeror has received and duly considered such Addenda and has completed the blanks below identifying all Addenda issued and acknowledging and agreeing to the terms of all such Addenda as those terms revise the terms, conditions, Plans and Specifications of this ITB.

ADDENDA: No. 01 to No. inclusive.

(b) IN ADDITION to completing the blanks above to identify all Addenda, if any, issued under this ITB, Bidder assigned and returned any Addendum that states that it must be signed and returned.

7. Bidder understands and agrees that this Bid is subject to all of the terms and conditions of the Procurement Documents, and any addenda thereto, and the same are incorporated herein by this reference.

8. If this Bid is accepted, Bidder will:

a) execute the Contract prepared and ready for signature, with Columbia County.

b) provide the performance security, if any, specified in the Contract Documents.

c) provide all the necessary labor, machinery, tools, apparatus and other means of construction to do all the work required.

d) furnish all the materials necessary; and

e) do all of the foregoing in the manner and time prescribed in, and according to the requirements set forth in, the Contract Documents.

9. If this Bid is accepted and the Bidder fails to or neglects to execute and return the Contract, prepared and ready for execution, and provide performance and payment security, if required, together with all other required documentation, within ten (10) days from the date of mailing by the County or receipt by the Bidder, whichever is sooner, the County may, at its option, determine that the bidder has abandoned the Contract, declare the bid security described in the Procurement Documents, if any, forfeited, and award the Contract to the next lowest responsible bidder.

10. Bidder will make all the payments to workers, suppliers and agencies required under the Contract in the manner described in the Contract Documents; Bidder will comply with all other applicable provisions of Oregon Law, Columbia County Ordinances and rules relating to public contracting including the provisions of ORS 279C.840.

11. The Bidder by whom this Bid is submitted, and by whom the contract will be entered into in case award is made to the bidder, is a(n):

Individual / sole proprietorship / partnership / corporation / other_____

(strike out all but correct title).

12. The names, addresses, titles and phone numbers of the president, secretary - treasurer and manager of the bidding corporation or names, addresses, titles and phone numbers of all officers, partners, joint venturers or other parties interested in this Bid are as follows:

(a) Name: Joseph Lane Title: President

Address: 1302 Walnut Street Kelso, WA 98626

Phone: (360) 414-8084

(b) Name: Calvin Miller Title: VP/Secretary

Address: 1302 Walnut Street Kelso, WA 98626

Phone: (360) 414-8084

(c) Name: Slate Miller Title: VP of Business Development

Address: 1302 Walnut Street Kelso, WA 98626

Phone: (360) 414-8084

(Attach additional sheets if necessary.)

13. The undersigned Bidder certifies that Bidder has not discriminated and will not discriminate against minority, women, or emerging small business enterprises, or a business enterprise that is owned or controlled by or that employs a disabled veteran in obtaining any required subcontracts. Failure of a Bidder not to so discriminate shall be grounds for disqualification.

14. The undersigned Bidder certifies that Bidder (is / is not) a resident bidder as defined in ORS 279A.120. (Mark out the incorrect certification).

15. The Bidders Base Bid and Alternates to include all work described in the Procurement Documents, including but not limited to the Plans, Specifications, Sample Contract and any issued Addenda:

BASE BID LUMP SUM:$ 355,803

16. CCB REQUIREMENTS

(a) Bidder shall be licensed with the State of Oregon Construction Contractors Board (CCB) prior to bidding on Public Improvement Contract(s). FAILURE TO COMPLY WITH THIS REQUIREMENT SHALL RESULT IN BID REJECTION.

(b) All subcontractors participating in the project shall be similarly registered with the Construction Contractors Board at the time they propose to engage in subcontract work. The CCB registration requirements apply to all public works contracts unless superseded by federal law.

17. Bidder SHALL provide its Construction Contractors Board (ORS 701.055) registration number below:

CONSTRUCTION CONTRACTORS BOARD REGISTRATION NO.: 110641

EXPIRATION DATE OF CCB NO.: 2/18/2026

18. JOINT VENTURE/PARTNERSHIP DISCLOSURE

The Bidder shall disclose whether the bid is submitted by either a partnership or joint venture.

NO: ✓ YES: _____

If yes, the Bidder shall provide the name of the contact person for the partnership or joint ventures.

DATED: N/A

BIDDER: _____
(Business Name)

BUSINESS ADDRESS: _____

BY: _____
(Signature of Authorized Representative)

Name: _____
(Printed Name of Signature)

Title: _____

BY: _____
(Signature of Second Representative if required)

Name: _____
(Printed Name of Signature)

Title: _____

Federal Tax I.D. No.: 91-1699565

(Unless indicated otherwise below, all business communications regarding this Bid and Contract will be made to the business address and phone number shown above.)

If other than above, all communications should be made to:

Alternate Address: N/A

Phone: _____

ATTACHMENT D

First Tier Subcontractor Disclosure Instructions and Form

PROJECT NAME: Columbia County Deflection Suite

BID CLOSING: Date: October 24 2025 Time: 2:00 p.m. Pacific Time

This form must be submitted at the location specified in the Invitation to Bid on bid closing date and within two working hours after the advertised bid closing.

Instructions for First-Tier Subcontractor Disclosure: Bidders are required to disclose information about certain first-tier subcontractors when the contract value for a Public Improvement is greater than $100,000.00 (see ORS 279C.370).

Specifically, when the contract amount of a first-tier subcontractor furnishing labor or labor, and materials would be greater than or equal to:

(a) Five (5%) of the project bid, but at least $15,000.00; or

(b) $350,000.00, regardless of the percentage of the total bid.

The disclosure of first-tier subcontractors shall include:

(a) The subcontractor's name.

(b) The category of work that the subcontractor would be performing; and

(c) The dollar value of the subcontract.

If the Bidder will not be using any subcontractors that are subject to the above disclosure requirements, the Bidder is required to indicate "None" on the form, below.

THE COUNTY MUST REJECT A BID IF THE BIDDER FAILS TO SUBMIT THE DISCLOSURE FORM WITH THIS INFORMATION BY THE STATED DEADLINE (See OAR 137-049-0360)

List on the following page the name of each subcontractor that will be furnishing labor or will be furnishing labor and materials and that is required to be disclosed, the category of work that the subcontractor will be performing and the dollar value of the subcontract. Enter "NONE" if there are no subcontractors that need to be disclosed. (ATTACH ADDITIONAL SHEETS IF NEEDED.)

NAME	DOLLAR VALUE	CATEGORY OF WORK
1) Anchor Electric	$ 33,000	Electric
2) Air X	$ 22,030	HVAC
3) LAne Co.	$ 18,333	Demo / Abatement
4)	$	

Failure to submit this form by the disclosure deadline will result in a nonresponsive bid. A nonresponsive bid will not be considered for award.

Form submitted by (bidder name): Pacific Tech Construction, Inc.

Contact name: Slate Miller, VP of Business Development

Phone no.: (360) 414-8084

ATTACHMENT E

BID BOND

BOND NO. Bid Bond

AMOUNT: $ 10% of Bid Amount

KNOW ALL MEN BY THESE PRESENTS, that Pacific Tech Construction, Inc.

hereinafter called the PRINCIPAL, and Nationwide Mutual Insurance Company

a corporation duly organized under the laws of the State of Ohio, having its principal place of business at One West Nationwide Blvd, Columbus, OH 43215, in the State of Ohio and authorized to do business in the State of Oregon, as SURETY, are held and firmly bound unto Columbia County hereinafter called the OBLIGEE, in the sum of Ten Percent (10%) of Bid Amount

_____ DOLLARS ($ 10% of Bid Amount), for the payment of which we bind ourselves, our heirs, executors, administrators,

successors, and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS BOND IS SUCH THAT:

WHEREAS, the PRINCIPAL is herewith submitting his or its Bid Proposal for the Columbia County Deflection Program Project, said Bid Proposal, by reference thereto, being hereby made a part hereof.

NOW, THEREFORE, if the Bid Proposal submitted by the PRINCIPAL is accepted, and the Contract awarded to the PRINCIPAL, and if the PRINCIPAL shall execute the proposed Contract and shall furnish such Performance and Payment Bond as required by the Contract Documents within the time fixed by the Documents, then this obligation shall be void, if the PRINCIPAL shall fail to execute the proposed Contract and furnish the bond, the SURETY hereby agrees to pay to the OBLIGEE the said sum as liquidated damages.

Signed and sealed this 24th day of October, 2025.

Pacific Tech Construction, Inc.

PRINCIPAL

By _____
Calvin Miller, Vice President

Pacific Tech Construction, Inc. CORPORATE SEAL 1995 State of Washington

Nationwide Mutual Insurance Company

SURETY

BY _____
Travis J Robles, Attorney-in-Fact

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS THAT:

Nationwide Mutual Insurance Company, an Ohio corporation

hereinafter referred to severally as the "Company" and collectively as "the Companies" does hereby make, constitute and appoint:

ALEXA MANLEY; ALICEON A KELTNER; AMELIA G BURRILL; ANNELIES M RICHIE; CARLEY ESPIRITU; CHARLA M BOADLE; CHRISTOPHER KINYON; DONALD PERCELL SHANKLIN; FRANK W HAFNER, III; HOLLI LAGERQUIST; JACOB T HADDOCK; JAMES R COGDILL; JAMIE L MARQUES; JULIE A CRAKER; JUSTIN DEAN PRICE; KARI MICHELLE MOTLEY; KATHARINE J SNIDER; THOMAS BUELL; LINDSEY ELAINE JORGENSEN; LOIS F WEATHERS; LORI J KELLY; MARIAN C NEWMAN; MICHAEL S MANSFIELD; SARAH WHITAKER; SHERRI W HILL; TAMARA A RINGEISEN; TERRIE L CONARD; TRAVIS J ROBLES; W D MORRIS JR; WESLEY V DASHER, JR;

each in their individual capacity, its true and lawful attorney-in-fact, with full power and authority to sign, seal, and execute on its behalf any and all bonds and undertakings, and other obligatory instruments of similar nature, in penalties not exceeding the sum of

UNLIMITED

and to bind the Company thereby, as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Company; and all acts of said Attorney pursuant to the authority given are hereby ratified and confirmed.

This power of attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the board of directors of the Company:

"RESOLVED, that the president, or any vice president be, and each hereby is, authorized and empowered to appoint attorneys-in-fact of the Company, and to authorize them to execute and deliver on behalf of the Company any and all bonds, forms, applications, memorandums, undertakings, recognizances, transfers, contracts of indemnity, policies, contracts guaranteeing the fidelity of persons holding positions of public or private trust, and other writings obligatory in nature that the business of the Company may require; and to modify or revoke, with or without cause, any such appointment or authority; provided, however, that the authority granted hereby shall in no way limit the authority of other duly authorized agents to sign and countersign any of said documents on behalf of the Company."

"RESOLVED FURTHER, that such attorneys-in-fact shall have full power and authority to execute and deliver any and all such documents and to bind the Company subject to the terms and limitations of the power of attorney issued to them, and to affix the seal of the Company thereto; provided, however, that said seal shall not be necessary for the validity of any such documents."

This power of attorney is signed and sealed under and by the following bylaws duly adopted by the board of directors of the Company.

Execution of Instruments. Any vice president, any assistant secretary or any assistant treasurer shall have the power and authority to sign or attest all approved documents, instruments, contracts, or other papers in connection with the operation of the business of the company in addition to the chairman of the board, the chief executive officer, president, treasurer or secretary; provided, however, the signature of any of them may be printed, engraved, or stamped on any approved document, contract, instrument, or other papers of the Company.

IN WITNESS WHEREOF, the Company has caused this instrument to be sealed and duly attested by the signature of its officer the 1st day of April, 2024.

Antonio C. Albanese, **Vice President** of Nationwide Mutual Insurance Company

ACKNOWLEDGMENT

STATE OF NEW YORK COUNTY OF KINGS: ss

On this 1st day of April, 2024, before me came the above-named officer for the Company aforesaid, to me personally known to be the officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, deposes and says, that he is the officer of the Company aforesaid, that the seal affixed hereto is the corporate seal of said Company, and the said corporate seal and his signature were duly affixed and subscribed to said instrument by the authority and direction of said Company.

Sharon Laburda
Notary Public, State of New York
No. 01LA6427697
Qualified in Kings County
Commission Expires January 3, 2026

Notary Public
My Commission Expires
January 3, 2026

CERTIFICATE

I, Lezlie F. Chimienti, Assistant Secretary of the Company, do hereby certify that the foregoing is a full, true and correct copy of the original power of attorney issued by the Company; that the resolution included therein is a true and correct transcript from the minutes of the meetings of the boards of directors and the same has not been revoked or amended in any manner; that said Antonio C. Albanese was on the date of the execution of the foregoing power of attorney the duly elected officer of the Company, and the corporate seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority of said board of directors; and the foregoing power of attorney is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto subscribed my name as Assistant Secretary, and affixed the corporate seal of said Company this 24th day of October, 2025.

Assistant Secretary

BDJ 1(04-24)00

RECEIVED
10/24/25
2pm

Attachment C

Bid Form

Columbia County Deflection Program Project

The undersigned and Bidder declare(s), propose(s) and agree(s) as follows:

1. The undersigned has authority to complete and sign this Bid on behalf of the person, firm, business or corporation named herein as Bidder.

2. The full legal name(s) of the Bidder is

First Cascade Corp

3. The only persons, firms, businesses or corporations interested in this Bid as principals are named as Bidders above or as officers, partners, joint venturers or parties below.

4. This Bid is made without collusion with any person, firm, business or corporation other than those named herein.

5. The Bidder has carefully examined all Solicitation Documents (including, but not limited to the, Description of the Project, Instructions to Bidders, Bid Form, First-Tier Subcontractor Disclosure Form, Sample Contract, Special Provisions, Specifications, Oregon Bid Bond, Oregon Performance and Payment Bonds, Drawings and Oregon Prevailing Wage Rates, and the site(s) of the proposed work.

6. ADDENDA ACKNOWLEDGEMENT (1) the County reserves the right to make changes to the Invitation to Bid and the resulting Contract, by written Addenda, prior to the closing time and date. Addenda will be sent to all prospective bidders via email and posted on the County s website. The COUNTY is not responsible for a bidder s failure to receive notice of Addenda if such are advertised in the foregoing manner. Addenda shall only be issued by the COUNTY and upon issuance are incorporated into the Invitation to Bid or the resulting Contract. If required by the Addendum, Bidders shall sign and return the Addendum prior to the Closing time/date.

By Bidder s signature on this Bid Form Bidder ACKNOWLEDGES, AGREES and CERTIFIES TO THE FOLLOWING:

(a) If any Addenda are issued in connection with this ITB, Offeror has received and duly considered such Addenda and has completed the blanks below identifying all Addenda issued and acknowledging and agreeing to the terms of all such Addenda as those terms revise the terms, conditions, Plans and Specifications of this ITB.

ADDENDA: No. 1 to No. 1 inclusive.

(b) IN ADDITION to completing the blanks above to identify all Addenda, if any, issued under this ITB, Bidder assigned and returned any Addendum that states that it must be signed and returned.

7. Bidder understands and agrees that this Bid is subject to all of the terms and conditions of the Procurement Documents, and any addenda thereto, and the same are incorporated herein by this reference.

8. If this Bid is accepted, Bidder will:

a) execute the Contract prepared and ready for signature, with Columbia County.

b) provide the performance security, if any, specified in the Contract Documents.

c) provide all the necessary labor, machinery, tools, apparatus and other means of construction to do all the work required.

d) furnish all the materials necessary; and

e) do all of the foregoing in the manner and time prescribed in, and according to the requirements set forth in, the Contract Documents.

9. If this Bid is accepted and the Bidder fails to or neglects to execute and return the Contract, prepared and ready for execution, and provide performance and payment security, if required, together with all other required documentation, within ten (10) days from the date of mailing by the County or receipt by the Bidder, whichever is sooner, the County may, at its option, determine that the bidder has abandoned the Contract, declare the bid security described in the Procurement Documents, if any, forfeited, and award the Contract to the next lowest responsible bidder.

10. Bidder will make all the payments to workers, suppliers and agencies required under the Contract in the manner described in the Contract Documents; Bidder will comply with all other applicable provisions of Oregon Law, Columbia County Ordinances and rules relating to public contracting including the provisions of ORS 279C.840.

11. The Bidder by whom this Bid is submitted, and by whom the contract will be entered into in case award is made to the bidder, is a(n):

Individual / ~~sole proprietorship~~ / ~~partnership~~ / ~~corporation~~ / ~~other~~_____

(strike out all but correct title).

12. The names, addresses, titles and phone numbers of the president, secretary - treasurer and manager of the bidding corporation or names, addresses, titles and phone numbers of all officers, partners, joint venturers or other parties interested in this Bid are as follows:

(a) Name: Scott Conway Title: Owner

Address: PO Box 2158 Lake Oswego, OR 97035

Phone: 503.460.7079

(b) Name: _____ Title: _____

Address: _____

Phone: _____

(c) Name: _____ Title: _____

Address: _____

Phone: _____

(Attach additional sheets if necessary.)

13. The undersigned Bidder certifies that Bidder has not discriminated and will not discriminate against minority, women, or emerging small business enterprises, or a business enterprise that is owned or controlled by or that employs a disabled veteran in obtaining any required subcontracts. Failure of a Bidder not to so discriminate shall be grounds for disqualification.

14. The undersigned Bidder certifies that Bidder (is / is not) a resident bidder as defined in ORS 279A.120. (Mark out the incorrect certification).

15. The Bidders Base Bid and Alternates to include all work described in the Procurement Documents, including but not limited to the Plans, Specifications, Sample Contract and any issued Addenda:

BASE BID LUMP SUM:$ 275,000

16. CCB REQUIREMENTS

(a) Bidder shall be licensed with the State of Oregon Construction Contractors Board (CCB) prior to bidding on Public Improvement Contract(s). FAILURE TO COMPLY WITH THIS REQUIREMENT SHALL RESULT IN BID REJECTION.

(b) All subcontractors participating in the project shall be similarly registered with the Construction Contractors Board at the time they propose to engage in subcontract work. The CCB registration requirements apply to all public works contracts unless superseded by federal law.

17. Bidder SHALL provide its Construction Contractors Board (ORS 701.055) registration number below:

CONSTRUCTION CONTRACTORS BOARD REGISTRATION NO.: 63946

EXPIRATION DATE OF CCB NO.: 9/11/2027

18. JOINT VENTURE/PARTNERSHIP DISCLOSURE

The Bidder shall disclose whether the bid is submitted by either a partnership or joint venture.

NO: X YES: _____

If yes, the Bidder shall provide the name of the contact person for the partnership or joint ventures.

DATED: 10/24/2025

BIDDER: First Cascade Corp
(Business Name)

BUSINESS ADDRESS: PO Box 2158 Lake Oswego, OR 97035

BY: _____

(Signature of Authorized Representative)

Name: Nick Conway

(Printed Name of Signature)

Title: Vice President

BY: _____

(Signature of Second Representative if required)

Name: _____

(Printed Name of Signature)

Title: _____

Federal Tax I.D. No.: 93-1006975

(Unless indicated otherwise below, all business communications regarding this Bid and Contract will be made to the business address and phone number shown above.)

If other than above, all communications should be made to:

Alternate Address: _____

Phone: 503.713.3097

ATTACHMENT E

BID BOND

BOND NO. NA

AMOUNT: $ 10%

KNOW ALL MEN BY THESE PRESENTS, that First Cascade Corp

hereinafter called the PRINCIPAL, and The Hanover Insurance Company

a corporation duly organized under the laws of the State of New Hampshire, having its principal place of business at 520 Pike Street, #1220, Seattle, WA 98101, in the State of _____ and authorized to do business in the State of Oregon, as SURETY, are held and firmly bound unto Columbia County hereinafter called the OBLIGEE, in the sum of Ten Percent of the Total Amount Bid

_____ DOLLARS ($ 10%), for the payment of which we bind ourselves, our heirs, executors, administrators,

successors, and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS BOND IS SUCH THAT:

WHEREAS, the PRINCIPAL is herewith submitting his or its Bid Proposal for the Columbia County Deflection Program Project, said Bid Proposal, by reference thereto, being hereby made a part hereof.

NOW, THEREFORE, if the Bid Proposal submitted by the PRINCIPAL is accepted, and the Contract awarded to the PRINCIPAL, and if the PRINCIPAL shall execute the proposed Contract and shall furnish such Performance and Payment Bond as required by the Contract Documents within the time fixed by the Documents, then this obligation shall be void, if the PRINCIPAL shall fail to execute the proposed Contract and furnish the bond, the SURETY hereby agrees to pay to the OBLIGEE the said sum as liquidated damages.

Signed and sealed this 24th day of October, 2025.

First Cascade Corp

PRINCIPAL

By _____

VP Nick Conway

SURETY The Hanover Insurance Company

_____

Steve Shike, Attorney-In-Fact

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

POWER OF ATTORNEY

THIS Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

KNOW ALL PERSONS BY THESE PRESENTS:

That THE HANOVER INSURANCE COMPANY and MASSACHUSETTS BAY INSURANCE COMPANY, both being corporations organized and existing under the laws of the State of New Hampshire, and CITIZENS INSURANCE COMPANY OF AMERICA, a corporation organized and existing under the laws of the State of Michigan, (hereinafter individually and collectively the "Company") does hereby constitute and appoint,

Michael C. Moore, Stephen R. Marwitz, Steve Shike, John C. Jackson, Cory McDonald, Jason Valle, and/or Dina Zinn

Of **Arthur J. Gallagher Risk Management Services, LLC** each individually, if there be more than one named, as its true and lawful attorney(s)-in-fact to sign, execute, seal, acknowledge and deliver for, and on its behalf, and as its act and deed any place within the United States, any and all surety bonds, recognizances, undertakings, or other surety obligations. The execution of such surety bonds, recognizances, undertakings or surety obligations, in pursuance of these presents, shall be as binding upon the Company as if they had been duly signed by the president and attested by the secretary of the Company, in their own proper persons. Provided however, that this power of attorney limits the acts of those named herein; and they have no authority to bind the Company except in the manner stated and to the extent of any limitation stated below:

Any such obligations in the United States, not to exceed Ten Million and No/100 ($10,000,000) in any single instance

That this power is made and executed pursuant to the authority of the following Resolutions passed by the Board of Directors of said Company, and said Resolutions remain in full force and effect:

RESOLVED: That the President or any Vice President, in conjunction with any Vice President, be and they hereby are authorized and empowered to appoint Attorneys-in-fact of the Company, in its name and as it acts, to execute and acknowledge for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, waivers of citation and all other writings obligatory in the nature thereof, with power to attach thereto the seal of the Company. Any such writings so executed by such Attorneys-in-fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company in their own proper persons.

RESOLVED: That any and all Powers of Attorney and Certified Copies of such Powers of Attorney and certification in respect thereto, granted and executed by the President or Vice President in conjunction with any Vice President of the Company, shall be binding on the Company to the same extent as if all signatures therein were manually affixed, even though one or more of any such signatures thereon may be facsimile. (Adopted October 7, 1981 – The Hanover Insurance Company; Adopted April 14, 1982 – Massachusetts Bay Insurance Company; Adopted September 7, 2001 – Citizens Insurance Company of America and affirmed by each Company on March 24, 2014)

IN WITNESS WHEREOF, THE HANOVER INSURANCE COMPANY, MASSACHUSETTS BAY INSURANCE COMPANY and CITIZENS INSURANCE COMPANY OF AMERICA have caused these presents to be sealed with their respective corporate seals, duly attested by two Vice Presidents, this **22nd** day of **April 2025**

The Hanover Insurance Company
Massachusetts Bay Insurance Company
Citizens Insurance Company of America

James H. Kawiecki, Vice President

The Hanover Insurance Company
Massachusetts Bay Insurance Company
Citizens Insurance Company of America

Joellen M. Mendoza, Vice President

STATE OF CONNECTICUT)
COUNTY OF HARTFORD) ss.

On this **22nd** day of **April, 2025** before me came the above named Executive Vice President and Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, to me personally known to be the individuals and officers described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, respectively, and that the said corporate seals and their signatures as officers were duly affixed and subscribed to said instrument by the authority and direction of said Corporations.

KATHLEEN M. SIRARD
Notary Public
Commonwealth of Massachusetts
My Commission Expires
September 2, 2027

Kathleen M.Sirard, Notary Public
My commission expires, September 2, 2027

I, the undersigned Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, hereby certify that the above and foregoing is a full, true and correct copy of the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Powers of Attorney are still in force and effect.

GIVEN under my hand and the seals of said Companies, at Worcester, Massachusetts, this 24th day of October 2025

CERTIFIED COPY

The Hanover Insurance Company
Massachusetts Bay Insurance Company
Citizens Insurance Company of America

John Rowedder, Vice President

Contact References for Contractor and Contractor Supervisor

FIRST CASCADE CORPORATION

PO Box 2158

Lake Oswego, OR 97035

503.699.8970 Phone

503.699.8985 Fax

www.FirstCascade.com

CCB 63946

REFERENCES/ABILITY TO PERFORM

Dave Kruger

Project Manager

Turner & Townsend

971.719.1801 | dave.kruger@turntown.com

Jaimie Harwood

Project Coordinator

Lake Oswego School District

503.534.2162 Jaimie.hardwood@loswego.k12.us

Project

Lake Oswego High School Exterior CTE

Ground up build of greenhouse and outside learning areas.

$2,890,027

Original Date for Completion: August 2023

Actual Completion Date: August 2023

REFERENCES/ABILITY TO PERFORM

Ellen Cusick

Project Manager

Portland Public Schools

971.806.4416 | ecusick@pps.net

Project

SPED ADA Upgrades

Multiple ADA Location Upgrades

$5,313,739.00

Original Date for Completion: January 2025

Actual Completion: January 2025

REFERENCES/ABILITY TO PERFORM

Sara Mansfield

Project Manager

Oregon Technical Institute

27500 SW Parkway Ave.

Wilsonville, Oregon

503.821.1291 | sara.mansfield@oit.edu

Project

OIT Lab Remodel

$583,901.00

Original Date for Completion: July 31, 2023

Actual Completion Date: July 2023

REFERENCES/ABILITY TO PERFORM

Courtney Karsted

Project Manager

City of Hillsboro

503.367.8762 | courtney.karsted@hilssboro-oregon.gov

Project

Civic Center 4th Floor Remodel

Total interior renovation for the 4th floor of the Hillsboro Civic Center

$3,786,030.00

Original Date for Completion: July 2024

Actual Completion Date: July 2024

ATTACHMENT D

First Tier Subcontractor Disclosure Instructions and Form

PROJECT NAME: Columbia County Deflection Suite

BID CLOSING: Date: October 24 2025 Time: 2:00 p.m. Pacific Time

This form must be submitted at the location specified in the Invitation to Bid on bid closing date and within two working hours after the advertised bid closing.

Instructions for First-Tier Subcontractor Disclosure: Bidders are required to disclose information about certain first-tier subcontractors when the contract value for a Public Improvement is greater than $100,000.00 (see ORS 279C.370).

Specifically, when the contract amount of a first-tier subcontractor furnishing labor or labor, and materials would be greater than or equal to:

(a) Five (5%) of the project bid, but at least $15,000.00; or

(b) $350,000.00, regardless of the percentage of the total bid.

The disclosure of first-tier subcontractors shall include:

(a) The subcontractor's name.

(b) The category of work that the subcontractor would be performing; and

(c) The dollar value of the subcontract.

If the Bidder will not be using any subcontractors that are subject to the above disclosure requirements, the Bidder is required to indicate "None" on the form, below.

THE COUNTY MUST REJECT A BID IF THE BIDDER FAILS TO SUBMIT THE DISCLOSURE FORM WITH THIS INFORMATION BY THE STATED DEADLINE (See OAR 137-049-0360)

List on the following page the name of each subcontractor that will be furnishing labor or will be furnishing labor and materials and that is required to be disclosed, the category of work that the subcontractor will be performing and the dollar value of the subcontract. Enter "NONE" if there are no subcontractors that need to be disclosed. (ATTACH ADDITIONAL SHEETS IF NEEDED.)

NAME	DOLLAR VALUE	CATEGORY OF WORK
1) Hummer Elec	$ 34,575	Elec
2) Ford Sher	$ 33,703	Drywall
3)	$	
4)	$	

Failure to submit this form by the disclosure deadline will result in a nonresponsive bid. A nonresponsive bid will not be considered for award.

Form submitted by (bidder name): First Cascade Corp

Contact name: Nick Conway

Phone no.: 503.713.3097