



COUNCIL SPECIAL SESSION

Friday, May 29, 2026 at 3:00 PM

COUNCIL MEMBERS:

Mayor Jennifer Massey
Council President Jessica Chilton
Councilor Mark Gundersen
Councilor Russell Hubbard
Councilor Brandon Sundeen

LOCATION & CONTACT:

Zoom (details below)
Website | www.sthelensoregon.gov
Email | kpayne@sthelensoregon.gov
Phone | 503-397-6272
Fax | 503-397-4016

UPDATED AGENDA

CALL SPECIAL SESSION TO ORDER

VISITOR COMMENTS - *Limited to three (3) minutes per speaker*

APPROVE AND AUTHORIZE FOR SIGNATURE

1. Second Amendment to Exclusive Negotiating Agreement with Romano Properties, LLC for Proposed Development on Riverfront Property
2. Amendment No. 2 to the Howard S. Wright CM/GC Construction Contract for the Public Safety Building
3. Agreement with Hagan Hamilton Insurance, Inc. for Insurance Services

~~RECESS SPECIAL SESSION~~

~~EXECUTIVE SESSION~~

~~An Executive Session is scheduled to take place under ORS 192.660(2)(h) to consult with legal counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.~~

~~Authorized representatives of the news media, staff, and other persons as approved, shall be allowed to attend the Executive Session. All other members of the audience are asked to leave the Zoom room.~~

~~RECONVENE SPECIAL SESSION~~

OTHER BUSINESS

ADJOURN

VIRTUAL MEETING DETAILS

Join: <https://us02web.zoom.us/j/81139544423?pwd=OIBzbvGLN1bJyI2d1HF9qMZb0buXk.1>

Passcode: 859201

Phone one-tap: +12532158782

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to City Hall at 503-397-6272.

Be a part of the vision and get involved...volunteer for a City Board or Commission! For more information or for an application, go to www.sthelensoregon.gov or call 503-366-8217.

SECOND AMENDMENT *to* EXCLUSIVE NEGOTIATING AGREEMENT

THIS SECOND AMENDMENT TO THE EXCLUSIVE NEGOTIATING AGREEMENT (this “**Amendment**”) is made and entered into as of the last date indicated below by and between the CITY OF ST. HELENS, an Oregon municipal corporation acting by and through the ST. HELENS URBAN RENEWAL AGENCY (the “**City**”) and ROMANO PROPERTIES, LLC, a Washington limited liability company (“**Developer**”).

RECITALS

- A. City and Developer entered into that certain Exclusive Negotiating Agreement (“ENA”) on or about September 30, 2025, relating to a 25-acre waterfront property owned by the City. All capitalized terms not herein defined shall have the meaning given to them in the ENA.
- B. Exhibit D to the ENA set forth certain Milestones the Developer was to achieve, as well as timelines for achieving them.
- C. City and Developer entered into that certain Exclusive Negotiating Agreement Amendment #1, dated on or about March 25, 2026, pursuant to which both the due diligence deadline and the Term of the ENA were extended to May 29, 2026, and Exhibit D to the ENA was modified accordingly.
- D. The Term of the ENA is therefore set to expire on March May 29, 2026. Section 2.2 of the ENA provides that the Term of the ENA may be extended for two (2) ninety (90)-day renewal periods by mutual agreement of the parties.
- E. Based on the good faith negotiations between the City and Developer, the City is willing to grant Developer’s request to extend the due diligence as requested, as well as the ENA termination date.

NOW, THEREFORE, in consideration of the foregoing recitals, which are hereby incorporated into this Amendment, and the agreements, promises, and covenants set forth below, the Parties hereby agree to amend and modify the ENA as follows:

AMENDMENT

NOW, THEREFORE, in consideration of the above recitals, which are hereby incorporated into this Amendment, and the agreements, promises, and covenants set forth below, the parties hereby agree as follows:

1. **Extension.** Developer’s due diligence deadline is hereby extended to July 28, 2026, and Exhibit D and all Milestones and timelines set forth therein are hereby modified in accordance with such extension. The Term of the ENA is hereby extended by sixty (60) days, until July 28, 2026.

- 2. **Binding Effect.** This Amendment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. This Amendment shall govern and control any conflict between it and the ENA.
- 3. **Scope of Amendment.** Except as expressly amended hereby, the ENA is confirmed and remains in full force and effect.
- 4. **Counterparts.** This Amendment may be executed in multiple counterparts and shall be binding on each party who executes a counterpart regardless of whether that counterpart is executed by the other party, and each such counterpart shall be deemed part of the original. Execution of this Amendment may be accomplished by electronic transmission of counterparts or by other electronic means (such as DocuSign).

IN WITNESS WHEREOF, the parties have executed this Amendment, effective as of the later of the dates set forth below (the “**Amendment Date**”).

DEVELOPER:

ROMANO PROPERTIES, LLC,
a Washington limited liability company

By: Eric Christensen
Eric Christensen, as its COO

Date: 05/28/2026

CITY:

CITY OF ST. HELENS,
an Oregon municipal corporation,
acting by and through:

ST. HELENS URBAN RENEWAL
AGENCY,
an Oregon municipal corporation

By: _____
John Walsh, City Administrator

Date: _____



ST. HELENS PUBLIC SAFETY BUILDING

DESIGN DEVELOPMENT DOCUMENTS ESTIMATE

Estimate No. 5.1.1 EWP 1.0

May 12, 2026



Project: St. Helens Police Station	Estimate No.:	5.1.1 EWP 1.0
Owner: City of St. Helens	Date:	05/12/26
Location: St. Helens, OR	Estimator:	Reetz
Architect: Mackenzie	GSF:	11,200 sf

System	Cost / GSF	Total
Sitework	\$ 124.19	\$ 1,390,910
Foundations	\$ 16.52	\$ 184,984
Substructure	\$ 12.29	\$ 137,621
Superstructure	\$ 23.96	\$ 268,382
Exterior Closure	\$ 0.83	\$ 9,247
Interior Construction	\$ 19.68	\$ 220,388
Plumbing	\$ 40.01	\$ 448,077
HVAC	\$ 3.19	\$ 35,673
Electrical	\$ 176.17	\$ 1,973,099
DIRECT COST TOTAL		
	\$ 416.82	\$ 4,668,381
Design Contingency		
Sitework	0.00%	excluded
Balance of Estimate	0.00%	excluded
Construction Contingency	3.00%	\$ 140,051
General Requirements		\$ 165,727
General Conditions		\$ 260,154
SUBTOTAL		
	\$ 467.35	\$ 5,234,313
General Liability Insurance	1.10%	\$ 60,861
Builder's Risk Insurance	0.35%	\$ 19,365
Performance and Payment Bond	0.80%	\$ 44,263
Oregon CAT	0.40%	\$ 22,131
Fee	2.95%	\$ 158,738
SUBTOTAL		
	\$ 494.61	\$ 5,539,671
Solar Allowance	1.50%	incl. above
TOTAL		
	\$ 494.61	\$ 5,539,671
ROW & Sanitary Sewer Improvements		
Right-of-Way Work		incl. above
Sanitary Sewer Reroute		incl. above
GRAND TOTAL		
	\$ 494.61	\$ 5,539,671

Variance

Project: St. Helens Police Station	Estimate No.: 5.1.1 EWP 1.0
Owner: City of St. Helens	Date: 05/12/26
Location: St. Helens, OR	Estimator: Reetz
Architect: Mackenzie	GSF: 11,200 sf

System	5.1.1 EWP 1.0	4.2.1 EWP1.0 w/ BRT	Variance
Sitework	\$ 1,390,910	\$ 1,533,519	\$ (142,609)
Foundations	\$ 184,984	\$ 203,358	\$ (18,374)
Substructure	\$ 137,621	\$ 160,900	\$ (23,279)
Superstructure	\$ 268,382	\$ 412,335	\$ (143,953)
Exterior Closure	\$ 9,247	\$ 24,900	\$ (15,653)
Interior Construction	\$ 220,388	\$ 182,819	\$ 37,569
Plumbing	\$ 448,077	\$ 537,890	\$ (89,813)
HVAC	\$ 35,673	\$ 6,750	\$ 28,923
Electrical	\$ 1,973,099	\$ 1,437,874	\$ 535,225
DIRECT COST TOTAL	\$ 4,668,381	\$ 4,500,345	\$ 168,036
Design Contingency			
Sitework	excluded	\$ -	\$ -
Balance of Estimate	excluded	\$ -	\$ -
Construction Contingency	\$ 140,051	\$ 135,010	\$ 5,041
General Requirements	\$ 165,727	\$ 76,939	\$ 88,788
General Conditions	\$ 260,154	\$ 274,572	\$ (14,418)
SUBTOTAL	\$ 5,234,313	\$ 4,986,866	\$ 247,447
General Liability Insurance	\$ 60,861	\$ 57,984	\$ 2,877
Builder's Risk Insurance	\$ 19,365	\$ 18,450	\$ 915
Performance and Payment Bond	\$ 44,263	\$ 42,170	\$ 2,093
Oregon CAT	\$ 22,131	\$ 21,085	\$ 1,046
Fee	\$ 158,738	\$ 151,233	\$ 7,504
SUBTOTAL	\$ 5,539,671	\$ 5,277,789	\$ 261,882
Solar	incl. above	incl above	\$ -
TOTAL	\$ 5,539,671	\$ 5,277,789	\$ 261,882

Project: St. Helens Police Station

Owner: City of St. Helens
Location: St. Helens, OR
Architect: Mackenzie

Estimate No.: 5.1.1 EWP 1.0
Date: 5/12/2026
Estimator: Reetz
GSF: 11,200 sf

Description	Quantity	Unit	Unit Price	Price	Comments
FOUNDATIONS					
Structural Excavation & Backfill	11,200	sf	\$ 3.22	\$ 36,019	
Structural Concrete Reinforcing Steel	20,000	lbs	\$ 1.43	\$ 28,599	
Stem Walls	290	sf	\$ 72.42	\$ 21,002	
Spread & Wall Footings	99	cy	\$ 1,003.68	\$ 99,364	
Foundations Subtotal	11,200	GSF	\$ 16.52	\$ 184,984	
SUBSTRUCTURE					
R-15 Rigid Board Insulation at Foundation Walls	627	sf	\$ 7.55	\$ 4,732	
Slab-on-Grade					
Building Pad Prep	11,200	sf	\$ 0.18	\$ 2,001	
Aggregate Base	1,235	cy	\$ 14.58	\$ 18,006	
SOG	10,757	sf	\$ 10.27	\$ 110,474	
Storefront Curb	33	lf	\$ 72.97	\$ 2,408	
Substructure Subtotal	11,200	GSF	\$ 12.29	\$ 137,621	
SUPERSTRUCTURE					
Structural & Misc. Steel					
Install Joist, Deck & Steel	11,200	sf	\$ 7.32	\$ 82,000	
Supply Structural Steel	9	tns	\$ 5,120.00	\$ 46,080	
Supply Misc. Steel	1	ls	\$ 18,300.00	\$ 18,300	
Engineered Erection Plan	11,200	sf	\$ 0.70	\$ 7,800	
Baseplate Templates	19	ea	\$ 26.32	\$ 500	
Grout Column Baseplates	19	ea	\$ 219.16	\$ 4,164	
Joist & Deck					
Supply	11,200	sf	\$ 8.31	\$ 93,038	
Deferred Submittals	1	ls	\$ 8,000.00	\$ 8,000	
Neoprene Closure at Metal Deck	1	ls	\$ 8,500.00	\$ 8,500	
Superstructure Subtotal	11,200	GSF	\$ 23.96	\$ 268,382	
EXTERIOR CLOSURE					
Masonry Rebar	12,400	lbs	\$ 0.75	\$ 9,247	Supply
Exterior Closure Subtotal	11,200	GSF	\$ 0.83	\$ 9,247	
ROOFING					
<i>Roofing Subtotal</i>	<i>11,200</i>	<i>GSF</i>	<i>\$ -</i>	<i>\$ -</i>	
INTERIOR CONSTRUCTION					
Doors, Frames & Hardware					
Supply	45	ea	\$ 3,415.98	\$ 153,719	
Install	45	ea	\$ 777.78	\$ 35,000	Excludes frame install
Ballistic Rated Openings	2	ea	\$ 10,750.00	\$ 21,500	
Hardware Set 14	1	ls	\$ 3,000.00	\$ 3,000	Ballistic Opng
SOG Pourback at High Capacity Shelving	270	sf	\$ 26.55	\$ 7,169	
Interior Construction Subtotal	11,200	GSF	\$ 19.68	\$ 220,388	
PLUMBING					
Plumbing Fixtures	11,200	sf	\$ 10.63	\$ 119,000	
Plumbing Equipment	11,200	sf	\$ 5.27	\$ 59,000	
Domestic Water Piping	11,200	sf	\$ 6.12	\$ 68,500	
Sanitary Waste Piping	11,200	sf	\$ 7.50	\$ 84,000	
Storm Drainage Piping	11,200	sf	\$ 3.84	\$ 43,000	
Compressed Air	11,200	sf	\$ 0.28	\$ 3,100	
Insulation	11,200	sf	\$ 2.48	\$ 27,800	
TAB / CaX	11,200	sf	\$ 0.72	\$ 8,100	
Other Subs	11,200	sf	\$ 2.18	\$ 24,377	
Temporary Rain Drains / Water	11,200	sf	\$ 1.79	\$ 20,000	
Move Radon to Mechanical Package	(1)	ls	\$ 13,800.00	\$ (13,800)	
Firestopping	11,200	sf	\$ 0.45	\$ 5,000	



Project: St. Helens Police Station Estimate No.: 5.1.1 EWP 1.0
 Owner: City of St. Helens Date: 5/12/2026
 Location: St. Helens, OR Estimator: Reetz
 Architect: Mackenzie GSF: 11,200 sf

Description	Quantity	Unit	Unit Price	Price	Comments
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Plumbing Subtotal 11,200 GSF \$ 40.01 \$ 448,077

HVAC

Housekeeping Pads	125	sf	\$ 85.38	\$ 10,673	
Mechanical Unit Support & Opening Steel	11,200	sf	\$ 2.23	\$ 25,000	S0.11
HVAC Subtotal	11,200	GSF	\$ 3.19	\$ 35,673	

FIRE PROTECTION

Fire Protection Subtotal 11,200 GSF #REF! #REF!

ELECTRICAL

Feeders	11,200	sf	\$ 4.70	\$ 52,609	
Grounding	11,200	sf	\$ 1.19	\$ 13,292	
Housekeeping Pads	125	sf	\$ 85.38	\$ 10,673	
Service & Distribution	11,200	sf	\$ 10.66	\$ 119,384	
Mechanical Power	11,200	sf	\$ 6.98	\$ 78,211	
Branch Power	11,200	sf	\$ 20.30	\$ 227,405	
Interior Lighting	11,200	sf	\$ 12.98	\$ 145,415	
Lighting Controls	11,200	sf	\$ 7.70	\$ 86,243	
Lighting Branch	11,200	sf	\$ 4.41	\$ 49,336	
Photovoltaic					
PV System	60	kW	\$ 2,696.07	\$ 161,764	
Supply Steel Stanchions	220	ea	\$ 524.67	\$ 115,427	
Joist Reinforcing / Size Increase	1	ls	\$ 15,000.00	\$ 15,000	PV, S1.20
Install Steel Stanchions	220	ea	\$ 200.00	\$ 44,000	
Low Voltage					
Structured Cabling System	11,200	sf	\$ 5.78	\$ 64,750	
AV System	11,200	sf	\$ 15.50	\$ 173,615	
Public Address Paging	11,200	sf	\$ 2.48	\$ 27,762	
Access Control System	11,200	sf	\$ 9.70	\$ 108,682	
Intrusion Detection	11,200	sf	\$ 0.85	\$ 9,569	
Surveillance	11,200	sf	\$ 8.69	\$ 97,369	
DAS					
DAS R/I	11,200	sf	\$ 0.41	\$ 4,645	
Cellular	11,200	sf	\$ 9.29	\$ 104,042	
ERRCS	11,200	sf	\$ 7.45	\$ 83,400	
Fire Alarm System					
Code Minimum	11,200	sf	\$ 2.48	\$ 27,759	
Add Voice Evacuation	11,200	sf	\$ 2.31	\$ 25,855	
Add Preaction Detection & Release	11,200	sf	\$ 0.59	\$ 6,605	
Electrical Subtotal	11,200	GSF	\$ 165.43	\$ 1,852,812	

SITWORK

Building Demo					
Demo	5,297	sf	\$ 7.82	\$ 41,444	
MEP / Utility Safeoff	1	ls	\$ 8,500.00	\$ 8,500	
Abatement	5,297	sf	\$ 3.89	\$ 20,591	
				\$ 70,535	
Subtotal					
Site Demo					
Clear & Grub	7,300	sf	\$ 0.53	\$ 3,843	
Site Demo	43,300	sf	\$ 0.88	\$ 38,297	
Concrete Ramp Removal	187	sf	\$ 8.13	\$ 1,521	
Utility Investigation / Potholing	1	ls	\$ 8,500.00	\$ 8,500	
Grout Fill Abandoned Sanitary Sewer	180	lf	\$ 18.80	\$ 3,384	
				\$ 55,545	
Subtotal					
Site Earthwork					
Mobilization	1	ls	\$ 51,075.00	\$ 51,075	
Road Closure Permits	1	ls	\$ 5,000.00	\$ 5,000	
Surveying					



Project: St. Helens Police Station

Owner: City of St. Helens
Location: St. Helens, OR
Architect: Mackenzie

Estimate No.: 5.1.1 EWP 1.0
Date: 5/12/2026
Estimator: Reetz
GSF: 11,200 sf

Description	Quantity	Unit	Unit Price	Price	Comments
Property Monuments & Set Control	1	ls	\$ 4,890.00	\$ 4,890	
As-Built Survey	1	ls	\$ 5,100.00	\$ 5,100	
Utilities	1	ls	\$ 2,130.00	\$ 2,130	
Certification	1	ls	\$ 7,500.00	\$ 7,500	01 70 00, 1.04 B.2
Site Maintenance					
Construction Entrance / Access Roads	4,899	sf	\$ 4.07	\$ 19,921	
Streep Sweeping	2	mo	\$ 3,819.00	\$ 7,638	
Erosion Control	61,700	sf	\$ 0.29	\$ 18,170	
Mass Excavation					
Replace Undocumented Fill / Basalt Removal	1	ls	\$ 40,000.00	\$ 40,000	Allowance
Mass Grading Cut to Fill	724	bcy	\$ 14.53	\$ 10,520	
Mass Grading Cut to Export	485	bcy	\$ 32.94	\$ 15,976	
Export Trench Spoils	238	bcy	\$ 30.49	\$ 7,257	
Subtotal				\$ 195,177	
Right-of-Way					
Traffic Control	1	ls	\$ 29,800.00	\$ 29,800	
Survey	1	ls	\$ 8,412.00	\$ 8,412	
Demo					
Sawcut & Remove Asphalt	1	ls	\$ 13,791.00	\$ 13,791	
Remove Curbs & Sidewalks	1	ls	\$ 5,791.00	\$ 5,791	
Utility Demo	1	ls	\$ 9,149.00	\$ 9,149	
Hardscape					
Excavation Cut to Export	307	cy	\$ 39.87	\$ 12,240	
Temporary Trench Patch	60	lf	\$ 59.98	\$ 3,599	
Roadway					
Roadway Subgrade Prep	9,135	sf	\$ 0.22	\$ 2,040	
Aggregate Base - AC Paving	1,015	cy	\$ 25.79	\$ 26,177	10" depth
Asphalt Paving	9,135	ls	\$ 4.11	\$ 37,549	3.5" & 4" depth
Sidewalk					
Sidewalk Subgrade Prep	7,110	sf	\$ 1.11	\$ 7,876	
Aggregate Base - Sidewalks	790	cy	\$ 14.14	\$ 11,171	2" depth
Curb & Gutter					
Curb Prep	920	lf	\$ 3.36	\$ 3,091	
Aggregate Base - Curbs	920	lf	\$ 12.02	\$ 11,058	4" depth
Utilities					
10" DI Storm	178	lf	\$ 107.39	\$ 19,115	
Fire Hydrant Assembly	1	ea	\$ 6,224.00	\$ 6,224	
Concrete Catch Basins	3	ea	\$ 3,759.00	\$ 11,277	
Concrete Manhole	2	ea	\$ 5,022.00	\$ 10,044	
Connect to Existing	2	ea	\$ 1,757.50	\$ 3,515	
Export Trench Spoils	1	ls	\$ 6,371.00	\$ 6,371	
AC Paving					
Temporary Trench Patch	84	lf	\$ 59.68	\$ 5,013	
Permanent AC Patch at Utility Tie-in	144	sf	\$ 62.35	\$ 8,978	
Prep	18,450	sf	\$ 0.16	\$ 3,014	
Aggregate Base Heavy Paving	920	cy	\$ 19.99	\$ 18,391	10" depth
Aggregate Base Car Stalls	998	cy	\$ 12.62	\$ 12,595	6" depth
Asphalt Paving - Car Parking	8,991	sf	\$ 2.48	\$ 22,318	2.5" depth
Asphalt Paving - Heavy Vehicle	8,379	sf	\$ 3.41	\$ 28,572	3.5" depth
Concrete					
Site Concrete Reinforcing Steel	10,000	lbs	\$ 1.59	\$ 15,880	
Curb Prep	988	lf	\$ 3.12	\$ 3,083	
Sidewalk Prep	5,310	sf	\$ 0.42	\$ 2,248	
Aggregate Base Sidewalks	590	cy	\$ 11.63	\$ 6,862	2" depth
Stairs and Ramps					
Concrete Ramps and Landings	836	sf	\$ 12.60	\$ 10,533	
Concrete Stairs	71	lf	\$ 122.90	\$ 8,726	
Concrete Retaining Walls	517	sf	\$ 75.22	\$ 38,889	
Core Drill for Guardrail Posts	1	ls	\$ 6,000.00	\$ 6,000	
Structural Ex & Backfill - Site	1	ls	\$ 8,865.00	\$ 8,865	
Subtotal				\$ 438,257	



Project: St. Helens Police Station

Owner: City of St. Helens
Location: St. Helens, OR
Architect: Mackenzie

Estimate No.: 5.1.1 EWP 1.0
Date: 5/12/2026
Estimator: Reetz
GSF: 11,200 sf

Description	Quantity	Unit	Unit Price	Price	Comments
Site Improvements					
Bollards					
Supply	22	ea	\$ 475.00	\$ 10,450	
Auger & Prep	22	ea	\$ 145.45	\$ 3,200	
Decorative Panel					
Fabrication	48	sf	\$ 133.42	\$ 6,404	6/L5.10, 8'x6'
Field Measurement & Install	1	ea	\$ 2,979.00	\$ 2,979	
Engineering	1	ls	\$ 2,950.00	\$ 2,950	
Subtotal				\$ 25,983	
Landscape Prep	14,301	sf	\$ 0.14	\$ 2,066	
Subtotal				\$ 2,066	
Site Utilities					
Water					
Connection to Existing Service - Hot Taps	3	ea	\$ 7,610.67	\$ 22,832	
Domestic Water Line - 2"	120	lf	\$ 68.88	\$ 8,266	
Ductile Iron Fire Line - 6"	124	lf	\$ 108.06	\$ 13,399	
4" FDC Line	1	ls	\$ 17,991.00	\$ 17,991	
2 1/2" Domestic Meter Set w/ Std Meter Box	1	ea	\$ 2,753.00	\$ 2,753	
3/4" Irrigation Backflow w/ Std Meter Box	1	ea	\$ 1,701.00	\$ 1,701	
Clean & Test Water System	1	ls	\$ 2,949.00	\$ 2,949	
Stormwater					
Cleanouts	3	ea	\$ 653.00	\$ 1,959	
Area Drains at Landscape	12,500	sf	\$ 0.60	\$ 7,491	
4" Perforated Pipe	1	ls	\$ 2,681.00	\$ 2,681	
PVC 3034 Storm Pipe - 8"	255	lf	\$ 64.86	\$ 16,539	
PVC 3034 Storm Pipe - 6"	232	lf	\$ 40.02	\$ 9,285	
Perkfilter Manhole	1	ea	\$ 20,111.00	\$ 20,111	
Concrete Catch Basins	3	ea	\$ 2,108.33	\$ 6,325	
Trench Drains	24	lf	\$ 258.29	\$ 6,199	
Perimeter Foundation Drainage	620	lf	\$ 25.31	\$ 15,692	
Sanitary					
PVC 3034 Sanitary Pipe - 6"	40	lf	\$ 72.98	\$ 2,919	
PVC 3034 Sanitary Pipe - 8"	304	lf	\$ 72.46	\$ 22,028	
Standard 48" Manhole	2	ea	\$ 5,366.00	\$ 10,732	
48" Manhole over Existing Line	2	ea	\$ 6,915.50	\$ 13,831	
Subtotal				\$ 205,683	
Site Electrical					
Site Power	50,500	sf	\$ 5.00	\$ 252,487	
Street Lights	3	ea	\$ 8,762.33	\$ 26,287	Allowance
Site Lighting	50,500	sf	\$ 2.38	\$ 120,287	
Generator	125	kw	\$ 951.12	\$ 118,890	
Subtotal				\$ 517,951	
Sitework Subtotal	11,200	GSF	\$ 134.93	\$ 1,511,197	

DIRECT COST TOTAL 11,200 GSF \$ 416.82 \$ 4,668,381



St Helens Public Safety – Early Work Clarifications and Exclusions

City of St Helens

Cost Model 5.1.1 Early Work Package 1.0

Demo, Structure & Earthwork

May 12th, 2026

- 1. GENERAL CLARIFICATIONS**
 - 1.1. Pricing is based on the following documents:
 - a. Construction Document Set Dated 3/24/26
 - b. Addendum NO. 1 Dated 4/17/26
 - 1.2. All work is to be performed during normal work hours except at the discretion of the contractor.
 - 1.3. All Buy America, But American, and AIS requirements are excluded
 - 1.4. The following bid packages are included in EWP 1.0:
 - a. 01.10 Survey
 - b. 02.30 Building Demo & Abatement
 - c. 03.10 Structural Concrete
 - d. 05.10 Structural & Miscellaneous Steel
 - e. 08.10 Doors, Frames & Hardware
 - f. 22.00 Plumbing
 - g. 26.10 Electrical & Low Voltage
 - h. 31.10 Earthwork & Utilities
- 2. EXISTING CONDITIONS**
 - 2.1. Abatement of the materials listed in the G2 Consultants Regulated Material Survey dated 3/13/26. No other abatement is included.
 - 2.2. Excavation of subsurface conditions including solid rock or boulders is excluded.
- 3. CONCRETE**
 - 3.1. Structural Concrete
 - a. All concrete and masonry reinforcement is carried in the structural package.
 - 3.2. Site Concrete
 - a. This scope of work is not included in this package
- 4. MASONRY**
 - 4.1. This scope of work is not included in this package

5. METALS

- 5.1. We have included one (1) round of calculations for all steel Deferred Submittals. A clean version of shop drawings and calculations will be submitted after approval of shop drawings. Additional changes in the Clean Version of shop drawings will result in additional cost.
- 5.2. All miscellaneous metal, structural members, and joists are assumed to have a shop primed finish unless noted otherwise. Shop primed steel members will have variations in finish and may not match other shop primed finishes.
- 5.3. All metal decking is to have a galvanized finish.
- 5.4. Structural support for two hundred and twenty (220) structural Stanchions is included.
- 5.5. AESS treatment of steel is **not** included in estimate.

6. WOODS & PLASTICS

- 6.1. This scope of work is not included in this package

7. THERMAL AND MOISTURE PROTECTION

- 7.1. This scope of work is not included in this package

8. DOORS AND WINDOWS

- 8.1. All hollow metal doors and frames, wood doors, ballistic doors and hardware for referenced openings is included in this package.

9. FINISHES

- 9.1. Framing, Drywall, & Ceilings:
 - a. This scope of work is not included in this package
- 9.2. Tile:
 - a. This scope of work is not included in this package
- 9.3. Flooring:
 - a. This scope of work is not included in this package
- 9.4. Painting:
 - a. This scope of work is not included in this package

10. SPECIALTIES

- 10.1. This scope of work is not included in this package

11. EQUIPMENT

- 11.1. This scope of work is not included in this package

12. FURNISHINGS

- 12.1. This scope of work is not included in this package

13. SPECIAL CONSTRUCTION

13.1. This scope of work is not included in this package

14. CONVEYING SYSTEMS

14.1. This scope of work is not included in this package

21. FIRE PROTECTION

21.1. This scope of work is not included in this package

22. PLUMBING

22.1. All DWV to be ABS below grade and cast iron above grade

22.2. All radon piping to be sch 40 solid core PVC

22.3. All condensate piping to be PVC

22.4. All Plumbing trenches will be backfilled with native soil

23. HEATING, VENTILATING, AND AIR CONDITIONING

23.1. This scope of work is not included in this package

26. ELECTRICAL

26.1. An interconnected cellular and ERRCS system is excluded. Separate systems have been included for each function.

26.2. No assisted listening system is included

26.3. Fire alarm system pricing is based on a code minimum fire alarm system with the addition of an emergency voice/alarm communication system for occupant notification. Two-way Telephones and Guard Tour function are specifically excluded.

31. EARTHWORK

31.1. All aggregate materials are per ODOT specifications and may not meet a <5% P200 spec for base rock as noted in the geotechnical report.

31.2. No tree protection or arborist costs are included.

31.3. It is assumed that on-site materials can be used for fill material.

31.4. It is assumed that utility trenches can received temporary patches at time of utility install. Temporary patches to be replaced with permanent asphalt at time of ROW asphalt paving.

32. EXTERIOR IMPROVEMENTS

32.1. This scope of work is not included in this package

33. ALLOWANCES

The following allowances are included in this estimate and will be identified in the Contract. All allowances include all costs required to supply and install the specified materials. This includes, but is not limited to, materials, delivery, labor, equipment, fasteners, and any other associated components or services necessary to provide a complete and functional installation.

Description	Value
Replace Undocumented Fill / Basalt Removal	\$40,000
ROW Street Lights	\$26,287

34. STANDARD CLARIFICATIONS

- 34.1. This list of Clarifications and Qualifications shall be made an exhibit to the contract and will take precedence over the drawings and specifications.
- 34.2. Escalation is excluded from this estimate. Many of the subcontractors and vendors have noted that their pricing is only good for 30 days, and in some cases just 15 days. Commodity pricing for items such as steel, copper, and aluminum are highly volatile and have experienced significant escalation during the past year, making it difficult for bidders to keep their pricing open for longer periods of time. We are prepared to work with the apparent low subs to lock in pricing if we are awarded this project
- 34.3. All mock-ups, where allowed in the specifications, will be part of completed work.
- 34.4. Where products are specified by model and manufacturer, we have included the manufacturer’s standard warranty. Specification requirements for warranties which exceed the manufacturer’s standard warranties are excluded.
- 34.5. Assumes all acoustical details will be drawn and vetted by the Architect of Record. HSW is not responsible for STC Ratings of assemblies shown in the drawings.
- 34.6. HSW assumes that the Contract Documents, including any existing conditions to remain, meets or exceeds ADA requirements. HSW is not responsible for confirming the Contract Documents or existing conditions meet ADA requirements. Modifications to existing conditions to meet ADA requirements are excluded unless specifically noted and designed in the Contract Documents.
- 34.7. Pricing does not include costs for upgrading existing conditions that are not up to current building codes.
- 34.8. Proposal assumes that retainage held on early completion trades (for example shoring) will be released intermittently upon completion of the work in lieu of upon substantial completion.
- 34.9. Any costs associated with subsurface, unknown physical conditions, or otherwise concealed physical conditions that differ materially from those indicated in the Contract Documents shall be priced and incorporated as an Amendment. Any unforeseen conditions associated with design completion, estimating inaccuracies, schedule recovery and acceleration, subcontractor scope completion, un-assigned trade damage, fluctuations in market conditions, and coordination shall be applied to CM/GC’s Contingency.
- 34.10. Any allowance identified above includes all unloading and handling at the Project site, labor and installation costs.
- 34.11. Pricing assumes that any required material deposits from subcontractors, suppliers, or manufacturers will be invoiced by Contractor and paid by Owner before the release of materials.
- 34.12. Any delays in deliveries, unavailability of materials or equipment, labor shortages and/or cost escalation attributable to public health emergencies, and/or industry wide supply chain disruptions will constitute compensable delays or change events.

- 34.13. If, after the date of this Agreement, the Contractor is required to pay or bear the burden of any new federal, state or local tax, or any rate increase in an existing tax (except a tax on net profits), or suffers an increase in its cost or its time to perform due to any new federal, state or local law, regulation, ordinance, order, decree, tariff, duty or rule, or a new interpretation of an existing law, regulation, ordinance, order, decree, tariff, duty or rule, the Contract Sum and/or the Contract Time shall be increased as a result of the impact thereon.
- 34.14. Pricing includes burden rates of 65% for union craft labor costs of the Work and 49% for supervisory and administrative labor costs of the Work

35. STANDARD EXCLUSIONS

- 35.1. Architect/Engineering Design Fees.
- 35.2. Performance and Payment Bond
- 35.3. Building permit and plan check fees.
- 35.4. System development costs.
- 35.5. Permanent utility connection fees, “hook-up” fees, or similar fees imposed by utility providers.
- 35.6. Power Company Charges
- 35.7. All 3rd Party Testing and inspection costs. Additional testing and inspection costs incurred due to failed or rejected work shall be by Contractor.
- 35.8. Builders risk insurance and deductibles.
- 35.9. Environmental Assessment Survey.
- 35.10. Removal and/or disposal of hazardous & toxic waste

02.30: Demo & Abatement Generated May 12, 2026	LOI Environmental & Demolition Services Submitted by Benjamin Tipton		Interior/ Exterior Specialist L.L.C. Submitted by Kellie Wing		3 Kings Environmental, Inc. Submitted by Vladimir Nesterkin		Staton Companies Submitted by John Pingel		Alpine Abatement Associates Inc. Submitted by Alpine Abatement	
Total Estimated Cost \$93,062	\$72,056 Original Proposal, April 22, 2026		\$86,919 Original Proposal, April 22, 2026		\$87,337 Original Proposal, April 22, 2026		\$94,495 Original Proposal, April 22, 2026		\$115,868 Original Proposal, April 22, 2026	
	Total Cost	Notes	Total Cost	Notes	Total Cost	Notes	Total Cost	Notes	Total Cost	Notes
LINE ITEMS	\$63,556		\$78,419		\$78,837		\$85,995		\$107,368	
Abatement	\$20,591		\$18,545		\$20,000		\$29,345		\$24,139	
Interior Demolition	\$0		\$11,337		\$1,000		\$4,700		\$13,370	
Structural Demolition including Footings	\$41,444		\$47,037		\$57,000		\$44,650		\$66,790	
Removal of soil contaminated with demolition debris if required.	\$0		\$0		\$0		\$0		\$743	
Demolition of concrete ramp	\$1,521		\$1,500		\$837		\$7,300		\$2,326	
SPECIFIC INCLUSIONS										
Safe-Off	\$8,500	LOI excludes utility cut & cap	\$8,500		\$8,500		\$8,500		\$8,500	
ALTERNATES										
Site Demolition - To be Carried in Excavation Scope	\$0		\$0		\$0		\$0		\$57,518	
TOTAL	\$72,056		\$86,919		\$87,337		\$94,495		\$115,868	

Item #2.



LOI Environmental & Demolition Services

5930 Jean Rd. Lake Oswego, OR 97035 - 503.245.6460 - loidemolition.com

April 22nd, 2026

Michael Jansen
Howard S. Wright
1455 NW Irving St. Unit 400
Portland, OR 97209

St. Helens New Public Safety Building Structure Demolition

Scope of Work

Asbestos abatement and demolition of the existing commercial structure located at 1771 Columbia Blvd. St. Helens, OR 97051

Inclusions

Abatement:

Removal of the following materials as noted on the G2 Consultants regulated material survey, dated March 13th, 2026:

- 1,500 square feet of black mastic under carpet tile glue, green
- 120 square feet of black mastic under carpet tile glue, brown
- 20 square feet of sheet vinyl, brown and mastic, black
- 80 square feet of black mastic under 20"x20" gray w/specks floor tile
- 60 square feet of stair landing tread, grey

Building Demolition:

- Any necessary refrigerant will be recovered by LOI subcontractor prior to demolition beginning
- Light tubes and any non-PCB ballasts will be removed prior to demolition beginning
- Demolition of building structure and remaining components within building footprint
- All concrete building slabs and footings noted to be removed are also included
- All concrete debris will be removed from site and recycled
- Disposal, recycling, and trucking of the debris is included
- After building all building components are removed, building pad will be leveled as much as possible

Demolition Alternate #1

- Remove soil contaminated with demolition debris if required. Priced per ton. Material is assumed to be free of asbestos and will be tested prior to removal and disposal

Demolition Alternate #2

- Remove concrete ramp on southeast corner of the building during the demolition mobilization

Assumptions

- Prevailing wage rates are assumed in this proposal
- All work will be able to be performed during regular business hours- 7am-3:30pm, Monday-Friday
- No abatement other than listed above is included in this proposal
- Sufficient staging and loading area will be available for LOI use- equipment, trucks, and debris load out
- No engineering or shoring included
- All safe-offs to be by others
- Restroom facilities will be onsite and available for LOI crew use
- Paints, chemicals, drums, and oils will be left onsite for others to handle/dispose of. LOI can facilitate this removal as a change order as needed utilizing a subcontractor. Any PCB ballasts found will be handled in the same manner.
- Nothing to be salvaged
- One mobilization included

Insurance Inclusions

The cost for the project includes the following: \$5,000,000 general liability and pollution insurance. \$1,000,000 auto insurance and \$2,000,000 workers comp coverage with a \$5,000,000 umbrella over the auto insurance.

Schedule

Abatement work would take place over approximately 1 week.
Demolition work would take place over approximately 2 weeks.

Exclusions

Permits, all safe-offs, trash or other debris removal not directly associated with a structure, utility cut and caps, well decommissioning, PCBs, fencing, shoring, any underground tank, contaminated soil removal, building security following demo, asphalt removal, site demolition, excavation, erosion control, tree protection, salvage items for reuse or return to owner, temporary protection of surfaces to remain, covering of openings, identification and protection of underground utilities, air monitoring, and any necessary elevator decommissioning. All special wastes (paints/household chemicals), hazardous materials including hazardous material survey, any additional testing of suspect material, and any removal of asbestos containing material. No insurance coverage not included above is included in the cost. LOI expressly informs the client that any coverages not listed as stated in the inclusions, whether or not listed in the contract or bid documents will not be provided without additional cost to the client unless otherwise specified in this proposal as an inclusion.

Costs

Bid for work described within

Abatement	\$20,591.00
Building Demolition	\$41,444.00
Alternate #1- Debris Contaminated Soil Removal	\$175 per ton
Alternate #2- Concrete Ramp Demolition	\$1,521.00

Addendums #1-8 are acknowledged as part of this bid solicitation

Conditions

This bid is conditioned on mutually agreeable terms and conditions in the final contract for the work included in this proposal with terms and conditions satisfactory to Lake Oswego Insulation Company. Ferrous, Non-Ferrous Metals have been considered in the cost estimate and shall remain property of the Demolition Contractor. Demolition based only on demolition drawings, no finished drawings, architectural, mechanical, electrical, or any other non-demolition drawing were taken in account for this project

Terms

Payment is due within 30 days of invoicing. Late payments are subject to a 1.5% interest fee per month
If you should have any questions, please feel free to contact me.

Sincerely,

Ben Tipton

Ben Tipton
Director of Operations
LOI Environmental &
Demolition Services



CCB # 176430

SCOPE LETTER

4/22/26

Howard S. Wright
Michael Jansen

St. Helens New Public Safety Building

Per Plans and Specifications prepared by MacKenzie Architects & 3/22/26. Addenda 1 - 8 noted. Quotation is contingent on mutual agreement of terms and conditions of sub-contract, listed conditions and exclusions of this quotation. This quotation is valid for 45 days. IES reserves the right to adjust prices at any time due to increases in costs due to effects of duties, tariffs, and other factors outside of its control.

02 41 00 Selective Demo

- 1) Demolition Cost: \$59,874 – Removal and disposal of building, SOG and 3' x 3' perimeter footing.
- 2) Abatement Cost: \$18,545 – Includes:

Preparation and submission of pre-project submittals/notifications.

Mobilize and set up regulated areas utilizing poly barriers, HEPA filtered equipment, decon units, banner tape, and signage for asbestos abatement work as required by local, State & Federal regulations.

Removal and disposal of asbestos-containing materials as quantified in the G2 Regulated Building Material Survey Report dated March 13, 2026. The ACM materials included in our bid proposal are listed below:

- Black mastic under carpet Tile 1,620 square feet.
- Sheet vinyl, and mastic 20 square feet.
- Black mastic under 20" X 20: floor tile 80 square feet.
- Stair landing tread 60 square feet.

Removal and disposal of universal waste as quantified in the G2 Regulated Building Material Survey Report dated March 13, 2026. The universal waste materials included in our bid proposal are listed below:

- Remove and dispose/recycle fluorescent light tubes 24" 140 each.
- Remove and dispose/recycle light ballast 78 each.
- Remove and dispose/recycle HID lights 13 each.
- Remove and dispose/recycle smoke detectors 4 each.
- Remove and dispose/recycle refrigerant from split AC 2 each.

Asbestos removal will be performed in compliance with all local, State, and Federal regulations.

Project will be completed in an efficient and professional manner with a focus on safety and schedule.

If additional Hazardous Materials or Universal Waste are discovered or required to be removed or disposed of this work would be considered outside of our scope of work.

Project will be completed in an efficient and professional manner with a focus on safety and schedule.

Conditions:

1. Interior /Exterior Specialists is a certified Woman Owned Business.
2. Prime contractor will verify and mark all under slab utility locates prior to demolition
3. 1 Mobilization
4. Access for a truck and debris box next to the building
5. All electrical will be made safe, flagged green or red with ribbon (no spray paint) and air gapped in our work area by others prior to the start of demolition
6. Utilities (water, power etc.) are available within 100' of work area
7. Concrete slabs assumed as 6" average thickness
8. We assume salvage value for all items included in our scope of work
9. Workers Comp Insurance
10. General Liability Insurance
11. Includes the new State of Oregon HB 3427-Student Success Act Tax at 0.57%, going into effect January 1, 2020

GENERAL EXCLUSIONS

1. Overtime or weekend work.
2. Cut and cap, locate, make safe, or de energize site utilities
3. Core drilling or dowelling
4. Radiography
5. Trenching
6. Layout
7. Dewatering or Erosion Control
8. Weather protection at exterior openings, pedestrian, perimeter fencing, constructed hard barriers and temporary doorways, fall protection at leading edges left by our work, existing items to remain, etc
9. Engineering for Demolition; Engineering of shoring or bracing of existing to remain
10. Salvage items for reuse, relocation, or return salvage to owner
11. Site work demolition included as: excavation, grading and compaction, landscaping, backfill, stockpile, haul off of soil, furnishings and paved areas U.N.O.
12. Site security
13. Any demolition not clearly shown or dimensioned on the Architectural or Structural drawings
14. Mechanical and electrical penetrations not shown on the Architectural drawings, whether included in notes on Architectural drawings or otherwise referenced
15. Permits, Taxes, or Payment / Performance Bond Costs

GENERAL CONDITIONS OF THE BUDGET

1. Delays or condensed scheduling caused by others will result in additional costs to the general contractor.
2. Temporary utilities, heat, ventilation, dehumidifiers, lights, power, and water are to be provided within a reasonable distance from the work, by others and at no cost to IES.
3. The attachment of the scope letter or the contents to become part of the Subcontract agreement.

If there are any questions concerning this letter, please contact me at (971) 337-7252.

Thank you,

Kellie Wing

Kellie Wing
Estimator/Project Manager



3 Kings Environmental, Inc.
 P.O. Box 280 Battle Ground, WA 98604
 (360) 666-5464 Office
 (360) 666-8202 Fax

Date: April 22, 2026

Proposal # 26230

To: HSW
 Attn: Michael Jensen

RE: St. Helens Public Safety Building
 1771 Columbia Blvd, St Helens, OR 97051

Thank you for the opportunity to submit a proposal for asbestos abatement and the demolition of the above mentioned project.

3 Kings Environmental Inc. will provide labor, materials, equipment, and disposal to perform the following:

- 1) Perform asbestos abatement of the asbestos-containing materials identified in the Regulated Building Materials Survey dated March 13, 2026. Assumes removal of quantified materials greater than 1% in asbestos concentrations, post-abatement air clearance to be performed by the owner's environmental consultant. ACM mastic to be removed using chemical means. Assume all flooring to be removed is on a concrete substrate.
- 2) Perform demolition of the existing building as shown on C1.01 and supported by addenda and specifications. Work included in this proposal:
 - Mobilization of equipment and personnel to the project site
 - Raze existing structure after abatement is completed
 - Remove existing slab on grade and existing footing
 - Remove all building elements within the building footprint off-site for legal disposal
 - Leave the site clean and ready for continued development
- 3) Scope Exclusions:
 - Assume permits have been obtained by GC or owner for the demo
 - Utilities to be cut and capped by others outside of the building footprint
 - Erosion controls to be installed and maintained by others
 - Site fence and sidewalk closures are to be handled by CM/GC
 - Site demo (paving and retaining walls) is to be done by others
 - Water hook-up to be made available for contractor use for dust suppression
 - Backfill, grading, compaction, or other civil work to be done by others
 - Removal of any USTs or contaminated (petroleum) soils

Asbestos Abatement Price \$ 20,000.00

Structural Demolition Price \$58,837.00

General Contractor/Owner to provide water source.

Acknowledge Addendums #01-08 and Prevailing Wage Requirements

Price valid for 45 days from date of proposal

Our proposal does not include any of the following: State taxes or fees, bonds, permits & fees, street or sidewalk closures, engineering, layout, all other hazardous materials, repair or replacement of items removed or disturbed, salvage of items for others, fill, compaction, grading, erosion control, demolition permits, all site demolition, asphalt removal, excavation, septic tanks, UST's, AST's, batteries, Industrial Hygienist, fire extinguishers, grease traps, paint cans, refrigerants/freon recovery, lead abatement/ lead containing soils. (buildings must pass TCLP) others to make "safe" for removal, electrical/fiber/cable/telephone/water/gas/sewer capping disconnects or relocation, work area to be clear and free of all furnishings/debris, temp controls and facilities, shoring, security walls, bracing or fencing, private or publicly installed utilities, unforeseen conditions not normally found in this type of construction, accelerated schedule. This proposal is to become a part of the contract. In case of any conflict between the terms of this proposal and those of the bid documents in this contract, the terms of this proposal control and supersede the terms contained in the bid or contract documents.

If you have any questions, feel free to contact me,

Vladimir Nesterkin
Project Manager/Estimator
3 Kings Environmental, Inc.
Direct (360) 608-4627
Vnesterkin@3kingsinc.com



DATE: April 22, 2026
TO: HSW Construction
FROM: John Pingel (john@statonco.com)
SUBJECT: Saint Helens Public Safety Building Demolition Saint Helens, Oregon.

SCOPE OF SERVICES

Provide all labor, equipment, transportation, and disposal required for the structural demolition of the buildings located at the above-mentioned project as outlined in the documents provided, demolition and removal included all building components, foundations, slab on grade.

COST OF SERVICES (Proposal Valid For 30 Days)

Building Demolition –	\$56,650.00
Abatement -	\$29,345.00

PROJECT CONDITIONS:

- Proposal is based on mutually agreeable terms and conditions between Staton and Contractor.
- Staton has not included any MWBE/DEI/COBID policies that might be required for this project.
- There are no provisions for permits required for the project.
- Utility disconnects or relocation is to be provided by others.
- Decommissioning or removal of UST's have not been included.
- There are no provisions for salvage for owner.
- Backfill or earthwork of any type has not been included.
- Engineered demolition plan has not been included.
- Price does not include furnishing of bonds. If bonds are required, add 2% to the base price.
- Asphalt, sidewalks, and curb removal outside of the project limits have not been included.
- Staton has applied salvage credits to the above quoted pricing; all salvaged materials unless otherwise stated, generated from this project including all building materials, contents, metals - ferrous & nonferrous will remain the ownership of Staton Companies.

Thank you,

John Pingel

Estimator/Manager

The Art of Demolition

85386 HIGHWAY 99 S. ♦ PO BOX 7515 ♦ Springfield, OR 97475 ♦ PH: 541-726-9422
 CCB NO. 03371 www.statonco.com FAX: 541-726-9837

Smarter. Faster. Safer.



Project Demo Proposal

PO Box 1557 Bend OR 97709
541-388-2672
CCB#65094

HSW

Attn: Michael Jansen

April, 22, 2026

Project: St. Helens Public Safety Revision 1

Thank you for the opportunity to present AAA's proposal for the specified demolition scope of work at 1771 Columbia Blvd. St. Helens, OR 97051. AAA has developed the following proposal price and has included a description of the scope of work below.

DEMO SCOPE BASE BID: _____ **\$82,486.00**

Scope of work Description: Demo building: wall furring, walls, ceilings, MEP, roofing, flooring, SOG (assumed 6"), perimeter building footing (assumed to be no bigger than 2'x2'), and concrete ramp

*Excludes demo of underground utilities, log wall demo, importing soil or rock

*2-week duration for demo - contingent on building demo happening before asphalt demo

*Our schedule does not have availability after June 15th – work would need to start June 1

DEMO ALTERNATE SCOPE BID #1: _____ **\$57,518.00**

Scope of work: Demo site asphalt (assumed to be 4"), chain-link fence, concrete pads, short concrete walls, stairs

DEMO ALTERNATE SCOPE BID #2: _____ **\$743.00 per cubic yard**

Scope of work: Remove contaminated soil after building demolition. Cost is per cubic yard of soil/debris removed

PROJECT INCLUSIONS:

- Demolition crews to perform scope in safe manner.
- Load and dispose of materials generated by our work.
- Saw cutting includes water control & disposal of the slurry generated.
- This scope includes One mobilization.
- After Building demolition we will provide a rough grade finish within the building footprint utilizing materials on site (no import or export of soils)
- Area for drop box to be provided by Owner/General Contractor.

PROJECT ASSUMPTIONS and CLARIFICATIONS:

- Client to provide a Hazardous Materials Survey for all scope related to demolition prior to beginning mobilization.



Project Demo Proposal

PO Box 1557 Bend OR 97709

541-388-2672

CCB#65094

- Adhering to local, state and federal regulations, the owner is considered the generator of regulated hazardous wastes associated with specified materials scheduled for removal. The owner is also responsible for the identification of materials such as asbestos, pcb's, lead, silica, etc.
- If possible, All live water lines, fire sprinklers, shall be deactivated and drained by the in our work area. If draining is not possible an emergency plan needs to be established for diversion of water and shut off valves.
- All mechanical, electrical, plumbing elements shall be made safe in our work area by others prior to beginning demolition.
- Construction utilities (power, water, etc.) are available within 100' - 200' of work areas during scheduled demolition.
- We claim salvage value for all items included in our demolition scope of work.
- All Concrete slab on Grade is assumed to be 6" thick on average
- Progress Payment terms are net 30 days with no retention to be withheld.
- This proposal assumes the general contractor/owner and AAA will mutually agree on a completion schedule.
- This proposal shall be included as an exhibit to any subcontract awarded to AAA and the pricing is based on the following:
 - Plan Set Date: 3/22/2026 Prepared by Mackenzie Architecture
 - Addendums 1-8 noted

PROJECT EXCLUSIONS:

- Anything related to hazardous materials which includes but is not limited to asbestos, airborne silica, PCB's, freon, hydraulic oil, underground storage tanks (USTs), lead, air monitoring, dangerous or hazardous waste evaluation, characterization, or disposal, regulatory notices and hazardous materials surveys.
- Floor preparation for install of new flooring
- Alpine's hazardous material abatement division, upon request, will prepare a project-specific scope and bid quotation for the abatement, handling, transportation and disposal of such materials; however, these services are specifically excluded from this demolition bid.
- Roughening surfaces, sanding, patching and grinding concrete surfaces
- Flooring Mastics, glue removal, or floor prep. Some residual adhesives will remain after flooring removal. Alpine is not responsible for removal of those residual adhesives.
- Removal of Hot Mopped Or adhered Built up Roofing unless specified in plans.
- Cut and cap, locate, make-safe, or de-energize site utilities associated with the demolition scope.
- Core drilling or doweling
- GPR, radiography, or scanning of concrete slabs or walls
- Sub Grade Trenching
- **Job Site Dewatering and erosion control**



Project Demo Proposal

PO Box 1557 Bend OR 97709

541-388-2672

CCB#65094

- Protection (i.e., dust, weather, pedestrian, perimeter fencing, fall protection at leading edges left by our work, existing items to remain, etc.)
- Engineering work plans for Demolition scope
- Engineering of shoring or bracing of existing elements that remain to remain.
- Shoring or bracing of existing elements to remain
- Salvage of items from project site
- Grading and Compaction
- Site security/job site fencing
- Layout of saw cutting, and specific grid line requirements associated with demolition.
- All Costs associated with performance & payment bonds
- Government, City, State, Local, or County Demolition permits.
- Regulatory Fee Increases and tax increase due to changes in local and state laws
- Any demolition not clearly shown or dimensioned on the Architectural or Structural drawings.
- Mechanical and electrical wall and floor penetrations, even if Specifications and plans note otherwise.
- Liquidated and consequential damages

*Sign for Acceptance of the above proposal scope of work and price:

Signature: _____

Please do not hesitate to give us a call if you have any questions regarding our proposal:

Kristine Raszler

Alpine Abatement Associates (AAA)

Project Manager/Estimator

Cell: 1-503-740-9989 Office: 1-541-388-2672

Please see more about us at our website: www.alpineabatement.com

03.10: Concrete Generated May 12, 2026	HSW Submitted by Michael Jansen		OX Concrete LLC Submitted by Michael Jansen		Whitaker/Ellis Builders, Inc. Submitted by Michael Jansen		T Gerding Submitted by Michael Jansen	
Total Estimated Cost \$366,129	\$382,533 Original Proposal, May 4, 2026		\$407,879 Original Proposal, May 6, 2026		\$449,647 Original Proposal, May 4, 2026		\$455,669 Original Proposal, May 6, 2026	
	Total Cost	Notes	Total Cost	Notes	Total Cost	Notes	Total Cost	Notes
LINE ITEMS								
	\$355,320		\$384,201		\$440,432		\$441,000	
SUBMIT BID DIRECTLY TO ALEX CETTIE AT ALEX.CETTIE@OTAK.COM TO KEEP BID SEALED - NOT THROUGH BUILDING CONNECTED	\$309,291		\$379,201		\$428,762		\$441,000	
Reinforcing Steel	\$28,599		\$24,800		\$41,336		\$40,500	
Masonry Reinforcing Steel (supply only)	\$9,247		\$8,060		\$8,025		\$13,500	
Walls	\$21,002		\$89,594		\$70,950		\$66,000	
Foundations	\$99,364		\$97,228		\$97,680		\$120,000	
Slab-on-Grade	\$110,474		\$136,186		\$123,832		\$163,500	
Stairs	\$8,726		\$6,956				\$15,000	
Exterior Landings and Ramps	\$10,534		\$11,273		\$62,815	footing value is \$19,800	\$16,000	
Housekeeping Pads	\$21,345	MEP complete	\$5,105		\$24,124		\$6,500	
ADDITIONAL ITEMS	\$46,029		\$5,000		\$11,670		\$0	
Creteseal CS2000 application					\$11,670			
Exterior Slab on Grade	\$10,533							
Perimeter insulation	\$4,732		\$5,000					
Retaining Walls	\$38,889							
storefront curb	\$2,408							
SPECIFIC INCLUSIONS	\$23,049		\$23,678		\$5,700		\$7,169	
Over Dig								
Composite Clean			\$2,700		\$2,500			
Site Reinforcement	\$15,880		\$13,809		\$3,200			
Formwork Dumpster								
Pourback at High Capacity Shelving	\$7,169	~270 sqft	\$7,169				\$7,169	
ALTERNATES								
Grouting of column base plates	\$4,164		\$0		\$3,515		\$7,500	
TOTAL	\$382,533		\$407,879		\$449,647		\$455,669	

St. Helens New Public Safety Building

1771 Columbia Boulevard, St. Helens, OR 97051, United States of America

Sent proposal: \$344,647.01

Submitted May 4, 2026 at 4:53 PM PDT

Howard S. Wright, a Balfour Beatty company

1455 Northwest Irving Street, Suite 400, Portland, OR 97209, United States of America

Michael Jansen | Project Engineer | +1 503-880-3465 | mjansen@hswc.com

Line Items

Description	Quantity	Unit Cost	Total Cost
Submit bid directly to Alex Cettie at alex.cettie@otak.com to keep bid sealed - NOT THROUGH BUILDING CONNECTED:			
Reinforcing Steel	1	× \$28,599 /pound	\$28,599
Masonry Reinforcing Steel (supply only)	1	× \$9,247 /pound	\$9,247
Walls	290	× \$72.42 /square foot	\$21,001.80
Foundations	99	× \$1,003.68 /cubic yard	\$99,364.32
Slab-on-Grade	10,757	× \$10.27 /square foot	\$110,474.39
Stairs			\$8,726
Exterior Landings and Ramps			
Housekeeping Pads	125	× \$85.38 /square foot	\$10,672.50
Additional Items:			
Retaining Walls			\$38,889
Exterior Slab on Grade			\$10,533
Perimeter insulation			\$4,732
storefront curb			\$2,408
Base Bid			\$344,647.01

Alternates

Grouting of column base plates	1	× \$4,164 /each	\$4,164
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Inclusions

Structural Concrete Included	Yes
5 each, 5'-0" x 5'-0" MEPF housekeeping pads	Yes
Concrete Disposal (Shall not be disposed of in Contractor's Dumpster)	Yes
Formwork Disposal (Shall not be disposed of in Contractor's Dumpster)	No
Furnish and Install Reinforcing steel For all items installed by this Subcontractor	Yes
Furnish Reinforcing Steel For Masonry Scope of Work	Yes
Below Slab Vapor Barrier	Yes
Below Grade R-15 Insulation Supply and Install	Yes
Setting of anchor bolts and embeds in concrete (supplied by others)	Yes
Application of CRETESEAL CS2000	Yes
Layout of rebar dowels for mason at CMU stem wall; includes coordination with mason	Yes

St. Helens New Public Safety Building

1771 Columbia Boulevard, St. Helens, OR 97051, United States of America

The extents of the concrete wall shown on the Foundation Plan as 19/S5.00 callout match the extents of the planter (reference C1.10), ~Grid 2.1 to Grid B.5 along building line. Yes

Clarification Regarding Site v Structural Concrete:

Include south retaining wall, ramp, landing and stair. Assume ramp and landing as 4" concrete SOG with #4 @24" OC each way and use Detail 5/S0.10 for stair construction. Yes

Include mechanical pad at west side of building that intersects Grid E. Yes

Include west retaining wall, landing and stair. Assume landing as 4" concrete SOG with #4 @24" OC each way, use Detail 5/S0.10 for stair construction and 11/S5.50 for retaining wall. Yes

Acknowledge Review and Compliance:

Construction Document Drawing Set dated March 24, 2026 Yes

Division 01 Yes

Scope Specific Specification Sections Included:

03 10 00 - Concrete Forms and Accessories Yes

03 20 00 - Concrete Reinforcement Yes

03 30 00 - Cast-in-Place Concrete Yes

03 35 11 - Concrete Floor Finishes (as applies) Yes

03 39 00 - Concrete Curing / Proactive Moisture Control Yes

04 29 00 - Engineered Unit Masonry (as applies) Yes

07 90 05 - Joint Sealers (as applies) Yes

General Acknowledgments

Project is prevailing wage Yes

Include hoisting for work Yes

Include 4 hours per week while onsite for composite clean-up Yes

Includes traffic control for work Yes

Include penetration firestopping for work as applicable Yes

Include facade access for work if applicable Yes

Temporary power, water and lighting provided by HSW Yes

Dumpsters provided by HSW Yes

Mock-ups (as applies) per documents Yes

Attic stock per documents Yes

Deferred submittals (as applies) Yes

Two (2) Year Warranty Included Yes

Fire and Sound Caulking at all rated assemblies included Yes

Received Addendum #1 Yes

Received Addendum #2 Yes

St. Helens New Public Safety Building
1771 Columbia Boulevard, St. Helens, OR 97051, United States of America

Received Addendum #3	Yes
Received Addendum #4	Yes
Received Addendum #5	Yes
Received Addendum #6	Yes
Received Addendum #7	Yes
Received Addendum #8	Yes
Balfour Beatty Pre-Qualification is Complete	Yes
Bid is good for Forty Five (45) days	Yes

Bond Information

What is your Bond Rate

St. Helens New Public Safety Building

1771 Columbia Boulevard, St. Helens, OR 97051, United States of America

Sent proposal: \$374,096

Submitted May 6, 2026 at 12:46 PM PDT

OX Concrete LLC

6712 North Cutter Circle, Portland, OR 97217, United States of America

Submitted on behalf of OX Concrete LLC by Michael Jansen



Line Items

Description	Quantity	Unit Cost	Total Cost
Submit bid directly to Alex Cettie at alex.cettie@otak.com to keep bid sealed - NOT THROUGH BUILDING CONNECTED:			
Reinforcing Steel	20,000	× \$1.24 /pound	\$24,800
Masonry Reinforcing Steel (supply only)	12,400	× \$0.65 /pound	\$8,060
Walls	869	× \$103.10 /square foot	\$89,593.90
Foundations	109	× \$892 /cubic yard	\$97,228
Slab-on-Grade	11,255	× \$12.10 /square foot	\$136,185.50
Stairs			\$6,956
Exterior Landings and Ramps	718	× \$15.70 /square foot	\$11,272.60
Housekeeping Pads	0	× \$0 /square foot	\$0
Base Bid			\$374,096

Alternates

Grouting of column base plates	0	× \$0 /each	\$0
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Inclusions

Structural Concrete Included	Yes
5 each, 5'-0" x 5'-0" MEPF housekeeping pads	Yes
Concrete Disposal (Shall not be disposed of in Contractor's Dumpster)	No
Formwork Disposal (Shall not be disposed of in Contractor's Dumpster)	No
Furnish and Install Reinforcing steel For all items installed by this Subcontractor	Yes
Furnish Reinforcing Steel For Masonry Scope of Work	Yes
Below Slab Vapor Barrier	No
Below Grade R-15 Insulation Supply and Install	No
Setting of anchor bolts and embeds in concrete (supplied by others)	Yes
Application of CRETESEAL CS2000	Yes
Layout of rebar dowels for mason at CMU stem wall; includes coordination with mason	No
The extents of the concrete wall shown on the Foundation Plan as 19/S5.00 callout match the extents of the planter (reference C1.10), ~Grid 2.1 to Grid B.5 along building line.	

Clarification Regarding Site v Structural Concrete:

Include south retaining wall, ramp, landing and stair. Assume ramp and landing as 4" concrete SOG with #4 @24" OC each way and use Detail 5/S0.10 for stair construction.	Yes
Include mechanical pad at west side of building that intersects Grid E.	Yes

St. Helens New Public Safety Building

1771 Columbia Boulevard, St. Helens, OR 97051, United States of America

Include west retaining wall, landing and stair. Assume landing as 4" concrete SOG with #4 @24" OC each way, use Detail 5/S0.10 for stair construction and 11/S5.50 for retaining wall. Yes

Acknowledge Review and Compliance:

Construction Document Drawing Set dated March 24, 2026 Yes

Division 01 Yes

Scope Specific Specification Sections Included:

03 10 00 - Concrete Forms and Accessories Yes

03 20 00 - Concrete Reinforcement Yes

03 30 00 - Cast-in-Place Concrete Yes

03 35 11 - Concrete Floor Finishes (as applies) Yes

03 39 00 - Concrete Curing / Proactive Moisture Control Yes

04 29 00 - Engineered Unit Masonry (as applies) Yes

07 90 05 - Joint Sealers (as applies) Yes

General Acknowledgments

Project is prevailing wage Yes

Include hoisting for work Yes

Include 4 hours per week while onsite for composite clean-up Yes

Includes traffic control for work Yes

Include penetration firestopping for work as applicable Yes

Include facade access for work if applicable Yes

Temporary power, water and lighting provided by HSW Yes

Dumpsters provided by HSW Yes

Mock-ups (as applies) per documents Yes

Attic stock per documents Yes

Deferred submittals (as applies) Yes

Two (2) Year Warranty Included Yes

Fire and Sound Caulking at all rated assemblies included Yes

Received Addendum #1 Yes

Received Addendum #2 Yes

Received Addendum #3 Yes

Received Addendum #4 Yes

Received Addendum #5 Yes

Received Addendum #6 Yes

Received Addendum #7 Yes

St. Helens New Public Safety Building

1771 Columbia Boulevard, St. Helens, OR 97051, United States of America

Received Addendum #8	Yes
Balfour Beatty Pre-Qualification is Complete	Yes
Bid is good for Forty Five (45) days	Yes

Bond Information

What is your Bond Rate	1	%
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St. Helens New Public Safety Building

1771 Columbia Boulevard, St. Helens, OR 97051, United States of America

Sent proposal revision #1: \$440,432.05

Submitted May 4, 2026 at 4:57 PM PDT

Whitaker/Ellis Builders, Inc.

14050 Southwest Milton Court, Tigard, OR 97224, United States of America

Submitted on behalf of Whitaker/Ellis Builders, Inc. by Michael Jansen



Line Items

Description	Quantity	Unit Cost	Total Cost
Submit bid directly to Alex Cettie at alex.cettie@otak.com to keep bid sealed - NOT THROUGH BUILDING CONNECTED:			
Reinforcing Steel	33,069	× \$1.25 /pound	\$41,336.25
Masonry Reinforcing Steel (supply only)	11,464	× \$0.70 /pound	\$8,024.80
Walls	946	× \$75 /square foot	\$70,950
Foundations	111	× \$880 /cubic yard	\$97,680
Slab-on-Grade	10,768	× \$11.50 /square foot	\$123,832
Stairs			
Exterior Landings and Ramps	739	× \$85 /square foot	\$62,815
Housekeeping Pads	326	× \$74 /square foot	\$24,124
Additional Items:			
Creteseal CS2000 application			\$11,670
Base Bid			\$440,432.05

Alternates

Grouting of column base plates	19	× \$185 /each	\$3,515
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Inclusions

Structural Concrete Included	Yes
5 each, 5'-0" x 5'-0" MEPF housekeeping pads	Yes
Concrete Disposal (Shall not be disposed of in Contractor's Dumpster)	Yes
Formwork Disposal (Shall not be disposed of in Contractor's Dumpster)	No
Furnish and Install Reinforcing steel For all items installed by this Subcontractor	Yes
Furnish Reinforcing Steel For Masonry Scope of Work	Yes
Below Slab Vapor Barrier	Yes
Below Grade R-15 Insulation Supply and Install	Yes
Setting of anchor bolts and embeds in concrete (supplied by others)	Yes
Application of CRETESEAL CS2000	Yes
Layout of rebar dowels for mason at CMU stem wall; includes coordination with mason	Yes
The extents of the concrete wall shown on the Foundation Plan as 19/S5.00 callout match the extents of the planter (reference C1.10), ~Grid 2.1 to Grid B.5 along building line.	Yes

Clarification Regarding Site v Structural Concrete:

St. Helens New Public Safety Building

1771 Columbia Boulevard, St. Helens, OR 97051, United States of America

Include south retaining wall, ramp, landing and stair. Assume ramp and landing as 4" concrete SOG with #4 @24" OC each way and use Detail 5/S0.10 for stair construction. Yes

Include mechanical pad at west side of building that intersects Grid E. Yes

Include west retaining wall, landing and stair. Assume landing as 4" concrete SOG with #4 @24" OC each way, use Detail 5/S0.10 for stair construction and 11/S5.50 for retaining wall. Yes

Acknowledge Review and Compliance:

Construction Document Drawing Set dated March 24, 2026 Yes

Division 01 Yes

Scope Specific Specification Sections Included:

03 10 00 - Concrete Forms and Accessories Yes

03 20 00 - Concrete Reinforcement Yes

03 30 00 - Cast-in-Place Concrete Yes

03 35 11 - Concrete Floor Finishes (as applies) Yes

03 39 00 - Concrete Curing / Proactive Moisture Control Yes

04 29 00 - Engineered Unit Masonry (as applies) Yes

07 90 05 - Joint Sealers (as applies) Yes

General Acknowledgments

Project is prevailing wage Yes

Include hoisting for work Yes

Include 4 hours per week while onsite for composite clean-up No

Includes traffic control for work Yes

Include penetration firestopping for work as applicable No

Include facade access for work if applicable No

Temporary power, water and lighting provided by HSW Yes

Dumpsters provided by HSW Yes

Mock-ups (as applies) per documents No

Attic stock per documents No

Deferred submittals (as applies) Yes

Two (2) Year Warranty Included Yes

Fire and Sound Caulking at all rated assemblies included No

Received Addendum #1 Yes

Received Addendum #2 Yes

Received Addendum #3 Yes

Received Addendum #4 Yes

Received Addendum #5 Yes

St. Helens New Public Safety Building

1771 Columbia Boulevard, St. Helens, OR 97051, United States of America

Received Addendum #6	Yes
Received Addendum #7	Yes
Received Addendum #8	Yes
Balfour Beatty Pre-Qualification is Complete	Yes
Bid is good for Forty Five (45) days	No

Bond Information

What is your Bond Rate	1.44	%
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St. Helens New Public Safety Building

1771 Columbia Boulevard, St. Helens, OR 97051, United States of America

Sent proposal: \$441,000

Submitted May 6, 2026 at 3:26 PM PDT

T. Gerding Construction Co. dba TGC Structural
200 SW Airport Ave, Corvallis, OR 97333, USA

Submitted on behalf of T. Gerding Construction Co. dba TGC Structural by Michael Jansen

Line Items

Description	Quantity	Unit Cost	Total Cost
Submit bid directly to Alex Cettie at alex.cettie@otak.com to keep bid sealed - NOT THROUGH BUILDING CONNECTED:			
Reinforcing Steel	1	× \$40,500 /pound	\$40,500
Masonry Reinforcing Steel (supply only)	1	× \$13,500 /pound	\$13,500
Walls	1	× \$66,000 /square foot	\$66,000
Foundations	1	× \$120,000 /cubic yard	\$120,000
Slab-on-Grade	1	× \$163,500 /square foot	\$163,500
Stairs			\$15,000
Exterior Landings and Ramps	1	× \$16,000 /square foot	\$16,000
Housekeeping Pads	1	× \$6,500 /square foot	\$6,500
Base Bid			\$441,000

Alternates

Grouting of column base plates	1	× \$7,500 /each	\$7,500
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Inclusions

Structural Concrete Included	Yes
5 each, 5'-0" x 5'-0" MEPF housekeeping pads	Yes
Concrete Disposal (Shall not be disposed of in Contractor's Dumpster)	Yes
Formwork Disposal (Shall not be disposed of in Contractor's Dumpster)	Yes
Furnish and Install Reinforcing steel For all items installed by this Subcontractor	Yes
Furnish Reinforcing Steel For Masonry Scope of Work	Yes
Below Slab Vapor Barrier	Yes
Below Grade R-15 Insulation Supply and Install	Yes
Setting of anchor bolts and embeds in concrete (supplied by others)	Yes
Application of CRETESEAL CS2000	Yes
Layout of rebar dowels for mason at CMU stem wall; includes coordination with mason	Yes
The extents of the concrete wall shown on the Foundation Plan as 19/S5.00 callout match the extents of the planter (reference C1.10), ~Grid 2.1 to Grid B.5 along building line.	Yes

Clarification Regarding Site v Structural Concrete:

Include south retaining wall, ramp, landing and stair. Assume ramp and landing as 4" concrete SOG with #4 @24" OC each way and use Detail 5/S0.10 for stair construction.	Yes
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St. Helens New Public Safety Building
 1771 Columbia Boulevard, St. Helens, OR 97051, United States of America

Include mechanical pad at west side of building that intersects Grid E. Yes

Include west retaining wall, landing and stair. Assume landing as 4" concrete SOG with #4 @24" OC each way, use Detail 5/S0.10 for stair construction and 11/S5.50 for retaining wall. Yes

Acknowledge Review and Compliance:

Construction Document Drawing Set dated March 24, 2026 Yes

Division 01 Yes

Scope Specific Specification Sections Included:

03 10 00 - Concrete Forms and Accessories Yes

03 20 00 - Concrete Reinforcement Yes

03 30 00 - Cast-in-Place Concrete Yes

03 35 11 - Concrete Floor Finishes (as applies) Yes

03 39 00 - Concrete Curing / Proactive Moisture Control Yes

04 29 00 - Engineered Unit Masonry (as applies) Yes

07 90 05 - Joint Sealers (as applies) Yes

General Acknowledgments

Project is prevailing wage Yes

Include hoisting for work Yes

Include 4 hours per week while onsite for composite clean-up Yes

Includes traffic control for work Yes

Include penetration firestopping for work as applicable Yes

Include facade access for work if applicable Yes

Temporary power, water and lighting provided by HSW Yes

Dumpsters provided by HSW Yes

Mock-ups (as applies) per documents Yes

Attic stock per documents Yes

Deferred submittals (as applies) Yes

Two (2) Year Warranty Included Yes

Fire and Sound Caulking at all rated assemblies included Yes

Received Addendum #1 Yes

Received Addendum #2 Yes

Received Addendum #3 Yes

Received Addendum #4 Yes

Received Addendum #5 Yes

Received Addendum #6 Yes

St. Helens New Public Safety Building

1771 Columbia Boulevard, St. Helens, OR 97051, United States of America

Received Addendum #7	Yes
Received Addendum #8	Yes
Balfour Beatty Pre-Qualification is Complete	Yes
Bid is good for Forty Five (45) days	Yes

Bond Information

What is your Bond Rate	1.10	%
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Additional Information

Notes

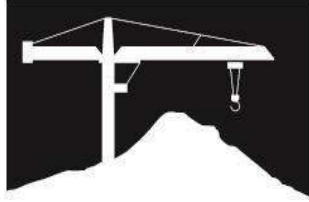
Attachments

 Permit Set - St. Helens New ... (245 KB)

05.10: Steel Generated May 12, 2026	Mt Hood Steel & Wood LLC Submitted by Daniel Leone		JDS Steel, LLC Submitted by Jeremy Stam		West Side Iron, Inc. Submitted by Andrew Cobarrubia		Eastern Steel Erectors, Inc. Submitted by steve pottle		Bar-A Construction, Inc. Submitted by Kris Love-Walker		REFA Erection, Inc. Submitted by Drew Park	
Total Estimated Cost \$474,672	\$441,701 Original Proposal, April 22, 2026		\$455,894 Original Proposal, April 22, 2026		\$474,389 Original Proposal, April 22, 2026		\$486,008 Original Proposal, April 22, 2026		\$494,519 Original Proposal, April 22, 2026		\$511,887 Revision #1, April 22, 2026	
	Total Cost	Notes	Total Cost	Notes	Total Cost	Notes	Total Cost	Notes	Total Cost	Notes	Total Cost	Notes
LINE ITEMS	\$239,418		\$342,620		\$324,756		\$486,008		\$275,253		\$382,487	
Supply of Steel Joists (Including Deferred Submittal)	\$93,038	North Star Industries + 10%	\$93,038	Northstar + 10%	\$93,038		\$69,600		\$93,038	North Star + 10%	\$82,298	
Supply of Metal Deck	\$0		\$0		\$0		\$40,800		\$0		\$0	
Supply of Structural Steel (Columns, Canopies, Etc)	\$46,080		\$46,080		\$46,080		\$95,029		\$46,080	Isley	\$105,548	
Supply of Misc Metal (Railing/Ladder) (Including Deferred Submittal)	\$18,300		\$18,300		\$0		\$54,600		\$18,300	Isley	\$1	
Install of Structural Steel, Steel Joists, Miscellaneous Metals, and Metal Deck	\$82,000		\$185,202		\$185,638		\$225,979		\$117,835		\$194,640	
OTHER COSTS	\$62,300		\$60,800		\$47,800		\$0		\$67,183		\$32,800	
Decorative Landscape Panel 6/L5.10		Carried below		Carried below					\$9,383			Included per conversation on 5.4.26, will give breakout pricing.
DFS Cost	\$8,000	included for rail/ladder, excluded for decking and joists	\$8,000						\$8,000			Included DFS for joists, deck, railing, and ladder per conversation on 5.4.26
Field Measuring		Per phone call on 5.4.26 - this is covered	\$5,000						\$5,000			Included field measuring for rails
Anchor Bolts (Installed by Others)	\$500	Not currently included need pricing										included supply of anchor bolts and template per 5.4.26 conversation
Structural steel embeds (Installed by Others)		Per conversation on 5.4.2026										included per 5.4.26 conversation
All Steel Shop Primed or Galv		Confirmed per phone call on 5.4.26										
Canopy Framing		Has covered per the conversation on 5.4.26										
Hoisting Cost		Assumed Telehandler supplied by MT Hood for lifting joists							-\$3,000	Crane Time for 4 weeks, credit for not using a crane is 3K.		Crane and engineered erection plan, need breakout
Generator incl		Power is covered, needs 120V available								120V power is all that is needed		Cost for Generator
Core Drilling of Exterior Rails	\$6,000		\$0							Excluded		included per conversation on 5.4.26
MEP Openings	\$25,000		\$25,000		\$25,000				\$25,000		\$25,000	
Engineered Erection	\$7,800		\$7,800		\$7,800				\$7,800		\$7,800	
Re-pricing Due to unlabeled Loads	\$15,000		\$15,000		\$15,000				\$15,000			
ALTERNATES	\$121,033		\$43,974		\$93,333		\$0		\$143,583		\$96,600	
Solar panel pipe support	\$78,700		\$31,641		\$81,000		\$0		\$78,700		\$96,600	
Solar panel pipe support - install	\$30,000		\$0		\$0		\$0		\$55,500		\$0	
SPECIFIC INCLUSIONS	\$12,333		\$12,333		\$12,333		\$0		\$9,383		\$0	
Decorative Metal Panel (6/L5.10)	\$12,333	Carrying Hanset Price	\$12,333		\$12,333				\$9,383			
Supply masonry lintels (installed by Others)	\$0	Has covered For structural masonry lintels per conversation on 5.4.26	\$0		\$0		\$0		\$0		\$0	
INCLUSIONS	\$18,950		\$8,500		\$8,500		\$0		\$8,500		\$0	
Grout column base plates		need concrete to pick up										
L2x2x1/4 angle at base of storefront where shown												
All steel outside of building envelope to be galvanized												
Coordination of shop applied paint with field painting												
Steel post at partial height wall (supply only)												
Neoprene closure piece at walls in in rooms OTS (re: 10/A0.4)	\$8,500		\$8,500		\$8,500				\$8,500			
ADDITIONAL ITEMS												
Bollard Type 3 supply (install by Others)		included per conversation on 5.4.26										
TOTAL	\$441,701		\$455,894		\$474,389		\$486,008		\$494,519		\$511,887	

Item #2.

Mt Hood Steel & Wood LLC
5813 NE 106TH Avenue Vancouver, WA 98682
Office: 360-597-3018



St Hellens Police
1771 Columbia BLVD St Hellens, OR

Proposal

Date: 04-021-2026

Bid Submitted to: HSW Construction

Attention: Chris Reetz

Bid based on – Construction document set 03/24/26 addendum 1-8

SCOPE supply and install

- All structural steel columns, embeds, ledger angles, solar panel supports, S011-S5.50
- Misc steel – fire riser stair rail, patio stair rail, patio ramp grabrail A7.11- roof access ladder 2/7.10- bollards-
- Install Steel Joist and decking
- Equipment and hoisting required for installation
- Steel shop drawings

Code	Description	QTY/Unit	Cost
Fabrication	Structural and Misc.		\$64,380.
Install	Structural, misc. per scope including joist and decking		\$82,000.
Total Bid	Supply and install per scope		\$146,380.
Add alt	Supply Solar support		\$78,700.
Add alt	Supply decking and joist	+10% markup	\$84,850.

Project Specific Exclusions

- Roller gates A5.25

- Decorative metal panel 6/L5.10
- Core drilling for exterior rails
- Trash enclosure A5.19

General Exclusions

1. Costs associated with deferred submittal except engineering noted in scope.
2. Any steel shown on architectural, civil, mechanical, electrical, and plumbing drawings not shown and defined by AISC designations / descriptions on structural drawings
3. Any steel with size and weight not called out in bid documents
3. Any work not detailed in bid plans or changes made to bid plans
4. Cost associated with special inspection, special testing and inspection of welds
5. Design costs, design responsibility and engineering / engineering stamp
6. Providing attachments, holes, cutting, drilling etc. in or on steel for other trades (unless shown and quantities noted on structural bid drawings)
7. All gauged metal and cold form steel (including cold formed steel studs), flashing and louvers
8. Metal siding, roofing and closures, stainless steel, aluminum and non-ferrous metals
9. Rebar, dowels and concrete accessories not attached to steel in our scope
10. Galvanizing and other finish paint (unless otherwise noted)
11. Any manufactured item
12. Temporary erection shoring materials
13. Wood blocking required for steel items
14. Demo and shoring
15. Hold downs and anchor bolts
16. Light gauge welding of steel stud connections or Simpson hangers
17. Cost associated with scrap hauling
18. Waterproofing, building envelope or any roof repair
19. Wood Grab Rail, Trim or Finish Carpentry
20. Price for exterior rail assumes accurate placement by others of embed plates or post holes to our specifications
21. Concrete anchor bolts including ones to columns
22. Steel to wood connections including bolts - unless specifically included

Qualifications and Notes

1. GC must provide adequate access to work area
2. GC must provide temporary power
3. Any power line issues are the responsibility of the GC
4. Flagging and traffic permits are responsibility of GC
5. GC must review and approve all shop drawings before fabrication can begin
6. GC must answer all detailer questions promptly. Any unanswered questions resulting in delays are the responsibility of the GC
7. Line and Grades - general contractor to supply
8. All field measuring - general contractor to supply
9. All bonds, fees and permits - general contractor to supply
10. Steel detailing is done per plan. Per AISC standards we send RFIs to GC during the drawing process with questions that are unclear in drawings. This is to avoid drawing multiple times. Changes to the drawings after submittal will incur extra cost

Mt Hood Steel & Wood LLC
5813 NE 106TH Avenue Vancouver, WA 98682
Office: 360-597-3018

Item #2.



Estimate No. 26009

Date: 4/22/2026

Estimate Name: St. Helens New Public Safety Building

Howard S. Wright

1455 NW Irving Street, Ste 400

Portland, OR 97209

503-220-0895

mjansen@hswc.com

Attention: Michael Jansen

Steel Erection Proposal

Thank you for giving JDS Steel, LLC the opportunity to offer you a proposal for this project. The following proposal has been generated based on review of the current design drawings dated: 03/24/2026.

Addendum's Acknowledged: 1, 2, 3, 4, 5, 6, 7, & 8

Bid Amount	\$185,202.00
Alt Add Solar Array Supports	\$ 16,242.00

Details of proposal:

Install only:

- HSS Columns and beams
- Joists
- Metal Decking
- Wall rail & guardrails at exterior concrete egress stairs
- (1) Roof access Ladder
- Entry Canopy
- Hoisting for our work

Excluded:

Oregon CCB#: 256184, Washington Contractor #: JDSSTSC754JW
Oregon COBID Certification MBE/WBE 15141

<https://jds-steel.com>



1. Masonry lintel angles
2. Chain link fencing and gates
3. Countertop brackets
4. Temporary cable rail
5. Deferred submittals
6. Demo of existing items
7. Protection of existing items
8. Liquidated damages
9. Engineered erection plan
10. Fire watch
11. Embed placement
12. Engineering and design assist
13. Field measuring/Site surveys
14. Finish coat or primer cover galvanized steel
15. Gauge metal items and flashing
16. Aluminum items
17. Grout/Grouting/Dry packing
18. Caulking and sealants
19. Rebar and dowels
20. Testing and inspection
21. Mockups and samples
22. Temporary shoring and temporary safety railings
23. Field touch-up painting
24. Traffic control and pedestrian control
25. Bonding and permits
26. Gutters, downspouts, and brackets
27. Items implied or inferred items not clearly shown on design drawings
28. MEP Items

Terms and Conditions:

1. This proposal is bid as a complete project. Bid breakouts given are for accounting purposes only.
2. Weld details for shop versus field have been followed as detailed on the design drawings. JDS Steel reserves the right to adjust pricing if the fabricator moves shop welds to field welds
3. Canopy is bid as completely assembled from the shop for install in 2 pieces in the field.
4. JDS Steel plans to set columns on anchor bolts with levelling nuts. Shim packs are not provided in this proposal. If anchor bolt washers are unable to support the load of the column, shim packs will be purchased and charged as an additional cost
5. General Contractor to provide free and ready access to equipment, offloading of trucks.
6. General Contractor to provide free parking onsite for JDS Steel employees
7. Adequate laydown area to be provided on site

Oregon CCB#: 256184, Washington Contractor #: JDSSTSC754JW
Oregon COBID Certification MBE/WBE 15141

<https://jds-steel.com>



8. General Contractor to provide, 2 lines of single phase with 50-amp breakers per line, 1 line of three phase 480 volt connected for our equipment's electrical power source for JDS Steel's free use
9. General Contractor to provide adequate sanitary facilities at no cost to JDS Steel. These facilities shall meet all area regulations and codes
10. Show-up or standby time will be charged if we are requested show up and conditions prevail to prevent us from starting our work
11. This proposal does not carry any cost for proprietary deck fastening tool. If required, the subcontractor buying the deck will provide the proprietary tool at no cost to JDS
12. This proposal assumes deck is fastened using Hilti deck pins and has accounted for that cost. Any change to the fastening will be evaluated for additional costs
13. This quote is based on straight time shift, days, Mon-Fri
14. Erection to be accomplished using normal construction procedures. No provisions have been made for special silencing of equipment
15. Lines, level and grade are the responsibility of the General Contractor
16. Work that is not listed or described in the Scope section of this proposal is not included in this quote
17. Any changes to the Scope, materials, design, or engineering will result in a change to the quoted amount provided in this proposal
18. Payments are due within 30 days from receipt of progressive billing invoice
19. This proposal is an integral part of the agreement and must be included/attached to the subcontract
20. 20% deposit required at mobilization onsite

We look forward to working with you on this project.

Sincerely,

Jeremy Stam

jstam@jds-steel.com

Owner/COO

Oregon CCB#: 256184, Washington Contractor #: JDSSTSC754JW
Oregon COBID Certification MBE/WBE 15141

<https://jds-steel.com>



West Side Iron, Inc.
P.O. Box 70004
Springfield, Oregon 97475
Office (541) 988-1781
CCB #133250
MBE #2757

DATE: 4/22/2026 PROJECT: St. Helens Police Station Addendums: 8 JOB #260040

STRUCTURAL/MISCELLANEOUS STEEL INSTALL \$185,638

WSI PROPOSES TO ERECT STEEL WITH CRANE ON BUILDING PAD

West Side Iron does not commit to any proposed schedule or durations. Start date and durations to be mutually agreed upon prior to acceptance of work.

West Side Iron is not signatory to any Labor Unions and excludes all Project Labor Agreements and or Training Requirements

SCOPE OF WORK INSTALL ONLY:

Columns

Open web joist and girders

Ledger angle

Steel decking

Solar array supports(80 C Channel with 2 posts each channel in base bid) No quantity or locations shown

Exterior rail

Roof access ladder

Trash Gates

1 decorative metal panel

EXCLUSIONS:

1. PERFORMANCE BOND
2. Removal of Paint, Galvanizing or other surface coatings from Weld Zone
3. Engineered erection plan
4. **FIRE WATCH Dedicated or after hours, WSI is responsible for fire prevention only**
5. **All work shown in MEPS documents**
6. **Grout at baseplates**
7. **Simpson products/Light Gauge non dimensional material**
8. Supply building materials, fasteners or epoxy
9. Embedded Steel i.e., embeds, cast in place columns
10. Field Measuring or field verification of existing conditions for the purposes of detailing and fabricating.
11. Maintenance or removal of temporary hand rail. Prime contractor assumes responsibility after installation
12. Prime Contractor is responsible for protection of finishes installed out of sequence to our work
13. Finish Paint, touch up paint, touch up primer. Surface prep for finish paint or primer
14. Weather tight or water proof. Steel decking is not designed to be a weather barrier. Corrugated roofing
15. Saw cutting or core drilling of concrete
16. Concrete scanning, surveying or verification of existing conditions
17. Demolition or Temporary Shoring UNO
18. Testing, engineering, detailing, inspections, permits and bonds
19. Liquidated damages

TERMS AND CONDITIONS:

1. The contract will need to reference and include the terms and conditions of both West Side Iron and, if applicable, our Fabricators proposal
2. WSI will be installing only the items listed above in our scope of work. Any additional items listed in the Fabricators proposal will be supplied FOB only
3. This proposal is valid for 30 days.
4. Work performed per AISC and AWS
5. Standard 1 year warranty
6. WSI retainage to be released within 60 days of completion and acceptance of WSI work.

Andrew Cobarrubia/Estimator

C: 541-914-9525

andrew@westsideiron.net



EASTERN STEEL ERECTORS

PO Box 1996
Tualatin, Or
97062

(503) 803 – 8217

Project: St. Helens New Public Safety Building — St. Helens, Oregon
GC: Howard S. Wright (Balfour Beatty) — Attn: Christopher Reetz
Date: April 22, 2026

For the sum of **\$486,008.00** Eastern Steel Erectors proposes to furnish and install the following:

INCLUDED:

- **(18) Columns and base plates per S1.10 / S5.50**

Shop primed. Priced based on cast-in-place anchor bolts installed by others. Leveling nuts and washers by Eastern Steel; grout/drypack by others.

- **(2) HSS beams, (1) canopy S3-13 per S1.20 and A5.17 / A5.18**

Shop primed.

- **(1) Opening S3-07 per 9/S0.11**

Shop primed.

- **L4x4x1/4 angle connections per 3/S5.00**

Shop primed.

- **(32) 1/2" plate embeds and WT5x24x5" WT joist connections per 4/S5.00**

BUILT FAST, BUILT SAFE, BUILT RIGHT

Shop primed. Embeds to be set by others in concrete; WT sections welded by Eastern Steel after embed pour.

- (~436 LF) L4x4x1/4 continuous ledger per 5/S5.00

Galvanized..

- (1) Roof access ladder per 6/A5.11, with cage if OSHA height threshold requires

Shop primed.

- L2x2x1/4 continuous angle at storefront sill per 17/A5.12

Shop primed. Length per architectural plans.

- (2) Bollards per A5.19

Galvanized. Supply only.

- (~77 LF) handrail and (~87 LF) guardrail per A7.11 / A7.12

Galvanized. Core-drilled excluded in price. Includes patio handrail and guardrail, (2) 10-foot runs of stair rail, and fire riser stair rail.

- (3) Decorative metal panel posts and cap per 6/L5.1

Powder coated. Supply only. Posts and cap only — 11-gauge brushed stainless steel panels are BY OTHERS.

- Metal roof deck — install

DGB-36 roof deck, 20ga., G60 galvanized, 1-1/2" deep, 36" wide coverage, interlocking side laps. Installed with Hilti pin fasteners in lieu of puddle welds. One ASC Delta Grip pneumatic side-seam tool furnished for (3) days of use.

- Open-web steel joists and joist girders — install

Shortspan (K-series) steel joists and joist girders per SJI specifications. Includes all SJI standard horizontal, diagonal, and anchor/terminating bridging per the approved manufacturer placement plan. Joist design, calculations, and stamped submittals are a deferred submittal by the joist manufacturer.

- Joist-to-wall connections per 4/S5.00

PL3/8x4x0'-8" joist bearing plate at 32" OC, Bond beam and HWS anchors by masonry sub.

- Joist web reinforcement at concentrated loads per 3/S0.11

(1) L2x2x1/4 each side at locations called out on plans.

- (1) Mechanical unit curb supports on joist roof per 15/S0.11

BUILT FAST, BUILT SAFE, BUILT RIGHT

- **Detailing, shop drawings, and delivery to jobsite**
- **Prevailing wage and Local 29 union labor**

Certified payroll (WH-347) submitted weekly per BOLI Columbia County prevailing wage requirements. All field labor performed by Ironworkers Local 29 signatory crews.

EXCLUDED:

- HSS2x2x1/4 posts per detail 5/A0.22 ("Typical Interior Low Wall") — EXCLUDED pending plan clarification. Detail is shown on sheet A0.22 but no locations are identified on the architectural floor plans. Eastern Steel will price and provide via change order once locations and quantities are defined by the AOR.
- Solar panel support framing per detail 6/S5.00 (3" standard pipe stanchions and C12x25 channels) — EXCLUDED pending PV array deferred submittal. Eastern Steel will price and provide via change order once the PV panel layout is designed by the electrical subcontractor and stanchion locations are defined.
- All chain link fence and associated posts, gates, hardware, fabric, and fittings — by others.
- All stainless steel decorative panels, including the 11-gauge brushed stainless panels referenced on 6/L5.1 — by others.
- Yellow finish paint at bollards, HPP-1 paint, metal soffits, gutters, downspouts, flashing, sheet metal, signage — by others.
- Bike racks, trash enclosures, casework (A5.24), gates (A5.25), aluminum ladders (A7.10) — by others.
- Roof hatches, hatch rails, continuous 12-gauge bent plate, powder-coated edge plate per 6/L5.11, GA plates, counter supports — by others.
- Headed studs (supply / shop weld) — by others.
- Aluminum items — by others.
- All items except those listed above
- Protection of existing building
- Premium time, overtime, and accelerated schedule
- Cold-formed metal framing, hollow metal frames, and all light-gauge material
- All deferred submittals and delegated design
- Engineering, design, and specialty calculations beyond standard shop drawings
- Bonds, taxes, and permits
- Testing, inspections, and X-ray

BUILT FAST, BUILT SAFE, BUILT RIGHT

- Core drilling
- All cast-in-place anchor bolts
- Establishing building lines and grades
- Touch-up paint and galvanizing repair beyond field welds
- Grout, drypack, and grouting under base plates
- Shoring and demolition
- Barricades for streets and sidewalks
- Flaggers, traffic control, and police details
- Temporary heat, power, and water
- Fireproofing (SFRM / IFRM)
- Standby / demurrage caused by GC or other trades

QUALIFICATIONS, NOTES, & CONDITIONS:

- Columns are priced based on cast-in-place anchor bolts installed by others. All anchor bolt installation is excluded.
- Price is based on clear access to the work area with all members installed in one piece — no field splices.
- ACCESS & EQUIPMENT: Price is based on driving a boom truck onto the interior slab to set joists from inside the building footprint, along with boom lifts operating inside the walls for erection. This requires the GC to leave one section of CMU wall out (or provide an equivalent opening) until steel and deck erection are complete so equipment can access the slab. If the CMU perimeter is closed prior to Eastern Steel's completion of joist and deck erection, additional costs and schedule impacts will apply via change order (crane-from-outside pricing, increased rigging, extended duration).
- Bid based on Construction Documents drawing set 26-0324 dated 03-24-2026 (Mackenzie project 2210310.11) as amended by Addenda 1–8 through 04-21-2026.
- Bid valid for 45 days from 04-22-2026 per Addendum #5 (through approximately 06-06-2026). Material costs valid 10 days; pricing beyond that subject to market adjustment.
- 30-day acceptance from bid date. 30-day payment terms.
- GC to provide power for welders and access for equipment.
- Steel joists, bridging, and joist web reinforcement are a deferred submittal — joist design by manufacturer. Our scope includes erection of all SJI-standard bridging per the approved placement plan and all connections called out on the structural documents.

BUILT FAST, BUILT SAFE, BUILT RIGHT

- Bid assumes standard 8-hour shifts, Monday–Friday. Overtime and second-shift work excluded unless directed in writing.
- All deferred submittals, delegated design, specialty engineering, calculations, and any items identified as "deferred approval" by the design team or authority having jurisdiction are expressly excluded from our scope. Responsibility for the identification, preparation, coordination, submission, approval, and associated costs of such items rests solely with others. We assume no responsibility for delays, redesign, modifications, or additional costs arising from deferred submittals or delegated design requirements.
- We accept no liabilities for errors or omissions in designs. This proposal is based upon straight-time work hours; no overtime or accelerated schedule is included. We assume this proposal to be made part of the Contract Documents. Anything (verbal or written) expressed or implied elsewhere which is contrary to these conditions shall be invalid.

Sincerely,

Steve Pottle

Owner / Project Manager

Eastern Steel Erectors

spottle@easternsteel29.com | (503) 803-8217

BUILT FAST, BUILT SAFE, BUILT RIGHT



SCOPE OF ESTIMATE TO FURNISH THE FOLLOWING

DATE: April 22, 2026
PROJECT NAME: St. Helens P.D. – St. Helens, OR
REF. DRAWINGS: S-Sheets Only
SPECIFICATIONS: Division 5
ADDENDUM: N/A

We propose to furnish labor and consumables to complete the following project.

LABOR TO INSTALL:

- Columns
- Joist
- Girders
- Wall angle
- Joist Bearing Plates
- 1 Access Hatch Opening
- Exterior Steel Canopy
- Metal Deck w/Hilti Pins
- C Channel Supports for Solar

EXCLUSIONS:

Supply of Any and All Fasteners, Screws, Nuts, Bolts, Clips, Ect.., Epoxy Anchoring, Stainless Gutter, Trash Enclosure or Exterior Roller Gate, **Wall Mounted Railing**, All Grouting, Concrete Embedded Items, Steel to Wood Connections & Angle / Column to Support Wood, Exterior Masonry Brick Lintels, Furnish & Set Shims @ Column Bases to Grade Ready for Erection, All Light Gauge Material, Attachments, Architectural Drawings, Removal of Excess Materials, Existing Obstacles, Guardrails, Demolition, Temporary Power, Shoring, Bracing, Thru Bolts, Anchors, Railings Not Welded to Steel Stair Stringers, Window & Door Framing, Mechanical Hangers, Round Hole Openings, Grinding & Touch-up Painting, Cleaning of Material, Lines, Grades & Elevations @ Work Points; Lintels & Relieving Angles; Dunnage, Storage of Material, Acoustical Decking Batts, Grating, Shear Studs, Ornamental Metals, Cost of Inspections, Testing, Field Dimensions & Fabrication, **Epoxy Grouted Bolts & anchoring**, Traffic, Safety Control, Adequate Lighting, Roof Penetrations, Support Steel to Shop Fabricated & Welded, Side Screw Metal Deck, Seam Welding & any Ceiling or Wall Decking, Smoke Control & Fire Watch if Applicable, Painted Wire Mesh Fencing, Field Welds not Shown on S-Sheets. Reinstalling bridging where other trades have cut it out. **Sales Tax, Bond Rate & Excess Umbrella Liability Insurance are not included in price.**

Insurance Coverage as follows; \$ 1,000,000.00 per Occurrence \$ 2,000,000.00 Aggregate Auto & General Liability; Statutory limits on Workman's Compensation.

See Next Page for Bid and Special Conditions.

**Please call Sherman Atkinson @ 509-991-1736 or
Kris Love-Walker @ 509-570-4473 with any questions.**

General Contractors Licenses

Washington
BARACI*063MN

Oregon
90451

Idaho
PWC-C-12980-B-4

Montana
152147

Alaska
31333

California
612087
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BASE BID \$ 117,835.00

THIS BID IS BASED ON PREVAILING WAGE RATES FOR COLUMBIA COUNTY, OR - AS OF BID DATE.

Base Bid is Good for Thirty Days

Special Conditions:

- All Steel to be delivered clearly marked & visible uninterrupted per our erection and zoning sequence unless otherwise agreed upon in writing by this Subcontractor
- Time loss to weather & job delays to be added to our schedule
- All Steel to be fabricated per the 8th edition of the AISC manual of steel
- Seventy-two (72) hour notice to proceed
- Provide all bearing areas at proper elevations & locations, clear of all dirt, debris and water
- Contractor to provide adequate firm grade areas for crane and steel erection
- No charges for labor, material and equipment furnished by General Contractor shall be allowed as a credit of expense unless authorized in writing by this Subcontractor
- Quote is based on standard 40 hour work week
- Steel erection as per approved shop drawings
- Bolts to be Lejune type bolts
- Extra work shall be performed pursuant to the terms and condition of BAR-A Construction, Inc. @ \$80.00 Per Man Hour; \$ 40.00 Per Forklift Hour, \$ 30.00 Per Scissor lift Hour, \$ 35.00 Per Snorkel lift Hour, \$ 350.00 Per 50 ton Crane Hour, \$ 300.00 Per 35 ton Boom Truck Hour
- Bid based on 1 Mobilization of Crane, Crew and Equipment
- Contractor to provide access for equipment on interior slab for use of Erection and Equipment to set Steel
- Concrete and/or Masonry to be 95% complete and 75% yield strength w/ letter from Engineer before BAR-A is to Erect
- Our Bid Scope is specifically incorporated by referenced herein and binding

**Please call Sherman Atkinson @ 509-991-1736 or
Kris Love-Walker @ 509-570-4473 with any questions.**

General Contractors Licenses

Washington
BARACI*063MN

Oregon
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Idaho
PWC-C-12980-B-4

Montana
152147

Alaska
31333

California
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944787



April 22, 2026

Haward S. Wright Construction
1455 NW Irving Street
Portland, OR 97209

Subject: St. Helens Police Station
Attention: Michael Jansen

Michael:

REFA Structures is pleased to quote a lump sum price to fabricate and erect the structural steel, metal fabrications, joists, joist girder and metal deck for the **St. Helens Police Station** per the design drawings, specification and addendum #1-#8. Our pricing is based on the following scope and qualifications.

Inclusions:

1. Structural columns, joists, joist girders and decking, erected.
2. Anchor bolts with templates, assembled. FOB
3. Embeds required for installation of structural steel, FOB.
4. Deck support angles per 5/S5.00, erected.
5. One roof access ladder, erected. Rail at opening by others.
6. Antenna support steel with embeds per 9/A5.13, galvanized and erected.
7. Canopy framing per A5.17 and associated details, galvanized and erected.
8. Exterior ramp and stair rails, galvanized and installed.
9. Solar panel support channels with pipe supports, galvanized and erected. See add alternate for unit pricing. Upon completion of the design pricing will need to be adjusted accordingly.
10. 16 each bollards, FOB.
11. Decorative metal panel per 6/L5.10, installed.
12. One shop coat of primer on all steel not noted as galvanized.
13. Crane and hoisting to erect our work.
14. Engineered erection plan.

Exclusions:

1. Temporary safety rail at the roof.
2. Details 3, 8 and 9/S0.11. Detail 15/S0.11 included for the roof ladder opening.
3. Trash enclosure fencing and gate.
4. Signage per 5 and 10/A5.13.
5. All grout and grouting, including but not limited to base plates.
6. Caulking, Sealing, and Firestops.
7. Field Touch-up paint and finish painting.
8. Builders risk insurance.
9. Costs of all bonds, permits, and fees
10. Sales and use taxes.

Exclusions:

11. Costs of field inspection, field measurement/verification, and registered surveyors.
12. Installation of embeds, non-ferrous metals, and stainless steel.
13. All metal 10-gauge or lighter, clips, plywood, and attachments for the same.

Qualifications:

1. Solar panel pricing is based on a per post price. It is assumed there is one post per panel. Upon completion of the design REFA will provide lump sum pricing for the entire scope of work.
2. Our pricing is based on installing all the steel with the exception of the ladder and exterior railing in one continuous operation.
3. Erection of structural steel to be in accordance with the "AISC Code of Standard Practice" latest edition.
4. General Contractor to provide suitable access in and around the erection area for REFA's cranes, equipment and trucks. Access to include adequate ramp and roadways to foundation level.
5. General Contractor to supply and connect to our equipment 3-phase, 240-volt electrical power to be distributed as four (4) 50 amp disconnects for REFA's free use. (Outlets are to be provided every within 100 feet of the work area.)
6. General Contractor to supply, at no cost to REFA, adequate sanitary facilities. These facilities shall meet all area codes and regulations.
7. This proposal is based on our normal 4-10's work week, Monday through Thursday, forty (40) hours per week except holidays.
8. General Contractor to provide free onsite parking for REFA's employees.
9. REFA will clean up and dispose of waste generated by our operations into General Contractor provided drop boxes or recycling containers.
10. General Contractor to be responsible for establishing all lines and grades with offset grid markers at each column line and one shim pack or leveling nut set to elevation at each column.
11. Safety precautions, as required by applicable codes and specifications, will be supplied by REFA for use by our personnel only.
12. The inspection agency will be expected to perform their services immediately after REFA completes its tasks, and while ladders and scaffolding are still in position.
13. This proposal is based on all REFA Erection, Inc. employees having current DFW (Drug Free Workplace) cards. All additional testing if required will be at the expense of others.
14. In lieu of puddle welds, REFA reserves the right to fasten metal deck using HILTI deck pins. A job specific deck pin submittal will be provided prior to installation.

Bid summary:

Erection only	\$149,950.00
Add for fabrication.	\$194,640.00
Add for solar panel support fabrication.	\$ 506.00 each
Add for solar panel support erection.	\$ 138.00 each

REFA is willing to take on the erection only for this project but not fabrication only.

Please call with any questions at 971-806-6213

Respectfully,
REFA Erection Inc.



Drew Park
Vice President

PW HSW St Helens New Public Safety Bldg

WWW.HANSETCORP.COM
 1729 NE ARGYLE, PORTLAND, OREGON 97211-1801
 TEL: (503) 283-8822 (800) 360-7030 FAX: (503) 283-8875
 OR #66223 | WA #HANSESI120LO | CA #672630 | NV #0083763

<p>ATTN: Chris Reetz Phone: 503.933.0931 Email: creetz@hswc.com</p>	<p>Customer Howard S. Wright Const. Co. (HSW) - Portland (a Balfour Beatty Company) 1455 NW Irving St., Suite 400 Portland OR 97209</p>	<p>Sales Representative: Luke Hanset 503.542.2159</p>
------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------

Description of Work

We are pleased to offer the following for your consideration:

- | | | |
|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Item 1) | | \$6,404.00 |
| | 1 LOT:
Custom decorative metal panel per 6/L5.10:
* 8' 2-1/2" L x 6' H
* Includes 3 ea. 2-1/2" square x 3/16" wall steel posts with welded top caps and floor bolt plates, to include one coat standard color powder coat
* Includes 2 ea. 11 gauge laser cut stainless steel panels, type 304 with #4 finish, including formed bolt flanges for connection to steel posts
* Base price is fabrication only, with approved dimensions, delivery and install excluded / by others. Option for measure and install quoted separately.
* Base price assumes work is ordered on a simple PO, not subcontract, due to no site work. | |
| Item 2) | | \$2,979.00 |
| | 1 LOT:
Option to measure, deliver and install item # 1
* Assumes work is ordered on subcontract and includes contract management + mobilization expenses, due to site labor | |

Clarification of Scope:

- * This bid excludes future unknown cost impacts arising from any and all tariffs. Any such costs will be passed along to the customer.
- * All stainless steel to be T304 with # 4 finish.
- * Steel components include one coat standard color powder coat.
- * Permits are by others.
- * Deferred submittals, if required, are not included / to be facilitated by others.
- * Concrete GPR scan is not included in this proposal.
- * Core cuts are not included in this proposal.
- * Embeds are not included in this proposal.
- * Approved fabrication dimensions, delivery, and installation are by others, unless item # 2 is ordered.
- * This proposal is based on the design shown in the bid drawings by Mackenzie, dated 03/24/26, revision Construction Document, sheet L5.10.
- * No specification section is covered in its entirety by this proposal.
- * No written specifications pertaining to this work were provided.
- * **Structural engineering is not included in this proposal. If required, structural engineering will carry cost impact. Budget \$2,950. Any changes vs. the design qualified and bid here required by the structural engineer would carry cost impact.**
- * Shop drawings are included and will be billed at 10% of the total contract price at the time of submittal. This payment is nonrefundable. Please acknowledge this in your contract.
- * Pricing assumes all work to be completed no later than June 30th, 2027. Contractual labor rates increase July 1.

If item # 2 is ordered:

- * All jobsite work will occur Monday through Friday between the hours of 7:00 a.m. and 3:30 p.m.
- * This proposal is based upon the assumption that we will have full and continuous access to the site during working hours without encumbrances such as public foot-traffic, etc.
- * This proposal is based on 1 site mobilization. No additional mobilizations are included.

Terms:

Subcontract

Quote Valid for:

1 Business Day

Bid Document:

Delivery Point:

Optional Installation

Address:

Optional install
1771 Columbia Blvd
St Helens, OR 97051

Lead Time from Acceptance of Quote:

**Submittals: 2 weeks from order
Product or install: 5 weeks from all
approvals & Dimensions or ability to
measure**

Please sign and date last page of this quote and return all pages to Hanset Stainless, Inc. to indicate approval.

TERMS AND CONDITIONS

Quote No.: Q Item #2.

1. **WARRANTY.** Hanset Stainless, Inc. warrants that all materials furnished by it under this Proposal will be of good quality, and free from defects unless otherwise specified and, if installed by Hanset Stainless, Inc., will be installed or applied in a good and workmanlike manner. Hanset Stainless, Inc. will, at its option, repair or replace any part of its Work which is found to be defective within one year from installation on condition that Buyer has complied in full with payment terms and other conditions of this Proposal. THIS WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. Hanset Stainless, Inc. will not be liable for any special, indirect, or consequential damages to Buyer or third parties. Hanset Stainless, Inc.'s warranty excludes remedy for damage or defect caused by abuse, modifications by others, improper or inadequate maintenance, or normal wear and tear under normal usage.

2. **TIME.** Hanset Stainless, Inc. will be allowed reasonable time in which to make delivery of materials and to commence and complete its performance. Hanset Stainless, Inc. will not be liable for loss or damage due to delay or nondelivery resulting from the acts or omissions of the Buyer, owner, general contractor, architect or engineers, transportation delays, materials shortages, civil disorders, labor difficulties, vendor allocations, fire, flood, accidents, acts of God, or any other cause beyond Hanset Stainless, Inc.'s reasonable control. Buyer will pay storage costs and additional expenses resulting from delay caused or requested by Buyer. Payment for materials of which shipment/delivery is delayed due to Buyer's act or request will be due upon invoice and notification that Hanset Stainless, Inc. is prepared to ship. Buyer will make no demand for liquidated damages or actual damages for delays against Hanset Stainless, Inc. in any sum in excess of the Proposal Price unless specifically provided otherwise in this Proposal and in no event will Hanset Stainless, Inc. be liable to Buyer for delay damages in excess of claims for delay damages actually paid by Buyer to others on account of unexcused delays caused solely by Hanset Stainless, Inc.

3. **PAYMENT TERMS.** Progress payments will be invoiced for Work performed and for materials and equipment delivered to the site or to offsite storage. Progress payments will be determined upon the basis of the Work completed and without retention. Final payment of the entire Price will be due upon completion of the Work. Invoices are payable upon receipt, and Buyer will not back charge or withhold payment from Hanset Stainless, Inc. for any charges, costs or expenses without Hanset Stainless, Inc.'s specific written consent. Invoices not paid within fifteen (15) days are delinquent and will bear interest at the rate of one and one-half percent (1.5%) per month or the maximum amount allowed by law, whichever is less, until paid. In addition, Buyer will pay Hanset Stainless, Inc.'s reasonable costs incurred in collection of any delinquent amounts, including attorney fees and costs of preparing and filing liens, regardless of whether suit or action is instituted. No defect in any part of Hanset Stainless, Inc.'s performance will delay or excuse Buyer's obligation to make full, prompt payment for all Work completed in conformance with this Proposal. Hanset Stainless, Inc. may suspend or terminate its performance under this Proposal if any payment is delinquent.

4. **ACCESS.** All Work will be performed during Hanset Stainless, Inc.'s regular working hours. Hanset Stainless, Inc. will be entitled to equitable adjustment in the Price of the Work for all additional costs incurred due to unanticipated project delays or acceleration. Buyer will prepare all work areas so that Hanset Stainless, Inc. can proceed unhindered with its Work and, notwithstanding any project schedule, Hanset Stainless, Inc. will not be required to commence its Work until sufficient areas are prepared to allow Hanset Stainless, Inc. to complete its Work continuously and uninterrupted.

5. **FACILITIES.** Buyer will furnish all temporary site facilities necessary for Hanset Stainless, Inc.'s performance, including suitable secure storage space, hoisting, electrical power, toilets and water, at no cost to Hanset Stainless, Inc.

6. **TAXES AND FEES.** Unless otherwise specified, quoted prices do not include taxes, duties, fees or transportation surcharges which are, or may be, levied upon the materials on behalf of any taxing authority by reason of transfer or delivery to Buyer. Any such costs paid by Hanset Stainless, Inc. will be invoiced and paid by Buyer.

7. **INSURANCE.** Buyer will, if others do not, purchase and maintain all risk insurance upon the full value of the entire Work and/or materials delivered to the jobsite which will include the interest of Hanset Stainless, Inc.

8. **ERRORS.** Hanset Stainless, Inc. assumes no responsibility for the suitability, adequacy or legality of the design, material specifications, or quantity takeoff when Buyer provides any or all design plans, specifications or takeoffs. Products are as listed irrespective of building code requirements. Errors in the extension of prices quoted in this Proposal or contained in any invoice are subject to correction by Hanset Stainless, Inc.


9. **NOTICE OF CLAIMS.** As a condition precedent to any obligation of Hanset Stainless, Inc. with respect to Hanset Stainless, Inc.'s failure to meet any requirement of this Proposal, Buyer will provide Hanset Stainless, Inc. with written notice of such failure and will allow Hanset Stainless, Inc. reasonable time to cure or correct any deficiency or defect in its Work. Hanset Stainless, Inc. will provide Buyer with written notice of any claim or account of changes, extras, delays, acceleration, or other impacts on its performance within a reasonable time and in a reasonable manner.

10. **MEDIATION.** Should any dispute arise between them, Buyer and Hanset Stainless, Inc. will submit the dispute to a mediator, agreed to by both parties, as soon as such dispute arises and in any event prior to the commencement of arbitration or litigation, except that Hanset Stainless, Inc. may take any claim for payment directly to small claims court for adjudication. Mediation will occur in the city where the project is located, and both parties agree to exercise their best efforts in good faith to resolve all disputes in mediation and to share equally the fees and costs of the mediator.

11. **ARBITRATION.** Hanset Stainless, Inc. will have the option of enforcing, by suit or action in a court of law, payment in full of the Contract Price or any part thereof or of submitting such claim to arbitration. Hanset Stainless, Inc. and Buyer will submit all other complaints, disputes and/or controversies that may arise out of or in connection with this Contract, and which might be pleaded or urged in a counterclaim or setoff to a suit or action to enforce payment, to binding arbitration under the laws of the State of Oregon, and in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association in effect at the time. Notwithstanding any rule to the contrary, either party will have the option to initiate arbitration according to the American Arbitration Association rules and subject to its administration, or to demand and compel arbitration according to the procedures set out by the Oregon Revised Statutes, Chapter 36. The decision of the arbitrator(s) will be final and binding for both parties.

12. **ATTORNEY FEES.** In the event suit, action or arbitration is instituted to enforce any right granted herein, the prevailing party will be entitled to recover its costs and disbursements incurred, together with reasonable attorney's fees, as fixed by the court at trial or on appeal, or by the arbitrator(s) in arbitration.

This Proposal and Contract is conditioned upon acceptance, within 1 Business Day of the Proposal Date, of all the Terms and Conditions set forth herein. Hanset Stainless, Inc. reserves the right to object to any other term or condition contained in any other contract or subcontract.

Hanset Stainless, Inc. acceptance by: Luke Hanset 503.542.2159 

BUYER'S ACCEPTANCE

Buyer accepts this Proposal and Contract by returning this form, signed below, to Hanset Stainless, Inc. or by accepting any part of Hanset Stainless, Inc.'s Work. Terms are *Due Upon Receipt* unless Buyer has established credit terms in advance of accepting this Proposal and Contract with our accounts receivable department (503/542-2153). Upon acceptance of this Proposal and Contract, Buyer agrees to be bound by the above Terms and Conditions. If acceptance does not occur prior to the Proposal and Contract's expiration date, it will be void unless Hanset Stainless, Inc. agrees in writing to a post-expiration acceptance.

Acceptance Dated: _____ By: _____ Title: _____

Customer PO Number: _____

08.10: Doors, Frames & Hardware Generated May 12, 2026	Western Partitions, Inc. Submitted by Kurt Stoll		Performance Contracting, Inc Submitted by Brad Styer		Bell Hardware Submitted by Bid Manager		Gibson Door & Millwork, Inc. Submitted by John Pontier		Unified Door & Hardware Group Submitted by Michael Jansen	
Total Estimated Cost \$196,050	\$210,219 Original Proposal, April 22, 2026		\$230,804 Original Proposal, April 22, 2026		\$248,697 Original Proposal, April 22, 2026		\$15,580 Revision #1, April 22, 2026		\$152,075 Revision #1, April 24, 2026	
	Total Cost	Notes	Total Cost	Notes	Total Cost	Notes	Total Cost	Notes	Total Cost	Notes
LINE ITEMS	\$226,719		\$205,804		\$248,697		\$15,580		\$149,840	
Doors, Frames & Hardware - Supply	\$170,219		\$163,044		\$189,284	Original pricing included storefront door hardware. removed it and moved that cost to the alternate section	\$0		\$127,965	Awaiting prequalification
Doors, Hardware - Install	\$35,000		\$42,760		\$35,000	Based on WPI pricing	\$15,580	INSTALL ONLY	\$21,875	
Ballistic Rated Doors and Frames	\$21,500		\$0		\$24,413		\$0		\$0	
SPECIFIC INCLUSIONS	\$0		\$25,000		\$0		\$0		\$2,235	
Glazing at wood and ballistic doors		Included in base bid as \$6,314.00 - this is for all glass inside wood doors; ballistic glass is integral to the system		Included in base bid					\$2,235	Email provided with cost
Follow Finish Schedule for door finish: D-1 Wood to Match (PL-1) Wilsonart; New Age Oak		Included in base price	\$25,000	Wasn't included in their original number						Included in base price
ALTERNATES	-\$16,500		\$0		\$0		\$0		\$0	
Hollow Metal Frame Install	\$16,500		\$6,868		\$0		\$0		\$7,875	
Supply storefront door hardware	\$15,000		\$14,500		\$22,915	Original base bid included storefront door hardware. removed it and moved that cost to this alternate section	\$0		\$13,850	They provided email with cost
Door Hardware Allowance for Opening 104A (base on Hardware Set 14)	\$3,000		\$3,000		\$3,000		\$0		\$3,000	
HM Frame Install in Base Scope	-\$16,500	See WPI revised								
INCLUSIONS	\$0		\$0		\$0		\$0		\$0	
Glazing for doors and frames under this scope		He provided pricing for glazing at wood doors which covers all interior doors with glazing - value is 6,314								They provided price via email. Included above.
Ballistic glass at bullet resistant doors										Pricing provided via email
Follow Finish Schedule for door finish: D-1 Wood to Match (PL-1) Wilsonart; New Age Oak				Gave price to finish after bide date						
TOTAL	\$210,219		\$230,804		\$248,697		\$15,580		\$152,075	



SCOPE LETTER

4/22/2026

To: Howard S. Wright

RE: St. Helens New Public Safety Building

Per bid documents prepared by Mackenzie dated 3/24/26. Addenda(s) #8 noted. Quotation is contingent on mutual agreement of terms and conditions of any agreement resulting from this bid. This quotation is valid for 45 days.

We are bidding the following sections on this project:

081100 Hollow Metal Doors and Frames
 081416 Flush Wood Doors
 087100 Door Hardware

BASE BID FOR THE ABOVE SECTIONS	\$226,719
Breakdown	
Supply:	\$170,219
Install:	\$35,000
Ballistic:	\$21,500

Alternate Scope/Value Engineering:

- | | |
|---------------------------------------------|---------------------|
| 1. Supply of specified storefront hardware | ADD \$15,000 |
| 2. Supply/install HW set 14 at opening 104A | ADD \$2,750 |

If not released for procurement before 9/15/26 then please add 5% to overall bid for material escalation.

Clarifications – Door, Frame, and Hardware:

- Pricing includes the supply of doors, frames, and hardware as noted above.
- Pricing includes the installation of wood doors, hollow metal doors, and the hardware at these openings only.
- We have included the receiving, stocking, and spreading of doors & hardware.
- Pricing includes full coordination of electrified hardware with plug and play connectors throughout.
- Proposal is based on acceptance of all scopes as a package. Price for separate parts of the work may be increased from the values shown above.
- Hardware is bid using the manufacturers noted in the specifications and the hardware schedule provided for bidding.
- Manufacturer lead times are variable depending on demand and typically peak during summer. We have bid this project with factory standard leadtimes which are 6-16 weeks.

Exclusions – Door, Frame and Hardware:

- All expediting of materials – Options are typically available at added cost.
- All STC ratings where a certified STC assembly is not specified. STC performance of 30-35 is readily achievable with typical materials but not guaranteed and may require additional gasketing and review of door and frame types.
- All temp rise requirements where not specifically scheduled or required by code.
- All grouting, installation, sealents, caulking, undercoating, insulation, and all bondo work at door frames
- All glass, glazing, installation of glazing, installation of glass stop, puttying of nail holes in glass stop installed by others UNO. Glass only in wood doors.

13. Supply and installation of storefront hardware.
14. Supply and installation of gate hardware.
15. Supply and installation of access control hardware such as card readers, card locks, motion sensors, bio readers, cameras, and any/all software and accessories for access control system, etc.
16. All low voltage wiring, routing of wiring, connections and conduit other than what is internal to the door leaf.
17. Installation of all electrified hardware not physically attached to doors or frames including power supplies, wall portion of mag hold opens, bollards and bollard switches, wall mounted switches, and any/all hardware requiring connection to fire alarm system or other access control or life safety system.
18. All work at gates, storefront openings, existing openings, coiling/rolling doors including supply, installation, and layout for others UNO.

GENERAL CONDITIONS OF THE BID:

1. Due to strong market conditions, this proposal will expire in 45 days, after which, the bid price is subject to escalation.
2. Should the award date slip beyond the date noted, WPI reserves the right to pull our bid or rebid the project to reflect accelerated preconstruction and other related inefficiencies such as material escalation. Material pricing is becoming volatile and lead times for commodity material acquisition is increasing.
3. If a revised/updated project schedule is provided, WPI reserves the right to review and accept the schedule prior to proceeding with work. Delays or condensed scheduling may result in additional costs.
4. WPI has not included any cost(s) for delay, interference, acceleration, or other damages resulting from or arising out of any acts of God or any other causes beyond reasonable control. Should WPI have any additional cost or expenses, the contract time and cost shall be reasonably extended.
5. Due to strong market conditions and the forecasted significant labor shortages, WPI cannot be held responsible for costs or impacts related to changes in the project's planned schedule or for costs associated with labor shortages. Therefore, we have calculated the manpower needs for this project based upon the current schedule and assumed a normal availability of qualified manpower to perform this scope of work. If qualified manpower becomes unavailable during the course of this project, WPI has NOT included overtime or shift work to meet schedule requirements. We suggest that Owner / GC carry an allowance to cover overtime/acceleration/inefficiency to account for market conditions which could create impacts outside of WPI's control.
6. GC to provide storage for materials for early purchase and all materials storage cost due to delay.
7. If by using specified products or practices, a hazardous waste byproduct is produced, manifesting, transportation, and a generator ID number will be the responsibility of the General Contractor.
8. WPI reserves the right to recover any/all taxes assessed on WPI, our suppliers, and/or subcontractors not in effect at bid time as well as related costs. Upon presentation of documentation of such tax implications, all such cost plus all applicable overhead and profit shall be added to our contract amount by modification and be collectable immediately.
9. Due to strong market conditions WPI is unable to accommodate the proposed SBE goals as required by the RFP. WPI suggests that the owner entity manage the supply of any proposed SBE workforce as the resources are completely unavailable at this time.
10. Notwithstanding any contract term or project rule to the contrary, subcontractor shall be only obligated to make good faith efforts to meet minority business participation goals. All efforts to meet participation goals shall be documented and made available for inspection.
11. X-Ray scan and preparation of PT concrete is to be completed by others showing location and depth of PT tendons prior to layout of our work. Any remedial cost due to delay of work due to preparation and/or X-Ray scanning or the repair of PT is excluded.
12. WPI will conduct and manage an exclusive WPI "Stretch and Flex" activity near WPI work activities. Job-wide/group Stretch and Flex activity, away from WPI activities, may result in additional costs. In the event WPI is not notified of a "Stretch and Flex" activity requirement prior to contract, but is then requested to participate onsite, all additional direct and indirect cost as a result of participation will be addressed by change order modifications to the original contract prior to proceeding.

13. Prepping and/or leveling of all concrete surfaces is not included.
14. This quote is based upon total compliance to the local building code by the bid documents. Any remedial work associated with revisions to or clarifications by the code official or others is excluded. Bid is contingent upon proper licensing of Contractor and/or Owner, as well as verification of adequate financing by Owner and/or Contractor for the project.
15. We provide per this quote a standard 1 year manufacturer's warranty. Contract surety bonds, if required, shall have a warranty term not to exceed (1) year.
16. In the event mold, microbial growth or water intrusion is discovered during the course of work, WPI reserves the right to immediately stop work until such conditions are abated by others. WPI will continue work only after a qualified report produced by others indicates the area has been remediated to safe and acceptable conditions. In such event, WPI's warranty and insurance expressly exclude any issues resulting from improperly abated work performed by others.
17. Western Partitions has a liability insurance limit of \$2,000,000.00 with a \$10,000,000.00 umbrella.
18. Our quote assumes that the scopes of others will be sequenced to allow a single pass through of floors to complete our work. If other trades cause delays preventing full completion of our scope the associated impact shall be compensated through contract adjustment prior to commencing with remaining portion of the scope impacted by the delay of others.
19. Western Partitions will clean up all debris and/or recycling caused by them and deposit it into dumpsters or drop boxes to be supplied by others at no cost to WPI.
20. Layout, for our scope of work, to be shared 50% with general contractor.
21. Retention shall not exceed 5% and WPI reserves the right to procure a retention bond, in lieu of cash retention, at WPI's sole discretion.
22. Extra work to be approved in writing in advance of proceeding with said work. In the event extra work changes should reach an amount greater than 5% of the original contract, WPI reserves the right to seek additional management and production-loss compensation. All extra work to be billed for in the month work was performed.

Exclusions:

23. Any overtime, weekend or shift work.
24. All patching and/or repair for other trades ("trade damage").
25. Any work shown only on Mechanical/Electrical/Plumbing drawings or drawings not specific to our scopes of work.
26. Engineering and/or shop drawings.
27. Any permit fees, inspections, or testing.
28. If a bond is required please add 1.5% to our bid value.
29. Any costs that may be associated with enrollment into special online or similar safety, payment, insurance or prequalification programs (including, but not limited to, Construct Secure, IS Network, Textura, and/or Compliance Depot)
30. Temporary utilities, heat, ventilation, lights, power, dehumidifiers and water are to be provided within a reasonable distance from the work, by others and at no cost to WPI.
31. Tenting for weather protection, if required, will be provided by others at no cost to WPI. If requested, we will provide a quote for such tenting at a later date. WPI accepts no responsibility for meeting any schedule if such protection is not provided.
32. WPI's enrollment in any OCIP/CCIP insurance program is contingent upon WPI's reasonable determination of the program having acceptable terms, deductibles, limits and insurers. WPI may elect to procure Wrap Gap coverage if the OCIP/CCIP program is deemed insufficient, and all costs for such additional coverage are excluded.

If there are any questions concerning this quote, please contact me at kurt.stoll@wpibuilds.com

Sincerely,

Kurt Stoll
Estimator – CFDAI | DHT

If WPI is given a notice to proceed without a contract, the conditions herein shall be deemed accepted and shall form an interim agreement for the work on this project. Payment for work performed by WPI will be made by the contractor to WPI by the 25th of the month following normal progress billing. If

the contractor does not pay by this stated time, then WPI upon seven (7) days written notice to the contractor may stop the work until payment of the amount owing has been received. Personal guarantees are excluded; bonds may be provided in lieu of such requirements at Contractor or Owner's expense. WPI's insurance shall not provide coverage for: (a) any injury or damage arising from a prior occurrence or progressively deteriorating injury or damage under general liability, (b) any projects initially performed under a wrap up program, (c) any projects which are converted to condominiums at any time, (d) subsidence, (e) waivers of subrogation for its equipment insurance policy, (f) operations performed within 50'0" of a railroad,; (g) Owner & Contractors Protective (O&CP) insurance; (h) "named insured" requirements; and/or i) costs for CG 20 10/01 plus CG 20 37 10/01 or equivalent endorsements. WPI shall not agree to waive its rights to the Statute of Limitation and/or Statute of Repose for the project.



Howard S. Wright, a Balfour Beatty Company

Attention: Chris Reetz
 1455 NW Irving St. Suite 400, Portland, OR 97209
 503-933-0931

4/22/2026
 1 Page of 6

Mackenzie

St. Helens New Public Safety Building

1771 Columbia Boulevard, St. Helens, OR 97051

Plans Dated:03/24/2026

Performance Contracting, Inc. (hereinafter designated as "CONTRACTOR") proposes to furnish all materials and labor required for the application of the following (hereinafter designated as the "Work") for the amount stated below:

- Spec Section**
- 05 40 00 – Cold Formed Metal Framing
 - 06 10 00 – Rough Carpentry (see clarifications)
 - 07 21 00 – Thermal Insulation
 - 07 26 00 – Vapor Retarders
 - 07 84 00 – Firestopping (at gwb only)
 - 07 92 19 – Acoustical Seals (at gwb only)
 - 08 11 13 – Hollow Metal Doors and Frames
 - 08 14 16 – Flush Wood Doors
 - 08 71 00 – Door Hardware
 - 09 21 16 – Gypsum Board Assemblies
 - 09 51 00 – Acoustical Ceilings
 - 09 84 16 – Fixed Sound-Reflective Panels (AP-1 & AP-2 only)
 - 10 26 00 – Wall & Door Protection
 - 10 26 41 – Ballistic Resistant Panels

Addenda noted:
 *Pricing does not include the furnishing of bonds

TOTAL BID AMOUNT	\$920,710.00
Architectural Scopes	\$714,906.00
Furnish & Install Doors, Frames & Hardware	\$205,804.00

<p>This proposal is subject to change and may be increased depending on the date of release and/or shipment of the order, increases in labor, fuel, shipping, or material costs.</p>	<p>Buyer Name _____</p> <p>Performed By _____</p> <p>Title _____</p>	<p>Performance Contracting, _____</p> <p>Performed By _____</p> <p>Title _____</p>
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Clarifications

INCLUSIONS

1. PCI intends to utilize a retention bond on this project and has included the cost for PCI's scopes of work.
2. Assumes all hollow metal frames to be onsite prior to metal framing commencing.
3. All full height walls assumed to be completed prior to MEP rough in.
4. Breakout of costs above assumed to be for accounting purposes only. Breakouts are not an agreement to do the work for that price.
5. All deflection figured to be accommodated with a single slotted deflection track the same size and gauge as the wall studs.
6. Per A6.13, FRP is assumed to be Acrovyn, color 315, smooth finish, 0.60" thickness, installed up to 8'-0" AFF, where shown on A1.12. Metal trims only at top cap, inside and outside corners. Vertical seams to be butt joints without trim.
7. Assumes SC wood door finish is Maple-White, Plain-Sliced, Clear, per the door schedule.
8. Assumes Hardware group 14 to be used in lieu of group 27.
9. Specified Inpro Corner Guards do not come in a Satin Black Finish or 3/16" radius. Finish assumed to be clear anodized and radius 3/4".
10. Assume Abuse Resistant Gyp Board only in Hallways 104, 111, 121 and 138, up to 8'-0" AFF.
11. Assumes 5mm thick AqoustiGuard sill seal under interior bottom track.
12. Assumes HOW framing per 4/A0.22. Conflicting information on 10/A0.04.
13. Assumes supply and install of 15 ea, 2'x2' flanged access panels.
14. Assumes only Rough Carpentry scope is in wall wood backing.
15. Assumes all non-composite walls to be braced with CRC.
16. Assumes metal framing material by SCAFCO Steel Stud Company.
17. Assumes STC rated wall types meet STC rating listed. No STC assemblies were provided at time of bid.
18. Assumes glazing in Wood doors only.

SCHEDULE

1. Timeline of project based on schedule dated 4-6-26. All work assumed to commence and finish prior to 7-6-27.
2. Standard lead times for doors/frames/hardware are 18-20 weeks currently.
3. Proposal is good for 30 days.

EXCLUSIONS

1. Bond or bond premium.
2. Permit fees. Special Inspection or Testing Fees.
3. Sales Tax.
4. Protection of finished work in place. Protection, cleaning or patching of concrete/wood surfaces.
5. Environmental Conditions. (Heat, Ventilation or Weather Protection)
6. Overtime, weekend or shift work caused by others delays.
7. Patching for other trades.
8. Temporary structures, utilities, and barriers.
9. Liquidated damages.
10. Layout of other scope's, including all MEP.
11. Xray of concrete slab.
12. Any dumpsters.
13. Any shoring or bracing of floor decks for lift access.
14. Any exterior scopes, including sheathing, metal flashing and or weather barriers.
15. Canopy and parapet framing, sheathing, WRB and or flashing.
16. Fur Wall blocking per detail 2/A0.21.
17. Abuse Board. Not identified on drawings.
18. Moisture Guard Trim, per 092116, 3.05.D.
19. Sill Plate Isolation Pads, per 092116, 2.02.7, location not specified.
20. Any interior/exterior expansion joints.
21. Cutting of acoustical ceiling device tiles.
22. Flat Bar bench and countertop supports.
23. UL Assembly HW-D-0458. This assembly is specific to concrete over metal deck.
24. Plenum Space Sound Control, per 092116, 2.04. Not shown on drawings.
25. R-8 Insulation at concrete walls.
26. All spray Foam Insulation, Including continuous spray foam insulation at wall head to deck connection, per 11/A5.10.
27. Furnish and Install of GL-2, GL-3.
28. Wall Protection WP-1 & WP-2
29. AP-3 Wall Panels. Product specified is proprietary product and PCI is not a certified installer.
30. Install of Wall Padding.
31. Backing for Lockers.
32. Tamper Resistant Sealant.
33. RSIC-1. Not shown on drawings.
34. Any finish caulking or exposed caulking.
35. Caulking of any MEP penetrations or putty pads.
36. Tape of finish at tile backer board.
37. Slack wires at lights and/or MEP fixtures.
38. STC rated Doors and or Frames.

39. Grouting of HM frames.
40. Exterior windows an Aluminum Store Front, doors, frames and hardware.
41. Interior Relite and window frames.
42. Glass in HM Frames, relite windows, sidelites, transoms or any other interior/exterior glass.
43. D-1 Door finish PL-1 listed on finish schedule. Unclear what doors receive it.
44. Door hardware at gates.
45. Final keying.
46. Furring or support for other's finish systems along with any additional exterior backing or blocking for other's attachments.
47. Any custom break shapes or dimensioned material.
48. Insulation below grade or over roof deck.
49. Gypsum board laid over metal roof decking.
50. Welding.

GENERAL NOTES

1. CONTRACTOR'S price is based on clarifications stated in this proposal (and is conditional upon acceptance of mutually agreed-upon contract terms and conditions). CONTRACTOR'S attached Standard Terms and Conditions, including CONTRACTOR's Standard Insurance, will apply to this project.
2. Mutually agreeable terms, conditions, exclusion, schedule & durations to be negotiated prior to execution of subcontract agreement.
3. Wherever conflicts in the construction documents occur, we have figured the least expensive option.
4. This quote is based upon compliance with the local building code as indicated in the bid documents. Any remedial work associated with revisions to or clarifications by the code official or others is excluded.
5. This proposal includes known escalators on material & labor at the time of bid. Any cost incurred due to increases that occur after 30 days from the date of this proposal will be added to the proposal amount.
6. The terms of this proposal are conditioned upon PCI being able to perform its work in the timeframe and using the methods anticipated in the RFP and/or other bidding documents provided. Should the project be affected by any delays or additional requirements related to COVID-19 or any ramifications thereof, this proposal may be adjusted accordingly.
7. Due to several world-wide events currently impacting global supply of goods and certain materials to be utilized on this project, in the event of an increase in the cost of any materials between the date of subcontractor's proposal or execution of this agreement (as applicable) and the date on which subcontractor purchases the materials, through no fault of subcontractor, subcontractor's proposal and/or this agreement amount shall be adjusted to accommodate such price increase. Subcontractor shall not be subject to back charges or the assessment of any delay costs by Owner or Contractor, due to such delays. In addition, subcontractor shall be entitled to an extension of time if necessary to accommodate longer lead time due to such circumstance.
8. PCI excludes any and all vertical drift joint supply and install as required per the structural inelastic drift. Please provide detailed locations and products to be used if required and we will follow up with a price.
9. Any Deferred Submittals and/or Engineering provided by PCI shall be limited to structural engineering of the framing system within the design parameters set forth in the Contract Documents. This effort may include proposing framing members (size, shape, thickness), spacing, bracing, fastening (type, size, spacing), connection details, and other elements of the framing system required to meet the design parameters set forth in the Contract Documents. Any engineering provided by PCI shall be performed and stamped by a structural engineer licensed in the applicable state required. PCI is not the Designer of Record and any Deferred Submittals shall be subject to the review, acceptance and final approval of the Designer of Record. PCI shall have no further design responsibility unless it specifically agrees, and in that event may request additional information in order to provide proposed pricing and mutually agreeable terms.
10. Deferred Submittals and Engineering provided by Subcontractor shall be limited to Subcontractor's specific scope. Subcontractor shall not be responsible for the failure of the Designer of Record or any other trade to cooperate, coordinate or perform that party's design related responsibilities or services. Subcontractor's provision of Deferred Submittals or Engineering shall not preclude Subcontractor from entitlement to payment for changes or impacts due to incomplete Contract Documents, missing or incorrect details, design deficiencies, code compliance, constructability issues, conflicts, clashes and errors ("design issues"), provided that such design issues were not attributable to or caused by Deferred Submittals provided by Subcontractor or within the control of Subcontractor to address or avoid. In the event any such changes or impacts increase Subcontractor's costs of performing the Work or affect the schedule, Subcontractor shall be entitled to additional time and compensation.

Performance Contracting – Standard Insurance & Coverage

The insurance in force for Performance Contracting, Inc. provides one of the most comprehensive coverages available. Evidence of our coverage will be provided on the standard ACORD Certificate of Insurance form. This standard, approved form is issued in compliance with requirements of the Insurance Service Office of the United States and is a recognized document used to provide evidence of insurance coverage in force. **NO OTHER DOCUMENT IS APPROVED BY ISO FOR THIS PURPOSE, AND NO OTHER FORM WILL BE PROVIDED.**

I. Commercial General Liability (1986 occurrence form), including broad form extensions and contractual liability.

\$4,000,000 General Aggregate
 \$2,000,000 Products/Completed Operations Aggregate
 \$2,000,000 Personal/Advertising Injury
 \$2,000,000 Each Occurrence
 \$ 500,000 Fire Damage
 \$ 10,000 Medical Expense

II. Business Automobile Liability (provides coverage for all autos owned, non-owned, leased or hired.)

\$2,000,000 Combined Single Limit

III. Workers Compensation (statutory)

\$1,000,000 Employers Liability

IV. Umbrella (This policy provides additional coverage over General Liability, Automobile Liability, and Employers Liability.)

The General Contractor and/or the Owner can be named as additional insureds on our policy and can be named as primary, as long as the coverage is limited to the extent of PCI's contractual obligations.

ANY REQUIREMENTS ADDITIONAL TO THE ABOVE COVERAGE, INCLUDING BUT NOT LIMITED TO THE FOLLOWING, ARE HEREBY EXCLUDED FROM THIS PROPOSAL:

- Waivers or exclusions of subrogation.
- Providing more than 30 days prior notice of cancellation.
- Any requirement for prior notice of expiration or changes in coverage.
- Project-specific aggregate limits.
- Any indemnification/hold harmless clauses which require that PCI hold other parties harmless for their own acts.

Performance Contracting – Standard Terms and Conditions

- **The Work:** Subcontractor will supply and perform only that work specifically described herein (the "Work"). It is specifically understood that the scope of work described herein shall supersede anything to the contrary provided in the Bid Documents. Any work to be done beyond that described herein shall require that a change order be executed.
- **Schedule:** Subcontractor will supply and perform the Work in accordance with the schedule (the "Schedule") described herein. In the event of any significant change in the Schedule, the contract price and the Schedule shall be equitably adjusted. In the event Subcontractor is delayed in its Work or is otherwise required to accelerate or resequence its Work or work outside of normal daytime business hours for reasons other than the fault of Subcontractor or others under Subcontractor's control, then Subcontractor shall be entitled to additional compensation.
- **Work Week:** Customer will cooperate with CONTRACTOR in scheduling all Work, including disconnections, reconnections, interruption of services and utilities, and similar matters. In the event that Customer requires CONTRACTOR to work outside of normal daytime business hours, CONTRACTOR shall be entitled to additional compensation for such overtime.
- **Guarantee:** Subcontractor warrants and guarantees that its Work will be performed in compliance with all Federal, State and/or Local regulations and, at the time of Contractor's acceptance inspection, will meet the specifications in the Contract Documents specifically relating to Subcontractor's Work. Subcontractor's obligation to repair or replace defective Work will expire one year from the completion of Subcontractor's Work. THIS WARRANTY IS IN LIEU OF ANY WARRANTIES PROVIDED IN THE BID DOCUMENTS AND IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.
- **Insurance:** CONTRACTOR shall supply workers compensation insurance in the form and amount required by law. CONTRACTOR shall supply general liability insurance, evidenced by its standard certificate of insurance, the price of which shall be included in the bid price unless otherwise specified herein.
- **Protection of Work:** Subcontractor shall be responsible for protecting the Work, or portions thereof, during the time the Work or portions of it are under its control; provided, however, that during such time, Subcontractor shall not be responsible for loss or damage caused by others, nor for any damages whatsoever while Subcontractor is not on site.
- **Storage and Facilities:** Contractor will provide at its expense sufficient storage space to Subcontractor, which is fully protective of materials and equipment furnished for the Work. Contractor will also provide all light, heat, power and water which is required by Subcontractor for performance of the Work in the custom and practice of Subcontractor's trade.
- **Taxes:** Contractor will pay for any and all taxes which are now or may be imposed on the Work by any Federal, State or Local taxing authority, law, ordinance, rule or regulation, unless otherwise specified herein.
- **Bonds:** Upon the request and at the expense of Contractor, Subcontractor will furnish performance and payment bonds.
- **Indemnity:** Subcontractor will indemnify and hold harmless Contractor from all or such portion of such loss or damage to persons or property to the extent arising directly from Subcontractor's performance of the Work and which is caused solely by the willful misconduct or negligent acts of Subcontractor, its employees, or anyone under its control. Contractor will indemnify and hold harmless Subcontractor from all or such portion of such loss or damage to persons or property to the extent arising directly from the willful misconduct or negligent acts of Contractor, its employees or anyone under its control, including other contractors.
- **Payments:** For Work commenced and completed in any one calendar month, Contractor will pay the full contract price in full upon the completion and acceptance of the Work. Otherwise, all progress payments for the value of the Work completed plus the amount of materials and equipment suitably stored on or off site, and final payment, shall be paid by the Contractor to Subcontractor within thirty (30) days after the Contractor's receipt of Subcontractor's payment application therefor.
- **Inspection and Acceptance:** Subcontractor's Work shall be considered complete when Subcontractor notifies Contractor that the Work has been completed in accordance with the specifications. Contractor's acknowledgement on the Acceptance Form shall constitute acceptance of the Work.
- **Retention:** Contractor shall withhold no more retention than is being withheld from it by the Owner/Upper Tier Contractor.
- **Late Payments and Attorney's Fees:** All sums not paid to Subcontractor when due, shall bear an interest rate of (1½%) per month or the maximum legal rate permitted by law, whichever is less; and all costs of collection, including a reasonable attorney's fee, shall be paid by Contractor.
- **Changes:** Subcontractor may only be ordered in writing by the Contractor to make changes in the Work within the general scope of the Work consisting of additions, deletions, changes to the Schedule in duration or sequence, or other revisions, and the contract price and the Schedule shall be adjusted accordingly. Before starting the changed Work, Subcontractor will submit to the Contractor a request for adjustment to the contract price and/or the Schedule. Subcontractor will not commence any such changed or revised Work until receipt of a written change order from the Contractor incorporating an adjustment to the contract price and/or Schedule in accordance with the above.
- **Force Majeure:** Subcontractors shall not be responsible for delays or defaults where occasioned by any causes of any kind and extent beyond its control, including but not limited to: delays caused by the Owner, Contractor, other subcontractors, architect and/or engineers, delays in transportation, shortages of raw materials, civil disorders, acts of the government, labor difficulties or shortages, vendor allocations, freight embargoes, fires, floods, epidemics, quarantine restrictions, accidents, unusually severe weather, and acts of God. Subcontractor shall be entitled to an equitable adjustment in the Schedule and Contract Sum for such delays as described above.
- **Customer Supplied Property:** If the Work described herein requires Customer to supply materials, equipment or other property, then Customer warrants that such items shall be fit for the use for which they were intended. If such items do not conform, CONTRACTOR shall notify Customer within a reasonable time after CONTRACTOR's notice of the nonconformance and CONTRACTOR may request additional compensation by change order.
- **CONTRACTOR Supplied Property:** Whenever the Contractor, its employees, contractors and subcontractors (other than Subcontractor) use ladders, scaffolding, tools, vehicles, equipment or property of any kind, either owned or rented by Subcontractor, Contractor shall indemnify and hold Subcontractor harmless from any and all claims, demands, damages, causes of action and suits of whatsoever nature and kind, arising out of or connected with the use of such, except when caused by the sole active negligence of Subcontractor.
- **Differing Site Conditions:** If Subcontractor encounters conditions at the site differing materially from those indicated in the Bid Documents, or unknown physical conditions at the site of unusual nature differing materially from those ordinarily encountered by Subcontractor's trade, then Subcontractor shall promptly notify the Contractor, stop its Work and await instructions from Contractor. If such conditions cause a change in the cost of, or the time required for, performance of any portion of the Work, an equitable price adjustment shall be made and the Schedule modified accordingly.

- **Notices:** Any notice or written claim required to be submitted to the Contractor on account of charges, extras, delays, acceleration, or otherwise, shall be furnished within a reasonable time period, and in a manner to permit the Contractor to satisfy the requirements of the Contract.
- **Liens:** Nothing shall serve to void Subcontractor's right to file a lien or claim on its behalf in the event that any payment to Subcontractor is not timely made.
- **Damages:** Subcontractor will in no event be liable for any consequential, incidental or special damages of any kind for any reason whatsoever, whether arising in contract, tort or equity. This release includes but is not limited to claims of negligence.
- **Preparation of Work Areas:** The Contractor shall prepare all Work areas so as to be acceptable for mobilization by Subcontractor. Subcontractor will not be called upon to start Work until sufficient areas are ready to ensure continued Work until job completion.
- **Termination and Suspension:** If the Contractor does not pay Subcontractor in a timely manner within seven (7) days from the time payment should be made as provided herein (except where such nonpayment is due to defective Work by Subcontractor or other material breach by Subcontractor), then Subcontractor may, without prejudice to any other remedy it may have, upon two (2) additional days' written notice to the Contractor, stop its Work until payment of the amount owing has been received. In the event Subcontractor resumes its Work, the Schedule shall be equitably adjusted, and Subcontractor shall incur no liability for such termination. Further, the contract price shall, by appropriate adjustment, be increased by the amount of Subcontractor's reasonable costs of shutdown, delay and startup. Further, if Subcontractor's Work is terminated or suspended for the convenience of the Contractor or any other party, then Subcontractor shall be paid for all Work performed to-date, for equipment and materials already ordered, and for Subcontractor's costs of early termination, or in the case of suspension, Subcontractor's costs of shutdown, delay and startup. Notwithstanding anything herein to the contrary, Subcontractor shall not be liable for any damage while Subcontractor is not onsite.
- **Waiver:** Subcontractor's waiver of any term herein shall not be construed as a waiver of such terms at any subsequent time.
- **Cooperation and Safety:** Subcontractor's Work shall be performed in accordance with all applicable requirements of the Environmental Protection Agency, OSHA and other Federal, State and Local regulations. Contractor shall provide adequate security, including security personnel, to prevent unauthorized entry into Subcontractor's Work areas. Subcontractor shall provide for its Work all safety signs, direction signs and warning signs for the Project in accordance with statutory requirements. All visitors to the Work areas shall be required to comply with Subcontractor's safety requirements.
- **Legal Effect:** This proposal offers to the Contractor the terms and conditions upon which Subcontractor will perform the Work described herein and is made without regard to any of the provisions in the Bid Documents not expressly incorporated herein by reference or otherwise agreed to in writing signed by Subcontractor. The proposal may be changed or withdrawn at any time prior to acceptance by notice to the Contractor and will be deemed withdrawn if not accepted by the Contractor within thirty (30) days from the date hereof.



Item #2.

26300 SW 95th Avenue, Suite 102
Wilsonville, OR 97070
(503) 570-9610
FAX (503) 570-9412

Other Locations:

- ◆Bend (541) 383-3942
- ◆Klamath Falls(541) 882-7246
- ◆Salem (503) 566-7922
- ◆Eugene (541) 485-7211
- ◆Medford (541) 773-7918
- ◆Redding (530) 221-8132

To: Howard S. Wright
Fax:
Date: 04-22-26

Attn: Estimating
Phone:
Freight: Prepaid

We appreciate the opportunity to quote you and submit the following proposal to sell material listed for your consideration:

St Helens Public Safety:

Quote to furnish the following:

- Hollow Metal Frames
- Hollow Metal Doors
- Flush Wood Doors
- Bullet Resistant Metal Frames
- Bullet Resistant Wood Doors
- Door Hardware

Total: \$ 236,612.00

Please note:

1. Addenda 1-7 are acknowledged.
2. Lead-times start when we receive approved submittals. Lead-times are as follows: submittals 1-2 weeks, hollow metal frames 3-5 weeks, hollow metal doors 8-10 weeks, wood doors 6-9 weeks, bullet resistant frames 8-12 weeks, bullet resistant wood doors 8-12 weeks, door hardware 6-8 weeks.
3. Lead-times are estimates at the time of quote and are subject to change without notice.
4. Pricing includes all tariffs announced as of the bid date. Any additional tariffs imposed after this date may result in an adjustment to the quoted price. Tariffs announced after contract award will be presented as an added cost to the contractor.
5. Glass and glazing excluded. Except for bullet resistant narrow lites in the wood doors.
6. All sidelites, borrowed lites, and relites are excluded from quote.
7. Nothing has been provided for gates. No hardware at all included in quote.
8. The following wood doors were noted as 2" but have been estimated as standard 1-3/4" doors: 110A, 112A, and 139A.
9. Quote is good for 45 days.

Respectfully Submitted: Ian Madden

Accepted per our Standard Terms and Conditions Applying to All Sales as follows:

Name: _____ Title: _____
 Company: _____ Date: _____



STANDARD TERMS AND CONDITIONS APPLYING TO ALL SALES

All sales of goods or material by Bell Hardware of Portland, Inc. (Bell Hardware) are expressly conditioned upon the terms and conditions set forth below. Any additional or different terms or conditions set forth in the purchase order of the Purchaser or in any similar such communication are hereby objected to by Bell Hardware and shall not be binding or effective unless assented to in writing by an authorized representative of Bell Hardware.

PRICES AND TERMS. Unless otherwise stated, all prices by Bell Hardware are subject to change upon receipt and review of Purchaser's final plans and specifications. Prices do not include sales, use, excise, value added or similar taxes and, where applicable, such taxes shall be a separate item and paid by the Purchaser. All items shown as freight allowed pertain to particular items and quantities. Price is valid for 30 days.

Purchaser may cancel or modify any order only by mutual agreement based upon payment to Bell Hardware of such charges, as Bell Hardware shall determine in its sole and absolute discretion.

DELIVERY. Factory shipping dates, given in advance of actual shipment, are estimates by the manufacturer and are based upon prompt receipt of the necessary information, including, but not limited to, approval of any shop drawings furnished by Bell Hardware to Purchaser. Quoted shipping dates are based on time after receipt of order at factory, with complete information, until merchandise is delivered to common carrier. Bell Hardware shall have the option to deliver the goods in two or more installments, as Bell Hardware shall elect.

Unless otherwise noted, all sales are made f.o.b. Bell Hardware's location with freight allowed to street level job site dock. Purchaser will provide all unloading. In all cases, title shall pass upon delivery to the carrier at point of shipment, and thereafter all risk of loss, injury or destruction of the goods and/or material shall be borne by Purchaser. No such loss, injury or destruction shall release Purchaser from any obligation under this agreement.

Bell Hardware shall not be liable for failure to deliver or for delays in delivery or performance due to (1) causes beyond its reasonable control, (2) acts of God, acts of Purchaser, acts of civil or military authority, priorities or other governmental allocations or controls, fires, strikes or other labor difficulties, riots and other civil disturbances, delays in its usual source of supply, delays in transportation, or (3) any other commercial impracticability. In the event of any such delay, the date of delivery or performance shall be extended for a period equal to the time lost by reason of the delay.

Purchaser shall inspect the goods on delivery by the carrier and, in the event of any shortage or damage to the products, Purchaser shall obtain from the carrier properly executed documents evidencing such shortage or damage and furnish Bell Hardware with these documents at the time Purchaser places a claim with Bell Hardware for such shortage in delivery or damage. A failure to make inspection on delivery shall be a waiver of the right to make any inspection prior to payment for the goods and shall be a waiver of any defect that reasonable inspection prior to payment would have revealed. Purchaser shall, at the time of delivery, sign Bell Hardware's packing slip acknowledging receipt of goods and/or materials.

PAYMENT. Each shipment or delivery shall be deemed to have been sold under a separate and independent contract. If, in the judgement of Bell Hardware, the financial condition of the Purchaser at the time of manufacture or shipment does not justify the terms or payment specified, Bell Hardware reserves the right to require full or partial payment before manufacture or shipment and to suspend any further performance until such payment has been received.

Invoices will become due by the 10th of the month following the invoice date. Payment may be made by check or wire transfer. If Bell Hardware does not receive payment in full when due, interest at the rate of 1.5% per month will be charged on all overdue payments. Interest continues to accrue until the date of the payment, and any unpaid interest must be paid in full at the time of payment of the invoice.

Invoices will be sent monthly and will include charges for all goods or materials purchased and received by Bell Hardware from manufacturers.

WARRANTIES. Goods and Material distributed by Bell Hardware are the products of reputable manufacturers sold under their respective brand or trade names. Bell Hardware shall use its best efforts to obtain from each manufacturer, in accordance with the manufacture's warranty (copies of which will be furnish upon request) or customary practice, the repair or replacement of products that may prove defective in material or workmanship; provided, however, that there are no warranties of any type with respect to exterior wood doors. The foregoing shall constitute the exclusive remedy of the Purchaser and the sole obligation of Bell Hardware. The products are provided "AS IS," and, except as to title, THERE ARE NO WARRANTIES, EITHER WRITTEN, ORAL, IMPLIED OR STATUATORY relating to the described goods or material which extends beyond that described in this paragraph. NO WARRANTY OF MERCHANTABILITY OR OF FITNESS FOR PARTICULAR PURPOSE SHALL APPLY.

RETURNED GOODS. If Purchaser claims a defect in the goods, Purchaser shall allow Bell Hardware a reasonable time to remedy the defect. Purchaser shall render necessary assistance to Bell Hardware and shall furnish adequate means for operating and testing the goods. Should the goods prove defective and the defect is not remedied, Purchaser shall contact Bell Hardware for return instructions. The particular part, attachment or article that fails to conform to the warranty in this agreement must be returned by Purchaser in as good condition as received, except for ordinary wear. Goods must not be returned without the advance written consent of Bell Hardware. Bell Hardware may then, at the option of Bell Hardware, either replace the goods or rescind this agreement so far as the goods are concerned. If any goods are returned by Purchaser any money, notes or property paid or given for the goods, or Bell Hardware shall credit the account of Purchaser in a like amount and no further claim for the defect shall be made against Bell Hardware.

LIMITATION OF LIABILITY. Bell Hardware's liability on any claim for loss or damage arising out of this contract or from the performance or breach thereof or connected with the supplying of goods or material hereunder, or its sale, resale, operation or use, whether based on warranty, contract, negligence or other grounds, shall not exceed the price allowable to such goods or material or part thereof involved in the claim. Bell Hardware shall not, under any circumstances, be liable for any labor charges unless agreed upon in advance by Bell Hardware. Bell Hardware shall not in any event be liable for special or consequential damages, including, but not limited to, loss of profits or revenue, loss of use of the product or any associated product, cost of capital, cost of substitute products, facilities or services, downtime costs, or claims of customers of the Purchaser for such damages.

ASSIGNMENT. Any assignment of any contract involving this order or any rights thereunder, by the purchaser without the advance written consent of Bell Hardware shall be void.

GENERAL TERMS. Any of the terms and provisions of Purchaser's order that are inconsistent with terms and provisions of this agreement shall not be binding on Bell Hardware and shall not be considered applicable to the sale or shipment of the merchandise referred to in this agreement. Unless Purchaser notifies Bell Hardware in writing to the contrary as soon as practicable after receipt of this quotation by Purchaser, acceptance of the terms and conditions of this agreement by Purchaser shall be indicated and, in the absence of such notification, the sale and shipment by Bell Hardware of the Merchandise covered by this agreement shall be conclusively deemed to be subject to the terms and conditions of this agreement.

ATTORNEY FEES. In any suit or action brought on this sale to enforce the provision of this agreement the losing party agrees to pay the prevailing party's reasonable attorney fees to be fixed by the trial court, and on appeal, the prevailing party's reasonable attorney fees to be fixed by the appellate court.

APPLICABLE LAW. The laws of the State of Oregon shall govern this agreement.

MODIFICATION. This agreement cannot be modified in any way except in writing signed by the parties to this agreement.

HM SWINGING DOORS, WOOD SWINGING DOORS & DOOR HARDWARE INSTALLATION BID LETTER

DATE: APRIL 22ND, 2026 – REV 1 -EXCLUDE BALLISTIC D/F/H
TO: HOWARD S. WRIGHT CONSTRUCTION
ATTN: CHRISTOPHER REETZ
PHONE: 503-933-0931
JOB: ST HELEN'S NEW PUBLIC SAFETY BLDG, ST. HELENS OR

SUBCONTRACTOR: GIBSON DOOR & MILLWORK, INC.
CONTRACTOR: HOWARD S. WRIGHT CONSTRUCTION

INCLUSIONS:

INSTALL LABOR ONLY BID: HM SWINGING DOORS, WOOD SWINGING DOORS AND DOOR HARDWARE.

1. **SECTION 081113** --- INSTALL HM SWINGING DOORS. HM FRAMES BY OTHERS.
2. **SECTION 081416** --- INSTALL WOOD SWINGING DOORS.
3. **SECTION 087100** --- INSTALL DOOR HARDWARE ONLY ON HM AND WOOD DOORS.
 - INSTALL ELECTRIFIED DOOR HARDWARE. ELECTRICAL HOOKUPS BY OTHERS.
 - ACCESS CONTROL, CARD READERS, PROGRAMMING & TRAINING BY OTHERS.
 - SWAP CONSTRUCTION CORES FOR PERMANENT CYLINDERS/ \$40 PER CORE.
4. DOORS TO BE COMPLETELY PRE-MACHINED BY OTHERS FOR SIZE, FIT, ALL FACE CUTS AND HOLES FOR LOCKS AND EXIT DEVICES, AND WITH BOTH EDGES BEVELED, AND FOR ALL MORTISED IN HARDWARE.
5. DOORS, FRAMES, AND HARDWARE TO ARRIVE MARKED WITH DOOR NUMBERS BY SUPPLIER, AND DOORS TO ARRIVE PALLETIZED BY FLOORS AND BUILDINGS.
6. CONTRACTOR TO PROVIDE A FORKLIFT FOR UNLOADING AND MOVING MATERIAL NEXT TO BUILDING ENTRANCE. ONCE UNLOADED AND PLACED NEXT TO BUILDING ENTRANCE SUBCONTRACTOR INVENTORIES AND DISTRIBUTES MATERIALS TO FLOORS VIA CONTRACTOR PROVIDED HOISTING (EITHER FORKLIFT THROUGH OPENING IN BUILDING OR MATERIALS HOIST OR MANUALLY) FOR DURATION OF SUBCONTRACTOR'S WORK ON-SITE.
7. SWINGING OF ENTIRE FLOORS OF DOORS AT ONE TIME, NOT BREAKING FLOORS INTO SEVERAL MOBILIZATIONS THE SAME WITH HARDWARE.
8. GIBSON PAYS UNION/COMMERCIAL PREVAILING WAGES ON ALL JOBS.

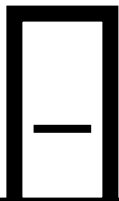
EXCLUSIONS:

1. BREAKING FLOORS INTO SEVERAL MOBILIZATIONS FOR SWINGING OF DOORS AND/OR INSTALLATION OF HARDWARE
2. SUPPLY OF DOORS, FRAMES, AND HARDWARE.
3. BALLISTIC RESISTANT D/F/H
4. INSTALL OF FRAMES - ALL KINDS
5. MOCKUP.
6. WORK HOURS OTHER THAN DAYSHIFT (6:30AM-4PM).
7. PRE-INSTALLATION OF HARDWARE (MEANING PRIOR TO SWINGING DORS).
8. REWORK, MACHINING, AND/OR REINSTALLATION OF EXISTING DOORS AND FRAMES. FILLING/REPAIRING PREPS/HOLES/CUTOUTS IN EXISTING DOORS AND/OR FRAMES TO PREPARE THE EXISTING DOORS AND/OR FRAMES TO RECEIVE NEW HARDWARE OR TO PATCH EXISTING PREPS WHICH WILL BE EXPOSED AFTER NEW HARDWARE IS INSTALLED.
9. SALVAGE, REWORK, MACHINING, AND/OR REINSTALLATION OF EXISTING DOORS, FRAMES, AND HARDWARE.

10. INSTALLING HARDWARE TWICE. IN OTHER WORDS, INSTALLING HARDWARE THEN REMOVING FOR PAINTING OF THE DOORS THEN REINSTALLATION.
11. ALUMINUM STOREFRONT FRAMES, DOORS & HARDWARE; OVERHEAD COILING DOORS & HARDWARE; OVERHEAD COILING GRILLES & HARDWARE; OVERHEAD SECTIONAL DOORS & HARDWARE; TOTAL DOORS AND HARDWARE; OPERABLE PARTITIONS & HARDWARE; FIRE ACCORDION DOORS & HARDWARE; GATES & HARDWARE; ALUM. DRS & ALUM. DR. HARDWARE; CABINET DOORS AND HARDWARE; SIGNS/ SIGNAGE; LOUVERS; TRANSOMS; ELEVATOR DOORS AND HARDWARE; IN-WALL POCKET DOOR FRAME ASSEMBLIES; DECORATIVE METAL FENCE AND CYCLONE FENCE GATES AND HARDWARE – DOOR NUMBERS EXCLUDED BUT NOT LIMITED TO – 100A, 100B, 104A, 109B, 118A, 118B, 201A, 202A, 202B, 203A
12. 204A 2x4/2x6 WOOD BUCKS/BLOCKING TO BE INSTALLED BEHIND ALL WOOD JAMBS BY FRAMERS. (BUCKS/BLOCKING ARE WOOD BACKING FOR WOOD JAMBS AND CASING). STANDING & RUNNING WOOD TRIM, CASING TRIM, CASEWORK, COUNTERTOPS, TRELLISES, SHELVING.
13. REMOVAL OF CONSTRUCTION CORES AND INSTALLATION OF OWNER CYLINDERS.
14. GLASS; GLAZING; RELITES; WINDOWS; LITE-KITS; GLASS STOPS; ELECTRIC OR PNEUMATIC SUPPLIES OR LINES. FIELD MEASUREMENTS. TEMPLATES.
15. RELITES; WINDOWS; LITE-KITS; GLASS STOPS; ELECTRIC OR PNEUMATIC SUPPLIES OR LINES. FIELD MEASUREMENTS. TEMPLATES.
16. PLANING, CUTTING, UNDERCUTTING, GRINDING, WELDING, MORTISING, AND MACHINING DOORS, HRDWR, OR FRAMES, LAYOUTS & CUTOUTS FOR FLOOR CLOSERS; LAYOUTS AND CUTOUTS FOR FLOOR TRACKS; GROUTING; CAULKING. DEMOLITION AND SALVAGE. BLOCKING AND/OR BACKING. FRAME FILLER(S) INCLUDING, BUT NOT LIMITED TO: GROUT, MINERAL WOOL, INSULATION.
17. AUTO OPERATORS, AUTO ACTUATORS (WALL PADDLES AND PUSH BUTTONS, ETC.), POWER SUPPLY, KEYSWITCH, KEYPAD, ACCESS CONTROL, CARD READERS, KEY CABINETS, KNOX BOXES AND ANY SETUP/PROGRAMMING.
18. ANY HARDWARE NOT CALLED OUT ON THE HARDWARE SCHEDULE
19. OFFSITE DEBRIS REMOVAL
20. COMMENCING DOOR INSTALL PRIOR TO DRYWALL BEING HUNG ON WALLS AT DOOR FRAMES.
21. REVIEW OF SUBMITTALS FOR MATERIALS SUPPLIED BY OTHERS.
22. THEFT, VANDALISM, OR ABUSE BY OTHERS.
23. PRO-RATED BACK CHARGES FOR DAMAGE TO FINISHES. THIS MEANS DAMAGE NOT PROVEN TO BE DAMAGED BY SUBCONTRACTOR'S FORCES.
24. QA/QC OF ITEMS INSTALLED BY OTHERS INCLUDING FRAMES.
25. PRO-RATED LIQUIDATED DAMAGES FOR LATE COMPLETION NOT PROVEN TO BE CAUSED BY SUBCONTRACTOR.
26. COMPOSITE CLEANUP CREW PARTICIPATION.
27. PROTECTION OF SUBCONTRACTOR'S INSTALLED WORK. SALES AND USE TAX ON ALL MATERIALS SUPPLIED BY OTHERS. BONDING.

NOTES/CLARIFICATIONS:

1. SECURE HARDWARE STORAGE ROOM, IN THE BUILDING, LOCATED ON A LEVEL SERVICED BY MAN/MATERIAL HOIST, WITH SHELVING SUFFICIENT TO SHELVE FOR ALL HARDWARE, TO BE PROVIDED BY CONTRACTOR FOR THE SOLE USE OF SUBCONTRACTOR ONLY. IF THE CONTRACTOR REQUIRES THE HARDWARE ROOM TO BE RELOCATED, GIBSON WILL BE COMPENSATED FOR MOVING THE HARDWARE AT THE EXTRA WORK RATE. THIS ROOM IS TO BE AVAILABLE FOR THE DURATION OF SUBCONTRACTORS WORK INCLUDING PUNCHLIST.
2. PRICE INCLUDES TWO SEPARATE MOBILIZATIONS. ONE FOR ELECTRICAL ROOM DOORS AND EXTERIORS. THE SECOND MOBILIZATION FOR ALL OTHER DOORS.
3. SUBCONTRACTOR'S USE OF TOOL/HARDWARE CARTS TO EACH INSTALL ITEM TO BE FOR DURATION OF JOB.



- 4. HARDWARE SUPPLIER TO PROVIDE, ALONG WITH A SHIPPING COPY, A COMPLETE LIST OF ITEMS NOT SHIPPED OR BACK-ORDERED. THE SUBCONTRACTOR WILL NOT BE RESPONSIBLE FOR ITEMS NOT SHIPPED.
5. THIS BID COVERS HARDWARE INSTALLATION ON WD AND/OR HM DOORS ONLY. ANY DISCREPANCIES OR CONFLICTS BETWEEN BID DOCUMENTS SHALL BE RULED BY THE HARDWARE SCHEDULE AS THE FINAL SAY ON WHAT HARDWARE EACH HM AND/OR WD DOOR SHALL RECEIVE.
6. FRAMES TO BE SET PLUMB, LEVEL, TRUE, AND ACCURATE BY OTHERS. WE WILL ADJUST DOORS TO FIT FRAMES AS EVEN AS POSSIBLE BY ADJUSTING HINGE CENTERLINES. THE SUBCONTRACTOR WILL REPORT TO THE CONTRACTOR ANY FRAME INSTALLATION ISSUES IMMEDIATELY AT THE TIME OF DOOR INSTALLATION.
7. SUBCONTRACTOR TO REMOVE ITS GARBAGE AND DEBRIS INTO CONTRACTOR-PROVIDED DUMPSTER.
8. BID VALID FOR A MAXIMUM OF 30 CALENDAR DAYS.
9. ALL EXTRA WORK AT \$104.00/HR (FOREMAN \$110.00/HR), OT PREM. AT \$52.00 AND \$104.00/HR. WELDING/ H.M. REPAIR AT \$125.00/HR PLUS MATERIALS.
10. ADDENDA ACKNOWLEDGED: 1,2,3,4,5,6,7,8
11. SUBCONTRACTOR SHALL NOT BE HELD LIABLE FOR COSTS OR DAMAGES DUE TO SUPPLY OR INSTALLATION ISSUES CAUSED BY ANY GOVERNMENTAL ENTITIES, AUTHORITIES, AGENCIES, ADMINISTRATIONS, AND/OR BUREAUS DECLARATION OF EMERGENCY SHUT DOWNS/CLOSURES/LOCKDOWNS OR IN THE EVENT OF WAR(S) (DECLARED AND/OR UNDECLARED) OR CIVILIAN AND/OR MILITARY ARMED CONFLICTS BY GOVERNMENTAL AUTHORITIES BY ANY GOVERNMENTAL AUTHORITY, SHUTDOWNS, EFFECTS OR GOVERNMENT RESPONSES TO PANDEMIC(S) AND/OR WAR; OR CLOSING OF THE PANAMA CANAL AND/OR SHIPPING LANES, ACTS OF GOD, NATURAL DISASTERS OR OTHER SUCH CAUSES OUT OF SUBCONTRACTOR'S CONTROL... THESE IMPACTS SHALL NOT RESULT IN DAMAGES OR COSTS TO SUBCONTRACTOR IN CASE OF LATE MATERIAL SUPPLY AND/OR INABILITY TO GET A CREW ON THE JOB DUE TO THESE SHUTDOWNS/CLOSURES/IMPACTS OUTSIDE OF SUBCONTRACTOR'S CONTROL.
12. ALL PROVISIONS OF BID LETTER TO BE INCLUDED IN CONTRACT.

BASE PRICE:

INSTALL OF HM SWINGING DOORS, WOOD SWINGING DOORS AND INSTALL OF HARDWARE ONLY ON HM AND WOOD DOORS \$ 15,580.00

NOTICE: THIS BID IS BASED UPON THE SCHEDULE FOR THIS JOB AND INCLUDES CORPORATE ACTIVITY TAX. CHANGES TO THE SUBCONTRACTOR'S SCHEDULED INSTALLATION MAY ALTER THE PRICE SUBSTANTIALLY OR VOID THIS BID.

VERY TRULY YOURS,

BRYNA GIBSON
President
503-788-8080 EXT. 1

BID PREPARED BY JOHN PONTIER (503) 788-8080, EXT 4.
Oregon State Contractors License No.....78756
COBID -- Oregon WBE646
Carpenters Union Affiliation:....International Agreement (all 50 states).

Payment Terms:

1. Invoice and Payment Dates and Terms.

The Subcontractor will invoice the Contractor on the billing dates of the 1st and 15th day of the month for all completed base contract, change order work, and extra work throughout the entire billing period. The Contractor is to issue a check no later than 7 (seven) calendar days after the end of the billing period and the Contractor is to take a 1% discount. The Subcontractor will pay for FedEx delivery of payment check from Contractor to Subcontractor's office. Retention shall be held at 5% with half due upon substantial completion of the Subcontractor's scope of work.



Item #2.

Unified Door & Hardware
1620 S Maple Ave
 Montebello, CA 90640

4/22/2026

Proposal: 000360.D8

Howard S. Wright
 1455 Northwest Irving Street
 Suite 400
 Portland, OR. 97209
Attn: Christopher Reetz

Project Name:
St. Helens Police
 1771 Columbia Blvd.
 St. Helens, OR. 97051

Thank you for providing the Unified Door and Hardware Group with this opportunity to present to you our proposal for the **St. Helens Police** project.

We propose the furnish and delivery and installation of doors, frames, and finish hardware as outlined below. The values presented here are based on our material scope, our qualifications, and our exclusions as expressly outlined within the body of this proposal. Should you feel that we have omitted or included items in our scope incorrectly please contact us as soon as possible.

Material Furnished and Delivered	
Material Price (Less Tax)	\$ 127,965.00
Installation of doors and hardware	<u>\$ 21,875.00</u>
Material and Installation Total w/Tax (Less Bond)	\$ 149,840.00

Alternate:	
Installation of HM Frames	<u>\$ 7,875.00</u>

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Proposal: 000360.D8

This proposal is based upon the following bid documents.

Bid Documents	Dated	Document Completion %
Architectural Plans & Drawings	3/24/2026	CD
Specification Sections:		CD
08 11 13	03/24/2026	
08 14 16	03/24/2026	
08 71 00	03/24/2026	
Door Schedule Sheet Number(s):	A6.10 DATED 3/24/2026	CD
Includes Addendum	1, 2, 3, 4, 5, 6, 7	

Please continue reading the remainder of our proposal for standard and project specific qualifications, exclusions, lead times, deliveries, and other valuable information.

SPECIFICATION SECTION: 08 1113 HOLLOW METAL DOORS AND FRAMES

Hollow Metal Frames:		
Hollow Metal Frame Construction – <input checked="" type="checkbox"/> Welded		
Single 3-Sided	40	Each
Pair 3-Sided	3	Each
Total Hollow Metal Frame Count	43	Each
Hollow Metal Doors:		
Single Openings	8	Each
Total Hollow Metal Door Leaf Count	8	Each

Hollow Metal Qualifications:

1. Hollow metal doors are 16ga., std seamless construction. A60 galvanized @ Exterior / CRS @ Interior. All doors primed and prep'd for mortised hardware as required.
2. Hollow metal frames are 16ga., fully welded, A60 Galvanized @ Exterior / CRS @ Interior. All frames primed, reinforced and prep'd for hardware.

Hollow Metal Exclusions:

1. Glass for vision kits
2. Finish painting hollow metal doors and frames.
3. This proposal does not include frame insulation, grouting, bituminous coating, Tnemec coating, or asphalt emulsion of any kind.
4. Field measuring of existing frames and/or field surveys of walls unless otherwise noted.
5. Sound Ratings on door openings. None indicated on the drawings.
6. No frames included at glazed frame openings.
7. All STC ratings.

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SPECIFICATION SECTION: 08 14 16 FLUSH ARCHITECTURAL WOOD DOORS

Architectural Wood Doors:		
Single Openings	32	Each
Pair Openings (2-leafs per opening)	3	Pair
Bullet Resistant Door Openings	2	Each
Total Architectural Wood Door Leaf Count	40	Each

Furnish (40) Stain Grade Flush Architectural Wood Doors

<u>SPECIES</u>	<u>GRADE</u>	<u>CUT</u>	<u>MATCH</u>	<u>FINISH</u>
White Oak	A	Rift Cut	Slip Center Balance	Prefinished

Architectural Wood Door Qualifications:

1. Wood doors are Rift Cut White oak, 5-ply, Slip/Center Balance match, Particle Board core at non rated doors and mineral core at rated doors.
2. Bullet Resistant Door leaves are per the manufacturers tested assemblies to meet a UL752 level 3 performance testing. BR Door frames are included under this section. Mfg.: Overly Door Co.
3. Factory pre-finished, doors will be factory finished with manufacturer’s standard finish system. This includes standard sheen and gloss levels.
4. Wood veneer door pricing has been estimated based on the information provided. Pricing is subject to change until physical finish samples are approved.
5. Wood doors will be marked with an opening identification number, wrapped for protection, and secured on pallets for delivery.

Architectural Wood Door Exclusions:

1. Due to technological improvements in the component materials used by contemporary architectural door manufacturers, the sealing of tops and bottom edges of architectural wood doors is no longer a warranty requirement. Architectural wood doors constructed with composite materials make wood doors more dimensionally stable than wood door construction practices used by manufactures in the past.
2. Individual boxing of wood doors.
3. Unless stated otherwise this proposal excludes top and bottom edge face matching construction.
4. STC ratings.

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SPECIFICATION SECTION: 08 71 00 FINISH HARDWARE

Architectural Hardware:		
• Quantity of Sets Assigned to Hollow Metal & Architectural Wood Doors	45	Sets
• Quantity of Sets Assigned to Storefront Aluminum Framed Openings	3	Sets
<input checked="" type="checkbox"/> Cylinders only		

Finish Hardware Qualifications:

1. If specified, interchangeable construction cores are to be returned to UDHG at the end of the project. Additional charges will be assessed for construction cores that are not returned.
2. Unless noted otherwise any hardware samples requested and provided are to be turned over and incorporated into the project’s bill of materials.
3. Door hardware is figured as written in the hardware sets by ASSA Abloy.

Finish Hardware Exclusions:

1. All items considered to be part of the security and access control package as defined by the security and access control specification(s) including but not limited to power supplies, low voltage wiring, conduits, wire pulls and all terminations.
2. Setting Up of Key Cabinet & Key Management Software (if Specified).
3. Aluminum Door Hardware. Cylinders only.
4. Power Supplies – This should be reviewed on a per project basis and coordinated with exclusion #1.
5. Gate Hardware is not included.

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SCOPE SPECIFIC EXCLUSIONS:

EXCLUSIONS:

- Aluminum / Glass / Roll up / Gates / Elevator (Doors / Frames / Hardware / Install)
- All Windows
- STC Rated Doors / Frames / Hardware
- Hollow Metal Frame Installation, unloading, stocking, inventory, insulation, grouting, caulking.
- Equipment for unloading & handling of material.
- STC ratings on all openings.

SCOPE SPECIFIC QUALIFICATIONS:

QUALIFICATIONS:

- Frames at Glazed Openings.
- All material must be ordered prior to 12/31/2024

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MATERIAL INSTALLATION SCOPE

<u>Material Type</u>	<u>Installation Included</u>	<u>Installation Excluded</u>
Welded Hollow Metal Frames in Drywall (See alternate)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hollow Metal Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Architectural Wood Doors	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Common & BOH Finish Hardware	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Installation Qualifications:

1. All labor is based on Prevailing wage rates.
2. All work is to be performed in accordance with industry standards.
3. Installation of temporary hardware (if applicable) will occur under normal sequencing during finish hardware installation.
4. All installation is proposed to be done as part of normal project sequencing. No out of sequence work has been included in this proposal.

Installation Exclusions:

1. Hollow metal frames installed prior to sheetrock unless stated otherwise.
2. Grouting or back filling of hollow metal frames
3. Card readers and associated materials.
4. Power supplies
5. Wiring and cabling
6. Scanners / presence detectors
7. Automatic operators unless noted otherwise in this proposal.
8. Installation of material supplied by others.
9. All final connections of electrified hardware.
10. Finish sanding, painting/staining, finish touch-up.
11. Caulking, or filling of any materials.
12. Gluing of joints.
13. Flashing and weatherproofing.
14. Existing door / frame modifications.
15. Protection of finished and completed work.
16. Glass and Glazing work.
17. Certified payroll / Prevailing wages.

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STANDARD QUALIFICATIONS

1. LEED Requirements, if applicable and specified in the appropriate specification sections, are included according to the specified manufactures' capabilities. Therefore, compliance with the specified LEED requirements may be limited by the products specified.
2. The warranty of material shall be limited to the warranty extended to Unified Door & Hardware Group by its suppliers. All warranties are the maximum allowed by each manufacturer. No other warranties expressed or implied shall supersede those as set forth by the manufacturers.
3. Door / Frame sizes and elevations may vary from those specified or shown in the bid documents to maintain the specified fire and warranty requirements.
4. We cannot guarantee all the specified door, frame, and hardware manufactures listed within the bid documents have products that are compatible with one another. We therefore reserve the right to provide alternate material, or items, by a specified manufacturer to obtain the intended function.
5. All undercuts to be confirmed by the client during the submittal process.
6. Where manufacturer's product numbers have been specified incorrectly, we have done our best to interpret the architect's intent and cost the indented item. If we have made an error in our interpretation, we will not be held liable for any additional costs associated with providing the correct item.
7. All ratings (Fire / STC / Blast / Temp Rise / etc.) unless otherwise noted, have been determined and priced as listed on the architect's door schedule.
8. Submittals will not commence until we have received a formal "Notice to Proceed."
9. Should one of the specified manufacturers or vendors, as a normal course of business, require a deposit before processing your order. The UDH Group will invoice for said deposit and will not release any material requiring deposits without the deposit invoice being satisfied.

STANDARD EXCLUSIONS

1. Material installation and installation supervision.
2. Glass and glazing unless specifically stated otherwise herein.
3. Aluminum storefront doors, frames, and hardware.
4. Herculite/glass doors, frames, and hardware.
5. Demountable Partitions and all associated hardware.
6. Attic Stock unless specifically stated otherwise herein.
7. Signage.
8. Permits / Inspections / Certifications.
9. Protection of installed materials.
10. Coordination with existing conditions.
11. Third party master keying.
12. Hoisting
13. Code interpretation.
14. Casing at Unit Entry
15. Sound baffles at louvered doors

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PROJECT EXECUTION AND LOGISTICS

The value(s) represented in this proposal are predicated on material being shipped by 7/31/2026 It is our understanding that this date is in accordance with the project’s construction schedule at the time of this writing. If the project is delayed necessitating shipments after said date, the delayed materials may be subject to a manufacturer’s cost increases and may need to be requoted based on market conditions. If required, any adjustments to our contract will be addressed via a change order.

MATERIAL LEAD TIMES:

The anticipated manufacturing lead times for the material listed in this proposal have been outlined below. The times provided should be considered an estimated time and represent industry standard lead times at the time of this writing. All lead times are subject to change.

Shop drawings	PLEASE CALL TO VERIFY
Hollow metal doors & frames:	8 to 10 weeks
Wood doors:	10 to 12 weeks
Finish hardware:	8 to 12 weeks
Keyed cylinders:	10 to 12 weeks
Bullet Resistant doors:	18 to 20 weeks

Please allow one additional week for order entry after we are in receipt of approved submittals with no unanswered questions. And one additional week should also be added for transportation of materials once manufactured.

Unified is not responsible for manufacturing and other delays beyond our control.

PROJECT DELIVERY PROFILE:

The following denotes the number of deliveries included in the base proposal price.

Product	Qty of Truck Loads
HM Welded Frames	1
HM Doors	1
Arch. Wood Doors	2
Finish Hardware	1

1. This proposal’s value is predicated on delivering the above quantities with the truck size and type listed. If the truck size(s) listed above are not compatible with any project site restrictions, please notify us and we will adjust this proposal accordingly.
2. This proposal is based on full truck load shipments to the project site. Partial, expedited, off-site, or additional deliveries will incur additional costs.
3. All deliveries are tailgate delivery, no liftgate service is provided.
4. Wood doors will ship direct from the manufacturer to the project site.
5. All deliveries will be made during normal working hours (M-F 7:30AM – 3:30PM). No after hour or weekend deliveries provided in base scope.
6. No flagman or traffic control provided for deliveries. This is to be provided by others, if necessary.

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TERMS OF OFFER

1. **Unless stated otherwise herein, this proposal is good for a period of 30 days from the date of this proposal.**
2. For clients in good standing, payment terms are Net 30 days from delivery.
3. This offer supposes payment terms without retainage or hold back on material billings. All material invoices are to be paid in full.
4. This is a lump-sum proposal; the products in this proposal may not be purchased separately.
5. This proposal reflects current published and custom-configured pricing based on the ship dates outlined in the Project Execution section of this offer. This offer does not include any manufacturer's surcharges, tariffs, etc... **In the event of any tariffs, duties, or import taxes imposed during or increased after the execution of this Agreement that result in additional costs for materials, equipment, or services related to the construction project, such tariffs shall not be considered part of the contract scope. Unified costs arising from these tariffs, and any such tariffs are excluded from the contract price.**
6. All "alternate" values presented in this proposal are based on client acceptance prior to our "notice to proceed". Once UDHG has proceeded with work all "alternate" values are null and void and will be updated as needed to reflect current costs.
7. Stored Material has not been calculated as part of the value of this proposal. If UDHG is required to store material, project progress payments must be made for any materials stored in a secure off-site location (including a UDHG warehouse). Progress payments must include additional compensation for storage expenses such as insurance, handling, etc. UDHG will provide additional documentation as required.
8. Once a project schedule has been agreed upon, it is the responsibility of the purchaser to provide any and all schedule updates as soon as possible.
9. As a material supply with on-site labor proposal, if accepted, UDHG will anticipate a Purchase Order for the material supply value and a subcontract agreement for the labor value of the project. All values should include any applicable taxes.
10. **Engineering and mobilization will be invoiced upon completion of project submittal package.**

Thank you for the opportunity to submit this proposal. We will do everything we can to ensure a successful project. If you have any questions, please reach out to me directly.

Sincerely,

Andrew Suchaire

Andrew Suchaire
Sales Representative
Cell: (909) 214-5310
andrew.suchaire@udhgroup.com

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22.0: Plumbing Generated May 12, 2026	Caliber Plumbing & Mechanical Inc Submitted by Matt Dorn	Tapani Plumbing Inc. Submitted by Mark Bunn	LOCAL Plumbing Co Submitted by Tom Allender	Alliant Systems, LLC dba Alliant Systems Submitted by Nathan Trtek	Total Mechanical, Inc. Submitted by Joe Sova	Arctic Sheet Metal, Inc. Submitted by Dan Justice	Item #2.					
Total Estimated Cost \$520,390	\$448,077 Original Proposal, April 22, 2026	\$460,632 Original Proposal, April 22, 2026	\$576,144 Original Proposal, April 22, 2026	\$600,062 Original Proposal, April 22, 2026	\$633,048 Original Proposal, April 22, 2026	\$657,845 Original Proposal, April 22, 2026						
	Total Cost	Notes	Total Cost	Notes	Total Cost	Notes	Total Cost	Notes	Total Cost	Notes		
LINE ITEMS	\$456,877		\$417,492		\$486,244		\$600,062		\$633,048		\$657,845	
Plumbing Fixtures	\$119,000		\$76,430		\$164,048		\$59,234		\$164,902		\$161,600	
Plumbing Equipment	\$59,000		\$46,145		\$65,992		\$110,191		\$54,903		\$28,285	
Domestic Water Piping	\$68,500		\$133,605		\$78,500		\$162,831		\$159,408		\$162,675	
Sanitary Waste Piping	\$84,000		\$73,030		\$71,400		\$96,242		\$118,486		\$87,395	
Storm Drainage Piping	\$43,000		\$19,155		\$36,200		\$52,875		\$62,045		\$53,835	
Natural Gas	\$0		\$0		\$0		\$0		\$0		\$0	
Compressed Air	\$3,100		\$7,025		\$1,500		\$952		\$4,863		\$1,485	
Insulation	\$27,800		\$32,695		\$28,080		\$29,248		\$40,009		\$45,770	
TAB / CaX	\$8,100		\$1,335		\$20,524		\$3,968		\$4,755		\$7,810	
Other Subs	\$24,377		\$5,912		\$20,000		\$84,521		\$0		\$108,990	
ADDITIONAL ITEMS	\$20,000		\$22,160		\$0		\$0		\$23,676		\$0	
Temp water and rain drain									\$23,676			
Permits			\$2,160									
Temp water and rain drain	\$20,000		\$20,000		\$0							
SPECIFIC INCLUSIONS	-\$8,800		\$43,140		\$89,900		\$0		\$0		\$0	
Excavation		carried 13540	\$4,935	excavation included, cost to add spoil haul off. Excavation cost of \$11,430 carried	\$89,900			Included \$44,000 for excavation				
Demolition				included safe off prior to demo				Safe Off Covered				
Radon (Excluded)	-\$13,800		\$0	add of 11,150				carried in mechanical scope per conversation on 5.4.26				
condensate piping	\$0		\$31,525									
install of air compressor				included per conversation on 5.4.26				Included per conversation on 5.4.26				
supply of access panels				included per conversation 5.4.26				included per conversation on 5.4.26				
ABS in lieu of Cast Iron below grade		add of 11,590	-\$6,320									
ABS in lieu of Cast Iron above grade	\$0	Credit of \$13,800 to switch to ABS above grade	\$0					need credit to switch to abs				
Caulking	\$5,000		\$5,000									
2 Year Warranty			\$8,000									
INCLUSIONS	\$0		\$0		\$0		\$0		\$0		\$0	
Trenching and backfill for work												
Fire and Sound Caulking at all rated walls												
Work begins 5'-0" outside of building footprint												
Coring For all Holes In Masonry/Concrete												
Seismic Engineering												
TOTAL	\$448,077		\$460,632		\$576,144		\$600,062		\$633,048		\$657,845	



2615 NW St. Helens Rd. Portland OR 97210
CCB# 208245

(503) 206-7591 Office
WA#CALIBPM857QR

(971) 254-8144

PB# 1658

Proposal

Date: 4/22/2026

To: Howard S. Wright
Attn: Michael Jansen
Address: 1455 NW Irving St, Suite 400, Portland, OR 97209
Phone: 503-880-3465 Email: mjansen@hswc.com

Project Location/Name: **1771 Columbia Blvd St. Helens, OR 97051 / St. Helens Police Station**

Scope: Provide mechanical labor and materials to perform the following below: **Drawings Date 3/24/26**

HVAC SCOPE

Provide and Install:

- Oxygen 8 HRV-101 ~ HRV-103 Per Plan
- Greenheck EF-101 ~ RF-201 Per Plan
 - Security bars on EF-201 ~ EF-203 Per Plan
- LG CU-101 ~ CU-103 Per Plan
- LG DSS-101 ~ DSS-103 Per Plan
- King EH-101A ~ EH-109 Per Plan
- Greenheck RH-201 ~ RH-205 Per Plan
- LG ODU-101A & ODU-101B Per Plan
- LG HRU-101 ~ HRU-104 Per Plan
- LG FCU-101 ~ FCU-115 Per Plan
- Metalaire GRDs Per Plan
- Greenheck FSD Per Plan
- Greenheck CD Per Plan
- Sheetmetal Duct Per Plan
- Radon Piping Per Plan
- DDC Controls by Environmental Controls Company

Proposal Includes:

- Mechanical Permit
- Seismic Engineering and Attachments
- Ductal Insulation where Required
- Insulated Refrigerant Lines
- Crane & Rigging for Mechanical Equipment
- 3rd Party Air Balancing
- Prevailing Wage Rates

Total: \$841.650.00

VE Option:

- **SystemAir HRV-101 ~ HRV-103 (Alternate Manufacture) DEDUCT \$45,000.00**



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Proposal

Date: 4/22/2026

PLUMBING SCOPE

Provide and Install:

- All plumbing fixtures and equipment per Schedule page P0.02
- All DWV to be ABS below grade and cast iron above grade
- All domestic water piping to be copper
- All storm piping to be cast iron
- All radon piping to be sch 40 solid core PVC
- All condensate piping to be PVC

Proposal Includes:

- Excavation and backfill w/ native soil (Removal of any bedrock by others)
- Plumbing pipe insulation where required
- Seismic where required
- Identification where required
- Prevailing wages
- Plumbing Permits
- Domestic Water Balancing
- Access panels (installed by others)
- 2 year warranty per requirement

Total: \$429,820.00

Addenda 1-8 noted

Job Specific Exclusions:

- Access Panels
- Heat Trace
- Architectural Sheet Metal and Louvers
- Structural Engineering and Framing
- Roof Curb Leveling
- Roofing & Roofing Patch Back
- Conduit for Low Voltage Wiring
- Water Proofing
- Acoustic Caulking
- Temp Heating/Cooling
- If bedrock is discovered during excavation, it needs to be addressed by others
- Gas Piping



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CCB# 208245

(503) 206-7591 Office
WA#CALIBPM857QR

(971) 254-8144

PB# 1658

Proposal

Date: 4/22/2026

Note: All work to be performed during normal shift hours Mon-Fri 7am-4pm (unless otherwise noted)

Payment schedule: Progress payments.

- Any and all work or materials provided in addition to this scope will be bid as change order request.
- Service calls and/or warranty work pertaining to owner supplied finish will be bid as a change order request.

Exclusions (Unless otherwise noted above):

- Access panels, architectural louvers, temporary heat, electrical wiring and controls, exterior duct wrap, low voltage conduit, mechanical screening, BIM coordination, duct work, gas/fuel lines, asbestos abatement, condensate drains, hydronic piping, paint/patch, concrete cutting , coring, concrete removal & disposal, concrete patch back, digging & trenching, patch-back, rain drains, footing drains, downspouts, piping & gutters, roofing, soil removal from site, drywall, locate buried utilities/private locates, seismic bracing and sewer connection fees, fire-stop/caulk, prevailing wage, performance bonds, off hour labor, Washington state sales tax, housekeeping/wall and flooring protection, drop-box for debris, x-rays for post tension cables, structural engineering, sheet lead for roof drains, fire watch, utility shut-down requests/utility shut-down notifications and landscaping. If excavated depth is more than 4' in depth, additional cost will be incurred.
- Proposal good for 15 days

Escalation Clause:

- The national construction industry has experienced supply chain shortages and multiple price increases this last year. This proposal is based on our current material costs. In the event of a future material price increases before approved submittal returns, we will provide you with the manufacturer letter, and respectfully need to update your proposal or create a change to contract to cover our new material costs.

Acceptance of proposal-The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of acceptance _____

Any questions, feel free to contact Daniel Hannah @ (503)679-9879



Item #2.
PROPOSAL #1

Submit to: Howard S. Wright Construction
Address: 1455 NW Irving Street, Suite 400
Portland, OR 97209
Phone: (503) 220-0895
Fax: (503) 220-0892

Job Name: St Helens Public Safety Bldg
Job Location: 1771 NE Columbia Blvd
St Helens, OR
Date: 4/22/2026
TPI Job No: 053FV26

This estimate is based off the following:

Plans distributed by Mackenzie Architecture dated: 3/24/2026

Specs distributed by Mackenzie Architecture dated: 3/24/2026

Addenda: #1-8

Project Details: New 11k sq ft single story police station.

Clarifications:
·Imported backfill will not be used if native soil is found to be suitable
·Low voltage wiring for plumbing equipment is not included
·Air compressor is provided by others. We install.

Includes: Excavating, backfilling, compacting, and backfill material. Fire caulk. BOLI prevailing wage rates.

Piping: All piping to extend 5 linear feet outside of the building.

Cast Iron: ·Above grade waste, vent, and storm.
·Below grade storm

ABS: ·Below grade waste & vent

PVC: ·Any sanitary waste, sanitary vents, or storm drain specified as ABS that is over 6" in diameter.

Copper Type L: ·All domestic water above grade.

Copper Type K: ·Domestic water service into the building.

Black Iron: ·Compressed Air

Insulation:

1/2" Fiberglass: Cold water mains. Horizontal storm piping at ceiling of uppermost level

1" Fiberglass: Hot water mains less than 2" in diameter

1.5" Fiberglass: Hot water mains 2" and larger in diameter

Not Insulated: Below grade water

NOTE: See top of Page 2 for Base bid amount and Alternates pricing.

Item #2.

Temp water & Rain Drain allowance:	\$20,000.00
Permits:	\$3,160.00
Construction:	\$388,420.00
Total Base Bid:	\$411,580.00

Alternates:

Alternate #1	Add to include a Performance & Payment bond.	\$5,330.00
Alternate #2	Add to include offsite spoils haul-off for plumbing trenches.	\$4,935.00
Alternate #3	Deduct to use ABS in lieu of cast iron for below grade storm piping.	(\$6,320.00)
Alternate #4	Deduct to use ABS in lieu of cast iron for above grade vents.	(\$9,170.00)

Exclusions:

General Items: ·Sales/use tax | ·Bid/performance/payment bonds |

·Design/engineering | ·Utility connection permits or fees |

·Off site garbage haul-off | ·Waterproofing of building envelope |

Groundwork Items: ·Perimeter rain drains | ·Footing/foundation drain | ·Backwater valves/piping if lower than manhole |

·All dewatering | ·Work in public right of way | ·Excavation/backfill/compaction beyond building footprint |

·Export of excess spoils for plumbing trenches under slab | ·Excavation of rock 1-1/2' or larger in diameter |

Rough-In Items: ·Fire lines/risers | ·Refrigeration | ·Hydronic heating | ·Condensate lines | ·Radon venting/Radon design |

·Metal flue venting | ·Generator Piping | ·Stud shoes/structural strapping |

·Provision/installation of heat trace | ·Water/Gas meters | ·Booster pumps |

Finish Items: ·Shower doors/curtain rods | ·Ice maker boxes |

·Offloading/storage of owner/GC supplied fixtures | ·Protection of installed fixtures | ·Painting |

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications involving extra costs will be executed only upon written order and will become an extra change over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

We reserve the right to withdraw this proposal if not accepted within 30 days.

Proposal History:

Proposal #1 **Base bid dated: 4/22/2026 w/ alternates #1-4**

Contact: **Mark Bunn**

Cell: **(360) 852-0238**

Email: markb@tapaniplumbing.com

St Helens Public Safety Bldg
Attachment "A"

PROPOSAL #1

Fixture Schedule

QTY	ITEM	DESCRIPTION
1	DF-1	Drinking Fountain
4	L-1	Undermount Lavatory
1	L-2	Wall Hung Lavatory
1	MS-1	Mop Sink
1	RH-1	Roof Hydrant
4	SH-1	Shower
5	WC-1	Water Closet
1	S-1	Sink
2	S-2	Sink
2	S-3	Sink
1	IH-1	Insta-Hot Faucet (S-1)
1	GD-1	Garbage Disposal (S-1)
1	AO-1	Air Outlet
2	SB-1	Icemaker Box
1	SB-2	Washer Box
2	EEW-1	Emergency Eyewash
1	EWS-1	Emergency Shower/Eyewash
1	RPBA-101	Reduced Pressure Backflow Assembly
2	TP-101,2	Trap Primer
1	EFMV-101	Mixing Valve
1	MMV-101	Master Mixing Valve
1	EFMV-102	Mixing Valve
1	EFMV-103	Mixing Valve
1	RHWP-101	Recirc Pump
1	DET-101	Domestic Expansion Tank
2	EW-101,2	Electric Water Heater
8	AP-1	Access Panel
1	DW-1	Dishwasher Connection
3	WH-1	Wall Hydrant
4	RD-1	Roof Drain
4	OD-1	Overflow Roof Drain
2	OFN-1	Overflow Nozzle
2	CTG-1	Cleanout to Grade
3	FCO-1	Floor Cleanout
1	WCO-1	Wall Cleanout
10	FD-1	Floor Drain
2	FS-1	Floor Sink

St. Helens New Public Safety Building

1771 Columbia Boulevard, St. Helens, OR 97051, United States of America

Sent proposal: \$486,244

Submitted Apr 22, 2026 at 1:33 PM PDT

LOCAL Plumbing Co

20833 Southwest Olds Place, Unit 206, Sherwood, OR 97140, United States of America

Tom Allender | Vice President - Revenue Operations Manager | +1 503-642-2067 | +1 971-219-9313 | toma@localplumbingco.com

Line Items

Description	Quantity	Unit Cost	Total Cost
Plumbing Fixtures			\$164,048
Plumbing Equipment			\$65,992
Domestic Water Piping			\$78,500
Sanitary Waste Piping			\$71,400
Storm Drainage Piping			\$36,200
Natural Gas			\$0
Compressed Air			\$1,500
Insulation			\$28,080
TAB / CaX			\$20,524
Other Subs			\$20,000
Base Bid			\$486,244

Inclusions

Trenching and backfill for work	No
\$20,000 allowance for temp water and temp rain drains	Yes
Fire and Sound Caulking at all rated walls	Yes
Work begins 5'-0" outside of building footprint	Yes
Coring For all Holes In Masonry/Concrete	No
Seismic Engineering	Yes

Acknowledge Review and Compliance:

Construction Document Drawing Set dated March 24, 2026	Yes
Division 01	Yes

Scope Specific Specification Sections Included:

07 05 53 - Fire and Smoke Assembly Identification	Yes
07 84 00 - Firestopping (as applies)	Yes
07 90 05 - Joint Sealers (as applies)	Yes
07 92 19 - Acoustic Seals (as applies)	Yes
13 08 00 - Seismic Restraint for Non-Structural Components	Yes
22 05 00 - Common Work Results for Plumbing	Yes
22 05 13 - Common Motor Requirements for Plumbing Equipment	Yes

St. Helens New Public Safety Building
 1771 Columbia Boulevard, St. Helens, OR 97051, United States of America

22 05 17 - Sleeves and Sleeve Seals for Plumbing Piping	Yes
22 05 19 - Meters and Gauges for Plumbing Piping	Yes
22 05 23 - General-Duty Valves for Plumbing Piping	Yes
22 05 29 - Hangers and Supports for Plumbing Piping and Equipment	Yes
22 05 48 - Vibration and Seismic Controls for Plumbing Piping and Equipment	Yes
22 05 53 - Identification for Plumbing Piping and Equipment	Yes
22 05 90 - Pressure Testing for Plumbing Systems	Yes
22 05 93 - Testing, Adjusting, and Balancing for Plumbing	Yes
22 07 16 - Plumbing Equipment Insulation	Yes
22 07 19 - Plumbing Piping Insulation	Yes
22 08 00 - Commissioning of Plumbing (By Interface Engineering, Inc.)	Yes
22 10 05 - Plumbing Piping	Yes
22 10 06 - Plumbing Piping Specialties	Yes
22 11 23 - Facility Natural-Gas Piping	No
22 15 00 - General-Service Compressed-Air Systems	Yes
22 30 00 - Plumbing Equipment	Yes
22 40 00 - Plumbing Fixtures	Yes
22 45 00 - Emergency Plumbing Fixtures	Yes
Appendix B_2026-30-20 Combined Fixture Package	No

General Acknowledgments

Project is prevailing wage	Yes
Include hoisting for work	Yes
Include 4 hours per week while onsite for composite clean-up	Yes
Includes traffic control for work	No
Include penetration firestopping for work as applicable	Yes
Include facade access for work if applicable	Yes
Temporary power, water and lighting provided by HSW	Yes
Dumpsters provided by HSW	Yes
Mock-ups (as applies) per documents	Yes
Attic stock per documents	No
Deferred submittals (as applies)	Yes
Two (2) Year Warranty Included	Yes
Fire and Sound Caulking at all rated assemblies included	Yes

St. Helens New Public Safety Building

1771 Columbia Boulevard, St. Helens, OR 97051, United States of America

Received Addendum #1	Yes
Received Addendum #2	Yes
Received Addendum #3	Yes
Received Addendum #4	Yes
Received Addendum #5	Yes
Received Addendum #6	Yes
Received Addendum #7	Yes
Received Addendum #8	Yes
Balfour Beatty Pre-Qualification is Complete	Yes
Bid is good for Forty Five (45) days	Yes

Bond Information

What is your Bond Rate	1.80	%
------------------------	------	---

Additional Information

Notes Good afternoon, Hope today finds you well. Please see attached quote. The pricing breakdown for the attached questions. Under Tab/Cax is where I included bond amount, permit and time to adjust my circuit setters, mixing valves, etc. Please let me know if you have any questions or if there is anything else I can help with. I appreciate the opportunity.

Attachments

 4.22.2026 St. Helens Police S... (434 KB)

ENGINEERING / CONSTRUCTION / SERVICE

April 22nd, 2026

Michael Jansen
HSW Construction
1455 NW Irving St Unit 400
Portland, OR 97209

Project: St. Helens Public Building

Dear Michael,

We at Alliant Systems are pleased to present this Lump Sum proposal for the HVAC and Plumbing for the above reference project. We have based this proposal on Issue for Permit drawings per Mackenzie Engineering on 3/20/2026.

PRICING:

HVAC BASE:

\$924,556

PLUMBING BASE:

\$574,131

HVAC SYSTEMS

1. Proposal includes the procurement and installation per dated mechanical schedules
2. Proposal includes duct work per dated drawing set.
3. Proposal includes \$35k allowance for temp heat.
4. Proposal includes seismic for HVAC equipment and ducting.
5. Proposal includes TAB once installation is complete.
6. Proposal includes Vent US HRVs.
7. Proposal includes Samsung VRF system.

MECHANICAL

1. Proposal includes VRF and condensate piping per dated drawing set.
2. Proposal includes UG and above ground Radon piping and installation per drawing set.
3. Proposal includes procurement of heat trace but assumes installation by electrical.

PLUMBING:

1. Proposal includes the procurement and installation per plumbing schedules.
2. Proposal includes the installation of the Radon system as shown.
3. Proposal includes the excavation for all UG sanitation and waste.

DEMO:

1. Proposal includes safe-off to remaining utilities but assumes demo and removal by others.

VE Options:

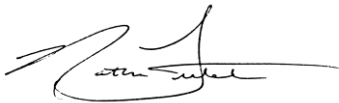
Ducting OA to HRVs instead of separate ducting into rooms.
Utilize PEX for DW

EXCLUSIONS/CLARIFICATIONS

- Temp Power and power wiring
- Fire Caulking
- Replacement or reconditioning of existing equipment not captured
- Soil Membrane by others
- Housekeeping pads by others
- Roofing and Flashing boots
- Ceiling removal or installation
- Temporary Ventilation
- Sprinkler heads and fire protection scope.
- Overtime or after-hours work
- Containment and Temp Barriers
- Access Doors
- BIM
- Painting
- Insulation of Return and Exhaust Duct
- Condensate pipe for MCUs.
- Exterior Wall Penetrations
- Labor on 2-year warranty
- Alliant Systems will complete work in accordance with a mutually agreed contract to be negotiated by the parties.

Michael and team, we appreciate the opportunity to assist you with this project. Please do not hesitate to contact me if you have any questions or concerns regarding this proposal. See below for my contact information.

Sincerely,



Nathan Trtek, Business Development Executive

c. 971.442.0415 | o. 503.619.4000

n.trtek@alliant-systems.com

www.alliant-systems.com

Integrated Mechanical Solutions

OCCB No.
153420



Attention: Estimator
Reference: St. Helens New Public Safety Building
Subject: Mechanical/Plumbing Proposal

April 22, 2026

This proposal is intended to cover the scope of work shown on the drawings and associated specifications, with the exceptions, clarifications, and exclusions outlined below. Any other work not expressly indicated on these documents is excluded. Pricing is valid for 30 days.

Scope of Work: Pricing is based on drawings and specifications dated 3/24/26.
Addendums 1-8 have been reviewed and accounted for.

Plumbing:

- 1) Excavation and backfill
- 2) Waste, vent, and storm piping
- 3) Water piping and insulation
- 4) Compressed air piping
- 5) Plumbing fixtures
- 6) Plumbing equipment
- 7) Start up
- 8) Set owner provided air compressor
- 9) Backflow testing
- 10) Labels and tags

Mechanical:

- 1) Sheet metal ductwork and insulation
- 2) GRD's
- 3) Exhaust fans
- 4) Radon Venting
- 5) HRV's
- 6) Split Systems
- 7) Unit Heaters (Furnish only, DIV 26 to install)
- 8) Roof hoods
- 9) Controls dampers
- 10) Fire smoke dampers (x1)
- 11) Fan Coils
- 12) Branch selectors



- 13) Refrigeration piping and insulation**
- 14) Condensate piping and insulation**
- 15) Crane**
- 16) TAB**
- 17) Controls**
- 18) Startup**

General scope inclusions:

- Trade Permits
- CAT Tax
- Seismic engineering and components (Arctic furnished equipment only)
- O&M's and Closeouts Documents

Total Cost for DIV 22 & 23: \$1,741,585.00

Break out for administration purposes only, separation of scope may result in additional cost

Breakout Cost Mechanical: \$1,083,740.00

Breakout Cost Plumbing: \$657,845.00

Clarifications and Notes:

- A. Work to be performed during normal business hours (6am-4pm, Monday – Friday) unless otherwise noted
- B. This proposal excludes any unforeseen price increases due to tariffs.
- C. Arctic excludes supplemental structures for HRV's.
- D. Arctic has included 35k for temp heat as requested.

***Exclusions:***

Bond (available upon request), Plumbing/Mechanical Engineering, Structural Engineering and Framing, Electrical, Roof penetrations, Roofing, LEED VOC and Particulate Testing, Overtime, Premium Time, Shift work (unless specifically included above), Paint, Fireproof (monokote) Utilities, BIM, Connection and Development Fees, Duct Cleaning, Pressure testing unless stated above, Pour back, Scaffold.

Please contact us with any questions

Sincerely,

Tynan Kruggel

tkruggel@arctic.biz

Mobile: 503-209-7393



April 22, 2026

Howard S. Wright
1455 Northwest Irving Street, Suite 400
Portland, OR 97209

Re: St. Helens New Public Safety Building

Attn: Michael Jansen

We are pleased to bid as follows:

Provide and install Division 22 – Plumbing and Division 23 – HVAC systems, in accordance with Mackenzie Architects plans and specifications dated March 24, 2026.

This proposal acknowledges receipt of addenda #1-7.

Please note the following clarifications:

- This proposal does not include any future cost increases related to tariffs, duties, or trade restrictions. Should future tariffs or changes in trade policy directly affect material/equipment costs, Total Mechanical reserves the right to review pricing accordingly.
- One-year labor warranty is included per specification sections 22 05 00 and 23 05 00

Bid includes the following plumbing scope:

- Furnish and installation of Plumbing Fixtures Including:
 - Water Closets, Lavatories, Drinking Fountain, Mop Sink, Sinks, Shower Enclosure, and Roof Hydrant
- Furnish and installation of Drain Fixtures Including:
 - Roof Drains, Overflow Drains, Floor Clean Out, CTG, and Floor Drains
- Furnish and installation of Electric Water Heater
 - Expansion Tank and circulation pump included
- Furnish and installation of two (2) Eye Wash and one (1) Emergency Safety Shower
- Installation of Air Compressor – Furnished by owner
 - One (1) air outlet and piping included.
- Furnish and installation of one (1) Radon Exhaust Fan
 - Underground radon piping included, assumed to be perforated PVC piping
 - Vent to roof piping included
 - Radon rock and excavation by others
- Domestic Water Piping
- Waste and Vent Piping
 - Allowance included for trenching/backfill of sanitary waste piping, per coordination with selected earthwork contractor
- Compressed Air Piping
- Storm Drain Piping
- Trap Primer and Trap Primer Piping

TOTAL MECHANICAL
4857 N.W. Lake Road, Suite 300
Camas, WA 98607
360.896.3848 | CCB 30066

- Plumbing insulation and firestopping
- Seismic Anchorage and engineering
- Plumbing Permit Fees
- Temporary water and rain drain allowance, per Building Connected.

Budget includes the following HVAC scope:

- Furnish and installation of three (3) Heat Recovery Ventilators
 - Start-up included
- Furnish and installation of VRF System
 - Heat pump, Fan Coils, and branch selectors.
 - Refrigerant piping
 - Condensate piping
- Furnish and installation of Split System
- Furnish and installation of five (5) Exhaust Fans
- Furnish and installation of Roof Hoods
- Furnish and installation of two (2) Baseboard Electric Heaters
- Furnish and installation of eight (8) Electric Heaters
- Ductwork
 - Man-bars at Evidence Storage, Evidence processing, Evidence Tech, and Drug room
 - Wall Penetrations
- Control Dampers and Fire Smoke Dampers
- Diffusers, registers and grilles
- DDC Controls
 - Controls supplied by Northwest Controls Company (NCC)
 - Building Automation Server Software
- Testing and balancing
- Seismic anchorage and engineering
- Pipe and duct insulation
- Fire and acoustical caulking
- Mechanical Permit Fees
- Temporary heating allowance, per Building Connected.

Plumbing	\$633,048
HVAC	\$1,135,207
Bid Total	\$1,768,255

Bid Exclusions

- Material/tariff escalation, of any kind
- Hazardous Materials Testing and Abatement
- Dust Control Partitions
- Radon Rock
- Radon Excavation
- Ceiling Removal and Replacement
- Architectural Cutting, Patching and Painting
- Fire Life Safety Upgrades to Existing Mechanical Systems
- Seismic Upgrades to Existing Mechanical Systems
- Overtime Labor

Thank you for the opportunity to bid this project.

Sincerely,
TOTAL MECHANICAL, INC.

Joe Sova

Joe Sova
Estimator



HARDER MECHANICAL CONTRACTORS, INC.

• P.O. Box 5118 Portland, OR 97208 • 503/281-1112 • Fax 503/287-5284
 • harder@harder.com • www.harder.com
 • OR 000074 • WA # HARDEM C340 LF • CA 277745

Date: 4/22/2026 1:08PM

To: Howard S. Wright
 1455 NW Irving St. Ste. 400
 Portland, OR 97209

Attn: Michael Jansen

Ref: St. Helens Police Station

Michael,

The following is our estimate for the above-referenced project. Our quotation is based upon the plumbing drawings as prepared by MacKenzie architects, dated March 24, 2026. We acknowledge receipt of 8 addenda. We include the following scope of work:

Scope of Work:

1. Furnish and install plumbing system per above referenced design package.

Clarifications:

1. Trap primers are included per the construction documents. If the AHJ requires more units, additional cost will be incurred.
2. Review of the construction documents showed two rated areas that do not include pipe penetrations. Please see exclusions related to firestopping.
3. Construction documents did not include natural gas scope. The bid form for that line will be \$0.00. Please see exclusions.
4. Proposal assumes that the building structure can accept pipe sleeves instead of concrete/masonry cores for pipe penetrations. Cost to be changed if coring is required.
5. Bid documents did not contain mock-ups related to Div 22 scope. Please see exclusions.
6. Bid form indicates that work begins 5ft outside the building footprint. Proposal is based on work inside the building and within 5ft of the building footprint.
7. Div. 22 scope does not require rigging and hoisting.
8. Allowance for temp water and rain drains is shown as Add Alternate 1.
9. Div. 1 spec indicates that owner furnished appliances will both be installed by owner and contractor. Installation by HMC is shown as Add Alternate 2.
10. HMC's corporate Safety Manager also serves as the Mayor for the City of St Helens. Contractor has advised including this clarification for the sake of transparency.

Prequalifications:

1. HMC 2025 EMR is 0.46
2. HMC has an approved Public Works Bond on file with Oregon CCB.
3. HMC can procure P&P Bonds if needed, and will be determined on final scope(s) acceptance by Contractor.

Preconditions:

1. Based upon a 40-hour work week, Monday through Friday, with no OT/night/premium pay included.
2. Planned finish date based upon timely receipt of materials and average weather conditions.
3. Owner/GC to provide clear and safe access to work areas, parking, adequate laydown/storage area, and onsite facilities for HMC use per labor agreement, including a warm, dry area for breaks/lunches.
4. QC and a safety professional will be assigned to this project, they will not be full time.
5. This proposal represents pricing for Division 22 only. See Division 23 proposal for combined scope pricing.
6. Proposed costs for material and/or equipment are subject to change, including but not limited to adjustments for price fluctuations due to tariffs.
7. This bid is conditional upon the negotiation of mutually acceptable contract terms, conditions, and construction schedule.
8. Subcontract agreement is contingent on review of the final GMP Amendment and all exhibits/appendices incorporated there. Exhibit A pp. 25-28; A133 § 3.2.3-.9; § 6.1.6.2.
9. Time is of the essence, therefore access to work areas to be scheduled for minimal interferences.
10. We will not be bound to any schedule in which we have not fully participated, nor will we allow our work activities to be compressed due to schedule slippage of others for which we aren't responsible.
11. Price will remain valid for (45) days.
12. Warranty on work included in this scope is for (2) years from the substantial completion of this scope.
13. Harder excludes hazardous materials identification, handling, removal, disposal, and all costs associated with medical treatment or monitoring required due to exposure to hazardous materials.
14. Harder Mechanical Contractors, Inc. assumes no responsibility for design in any case.
15. All claims of any type relating to consequential, special, indirect, incidental, lost sales or lost profit damages are excluded, or are as per the master agreement.
16. Harder will only be responsible and hold other parties harmless for claims, damage, injuries, or liabilities to the extent of its own fault or negligence.

Exclusions:

- | | |
|------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| 1. Fire protection systems | 12. Bathroom and kitchen accessories or appliances |
| 2. Systems development fees & final connection to site utilities | 13. Temporary waste, water, power, weld power, and utilities |
| 3. Civil and site utilities beyond 5'-0" outside of the building | 14. Special inspections, NDE or third-party testing |
| 4. Electrical and low voltage wiring | 15. Scaffolding |
| 5. Heat trace | 16. Fencing / Barricading |
| 6. Patching, painting/coating, finished surface & concrete repair or replacement | 17. BIM Modeling |
| 7. Existing conditions | 18. Removal/patching of fireproofing |
| 8. Concrete equipment pads or concrete for inertia bases | 19. Dumpsters for demolished debris or any other job-related wastes |
| 9. Roof repairs, alterations, or flashings | 20. Firestopping |
| 10. Mockups, spare parts/stock items | 21. Demolition |
| 11. Warranty, double handling, storage, or startup of pre-purchased, owner furnished or existing equipment | 22. Building controls, DDC, or BAS |
| | 23. Natural gas piping and equipment |
| | 24. Concrete/Masonry coring or cutting |

BASE BID	\$ 910,197
Add Alternate 1 Temp Water (Allowance)	\$ 20,000
Add Alternate 2 Owner Furnished Appliances	\$ 3,621

We trust the above information is satisfactory. If you have any questions, please do not hesitate to call. We look forward to hearing from you.

Sincerely,

Adam Schwindt

Project Manager

CELL (503) 201-4799 | **EMAIL** aschwindt@harder.com

HARDER MECHANICAL CONTRACTORS

harder.com | 2148 NE Martin Luther King Jr. Blvd, Portland, OR 97212

26.00: Electrical Generated May 12, 2026	Dynalectric Submitted by Chris Warren	Cochran, Inc. Submitted by Jake Pettit	OEG Inc. Submitted by Darren Hanke	Prairie Electric, Inc. Submitted by Ethan Aguilar	Bergelectric Corp. Submitted by Katy Benson	McKinstry Co., LLC Submitted by David Howard	IES Commercial, Inc. Submitted by Brett Chase	Peak Electric Group Submitted by Christopher Camacho
Total Estimated Cost \$1,958,761	\$2,185,663 Revision #1, May 5, 2026	\$2,198,382 Original Proposal, April 24, 2026	\$2,204,728 Original Proposal, April 24, 2026	\$2,221,000 Revision #1, April 27, 2026	\$2,239,903 Revision #1, April 27, 2026	\$2,314,489 Revision #1, April 27, 2026	\$2,440,412 Original Proposal, April 24, 2026	\$2,826,719 Original Proposal, April 24, 2026
	Total Cost	Notes	Total Cost	Notes	Total Cost	Notes	Total Cost	Notes
LINE ITEMS	\$2,185,663		\$2,198,382		\$2,221,000		\$2,314,489	
Site Utilities & Miscellaneous Electrical	\$252,487		\$92,955		\$56,000		\$106,803	
Site Lighting	\$120,287	Reduced price by \$30,000 for street lighting and added it to alt section.	\$38,562		\$57,000	Reduced price by \$19,000 for street lighting and added it to alt section.	\$133,397	
Interior Lighting	\$145,415		\$188,174		\$95,000		\$191,204	
Lighting Controls	\$86,243		\$99,022		\$56,000		\$100,029	
Lighting Branch	\$49,336		\$49,716		\$150,000		\$99,838	
Service & Distribution	\$119,384		\$159,781		\$131,000		\$230,512	
Emergency Generator System	\$118,890		\$177,495		\$115,000		\$186,957	
Feeders	\$52,609		\$93,048		\$150,000		\$86,850	
Grounding	\$13,292		\$11,573		\$10,000		\$24,887	
Branch Power	\$227,405		\$137,687		\$520,000		\$265,932	
Mechanical Equipment	\$78,211		\$71,784		\$6,000		\$158,882	
Fire Alarm System	\$27,759	Dyna's FA number is \$27,776 for a code minimum system. The spec identifies a larger system but pre-bid RFI response states they want a code minimum system. I'm rounding up from Cochran's number which is budgeting a larger system in case it's needed/desired. Maybe include extra dollars as an allowance	\$75,644		\$90,442		\$91,379	
Structured Cabling System	\$64,750		\$134,472		\$88,000		\$137,035	
Access Control System	\$108,682		\$128,730		\$107,000		\$93,016	
Intrusion Detection	\$9,569		\$0		\$22,000		\$35,834	
Surveillance	\$97,369		\$126,617		\$22,000		\$55,816	
Public Address Paging	\$27,762		\$24,748		\$25,000		\$0	
PV System	\$161,764		\$165,267		\$133,000		\$197,953	
AV System	\$173,615		\$133,682		\$184,000		\$0	
DAS	\$4,645		\$9,635		\$2,000		\$118,165	
ADDITIONAL ITEMS	\$246,189		\$279,790		\$242,000		\$0	
Add Alt#1 Add Fire Alarm Voice Evac System	\$25,855							
Add Alt#2 Pre-Action Detection & Releasing	\$6,605							
Add Alt#3 Cellular DAS Budget	\$104,042		\$60,954	Provided via follow up email	\$84,000	Provided via follow up email		
Add Alt#3 ERRCS Budget	\$83,400		\$85,351	Provided via follow up email	\$89,000	Provided via follow up email		
Add Alt#5 Extra Material - Lighting & Controls	\$28,798							
Breakout Cost - Asphalt Repairs/Potholing: The value included here is part of our excavation value. (Do not add to base bid)	-\$8,900	Made a deduct because asphalt patching is already included in their base excavation number						
Deduct Alt#4 Technologies - Avigilon Unity Platform	-\$4,018							
Excavation		Included in base price. \$102,419. Setting the street lights in included in this pricing.	\$38,485		\$50,000	Their attached proposal includes a \$50k add for excavation.		
Street Lighting Allowance	\$26,287	Included in base price: (4) new wood poles and (5) light heads. \$26,287 for material and labor.	\$55,000		\$19,000	Included 8 steel poles for site lighting		
Temp Power		Included in base price	\$40,000		\$40,000	Not included in base price		
VE#1 Lighting and Power MC Overhead Cabling	-\$25,000							
VE#2 Filled Homerun Conduits as code allows	-\$10,000							
VE#3 Remove Plug Load Controls	-\$9,000							
SPECIFIC INCLUSIONS								
Heat Trace				\$10,000	Not included in base price			
TOTAL	\$2,185,663		\$2,198,382		\$2,204,728		\$2,314,489	

Item #2.

May 5, 2026

To: Howard S. Wright
1455 NW Irving Street Suite 400
Portland Oregon 97209

REV1 Summary of Changes:
Seismic Engineering included per line#4.
Fire Alarm Pricing Updated w/ DAS Rough in
Cost, Add Alt DAS Budget and new ERRCS
Add Alt Budget

Re: St Helens Police Station

We are pleased to offer for your consideration our electrical proposal for the St Helens Police Station located at 1771 Columbia Blvd, St Helens, OR 97051. This proposal is based on the Specifications dated 3/20/2026 and CD Drawings 3/24/2026. We also acknowledge Addendums #1 thru #8. This proposal includes only the following:

Proposed scope of work:

1. We have included general conditions for the project including but not limited to the following for this project:
 - a. Offsite Construction Management Team and support.
 - b. Limited site storage: A just-in-time delivery strategy will be implemented to minimize on-site material storage and ensure the site remains accessible, safe, and fully functional. This approach will support uninterrupted workflows and maximize productivity for all subcontractor teams.
 - c. Coordination of work with General Contractor and Trade Partners.
 - d. Equipment rentals as needed for electrical installation.
 - e. Include 4 hours per week while onsite for composite clean-up.
 - f. Permitting as required for the project.
2. Allowance of \$40,000 for temporary power per Bid Form.
3. Project Coordination Drawings for this project will include the following: (PDF Only)
 - a. Below Grade Coordination Drawings - all underground conduits for feeders, branch power, site security/cctv and lighting.
 - b. Above Grade Coordination Drawings - all overhead feeder conduits, and branch circuitry conduits of 1.25" and larger.
 - c. We have included a (1) Layout Drawing for coordination. Per project specifications this will include the following as part of our Distribution Equipment Submittal:
 - i. A scaled floor plan, which includes equipment shown with their submitted sizes. This will include all feeder conduit routing, both aboveground and underground, including termination points at equipment. This does not include homeruns or branch circuitry.
 - ii. Provide additional wiring details at switchboards, motor control centers, and other areas where work is of sufficient complexity to warrant additional detailing for coordination.
 - iii. Equipment layouts will comply with all code required clearance and working areas and any additionally required maintenance clearance and access areas.
 - d. The above coordination is not considered BIM Modeling.
4. Seismic Engineering: ISAT standard layout and material package, including details and calculations for the electrical system installation, the kits, as well as the engineer stamped layout and submittals per specifications.
5. Provide Excavation and backfill for site electrical and low voltage systems. Our excavation subcontractor will also have in scope the following: street closure permit for electrical service, 18th street asphalt repairs, providing/setting all pole and bollard bases.

6. Site lighting and associated circuitry based on Site Plan – Lighting Sheet E0.10. Concrete pole bases, bollard bases, and in grade light base are captured with our excavation subcontractor scope.
7. Coordinate electrical, telephone, and other utility services with the appropriate serving utility.
8. Provide new electrical service, electrical panels and feeders per Sheet E7.01.
9. Grounding per diagrams shown on sheet E6.01.
10. Provide (1) new Kohler Standby Generator w/48 hour run time, Annunciator Panel, (1) 250 ATS, (1) 100A ATS, and (1) Triple Switch Manual Transfer Switch.
 - a. NFPA110 Start Up, includes testing, with 2-hour resistive load bank. Provide all equipment, tools, and supplies required to accomplish inspection and testing, including load bank test.
 - b. Dynalectric will provide Fuel only as needed for testing and start up. Top Off by Owner.
 - c. Owner training at time of startup.
 - d. We have proposed a TripleSwitch 3-way MTS that includes a disconnect for the load bank internal to our solution.
 - e. PSW takes exception to the kirk keys within our solution. The TripleSwitch is equipped with a mechanical interlock eliminating the requirement of key locks within the design.
 - f. 233213 2.02D 4 We take exception to ground fault alarm, generator provided with LSI breaker and shunt trip.
 - g. 233213 2.06 K Enclosure heater n/a with this size unit, generator strip heater has been provided.
 - h. Dynalectric will provide
11. Dynalectric's Excavator Sub will provide and install (4) new wood poles for Street Lights. Install (5) new Type LP 1, 2, 3, 4, 5 Cobra Heads with 6ft Mast. Extend existing overhead street lighting circuitry to the new pole locations. Coordinate with Utility as needed. (Ref Sheet E1.10 & E1.11)
12. Lighting Circuitry will be installed in EMT conduit for all Homerun and Branch circuitry. Final fixture connections will be Metal-Clad (MC) cable whips. (VE for MC Cabling for all Lighting Branch Circuitry above ceiling)
13. Power Circuitry will be installed in EMT conduit for all Homeruns. We will use Metal-Clad (MC) for all Branch circuitry.
14. New electrical devices per Electrical drawings. Plug load controlled outlets included.
15. Provide data rough in for technology systems. Primarily this will consist of rough-in boxes with conduit stubs to accessible ceilings with pulls strings.
16. Provide Security, AV, and Access control rough in per Technology Detail drawings. Primarily this will consist of rough-in boxes with conduit stubs to accessible ceilings with pulls strings.
17. Provide and install new interior lighting based on electrical sheet E2.10.
18. Mechanical and Plumbing Circuitry will be installed in EMT conduit for all Homerun and Branch circuitry. Final equipment connections will be flexible cable whips.
19. Provide equipment connections for Mechanical, Plumbing, Fire Suppression, Architectural, Landscaping and Electrical based on the schedule on sheet E0.05.

Technologies Scope – Please reference the Technologies Proposal for inclusions, exclusions and clarifications for the following systems included in our pricing:

1. Structured Cabling
2. Access Controls
3. Intrusion Detection
4. Surveillance
5. Public Addressing Paging
6. Audio Visual Systems

Fire Alarm Scope – Please reference the Fire Alarm Proposal for inclusions, exclusions and clarifications for the following systems included in our pricing:

1. Provide code minimum fire alarm system drawings, low voltage wiring, new fire alarm devices, system programming, testing, commissioning, and inspection with Fire Marshal.
 - a. Add-Alternate #1 – Emergency Voice/Alarm Communication (EVAC)
 - b. Add-Alternate #2 – Pre-Action Detection & Releasing
 - c. Add-Alternate #3 – Cellular Enhancement DAS Budget
 - d. Add-Alternate #4 – ERRCS Budget

PV Scope – Provide labor and materials for roof mounted PV array as follows:

1. Provide and install PV disconnect, PV combiner panel and associated feeders per feeder schedule.
2. Provide and install (2) SMA Sunny Tripower X string inverters with data management system.
3. Provide and install (138) Mission Solar Energy 435W solar modules with (138) SMA rapid shutdown devices.
4. Provide and install Ironridge XR Tilt Mount racking system. Attachments and final details will require further coordination. Pricing subject to change.
5. Includes Electrical and Structural design and engineering for PV system.
6. Includes solar electrical permitting as required.
7. Utility coordination and net-metering agreement by others.

Exclusions:

1. All Utility Fee's are excluded from our bid – to be paid by owner or General Contractor.
2. No considerations for accelerated schedule have been made in this proposal. If schedule is to be accelerated, additional costs must be negotiated prior to commencement of work.
3. BIM Modeling.
4. Electrical Engineering and Design.
5. Seismic Engineering.
6. Acoustic Putty Pads.
7. Housekeeping pads.
8. Cutting, patching, or painting of drywall or other surfaces.
9. Coring, GPR scanning, saw cutting or patch back.

Clarifications:

1. All work to be completed during normal business hours unless noted otherwise above. Monday-Friday 7:00am-3:30pm. Labor at straight time rates.
2. We have included Buy American Act materials where possible, and to which do not significantly increase project costs, but not all materials qualify. We will identify any major items that need an Exempt Waiver.
3. We have included a \$2.50 labor escalation increase for all work in 2027. This increase has not yet been determined by the Local 48 Union, our pricing is subject to change once this is finalized.
4. Only the work specifically listed in the Proposed Scope of Work above and defined in clarifications is to be considered part of this proposal.
5. We have not reviewed the Prime Contract to evaluate any Disadvantaged, Minority, Women and Emerging Small Business Enterprises; Apprentices; Diversity requirements for this project. Pricing Subject to change depending on requirements.
6. We have assumed all electrical connections are made to de-energized panel source.
7. Pricing based on NFPA 70, 72 and NEC Article 760 requirements.

8. Any changes to bid documents by the AHJ or requested by the owner outside this proposal will require a change order.
9. Subcontract and construction schedule shall be mutually agreed upon.
10. Lighting fixture packages and/or parts specified by others that require down payment prior to material deliver shall not be the financial responsibility of Dynalectric Oregon.
11. No considerations for accelerated schedule have been made in this proposal. If schedule is to be accelerated, additional costs must be negotiated prior to commencement of work.
12. All lighting controls to be designed and installed by Dynalectric to meet current energy codes.
13. The quoted price set forth herein does not include the cost impact of any tariffs or other taxes or embargos which may be imposed by the United States or any of its trading partners. To the extent the cost of any materials/equipment/items procured in furtherance of a subcontract or purchase order based upon this quotation/proposal is impacted by the imposition of any tariffs, tax or embargo, the actual documented cost of such shall be billed to, and be reimbursed by, Howard S Wright, along with any schedule adjustments necessitated thereby.
14. To the extent this quotation/proposal includes materials and/or equipment that contain or are comprised of steel, copper, aluminum, and petroleum-based products the price set forth herein for such items is guaranteed for a period of 45 days from the date of this quotation/proposal. The parties agree that the pricing for such items in this quotation/proposal is guaranteed only for such time, and after such time, Dynalectric reserves the right to increase the price set forth herein for such items to reflect the then-current price of such items. In addition, any materials and/or equipment that contain manufactured components or are finished goods from countries with newly imposed trade tariffs, trade barriers or embargos by the U.S. Department of Commerce and the U.S. Trade Representative (USTR) are also subject to price increases.
15. Pricing valid for 45 days from date of proposal only, we reserve the right to adjust pricing after 45 days.
16. Click the button below to view Dynalectric's Standard Terms and Conditions:

[Terms & Conditions](#)

Summary:

Site Utilities & Miscellaneous Electrical	\$ 252,487.00
Site Lighting	\$ 120,287.00
Interior Lighting	\$ 145,415.00
Lighting Controls	\$ 86,243.00
Lighting Branch	\$ 49,336.00
Service & Distribution	\$ 119,384.00
Emergency Generator System	\$ 118,890.00
Feeders	\$ 52,609.00
Grounding	\$ 13,292.00
Branch Power	\$ 205,765.00
Mechanical Equipment	\$ 78,211.00
Fire Alarm System	\$ 27,759.00
Structured Cabling System	\$ 64,750.00
Access Control System	\$ 108,682.00
Intrusion Detection	\$ 9,569.00
Surveillance	\$ 97,369.00
Public Address Paging	\$ 27,762.00
PV System	\$ 161,764.00
AV System	\$ 173,615.00
DAS (Rough In Only)	\$ 4,645.00
Total	\$ 1,917,834.00
Alt#1 Add Fire Alarm Voice Evac System	\$ 25,855.00
Alt#2 Add Pre-Action Detection & Releasing	\$ 6,605.00
Alt#3 Add Cellular DAS Budget	\$ 104,042.00
Alt#4 Add ERRCS Budget	\$ 83,400.00
Alt#5 Deduct for Avigilon Unity Platform	\$ (4,018.00)
Alt#6 Add Extra Material - Lighting & Controls	\$ 28,798.00

Value Engineered Options:

1. Provide lighting and power branch circuitry above ceilings using EMT and Metal-Clad (MC) cable in lieu of all EMT conduit. **Estimated savings of \$25,000**
2. Provide Homerun conduits filled with current carrying conductors to the maximum allowable by electrical code in lieu of limiting to 6 current carrying conductors only. **Estimated savings of \$10,000**
3. Install only standard electrical outlets and omit all Plug Load Control and Switched Receptacles. **Estimated savings of \$9,000**

Thank you,

Chris Warren

Chris Warren
 Preconstruction & Design Development Lead
 503.349.1761 | cwarren@dyna-oregon.com



St Helens Public Safety Building

HSW / Cochran Proposal

April 24th, 2026



7550 SW Tech Center
Dr, Ste. 220
Portland, OR 97223
971.205.4242

cochraninc.com

St Helens Public Safety Building

Dear HSW Team,

The Cochran team is pleased to submit our proposal for the St Helens Public Safety Building. We are excited about the opportunity to partner with your team to provide the highest standards of quality and safety.

In addition to technical expertise, Cochran, one of the largest women owned contractor in the state is implored to actively mentor disadvantaged business enterprises and maintain a robust apprenticeship program to strengthen the local workforce while supporting project equity goals. Our proactive procurement planning, prefabrication capabilities, and flexible manpower deployment are designed to reduce risk, control costs, and keep construction moving when the schedule is restricted. We strive to be the contractor you *want* to work with.

We are honored to be considered for this project and are ready to apply the lessons learned from our extensive tenant improvement experience to deliver the project on time and within budget. Thank you for the opportunity to partner with your team. We look forward to working together to achieve a successful outcome and continue to build on our relationship together.

Sincerely,
Jake Pettit
Project Manager
Jpettit@cochraninc.com
(971) 303-2046
Cochran Inc.

Electrical Utility	12,952
Tele/Data Utility	60,263
Site Lighting	36,576
Exterior Lighting	1,986
Site Power	19,741
Distribution	159,781
Feeders	93,048
Generators and Transfer Switches	177,495
Grounding System	11,573
Mechanical Equipment	64,807
Electric Heat	6,976
Power Devices	115,921
Lighting	188,174
Lighting Control	99,022
Lighting Branch	49,717
Fire Alarm System	75,644
Photovoltaic System	165,266
Audio Video Rough-In	31,062
Tele/Data Rough-In	22,250
DAS Rough-In	6,426
Access Control Rough-In	12,775
CCTV Rough-In	9,052
Temporary Power	40,000
Excavation	38,485
Street Lighting Allowance	55,000
Total	1,553,991

SCOPE OF WORK

- Utility Work
 - Cochran is providing pathway for utility
 - Assumed that utility provides secondary wiring from pole XFMR to building
- Generator/ Emergency System
 - Provide 150KW MTU Diesel Generator with Level 3 Sound Enclosure
 - 48 HR Run Time at 100% Full Load
 - 850 Gallons
 - 2 Year/3000 HR standby Warranty
 - Provide 2 ASCO 300 Series open transition ATS
 - 260 Amps 480V
 - Nema 1 enclosure
 - Power Temp Systems Spec Grade Dual Purpose Rotary Wall Mount Quick Connect Panel- 400 amp rated

- Electrical Distribution
 - Eaton Switchboards/panel boards
 - Commissioning and testing per the specs
- Lighting/Lighting Control
 - Provide and install fixtures listed on fixture schedule (Not BAA/BABA Compliant)
 - Night Lighting Controls
 - Included in price is training per 26 09 23 1.02E
 - Included in price is Seasonal Commissioning per 26 09 23 3.04A2
 - Street Lighting Allowance
 - Pending further design and drawings from the City
- Fire Alarm/AOR System
 - Based on Design Build by Siemens
- Mechanical
 - Connection to All equipment called out on plans
 - 10K allowance included for Heat Trace
- Temp Power/Lighting
 - 40K allowance included per the bid docs
- PV
 - (98) Q Cells 595W PV Modules- 60 Killowatt System
 - Solar Edge Optimizers
 - Ironridge Racking system (stations by others)
 - Cell Modem with 5 year service plan
 - Alternate- 2 year O&M with vists every 6 months with active monitoring

INCLUSIONS:

General

Pricing is based on the following project documents & conversations:

- One-Year Warranty from substantial completion on workmanship, manufacturer's warranty applies to Cochran supplied material
- All work is done during normal business hours.
- Labor Pricing used for this Proposal is good through March 2026.
- Submittals, as-builts, O&M manuals
- Permits and Inspections
- Items Listed Below

Preconstruction Services

- Site investigation
- Coordination with other trades

EXCLUSIONS

Engineering and CAD design services (U.O.N)

- Fault current calculations for new panels
- Egress/ exiting plan

Trenching/Site

- Excavation & trenching
- Patching of existing surfaces, concrete, asphalt, & curbing
- Saw cutting
- Public Access way lighting
- Street Permits

Systems

- CCTV system
- Heater/Transfer Fan
- Security cameras
- Sound system, Speakers
- Paging system
- Audio/Visual system
- Security system (rough in only/terminate)
- Card Readers (rough in only/terminate)
- Blackout or Mechanical Shades
- Sound Masking
- UPS & PDU units

Communication

- Cabling (rough in only)
- Cabling trim
- Equipment racks & cabinets
- Devices & device plates
- Telephone terminal boards
- Field termination
- Testing & commissioning
- Patching & connection to network
- Removal of existing data or low volt cabling

Mechanical

- HVAC not shown or listed
- Low voltage control wiring for mechanical equipment
- Motor starters, VFD's

General Conditions

- Existing conditions & unforeseen conditions.

- Division 17 Work
- Roof penetrations & patching
- Fire Stopping and acoustic treatment
- Removal or reinstallation of sheetrock for electrical rough-in
- Removal & replacement of ceiling tiles
- Painting & patching of existing surfaces
- Performance & payment bonds
- All utility fees & monthly charges
- Temporary Power & Lighting Equipment UOT
- Items not listed in inclusions
- Dumpster & disposal fees
- Overtime & shift work
- Sales tax
- Painting of conduits or hangers
- Appliances
- Access panels in hard lids
- Under counter or task lighting not shown or listed
- Abatement of hazardous material such as lead paint and asbestos

CLARIFICATIONS

- Cochran, Inc. reserves the right to negotiate specific items of the subcontract if awarded this project.

- Notwithstanding any provision herein to the contrary, in the event that, during the performance of this agreement, the price of raceway, fittings, wire and/or any other necessary commodities significantly increases, through no fault of Cochran, Inc., the price of any materials, components, or goods to be furnished under this agreement shall be equitably adjusted by an amount reasonably necessary to cover any significant price increases. As used herein, a significant price increase shall mean any increase in price exceeding five percent (5%) experienced by Cochran Inc. from the date of the execution of this agreement. Such price increases shall be documented through commercial quotes, invoices, receipts, or other such documentation. Where the delivery of materials, components, or goods required under this agreement is delayed, through no fault of Cochran, Inc., as a result of the shortage or unavailability of commodities, raw materials, components and/or products, Cochran Inc. shall not be liable for any additional costs or damages associated with such delay(s).
- Cochran Inc. shall not be held liable for errors or omissions in designs by others, nor inadequacies of materials and equipment specified or supplied by others.
- Cochran Inc. shall not incur cost impacts due to delays associated with the plan review process or electrical permit approval.
- Hard copies of purchase order or contract with all related contract documents shall be issued to Cochran Inc. prior to mobilization
- Anything (verbal or written) expressed or implied elsewhere, which is contrary to these conditions, shall be null and void.
- Equipment and materials supplied by Cochran Inc. are warranted only to the extent that the manufacturer warrants the same.
- Idle time incurred by Cochran, Inc.'s employees due to absence of required escorts, clearances, inability to enter the workspace, or other factors beyond our control will be considered a change to the Contract.
- All information supplied by Cochran, Inc. is to be considered confidential and proprietary.
- This proposal's price is based on a maximum of 5% retention. No retention shall be held for time and material proposals, proposals with a billing cycle of less than 30 days or proposals of less than \$50,000.
- The proposal is good for 30 days from the date of the proposal.



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St. Helens Public Safety

LV-AV Proposal

Christopher Reetz - HSW
April 24, 2026



7550 SW Tech Center Dr.,
Ste. 220
Portland, OR 97223
971.205.4242

cochraninc.com

April 24th, 2026

RE: St. Helens Public Safety LV-AV Proposal
Cochran Bid#: 23-0950

Christopher,

The Cochran team is pleased to submit our proposal for the future St. Helens Public Safety facility. Our team's extensive experience with projects like this, along with strong relationships with key vendors and manufacturers, makes Cochran the ideal partner for you in facilitating a successful completion of your project's needs. This expertise, combined with our collaborative and value-driven approach, enables us to provide cost-conscious design/construction input when requested, seamless integration with the entire project team, and proactive problem solving to deliver a project on schedule without compromising safety, quality or breaking the budget.

We are honored to be considered for this important project and are ready to utilize our extensive technologies experience to deliver your project on time and within budget. Thank you for the opportunity to partner your project team. We look forward to working together to achieve a successful outcome.

Sincerely,

A handwritten signature in black ink that reads "Jay Fodrea". The signature is written in a cursive style and is positioned above a horizontal line.

Jay Fodrea
Preconstruction Manager
Oregon Technologies Group
jfodrea@cochraninc.com
503.307.0455
Cochran Inc.

TECHNOLOGIES BASE BID	
Div27 Structured Cabling	\$112,222.00
Div27 Audio Visual Systems	\$102,620.00
Div27 Paging System	\$24,748.00
Div27 ERRCS DAS Test/Survey Only:	\$3,209.00
Div28 Access Control/Intrusion Detection System	\$115,955.00
Div28 IP Video Surveillance	\$117,566.00
PRICING TOTAL	\$476,320.00

LV-AV SCOPES OF WORK:

Div27 Structured Cabling

- Horizontal Cabling: Install up to (190) Cat6 outlet location and up to (14) Cat6A outlets per drawings. Cat6A outlet locations are for wireless AP locations only.
- Provide labor provisions to mount up to (14) St. Helens PS-furnished wireless APs.
- Install (1) RG6 CATV outlet to (15) TV locations. NOTE: Cable splitter(s) and amplification to be provided by CATV signal provider.
- Telecom Room Build-out: Provide and install (1) 31" w x 31" d 45U server cabinet. Provide and install (1) 7ft 2-post floor rack equipped with (2) 6" vertical wire managers per drawing. Equip 2-post rack with up to (6) horizontal wire management and equipment brackets per drawing material schedule. Provide and install 12" wide cable runway per drawing. Ground/bond racks to TGB within the telecom room. Provide and install (1) vertical and (1) horizontal PDU in each rack/cabinet. (NOTE – UPS is not included as no details provided for sizing).
- MPOE to MDF ISP/Phone Extension: Excluded – assumption is ISP will extend services to telecom room.
- Test and label new Cat6/Cat6A cabling per industry standards.
- All Cat6/6A cabling within the building is plenum rated.
- Patchcords (Cat6): Provide (95) 5ft, (95) 7ft and (190) 20ft patchcords. Patching labor by others.
- Patchcords (Cat6A): Provide (14) 5ft and (14) 20ft patchcords. Patching labor by others.
- In-ceiling basket tray outside of telecom room (if applicable) and outlet stubs to tray/ceiling provided/installed by others.

Div27 AudioVisual Systems:

Summary

The AV scope for this project is outlined in the drawing documentation from 3/24/2026. The three main areas of focus include a large conference room (Brief 137), a medium conference room (Hub 139) and Defense Tactic Training 110 – which is similar in scope to the (12) other areas including 119, Break Room 122, Sergeant 129, 130, 131, 135, 136, 146 & 147 Lieutenant 132, Chief 133 and Hallway 138 (adjacent to Patrol 134). All of these meeting rooms, offices and general areas will receive OFOI displays and passive HDMI wall plate connections.

All areas in Cochran's AV installation scope interpreted from the CD Technology drawing set, designed by PAE, will be further detailed below - including equipment part numbers, installation locations and dedicated functionality for devices comprising the integrated AV system(s) in this St. Helens PD project.

Brief 137Functionality Description:

This large meeting room's AV system shall be based around an OFCI room PC for presentation and a BYOM USB extension device at the table for video conferencing functionality. There will be an OFOI display, likely a 75" or above. Which is shown to include at least (3) HDMI inputs to accommodate the (3) video sources, which include the room PC and (2) HDMI active transmitter inputs in the floor to allow support for wired presentation content to the display. There will also be (2) cable cubbies installed in the table to provide power and HDMI cables extended down into the floor boxes for the HDMI transmitters. Switching shall be done via LAN connection on the TV. But if commercial displays are not provided (with ethernet control), the control system may not work reliably, **requiring a small HDMI / USB switcher. This switcher is not included in the current quote, as it was not specified by designer.**

One PTZ 4K camera with USB connectivity will be installed underneath the display to assist with video conferencing coverage for seated meeting room participants. The audio system will include ceiling speakers to provide optimal coverage of the space. One new ceiling microphone array will be installed in the center to support the meeting participant's audio to the far-end during video conferences. A digital DSP with USB audio bridging for UC support is included. Sufficient 2-channel audio amplification will be installed to complete the updated audio system.

The control system is built on an Extron ecosystem and includes a 10" desktop touchpanel for main AV system control. Control processing will be accomplished with built-in licensing on the touchpanel, no separate processor required. BYOM conferencing has been added to this system (per addendum #7), which can support whichever platform is desired, and will be the sole conferencing device, as no USB switching or hub was specified by system designer. All AV headend equipment to be installed inside an owner-provided credenza or casework.

- Video Wall & Distribution
 - One OFOI display. Size TBD. Cochran to provide large Chief fixed wall mount RLF3, along with FSR PMB 320 XL backbox (EB2 in spec).
 - Two Extron DTP3 T 101 D single-gang HDMI wall plate transmitters, installed in each floor box
 - Two Extron DTP3 R 201 D single-gang HDMI wall plate receivers, installed in back boxes behind the display
 - Two Extron Cable Cubby 500 table box inputs, each with (2) power outlets, (1) USB-A and USB-C charging, and a (4) cabling hole pass-thru plate to include (1) 15' HDMI cable run down to the FB HDMI plate
 - One Logitech Rally PTZ camera, wall-mounted below the display at approx. eye level
- Sources & Switching:
 - The AV system is built around an Extron platform, and users can utilize either HDMI input mentioned above for presentations. Source input will need to be selected at control panel.
 - Video conferencing is supported by the dedicated room BYOM device running VTC software of choice
 - Requires platform license - provided by St. Helens PD IT; coordinated with Cochran
- Audio Distribution:
 - One Shure MXA920 square beamforming microphone ceiling array, installed in center of ceiling above table
 - One Shure P300 DSP with analog inputs & bi-directional USB audio connectivity to support VTC bridging (substituted Extron 44 xi for the VTC bridging support P300 provides)
 - One Extron XPA U 2002 SB audio amplifier
 - Four Extron SF 26CT 6.5" ceiling speakers will be installed above seating, (2) speakers per side of table
 - One Algo 8301 paging adapter provide and installed for connection to building paging system to relay through the conference room's sound system
- Conferencing & Control:
 - One Extron TLP 1025T 10" tabletop touchpanel for AV system control, mounted center of conference table, with the following functionality:
 - Potential for conferencing mode through UC platform UI (software specific)
 - Simple presentation select from input being selected via the HDMI connection

- Simple default camera control, depending on conferencing platform's UI
- Master Audio control - volume & mute
- System on/off
- One Netgear GSM4210PD 10-port PoE+ network switch to provide control system
- One Extron UCS 910 USB 5gbps extension kit for BYOM capability and user input at table
- All rack gear to be installed in a small (4) RU under-shelf rack in a credenza/cabinet, provided by owner. Or to live on similar cabinet shelf. Cochran to provide a dedicated 15A 9-outlet rackmount PDU for all equipment in rack/cabinet. Misc rack components provided also.

Hub 139

Functionality Description:

Hub 139's AV system should be identical to Brief 137 in most ways, with the exception of potentially a smaller OFOI display, one table box HDMI input and ceiling speaker count for the smaller room size coverage required. There will be an identical 10" touchpanel that will feature the same AV system room control.

The same camera, ceiling microphone array, DSP, paging adapter and available audio amplification designated for the room's audio support in the space will be consistent with Brief 137.

For clarity, the differences in AV components installed in Hub 139 include items below (otherwise the above system applies):

- Video Wall & Distribution
 - One OFOI display. Size TBD (but likely smaller than room 137). Cochran to provide med Chief fixed wall mount RMF3, along with FSR PMB 320 XL backbox (EB2 in spec).
 - One Extron DTP3 T 101 D single-gang HDMI wall plate transmitter, installed in the floor box
 - One Extron DTP3 R 201 D single-gang HDMI wall plate receiver, installed in the back box behind the display
 - One Extron Cable Cubby 500 table box input, with (2) power outlets, (1) USB-A and USB-C charging, and a (4) cabling hole pass-thru plate to include (1) 15' HDMI cable run down to the FB HDMI plate
- Audio Distribution:
 - (2) Extron SF 26CT 6.5" ceiling speakers will be installed above seating, (1) speakers per side of table

Defensive Tactic Training 110

- This large training room will receive an OFOI display (size TBD), as with the other spaces. Cochran will install an EB1 backbox – FSR PMB 100 for support of data, power and AV cabling pass-thru 1-gang brush plate for the in-wall AV cabling.
- Cochran will procure and install (1) Comprehensive WPD-HD1 passive HDMI wall plate input, at 18" AFF as shown in detail 5 of T6.05 of the technology details.
- Cochran will procure and install (1) Extron TLP Pro 525M 5" wall-mounted Touchlink control panel, mounted at 48" AFF just to the left, below the room's display, as shown in drawings. This touchpanel controller will tie back to an OFOI network switch that can provide PoE, and it will have onboard control processing and an adapter for RS-232 control of the (owner-furnished) commercial display. Pathway for this RS-232 cabling is provided via the conduit shown in detail 2 of T7.02 of the technology diagrams.

Hard Int 119, Break Room 122 & Hallway 138 (directly adjacent to Patrol 134)

- These rooms and common areas will all receive an OFOI display (size TBD), as with the other spaces. Cochran will install an EB1 backbox – FSR PMB 100 for support of data, power and MP2 AV cabling pass-thru 1-gang brush plate for the in-wall AV cabling.
- Cochran will procure and install (1) Comprehensive WPD-HD1 passive HDMI wall plate input, at 18" AFF as shown in detail 5 of T6.05 of the technology details, in each room listed above.
- In these (3) spaces there will be (1) Extron TLP Pro 525M 5" (CP1) wall-mounted Touchlink control panel, mounted at 48" AFF just to the left, below the room's display, as shown in drawings. This touchpanel controller will tie back to an OFOI network switch in the IDF that can provide PoE. The

touchpanel will have onboard control processing and an adapter for RS-232 control of the (owner-furnished) commercial display. Pathway for this RS-232 cabling is provided via the conduit shown in detail 2 of T7.02 of the technology diagrams.

Sergeant Offices 129, 130, 131, 135, 136, 146 & 147

Lieutenant 132 & Chief 133

- These offices will all receive an OFOI display (size TBD), as with the other spaces. Cochran will install an EB1 backbox – FSR PMB 100 for support of data, power and MP2 AV cabling pass-thru 1-gang brush plate for the in-wall AV cabling.
- Cochran will procure and install (1) Comprehensive WPD-HD1 passive HDMI wall plate input, at 18" AFF as shown in detail 5 of T6.05 of the technology details, in each room listed above.
- *Cochran will procure and install all AV system interconnection Cat6A, HDMI, 16-2 or 22-2 speaker and audio, and all USB for AV cabling necessary.*
- *Cochran will perform all installation and related AV system programming services with in-house personnel who possess the pertinent manufacturer (Extron) certifications.*
- *Cochran will test and commission all new AV systems and equipment, and test/label all new AV cabling.*
- *A customized preventative and maintenance SLA contract can be provided, if desired.*
- *Knowledge transfer & client training session on installed system.*

Div27 Paging System :

- Provide and install (1) Biamp-Cambridge QTX300 paging/masking controller.
- Wire and install up to (40) Biamp-Cambridge active emitters.
- Wire and install up to (11) Biamp-Cambridge volume controls.
- Note: Speaker/emitter as currently designed on drawings will need to be engineered properly as it currently shows PA speaker/emitters residing adjacent to SM speaker/emitters.

Div27 ERRCS DAS Survey:

- Complete an Emergency enhancement coverage assessment upon completion status of specifications.
- NOTE: Building side does not require an ERRCS DAS by code. No ERRCS DAS system/installation costs have been included in pricing.

Div28 Access Control System

- Provide, wire and install (13) card reader locations, includes card reader, door position contact, REX (where applicable) and wiring-only connection to Div8 lock hardware. Note: Div8 lock hardware provided/installed by others.
- Provide, wire and install (5) card reader/integrated keypad locations, includes card reader, door position contact, REX (where applicable) and wiring-only connection to Div8 lock hardware. Note: Div8 lock hardware provided/installed by others.
- Includes wiring from ACS headend and integrating up to (2) doors with ADA hardware with associated Camden CX-33 relay. Note: ADA hardware provided/installed by others. Wiring of hardwired ADA paddle buttons is assumed to be completed by ADA system supplier.
- Provide, wire and install (3) long-range card readers for vehicle gates and (1) reader for pedestrian gate entry. Connect to vehicle gate motor controller. Exit loops at gates and gate motor controller by gate vendor.
- Provide, wire and install door contacts on (4) exterior doors for door position monitoring.

- Provide, wire and install up to (5) door release buttons and (3) panic/duress buttons.
- ACS headend application will be a Genetec system inclusive of required access control device/reader licenses. Provide training labor as specified.
- Provide, wire, and install Bosch intrusion detection system including wire/install of (3) IDS arm/disarm keypads and (6) motion detectors.
- Provide (100) credential cards and (50) RFID vehicle tags.
- Provide training per specifications.

Div28 IP Video Surveillance Cameras

- Note: Cabling for surveillance cameras is covered under the Division 27 structured cabling scope section.
- Provide and install (22) IP video surveillance cameras per drawings. Fixed camera are 5MP Hanwha XNV-8083RZ. Panoramic cameras are 20MP Hanwha PNM-9081VC.
- Provide and integrate IP cameras with a Genetec RAID10 VMS storage appliance. Provide training labor as specified.
- Provide necessary Genetec camera/device licenses.
- Provide labor to assign St. Helens PS-provided IP address to each camera.
- Provide field of view focusing of each camera working with St. Helens PS – allowance is for up to 15 minutes per camera.

INCLUSIONS

General

Pricing is based on the following project documents: T-sheets from 26-0324_St. Helens Police-Construction Documents (Drawings & Specifications) + addendums #1-#8.

- One-year warranty from substantial completion on workmanship, manufacturer's warranty applies to Cochran supplied material.
- All work is done during normal business hours.
- Labor Pricing used for this Proposal is firm through Dec 2026, allowance for escalation included for 2027 labor.
- Submittals, as-builts, O&M manuals when applicable and requested pre-bid
- Permits and Inspections

Preconstruction Services (Where Applicable)

- Site investigation
- Coordination with other trades

QUALIFICATIONS

- CTS-D, CTS-I, RTPM, Q-SYS Level 2, Q-SYS Quantum, Dante Level 3, Certified Network Engineer, Crestron Masters Programmer, Crestron DMC-E-4K, Extron Authorized Programmer; and more available upon request.
- Cochran is an authorized reseller of Extron AV equipment. Letter of certification from Extron available upon request.

ASSUMPTIONS

- Owner-Furnished Equipment (OFE). Any OFE shall be available for testing of system AV connections and will be integrated with the newly purchased equipment. Any OFE shall be in good working order. The cost to repair or replace defective equipment shall be in addition to the proposed cost herein. If during the installation process such hardware/wiring is found to be defective, it is understood that the completion date of the project may be affected, and a Change Order may be required to overcome the complication(s) created by such defects.
- Hardware that does not require integration into the client network can be completely isolated from the client LAN
- Hardware that does not require integration into the client network can be completely isolated from the client LAN
- For 137 & 139, the audio amp, DSP, USB Extender, Room PC, AV network switch & paging adapter are to live in OFOI casework or a cabinet/credenza in the room directly beneath the display. And it should have sufficient space (10" min between shelving) for a 4RU cabinet rack to house rack equipment
- Sufficient airflow and cut-outs for cabling in any owner-provided cabinet or casework that will store AV equipment

EXCLUSIONS

Engineering

- LV/AV System design/engineering UON
- BIM services UON
- CAD design services UON

Site Work

- Excavation & trenching
- Patching of existing surfaces, concrete, asphalt, & curbing
- Saw cutting
- Street Permits

Systems (UON in Scope of Work Above)

- Multi-channel HDMI switcher for discrete outputs for VTC content sharing from the HDMI inputs at table
- Conferencing bridge for BYOM functionality was added (per addendum 7 RFI answer), but USB switching for VTC between BYOM at table and in-room PC not provided, as not detailed in spec or drawings. Further coordination with client needed to determine room functionality needs
- Display mounting parts specified by designer are NOT sufficient for equipment storage behind the displays in 137 & 139. If on-wall equipment housing is necessary, different display pull-out and proximity storage mounting components will be required at additional cost
- Any/all Div8 electrified door lock hardware
- Intrusion Detection System
- UPS & PDU units

Communications

- Telephone terminal boards
- ISP cabling coming in to the facility – to be provided/installed by ISP
- Patching & connection to network, including patchcords UON
- Removal of existing data or low volt cabling and sort of rack/supporting infrastructure UON
- Grounded/Bonded busbar(s) in telecom room(s)

Pathways

- All conduit and backbox rough-in associated with LV systems proposed above
- All STI EZPaths and fire-rated pathways (through walls and/or floors) UON

- All core-drilling associated with pathways UON

General Conditions

- Existing conditions & unforeseen conditions.
- Roof penetrations & patching
- Removal or reinstallation of sheetrock for LV/electrical rough-in
- Removal & replacement of damaged ceiling tiles
- Painting & patching of existing surfaces
- Performance & payment bonds
- All utility fees & monthly charges
- Temporary Power & Lighting Equipment
- Items not listed in inclusions
- Dumpster & disposal fees
- Overtime & shift work
- Sales tax
- Painting of conduits or hangers
- Access panels in hard lid ceilings
- Abatement of hazardous materials, such as lead paint and asbestos

CLARIFICATIONS

- Cochran, Inc. reserves the right to negotiate specific items of the subcontract if awarded this project.
- Notwithstanding any provision herein to the contrary, in the event that, during the performance of this agreement, the price of raceway, fittings, wire and/or any other necessary commodities significantly increases, through no fault of Cochran, Inc., the price of any materials, components, or goods to be furnished under this agreement shall be equitably adjusted by an amount reasonably necessary to cover any significant price increases. As used herein, a significant price increase shall mean any increase in price exceeding five percent (5%) experienced by Cochran Inc. from the date of the execution of this agreement. Such price increases shall be documented through commercial quotes, invoices, receipts, or other such documentation. Where the delivery of materials, components, or goods required under this agreement is delayed, through no fault of Cochran, Inc., as a result of the shortage or unavailability of commodities, raw materials, components and/or products, Cochran Inc. shall not be liable for any additional costs or damages associated with such delay(s).
- Cochran Inc. shall not be held liable for errors or omissions in designs by others, nor inadequacies of materials and equipment specified or supplied by others.
- Cochran Inc. shall not incur cost impacts due to delays associated with the plan review process or electrical permit approval.
- Hard copies of purchase order or contract with all related contract documents shall be issued to Cochran Inc. prior to mobilization
- Anything (verbal or written) expressed or implied elsewhere, which is contrary to these conditions, shall be null and void.
- Equipment and materials supplied by Cochran Inc. are warranted only to the extent that the manufacturer warrants the same.
- Idle time incurred by Cochran, Inc.'s employees due to absence of required escorts, clearances, inability to enter the workspace, or other factors beyond our control will be considered a change to the Contract.
- All information supplied by Cochran, Inc. is to be considered confidential and proprietary.
- This proposal's price is based on a maximum of 5% retention. No retention shall be held for time and material proposals, proposals with a billing cycle of less than 30 days or proposals of less than \$50,000.
- The proposal is good for 30 days from the date of the proposal.



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April 24, 2026

Howard S. Wright
1455 NW Irving St.
Portland, OR 97209

Attn: B. Lang.

RE: St. Helens New Public Safety Building

OEG is pleased to submit for your consideration our cost proposal on the above referenced project. Our proposal is based on electrical drawings as prepared by PAE Engineers dated 3/24/2026, the current NEC and addenda 1-8.

Total Electrical Budget: \$2,143,760

Scope:

- Distribution:
 - Proposal includes procurement and installation of gear and transformers, per one-line(s) E7.01.
 - Includes copper conductors per the feeder and branch schedule.
 - Includes testing, studies, seismic, and commissioning.
 - Assumes conduit only, from power pole to CRPUD provided utility transformer.
 - Includes 20a 3R Term Meter Socket.
- Emergency Generator Power:
 - Proposal includes procurement and installation of 125kw/156kva Caterpillar generator.
 - Includes diesel for initial fill, testing and top-off.
 - Includes qty. 2 (100a & 200a) CG Series Automatic Transfer Switches.
 - Includes qty. 1 400a Manual Transfer Switch.
- Demolition:
 - Includes electrical safe-off only.
- Excavation:
 - Mob and de-mob.
 - Excavate up to 120' of trench 12" W x 48" D (primary).
 - Excavate up to 25' of trench 24" W x 48" D (secondary).
 - Excavate up to 1125' of trench 24" W x 30" D (low volt).
 - Excavate up to 1100' of trench 12" W x 30" D (lighting).
 - Excavate up to 200' of trench 24" W x 36" D (tele/data).
 - Excavate up to 450' of trench 12" W x 36" D (tele/data).
 - Excavate & prep for (1) 575-LA Vault.
 - Provide gravel as needed for bedding / backfill.
 - Backfill trenches & vault.
 - Clean jobsite.
 - Any and all other work shall be at an additional cost. If any hard/unyielding material or large rock, requiring a high ram breaker, or any unforeseen material is encountered, the completion of excavation is to be continued on a time and materials basis.
- Lighting Fixtures and Controls:
 - Proposal includes furnishing and installation of all lighting fixtures reflected in the drawings per schedule.
 - Proposal includes all switches, controls, and sensors in the quantities shown within the drawings.

Oregon CCB #203
Washington OEG*II*823NF
California 820607
Utah 14562254-004-STC
Nevada 0068824
Arizona ROC 272831



- Connection of fixtures and switches/controls will utilize existing lighting branch circuits as noted on the drawings.
- Includes MC where concealed, all homeruns in EMT.
- Includes steel poles (8) for site lighting.
- Proposal does not include fixture spares.
- Flagpole by others.
- Branch Power and Devices:
 - Proposal includes EMT conduit home runs, MC where concealed.
 - Proposal includes purchase and installation of all receptacles, GFCI's, and hardwired devices as noted within the drawings.
 - Proposal includes all required penetrations, sleeves, and chases required for the installation of a complete electrical system as depicted by the drawing set.
 - Proposal includes fire stopping all penetrations for electrical systems.
- Mechanical System Power:
 - Proposal includes single-point power connections only.
 - Proposal includes electrical connections of all mechanical equipment within the Equipment Schedule(s).
 - Proposal does not include mechanical controls.
- Telecommunication System:
 - Provide and install a Cat 6 communications cabling.
 - Provide and install (22) Camera locations - 1 Cat 6 cables per location.
 - Provide and install (66) Standard Data locations - 1 Cat 6 cables per location.
 - Provide and install (6) Floor Box Data locations - 2 Cat 6 cables per location.
 - Provide and install (3) Floor Box Data locations - 4 Cat 6 cables per location.
 - Provide and install (14) WAP Data locations - 2 Cat 6A cables per location.
 - Install (14) Owner Provided WAP's.
 - Provide and install (5) 48 port patch panels.
 - Test and label.
 - Provide and install (1) Chatsworth 7' x 19" x 3" deep 2 post rack.
 - Provide and install (1) Chatsworth 7' x 24" x 48" deep Cabinet
 - Provide and install (2) Chatsworth 7' x 6" vertical wire managers.
 - Provide and install (2) Chatsworth 2 RMU Horizontal wire managers.
 - Provide and install Chatsworth 12" cable runway and accessories.
 - Provide and install secondary busbar.
 - Provide and install (2) Vertical Rack Mount Power Strips.
 - Provide and install (2) Horizontal Rack Mount Power Strips.
 - Provide and install (2) APC Rack Mount PDU's 2200VA with NIC card.
 - Bond Chatsworth racks and cable runway.
- ERRC DAS
 - (1) BDA for the Columbia County VHF Network frequencies.
 - (1) Annunciator panel displaying all points required.
 - (1) Battery Backup UPS for the active components.
 - Estimated (4) server antennas dependent on results from site survey.
 - (1) Rooftop Donor Antenna.
 - Lot of splitters and fittings as needed.
 - Lot of coax cable and connectors as needed.
 - Grounding to provided bus bars for all active equipment and donor antenna.
 - Testing coaxial cable segments as needed.
 - Testing of each required frequency band following Oregon Fire Code Section 510.5.3.
 - Certification and sign off by local AHJ including Columbia County Radio Authority.



- Audio Visual System:
 - **AV Displays - 5" touch control**
 - Provide and install (4) wall mounts.
 - Provide and install (4) HDMI wall plates with HDMI cables.
 - Provide and install (4) 5" touch panels for system control with controller.
 - **AV Displays - Remote control**
 - Provide and install (8) display wall mounts.
 - Provide and install (4) HDMI wall plates with HDMI cables.
 - **AV Training - Room 110**
 - Provide and install (1) display wall mount.
 - Provide and install (1) HDMI wall plate with HDMI cable.
 - Provide and install (1) 5" touch panel for system control with controller.
 - Provide and install (4) ceiling speakers with amplifier.
 - Provide connectivity to the fire alarm system to mute AV during alarm.
 - Provide connectivity to the paging system to play and prioritize paging messages.
 - **AV Conference - Room 137**
 - Provide and install (1) display wall mount.
 - Provide and install (2) HDBT extension sets for HDMI connectivity at the conference table.
 - Provide and install (2) 5" cable management boxes with HDMI cables and power.
 - Provide and install (1) 10" table mounted touch panel and controller.
 - Provide and install (1) conferencing camera with USB connectivity to owner furnished PC.
 - Provide and install (1) ceiling microphone.
 - Provide and install (1) PoE switch.
 - Provide and install (4) ceiling speakers with amplifier.
 - Provide and install (1) DSP.
 - Provide connectivity to the fire alarm system to mute AV during alarm.
 - Provide connectivity to the paging system to play and prioritize paging messages.
 - **AV Conference - Room 139**
 - Provide and install (1) display wall mount.
 - Provide and install (1) HDBT extension set for HDMI connectivity at the conference table.
 - Provide and install (1) 5" cable management box with HDMI cables and power.
 - Provide and install (1) 10" table mounted touch panel and controller.
 - Provide and install (1) conferencing camera with USB connectivity to owner furnished PC.
 - Provide and install (1) ceiling microphone with integrated speaker.
 - Provide and install (1) PoE switch.
 - Install (1) owner furnished displays. Note, display needs to be commercial grade and controlled by serial or network.
 - Provide and install (1) DSP.
 - Provide connectivity to the fire alarm system to mute AV during alarm.
 - Provide connectivity to the paging system to play and prioritize paging messages.
- PA and Sound System:
 - Provide and install (1) IP based paging controller with software license for (1) year.
 - Provide and install zone controllers for analog zones as needed.
 - Provide and install (14) IP ceiling speakers.
 - Provide and install (5) IP wall mount speakers.
 - Provide and install (11) Volume control attenuators.
 - Provide and install (16) common area analog speakers.
 - Provide and install (1) analog amplifier.
 - Provide and install CAT 6 wiring, panels, and jacks as required by IP speakers. *Note CAT 6 for paging is not included in T-Drawings.
 - Network switches with PoE capability provided by Owner IT department. CVE will provide training and documentation on paging system.



- Provide and install (1) masking generator.
 - Provide and install (1) mixing amplifier.
 - Provide and install (5) speakers for sound masking.
 - Sound masking system will be muted during fire alarm.
- Fire Alarm System:
 - The fire alarm system proposed is an EST4 addressable system, manufactured by Edwards Systems Technology (EST) and shall be installed to the local jurisdiction’s current OSSC (2025), OESC (2023), OMC (2025) & NFPA 72 (2022) codes and standards, project specifications and manufacturer’s requirements.
 - The proposed scope of work includes design, furnish, coordinate, program, start-up, test and commission a fire alarm detection and voice notification system for the project. This proposal includes the detection and notification equipment as represented in the attached preliminary design drawings, bill of material, and as detailed below.

INCLUDED EQUIPMENT			
LINE	QTY	PART NUMBER	DESCRIPTION
1			Head End
2	1.00	4-CPU	Central Processor Module, Edwards-- Fire panel network node count: 1
3	1.00	4-FWAL2	Firewall Module with DACT, Edwards
4	1.00	ECG1-M	Edwards Cellular Gateway - Metal Enclosure - capable of transmitting ConnectedSafety+ enhanced services as well as transmitting alarm panel signals to your preferred central monitoring station.
5	1.00	4-AUDTELS	Audio and Telephone Interface/Riser Source Module, Edwards
6	1.00	4-LCDLE	Display, Main LCD Module for 4-8ANNMT, 4-16ANNMT, 4-24ANNMT and 3-CABxB, Edwards
7	1.00	3-CAB14B	Backbox, 2 Chassis Space
8	1.00	4-CAB24DR	Door Assembly, 24 Space, Red, Edwards
9	1.00	4-PPS/M	Primary Power Supply
10	1.00	3-ZA40A	40 Watt Rail Amplifier, Class A
11	1.00	4-SSDC	EST4 Single Signature Driver Controller. Comes with one 4-SDC
12	1.00	4-MIC	Paging Microphone, Edwards
13	18.00	4-FIL	Blank Filler, Edwards
14	1.00	3-CHAS7	Chassis Assembly
15	1.00	4-24L12S	Control Display Module, 24 LED/12 Switch, Edwards
16	1.00	BC-1R	Battery Cabinet, Red
17	2.00	4-NET-TP	SFP Network Controller, 2Mbps Shared TX/RX, Twisted Pair
18	1.00	BPS6A	6.5 Amp Booster Power Supply
19	1.00	APS6A	Auxiliary/Booster Power Supply 6.5A total Expanded cabinet 26a/h capacity 115VAC
20			Remote Annunciator
21	1.00	4-2ANN	LCD Annunciator, Bronze, Edwards
22	1.00	4-2ANNMT	Annunciator Backbox, 2 Space, Black, Edwards
23	2.00	4-NET-TP	SFP Network Controller, 2Mbps Shared TX/RX, Twisted Pair
24			Field Devices



25	1.00	SIGA-REL	Agent Releasing Module, 2 Circuit
26	1.00	RELA-SRV-1	Service Disconnect Key Switch
27	1.00	RELA-EOL	EOLR Device, Polarized
28	2.00	MFC-A	Multifunction Fire Cabinet
29	2.00	SIGA-UI06	UIO Motherboard 6-Position
30	1.00	SIGA-CC1S	SIGA-CC1 w/Strobe Sync
31	2.00	SIGA-CT1	Single Input Module
32	2.00	SIGA-CT2	Dual Input Module
33	8.00	SIGA-MCT2	SIGA-CT2 for UIO
34	1.00	SIGA-270	Single Action Pull Station
35	3.00	SIGA-OSD	Photo Smoke Detector, Optica
36	3.00	SIGA-SB4	Standard Base w/ Trim Skirt
37	4.00	SIGA-CRH	Control Relay, High Power
38	1.00	SIGA-DDOS	Optica Intelligent Duct Smoke Detector
39	1.00	ED-SDT18	Air Sampling Tube 18
40	1.00	SIGA-CR	Control Relay
41	1.00	SIGA-IO	Universal IO Module
42	24.00	GCSVRF	Speaker/Strobe, Ceiling, Red, w/Fire
43	4.00	GCVRF	Ceiling Strobe MCd, Red w/FIRE
44	3.00	GRSW-10	Room Side Wiring Plate, 10 Pack
45	4.00	WGSVRF	Genesis WG Series Outdoor Speaker/Strobe, Red, Fire
46	4.00	ED-449	Back Box F/6 8 10 Bell
47	Accessories		
48	3.00	E120V-GT	E SERIES 120 VOLT PARALLEL SURGE PROTECTIVE DEVICE, GAS TUBE / MOV, WITH ELOCK LOCKOUT TAB AND LABELS
49	1.00	SSU00685	FAD FIRE ALARM STORAGE CAB USB RECORDS USB MEM 12X13.25X3.13RED
50	2.00	PW-PS12260F2	SLA Battery, 12VDC 26AH, F2 Terminals
51	2.00	PW-PS1270F2	SLA Battery, 12V 7AH, F2 Terminals
52	2.00	PW-PS12180F2	12V 18AH SLA BATTERY, F2 Terminals Price as of 10/27/2025
53	Spare Parts		
54	1.00	SIGA-270	Single Action Pull Station
55	2.00	SIGA-OSD	Photo Smoke Detector, Optica
56	1.00	SIGA-CRH	Control Relay, High Power
57	1.00	SIGA-CR	Control Relay
58	2.00	GCSVRF	Speaker/Strobe, Ceiling, Red, w/Fire
59	2.00	GCVRF	Ceiling Strobe MCd, Red w/FIRE

- Security and Access Controls:
 - Provide and install composite cable to 19 man doors & 4 gates.



- Provide and install (3) Liftmaster Wireless long range readers.
 - Provide and install (2) Liftmaster Wireless Receivers.
 - Provide (50) Liftmaster RFID Cards.
 - Provide (100) HID Smart Cards.
 - Provide and install (18) HID Sygno Card readers.
 - Provide and install (1) HID Long Range Reader.
 - Provide and install (23) 3/4" recessed mount door contacts.
 - Provide and install (23) DS 160 request to exit device.
 - Provide lock connection for (23) access control doors/gates.
 - Provide (1) Client Workstation, Monitor, Keyboard & Mouse/Laptop.
 - Basic Programming.
 - Program (1) user group.
 - Program (1) timezone/schedule.
 - Program (1) Access Level.
 - Program (1) Admin Use.
 - Program (3) card users.
 - Door Naming Numbering convention.
 - Standard door alarms - Door Held, Door Forced, Invalid Read.
 - Basic Training.
 - Programming Users.
 - Creating Access Levels Creating Groups.
 - Assigning Access Levels to Groups.
 - Issuing Cards/Badge Printing -If Applicable.
 - Provide and install (1) Bosch intrusion panel.
 - Provide and install (3) Bosch intrusion keypads.
 - Provide and install (6) Bosch motion detectors.
 - Provide and install (6) Intrusion door contacts. - Exterior Entry Doors.
 - Provide and install (2) Bosch panic button.
 - Provide Basic Programming.
 - Zone name Time/Date.
 - Keypad Addressing Provide Basic Training.
 - Add/Delete users Schedules.
 - Keypad functions Arm/Disarm.
- Alternate Energy:
 - 58.30 KW Photovoltaic System.
 - Racking System.
 - IronRidge XR-100.
 - PV Modules.
 - (110) Silfab 530w or available Tier 1 modules.
 - Inverters.
 - (2) SolarEdge SE30-US Inverters.
 - (110) SolarEdge Optimizers.
 - Balance of System.
 - All components required by utility, inverters, all wiring, piping and electrical components. Everything installed as required by NEC and local AHJ to pass inspection.
 - System design, engineering and permitting.
 - Design & Installation per NEC 2023 requirements.
 - Applicable administration of AHJ Permitting, and utility net metering.
 - All installation labor and solar materials including inverters, modules, racking.
 - System commissioning once interconnection is complete.
 - Assume support stanchions provided by others.



- CCTV:
 - Provide and install (1) Milestone Video Recorder (48 TB) Storage Raid 5.
 - Provide and install (7) Hanwha XNV-8081Z 5MP Interior/Exterior Wall Mount.
 - Provide and install (15) Hanwha PNM-9085RQZ1 20MP Multi-Lens Camera Interior/Exterior.
 - Provide and install Hanwha Wall Mount, Ceiling Mount, Pole Mount and Corner Mount Brackets.
 - Provide and install (22) Milestone Xprotect Camera Licenses.
 - Provide and install (1) Client Workstation PC, Monitor, Keyboard & Mouse.
 - Adjust each camera 1 time with owner/owner rep approval and sign off.
 - Basic programming.
 - IP addressing Cameras and NVR.
 - Inputting Camera Name.
 - Recording settings.
 - Camera Masking.
 - Basic Training.
 - Searching Video Playback.
 - Storing Video Footage.

Taxes (Included in above price):

- ORCAT
- Sick Leave
- FMLA

Alternates:

- Temporary power and Lighting, allowance not to exceed: \$40,000
- Heat trace, allowance not to exceed: \$10,000

Long Lead Times:

- Switchgear - 50 Working days.
- Fixtures - 12 Weeks.
- Generator - 27 Weeks.
- ATS - 18 weeks.

Inclusions and Clarifications:

- Electrical and fire alarm permits included.
- We have assumed all work will take place during normal work hours.
- This is based on a 13-month construction schedule.
- Price based on standard 40-hour workweek.
- Price is based upon straight time.
- Assumes primary and secondary utility conductors are by the utility company.
- Assumes the site is free of hazardous materials, such as lead, asbestos, PCBs, Etc.
- Price is based upon a clean and unobstructed work environment in all areas before electrical work begins.
- Price is based on complete framing of each area before electrical rough in walls and hard lid ceilings begins.
- Price is based on the utilization of the job site to store materials and place a job trailer for the duration of the project.
- Price is based on all formed and finished concrete, equipment pads, concrete and asphalt patch and landscaping by others.
- Price is based on penetrations, cutting, painting, patching, escutcheons, roof jacks, fireproof patching and ceiling repair work are by others.
- Price is based on single point connection to all packaged mechanical equipment.
- We exclude procurement of all VFD's, AFD's, Starters and Motors unless specifically called out.
- Price includes line voltage power and lighting, fixtures, devices, equipment and the associated conduit and wire per plan.
- Price excludes any hoisting, moving, setting, and startup of owner furnished equipment.



- Submittals must be reviewed and returned within fourteen calendar days.
- Price is based on “today’s dollars” pricing, does not include material escalation.
- Equipment and Material costs have been calculated based on the current prices for Equipment and Material, as of April 2026. When the price for any item of materials to be used on the Project increases four percent (4%) or more between the Proposal Date and the materials purchase date, Customer shall pay to Contractor, on request, all sums by which the cost has increased beyond 4%.
- Where the delivery of materials is delayed, through no fault of OEG, because of the shortage or unavailability of the materials, OEG shall not be liable for any additional costs or damages associated with such delay(s).
- This proposal shall be made part of the contract agreement.
- Acceptance of the terms and conditions of any proposed form of agreement (contract) which may have been included in the bid documents is not implied. We reserve the right to negotiate a Definitive Agreement.

Exclusions:

- Bond Insurance.
- Cable/basket tray.
- Electrical Plan Review and Design.
- Utility charges and fees
- All cutting, patching and/or painting of any surfaces.
- Surveying and layout of site electrical components.
- Correction of existing code violations.
- Scaffolding.
- Overtime and premium time.
- Dump box charges.
- Demolition, electrical contractor to safe-off only.
- Excavation of hard/unyielding material or large rock, requiring a high ram breaker, or any unforeseen material.
- Audio visual, clocks, security, access controls, structured cabling and any other low voltage systems not listed above parts, smarts, cabling, and terminations.
- Wireless access point hardware.
- Seismic monitoring and control.
- Landscape restoration.
- Provisions for EV chargers.
- Generator pads, exhaust pipes, remote fuel storage, fuel piping, and leak detection.
- Concrete encasement of conduit.
- Concrete bollards.
- CO2 sensors and interconnections.
- HVAC Control system raceway, boxes, cable, terminations, thermostat rough-in, and /or parts and smarts, and HVAC 24V electrical connections.
- Coring, GPR, and X-ray of existing slabs.
- Fire rated enclosures, cables, and conduit wrapping.
- Access panels.
- Fixture final cleaning, taping and/or bagging of light fixtures and devices.
- Excludes energized electrical work and assumes that all electrical equipment/panelboards can be deenergized and locked out/tagged out by OEG and any required parties, prior to work beginning in the electrical equipment.
- Any and all other excavation work shall be at an additional cost. If any hard/unyielding material or large rock, requiring a high ram breaker, or any unforeseen material is encountered, the completion of excavation is to be continued on a time and materials basis.
- Attic stock noted in specifications.

Due to fluctuation in the cost of materials, quoted prices must be confirmed within 45 days.

If you have any questions or concerns, please call me.



Thank you,

Darren Hanke
Estimator

503 849 6275
Darren.Hanke@oeg.us.com

Adjustment for Tariffs, Taxes, and Other Imposed Charges:

If, before or during the performance of this Agreement or at any time after the completion of the Project, any tariffs, duties, taxes, levies, fines, or other similar charges (collectively, "Imposed Charges") are enacted, increased, or otherwise assessed due to changes in laws, regulations, or government actions, and such Imposed Charges directly or indirectly increase Subcontractor's costs related to the Project, Subcontractor reserves the right to recover such additional costs from Contractor. Subcontractor shall provide Contractor with written notice of the Imposed Charges. Contractor agrees to reimburse Subcontractor for such additional costs within [30] days of receiving notice, which may be invoiced separately or incorporated into the final project reconciliation, if applicable. This Section applies whether the Imposed Charges are incurred directly by Subcontractor or through its suppliers, subcontractors, or other third parties and regardless of whether the charges are assessed before, during, or after the completion of the Project.

SCOPE LETTER / PROPOSAL REVISED

Proposal To:	Howard S. Wright	Project Name:	St Helens Public Safety Building
Email	mjansen@hswc.com	Project Locations:	St Helens, OR
Date:	April 27, 2026	Bid Date:	April 24, 2026
Attention:	Michael Jansen	Bid Time:	2:00PM
Architect:	Mackenzie	From:	Carl Dunn
Elec. Eng.:	PAE-Engineering		Estimator / Project Manager

Following is our proposal for the above-mentioned project and scope of work as listed below:

SECTION	DESCRIPTION
Plans	'E' series drawings 'Construction Document Set' dated 3/24/26 'T' series drawings 'Construction Document Set' dated 3/24/26
Specs	Division 26, 27 and 28 complete
Addenda	Prairie Electric, Inc. acknowledges (8) Addenda (as identified on Building Connected)

Clarifications:

- 1) Utility designs are not available at this time; we bid the scope shown on the Site Power Plan E0.12 and as amended by Addendum #7
- 2) No sourcing or circuitry shown for the street lights; none bid
- 3) There's some confusing language on sheets E1.10 and E1.11 relative to the street lights. We bid the following:
 - a) Add (1) metal pole to Columbia Blvd frontage
 - b) Add mast and fixture head to existing utility pole on S 17th
 - c) Add (3) new wood poles with fixture heads (to match adjacent existing poles) at remaining locations
- 4) We have electrical connection only to Drone Dock
- 5) We noticed a single reference to Buy America in the spec; we presume this was from a prior project and did not price any of the materials as such
- 6) We did include all extra stock items for lighting, genset and fire alarm systems

Specific Inclusions:

- 1) Electrical permit
- 2) Trenching / backfill / compaction for electrical construction
- 3) Directional boring across the S 18th St to access primary power from utility pole
- 4) Concrete / Auguring / Sono Tube / Rebar for Exterior Lighting Poles Bases
- 5) Street lighting per Addendum #7
- 6) Photovoltaic system
- 7) Structured cabling system
- 8) AV infrastructure / production paging / sound masking systems
- 9) Fire alarm system
- 10) Access control / intercom entry / intrusion detection systems
- 11) Surveillance system
- 12) Temporary Power - \$40,000 Allowance
- 13) Heat trace - \$10,000 Allowance
- 14) (4) hours per week of cleanup throughout the duration of the project when we have crews on site

Prairie Electric, Inc.
Scope Letter / Proposal REV
St Helens Public Safety Building
April 27, 2026
Page 2

Exclusions:

- 1) Utility fees of any kind
- 2) Concrete housekeeping pads, ATS pad and generator pad
- 3) Asphalt / concrete / landscape restoration
- 4) Cutting / patching / painting of any kind
- 5) EV Chargers (none shown)
- 6) Distributed Antenna System (DAS) – no mention in the specs; we did include the weather head and raceway only for ERRCS Donor Antenna called out on T3.11
- 7) Firestopping or acoustic treatment of any kind
- 8) Mechanical control wiring of any kind
- 9) Construction Surveying
- 10) Right of Way Permit
- 11) Erosion Control
- 12) Traffic Control
- 13) Dewatering
- 14) Bonding (available at 1.5% of bid amount)

We propose hereby to provide material and labor - complete in accordance with above specifications, for the sum of:

BASE BID:	\$ 2,068,000.00
VE OPTION (EXCLUDE ALL EXCAVATION):	DEDUCT \$ 50,000.00*

* Note: Deduct for all excavation to include trenching, backfill, compaction, directional bore drilling and light pole base digging. Upon award, Prairie Electric will prepare a trenching plan with dimensions, details and materials related to backfill. Excavation shall include shallow trench for branch circuitry routed below slab on grade as well.

Electrical work as described in the bid documents. Proposal is valid for 30 days we reserve the right to update pricing after 30 days transpire.

Carl Dunn

Authorizing Signature / Prairie Electric, Inc.

PLEASE CALL WITH ANY QUESTIONS ~ THANK YOU!



April 24, 2026

Project: St. Helens Public Safety

Subject: Electrical

We are pleased to submit our electrical budget for the above project. Our scope of work is as follows:

Scope of Work:

1. Public Safety Building
 - 11,200 gross sqft
2. Addendum #1 - #8

Site Lighting and Control

All site lighting circuits will be run through a lighting control contactor and turned on and off via a time clock/photocell.

Site Power Utilities

Bergelectric is proposing to install a (1) 800A 277/480V electrical service. This budget includes installation of the required utility conduits up to the utility pole as shown. Primary cabling is assumed to be by CRPUD. No utility connection or line extension fees are included in this budget.

Site Telecom Utilities

Provide and install (4) 4” utility underground primary conduits for Lumen Comcast to the MDF as shown.

Emergency Power System

Provide and install (1) 125kw 277/480V generator. This budget assumes the 2-hour rated enclosure required for emergency feeders will be by others. A remote fueling station is assumed to be provided and installed by others. Per the 2023 NEC, we are assuming the fire pump controller will have integral surge protection and provisions for a neutral conductor.

Building Lighting and Controls

Provide and install light fixtures and lighting control devices, including branch wiring. Lighting controls will be managed via time clock, occupancy sensors, and photocells. All emergency fixtures will be powered by the generator.

13650 NE Whitaker Way, Portland, OR 97230 * Lic#110521 * Tel (503) 255-1818 * Fax (503) 255-1919

WORK SAFE. LIVE SAFE.



Mechanical & Other Equipment

We have included power connections for mechanical equipment based upon similar projects of this type. Assume a single-point power connection for any larger units such as AHUs, cooling tower or chillers as these should come internally wired from the factory. Starters or VFD's are assumed to be provided integral with the equipment. Conduit and wiring for mechanical control systems (including thermostats) will be provided under the mechanical scope.

Fire Alarm

Bergelectric will provide and install a code minimum and AHJ compliant fire alarm system complete. Fire alarm system will include full addressable detection, control, and notification, a single master control panel, fire sprinkler monitoring, and audible/visual notification as required by code.. Cabling will be run in open air. All fire smoke dampers are assumed to be provided and installed by mechanical.

Distributed Antenna System

A fully operational 700/800MHz emergency responder radio system per the City of St Helens Fire Code has been included with this budget. This system is designed to provide coverage for at least 95% of all areas of the building and 99% in elevators, stair shafts, and the Fire Command centers in accordance with code section 511.1.1. This bid assumes the DAS backbone will run in the electrical room riser. Backbone DAS cabling is required to be in a 2 hr rated shaft so this bid also assumes all 4 walls of the electrical room will be 2 hr rated.

Access Control and CCTV

We have included (10) card readers and (50) windshield tags. Cabling for access control systems is assumed to be open cabling where concealed above ceilings and in walls.

(20) CCTV cameras are included in this proposal at this time.

Temporary Power

An allowance of \$40,000 has been included per the bid form.

Permits and Fees

Provisions for all electrical permits are included

Pricing provided via Building Connected

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WORK SAFE. LIVE SAFE.



We are excluding the following scope of work:

1. Payment and performance bond. (Bond Rate **.0085**)
2. Utility Company fees.
3. Premium time labor.
4. Furnishing and/or installation of access panels.
5. Furnishing and/or installation of fire rated plywood backboards.
6. Cutting of furniture and special finishes for electrical devices.
7. Special (non-standard) colors, finishes or materials for equipment and/or light fixtures.
8. Openings and support for fixtures in gypsum board plaster and metal ceilings.
9. Cutting and/or removal of ceiling tiles.
10. Furnishing and/or installation of fixture support wires.
11. Barrier Posts.
12. VFD's & Starters.
13. HVAC control conduit, wiring and devices.
14. Low voltage control conduit, wiring and devices.
15. Installation of duct mounted detectors.
16. Waterproofing of roof/wall penetrations.
17. Cut, break and patch concrete and asphalt if applicable.
18. Formed and/or finished concrete (i.e. housekeeping pads, etc.).
19. Concrete encasement of above ground conduits.
20. Demolition.
21. Costs for removal and disposal of hazardous material.
22. Excavation of rock or boulders.
23. Revisions to existing traffic lights/street control
24. Generator fuel.
25. Generator fuel permit.
26. Piping for generator fuel and exhaust systems.
27. Generator acoustical enclosure.
28. Remote fueling station.
29. Fire Pump
30. Heat tape and controllers (\$10,000 allowance is included with this budget)
31. UPS/Battery inverter units.
32. Gate operator and loop detector (line voltage power connection is included with this budget).
33. Gypboard enclosures around fixture, panels or electrical devices required to maintain a sound or fire rating.
34. Layout of ceiling mounted electrical equipment for framing purposes.
35. AV conduits, conductors, and equipment.
36. Repair and replacement of landscaping.
37. Acoustical & sound requirements.
38. Sales and/or material taxes.

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WORK SAFE. LIVE SAFE.



39. Escalation due to tariffs.
40. Cobid or minority participation requirements.

Please note the following clarifications:

1. This budget is subject to the successful negotiation of a mutually agreeable contract and insurance terms.
2. Bergelectric has included one pass for trim after all finishes are completed, plates to be installed with devices.
3. This proposal is based upon a (13) month construction schedule.
4. This budget assumes the use of aluminum feeders.
5. This budget assumes tele/data cable will be run free air.
6. This budget assumes fire alarm is a design-build, code minimum system, and cabling can be run free air where allowed by code.
7. This proposal includes Buy America requirements as noted Spec section 26 05 00 1.03 E
8. This budget assumes all conduit and boxes will be installed prior to installation of any new drywall.
9. This bid assumes an AIC rating of 65kAIC.
10. This proposal is valid for 45 days.
11. Due to the volatility in the market, we are unable to guarantee material pricing or availability until the material is secured with a purchase order.
12. Many of our distributors and reps have advised that until further notice they reserve the right to amend the delivery date, price, scope and quantity of supply and/or other terms and conditions set out in their offer or quotation and Bergelectric equally reserves the right to pass through any such changes from its manufacturing partners to the Buyer. Delivery dates are estimated only. Bergelectric shall not be liable for failure to meet such dates resulting from product shortages or manufacturing delays. Be advised that Bergelectric considers any changes imposed by its manufacturing partners and other vendors outside of Seller's reasonable control and therefore subject to Force Majeure provisions or similar common law doctrines such as "frustration" or "impossibility".
13. This proposal does not include future cost impacts associated with any future tariffs that may be enacted by the United States Government. These costs are unknown, and we have not included any contingency within our bid to account for these costs.

We thank you for the opportunity to present this budget and hope that it meets with your approval.

If you should have any questions or comments, you may contact me in our Portland Office at 971.509.5627.

Very Truly Yours,
Bergelectric Corp

Tyler Orth

Tyler Orth
Estimator

St Helens Police Building

Howard S. Wright Co.

ELECTRICAL LUMP SUM PROPOSAL

PORTLAND, OR
APRIL 24, 2026

For the Life of
Your Building





St Helens Police Building

04/24/2026

ATTN: B Lang

Howard S. Wright, a Balfour Beatty Company

Re: St Helens Police Building

Dear Mr Lang,

Thank you for the opportunity to provide our Electrical and Low Voltage Lump Sum Proposal for the St Helens Police Building Project. Listed below are the project details and our recommendations.

REFERENCED DOCUMENTS

- Drawings dated 03/24/2026
- Specifications dated 03/24/2026
- Addenda #1-8

CLARIFICATIONS

- Work is planned to be performed during normal business hours.
- McKinstry will be a constructive partner in developing a clear and mutually beneficial work plan. This proposal is predicated on an orderly and sequential installation.
- Due to supply chain instability, we cannot guarantee prices or lead times beyond the validity period below. Pricing is based on today's levels and includes no escalation.
- Wall openings and conduit chases to open ceiling for low voltage scope are included unless otherwise noted.
- Grading, Landscaping, Surveying, Trenching, Excavation, Shoring, Asphalt or Concrete Cutting, Patching, Backfill, Compaction, Storage or Disposal of Spoils, Hydrovac, Directional Boring, Augering, and Tracing of existing underground has not been included in this proposal except where explicitly stated below.
- Proposed MTS includes integrated Load Bank and Temporary Generator connection and does not require an external Kirk Key solution due to its mechanical interlock.
- Ground fault alarm subsumed by LSI shunt trip breaker solution (233213 2.02D)
- Due to the generator size, a strip heater has been included in lieu of an enclosure heater (233213 2.06)

SCOPE OF WORK

Our scope of work includes equipment, labor, and materials to perform the following work:

- Supply and installation of service conduit, secondary feeder, distribution equipment, and equipment feeders per the one-line drawing, panel schedules, and specifications:
 - Provide underground conduit and riser from CRPUD utility pole to Meter Cabinet
 - Provide and install CT Cabinet, Meter Base, and secondary feed to main Service Panelboard 4D

St Helens Police Building

- Provide Emergency Generator System including generator, triple switch, manual transfer switch, (2) automatic transfer switches, and associated conduit and wire
 - Fuel has been included for initial commissioning only, final top-off by others
 - Generator design is for 48-hour fuel tank
- Provide and install panelboards and switchboards per the one-line diagram
- We were unable to procure pricing for a complete photovoltaic system at the time of bid. Our base bid includes all cable, conduit, and conductors to the Inverters, as well as conduit chases to the array starter locations. Additionally, we have included a budget of \$150,000 for the (2) 29kW arrays, inverters, combiner panel, and associated supports, wiring, and sensors. This budget will be subject to change pending the final system design and procurement.
- Provide and install a complete lighting system including fixtures, supports, and lighting control system
 - Provide pre-cast light poles, bollards, and EV Charger bases where shown
 - Equipment housekeeping pads by others
- Provide and install electrical devices and equipment tie-ins per the drawings
- Provide and install the following low-voltage systems, including wall chases/penetrations:
 - Fire Alarm
 - Structured Cabling (data and telecommunications)
 - Access Control
 - Intrusion Detection
 - Surveillance
 - DAS
- We are unable to provide pricing for the following systems:
 - ERCES System
 - Public Address Paging
 - Audio/Visual
- We have included a \$10,000 allowance for heat trace
- We have included a \$40,000 allowance for temporary power and lighting, to include the cost of service permitting, feeders, distribution equipment, branch conduit and wire, light fixtures, end devices, and labor
- We generally coordinate with the masonry/concrete contractor for holes and blockouts. We have included an additional \$5,000 contingency for core drilling
- Arc Flash and Power Coordination Studies, and Acceptance Testing
- Provide safe off for demo



St Helens Police Building

- We have included (2) crewmembers for (1) week to provide basic safe-off, utility standby, and demolition inside the existing building on site
- Trade Permits
- 2-Year Parts and Labor Warranty

COST OF WORK

Electrical\$2,314,489

St Helens Police Building

PROJECT SPECIFIC EXCLUSIONS

- All excavation, trenching, backfill, capping, compaction, and related scope as noted in our clarifications is excluded
- Generator standby/EM quoted per the drawings. Additional engineering and design has not been included for meeting isolation requirements for parallel systems
- Hazardous material handling or disposal
- Temporary power and lighting except as noted above
- Mechanical equipment, controls design and installation/hook-up
- Warrantee of existing systems or equipment
- Design, supply, or install of cable, equipment, supports, programming, and commissioning for ERCES, Audio/Video, and Paging systems
- Correction of any existing code violations
- Access door and door hardware
- Cleaning, patching, and painting of architectural surfaces
- Asbestos/mold abatement
- Firestopping, caulking, and sealing of roof penetrations
- Consequential or Liquidated Damages
- Overtime/shift work
- Existing conditions not disclosed at the time of bid
- Recovery of schedule delays caused by others
- Electrical design and Engineering
- Structural or Seismic Engineering, supports and fees
- BIM design, review, and coordination
- Special testing or inspections
- Site access and control including fencing, badging, security, noise mitigation
- Lightning protection
- X-Ray or GPR of concrete

Payment is due NET 30. This proposal is valid for 45 days from the date proposed.

Upon your favorable review, please provide us with a notice to proceed to coordinate our resources for scheduling and implementation. Should you have any questions or require additional information please feel free to call me to discuss.

Sincerely,

David Howard | Senior Electrical Estimator (Portland)
720-476-0414 | DavidHowa@McKinstry.com



St Helens Police Building

About McKinstry

Since 1960, McKinstry has been a national leader in designing, constructing, operating, and managing high-performing buildings. Using a unique, integrated approach that cares for a building throughout its life, we reduce waste, save money, and assure comfort. Our construction group was the first mechanical contractor to join with designers and engineers under one roof to create a model of design-build-operate-and-maintain for optimal operation and efficiency.

McKinstry’s “For the Life of Your Building” philosophy supports our commitment in taking responsibility to design, build, and sustain our clients’ facilities.

Safety

McKinstry focuses on jobsite and company safety and has enjoyed excellent safety ratings for over 10 years. As a people-first company, safety is taken very seriously. The safety of our employees can never be compromised for operational efficiency.

We have a full-time safety team dedicated to preventing loss and maintaining a safe and healthy work environment. Our safety policies are tested and evaluated by each of our departments and we expect full implementation of our safety program by all employees at all levels.

SITE SAFETY LEADERSHIP

Our Project Manager has the ultimate responsibility for safety on this project. Responsibility and leadership in establishing and maintaining a safe working environment starts at the top. The Superintendent has the next line of responsibility. This professional is charged with the overall, day-to-day responsibility of helping foremen plan safety into each job task. The Superintendent is required to assist with Tool Box Safety meetings, oversee the Foreman’s compliance with safety regulations, and provide leadership to crew leaders in need of direction or assistance.

OREGON INTRASTATE EMR RATES				
2020	2021	2022	2023	2024
0.67	0.80	0.80	0.68	0.66

MCKINSTRY OFFERS THESE SERVICES:



- Design-build MEDFP
- Engineering
- Mobile service and maintenance programs
- Remote monitoring & issue management
- Critical facility management
- Commissioning
- Energy efficiency retrofits
- Energy management
- Facility condition assessments
- Fire protection
- Electrical
- Data
- Full Mechanical (plumb,

At McKinstry, we believe “safety is no accident”. We prepare and plan safe work sites to avoid accidents and injuries.



St Helens Police Building

Terms & Conditions

PERFORMANCE OF WORK

McKinstry shall perform the scope of work (“Work”) specified herein. McKinstry shall furnish all services necessary to perform the Work and perform the Work to completion diligently, expeditiously and with adequate forces. Customer shall use its best efforts to provide all information, materials, documents, and assistance that is reasonably required for McKinstry to perform any and all aspects of the Work.

PAYMENTS

Customer shall pay McKinstry the compensation specified herein (“Price”) for the value of Work that McKinstry has completed, as the Work is completed. Customer shall pay McKinstry within thirty (30) days of receiving an invoice. McKinstry will be entitled to interest at the maximum rate allowed by law on all sums overdue and unpaid from the date due.

WARRANTIES

Customer shall receive a one (1) year warranty that covers labor and materials provided by McKinstry as part of the Work. This warranty commences on the date that the portion of the Work warranted is substantially complete. However, McKinstry makes no warranty whatsoever regarding components of the Work provided by third parties, and in such case the terms of the third party’s warranty, including manufacturers’ warranties, if any, shall apply between Customer and the third party. The warranties in this section are exclusive and in lieu of all other warranties, whether express or implied.

TERMINATION

Either Party may terminate this agreement upon fifteen (15) days written notice to the other Party. In such case the rights and obligations of each Party that arose prior to the termination date shall survive such termination, except that McKinstry shall have no obligation to perform Work after termination.

DISPUTES

In case of dispute between the Parties, the Parties will attempt to negotiate a resolution. If a dispute remains unresolved more than thirty (30) calendar days after the commencement of negotiation, then the Parties shall pursue mediation. If any dispute remains unresolved more than sixty (60) calendar days after the commencement of mediation, then either Party may commence binding arbitration. No litigation will be commenced by either Party unless all of the foregoing steps have been pursued to completion.

CHOICE OF LAW, VENUE

The validity, interpretation, and performance of this agreement shall be governed by the laws of the state in which the Work is performed. The venue for resolving any dispute shall be the county in which the Work is performed.



St Helens Police Building

FORCE MAJEURE

Neither McKinstry nor Customer shall be considered in breach of this agreement to the extent that the Party's performance is prevented by an event or events that are beyond the control of such party, including but not limited to acts of God, fire, earthquake, flood, storm, war, rebellion, revolution, insurrection, riot, strike, nuclear contamination, and/or acts or threats of terrorism.

NO WAIVER

No waiver of any breach, failure, right, or remedy shall be deemed a waiver of any other breach, failure, right, or remedy, whether or not similar, nor shall any waiver constitute a continuing waiver.

INTELLECTUAL PROPERTY

Intellectual property provided by McKinstry to Customer as part of the Work are instruments of service owned by McKinstry and are not "work made for hire" as such term is defined under U.S. copyright law. When the Work is performed to completion, McKinstry grants to Customer a limited license to use the Intellectual Property to operate, maintain, renovate, and manage the subject matter of the Work.

DAMAGES LIMITATION

Neither party shall be liable for any consequential, indirect, special, incidental, exemplary, or similar, damages or losses, including loss of profits, whether based in contract or tort or any other theory, even if a party has been advised of the possibility of such damages. Furthermore, the total aggregate liability of either party, under any theory, is limited to the agreement Price.

INDEMNIFICATION

Each party shall indemnify and hold harmless the other party from and against all third party claims, damages, losses and expenses for bodily injury, sickness, disease, or death or destruction of tangible property but only to the extent directly caused by the negligent acts or omissions of the indemnitor.

SEVERABILITY, SURVIVAL

If any portion of this agreement shall be held invalid in whole or in part under any law, rule, regulation, or order, then such portion shall remain in effect only to the extent permitted, and the remaining portions of the agreement shall remain in full force and effect. Any invalid portions shall be substituted with an interpretation that most accurately reflects the Parties' intentions.

AMENDMENT

This agreement may not be amended except pursuant to a written amendment signed by an authorized signer of each Party.

COMPLETE AGREEMENT

This agreement, including the exhibits attached hereto, is a fully integrated agreement. Any legal terms and conditions appearing elsewhere in this agreement shall be ignored to the extent they contradict or are inconsistent with the terms and conditions contained in the foregoing list. All previous agreements between McKinstry and Customer as to the Work are superseded by this agreement.

April 24, 2026

Michael Jansen
Howard S. Wright
1455 NW Irving Street Unit 400
Portland, Oregon 97209

E: Mjansen@hswc.com
T: (503) 220-0895
C: (503) 880-3465

Reference: St. Helens Police Station – Final Bid for Award

Attn: Michael Jansen

We appreciate the opportunity to provide you with our final pricing for the St. Helens Police Station Project. Please reference our attached Clarifications, Inclusions, and Exclusions for additional information.

We look forward to working with your team on this project. IES Commercial brings a depth of knowledge and skill to the Electrical Construction Industry that will enhance your project delivery.

If you have any questions or need any additional information, please do not hesitate to contact me.

Respectfully,

Brett Chase

Preconstruction Manager
IES Electrical, Inc.
16135 SW 74th Ave
Tigard, OR 97224
O: 503-648-1900
C: 503-320-4791
brett.chase@ieselectrical.com
www.ieselectrical.com

Clarifications, Inclusions, and Exclusions

Clarifications

1. Pricing based on the following documents:
Project Drawings Dated: 3-24-2026
Project Manual Dated: 3-24-2026
2. Includes review of addendums 01, 02, 03, 04, 05 & 06, 07, 08.
3. BIM modeling included for conduits 1.25" conduit and larger. Any and all conduit smaller will be reviewed in the field for any clashes.
4. IES has not reviewed any CRPUD engineered design drawings. Our proposal is based upon the electrical site drawing published in electrical set of drawings.
5. Temporary power and lighting to be provided by others.
6. Includes prevailing wage rates.
7. Pricing assumes a 40-hour work week 7:00am to 3:30pm.
8. Includes (4) hours per week to assist is project clean-up.
9. Sufficient storage space will be provided at no cost to store material and equipment.
10. All low voltage systems are to be installed in an open-air fashion within the accessible ceiling space and supported via J-hooks.
11. Contract terms will be agreeable to IES Commercial (AIA standards).
12. IES Electrical can comply with a (2) year warranty for workmanship, and labor. However, with regard to manufacturer warranties, and product defects, IES can only comply with the implied manufacturer warranty period as stated by the manufacturer.
13. This proposal may be subject to current government imposed tariffs that may be applied at time of shipment, and unknown at time of purchase. IES reserves the right to adjust pricing in the event future government tariffs are applied.
14. Street lighting requires coordination. Bid drawings are in conflict with the City Engineer.
15. This proposal shall be adjusted to take account of any increase in cost resulting from a change in the laws of the country (including the introduction of new laws and the repeal or modification of existing laws and/or tariffs) or in the judicial or official governmental interpretation or implementation of such laws, made after the proposal date, which adversely affect IES in the performance of obligations under the contract.
16. Exception taken to spec section 26 05 00 – 103E -Buy American construction materials. We cannot commit to full compliance to Buy American. Waiver may be required for quotes to comply with this request.
17. Pricing to be valid for **45 days**.

General Electrical

1. Electrical permits and fees.
2. Mobilization
3. Electrical supervision
4. Electrical project management

Site Electrical and Communications

1. Excavation for required electrical utilities, generator, and building provisions.
2. Conduit for CRPUD primary and secondary utilities.
3. Site lighting
4. Street lighting x 5 (new) **wood** poles with cobra head pole top.
5. Street lighting x 1 (new) pole top only, on existing wood pole.
6. Street lighting poles to be direct bury.
7. Weatherproof receptacles
8. Irrigation controller connection
9. Conduits for incoming communications service providers.
10. Power for the long-range RFID readers.
11. Conduit provisions for the security gates.

Site Generator

1. Furnish and install 125kW generator set and electrical feeders
2. Furnish and install 250a docking station and electrical feeders
3. ATS switches (100aa, & 250a) and electrical feeders
4. NEMA 3R enclosure
5. Power connections to generator battery charger, block heater and water heater.
6. Diesel fuel
7. Startup and test
8. Commissioning

Building Electrical Distribution

1. Utility CT/metering cabinet.
2. 4D – 800a main distribution
3. 2S – 600a distribution panel
4. SB4S – 250a distribution panel
5. SB2S – 600a distribution panel
6. 2P-A – 150a branch panel
7. 2P-B - 125a branch panel
8. 2M – 225a branch panel
9. 4T – 150kVA transformer
10. 4L – 60a branch panel
11. 4M – 100a branch panel
12. 2B2M – 225a branch panel
13. SB4T – 150kVA transformer
14. SB2P-A – 150a branch panel
15. SB2P-B – 100a branch panel
16. SB2M – 225a branch panel
17. E4A – 100a branch panel
18. E4L – 100a branch panel
19. ED4 – 250a branch panel
20. All associated electrical feeders, installed in PVC (under-slab) or EMT (overhead) and aluminum feeders rated 100a and above.
21. Commissioning and testing.

Building Site Lighting

1. Qty. (5) – Type S1A
2. Qty. (3) – Type S1B
3. Qty. (2) – Type S3
4. Qty. (6) – Type S8
5. Qty. (19) – Type S10
6. Qty. (1) – Type S14

Building Interior Lighting

1. Type L1 – Qty (1)
2. Type L3 – Qty (116)
3. Type L3B – Qty (2)
4. Type L4A – Qty (10)
5. Type L4B – Qty (25)
6. Type L5A – Qty (2)
7. Type L5B – Qty (2)
8. Type L5C – Qty (11)
9. Type L5D – Qty (2)

10. Type L6A – Qty (19)
11. Type L6B – Qty (12)
12. Type L6C – Qty (3)
13. Type L7 – Qty (4)
14. Type L8 – Qty (2) 2ft, (3) 3ft, (1) 4ft, (1) 5ft, (2) 6ft, (5) 8ft, (1) 10ft
15. Type L9 – Qty (3)
16. Type L10 – Qty (6)
17. Type L11 – Qty (2)
18. Type L12 – Qty (1) 6ft, (1) 8ft, (1) 16ft
19. Type X1 – Qty (8)

Building Lighting Controls

1. Lighting controls have been included to meet the specifications and the intent of the lighting control schedule.
2. Lighting control system includes the devices required for plug load controls.

Building Branch Power

1. Branch power and devices are included based on the layouts provided in the electrical drawings.
2. Floor boxes are included for single point power connections for the worktables as shown on the electrical drawings.
3. Branch wiring is included per the layout, and specifications.

Building Mechanical & Electrical Connections

1. Electrical connections to mechanical equipment is included per mechanical equipment schedule, and per the electrical floor and roof plan.
2. Single point connection to heat trace at exterior mechanical yard.

Systems – Structured Cabling

1. Complete structured cabling system per specification and associated T-Sheets.
2. Conduit backboxes with stubs to accessible ceilings.
3. Cabling to run open air (with J-hooks), where accessible.
4. CAT6 cabling for all wall outlets and CAT6A for wireless access devices.
5. 2-post equipment rack and server cabinet
6. Rack mounted PDU's.
7. Vertical and horizontal cable management.
8. Ladder runway system within MDF with 12" runway.
9. Device locations are roughed in with back boxes and conduit to the accessible ceiling space.

Systems – Access Control

1. Provide control to (19) man-doors and (4) gates.
2. Provide and install (4) site wireless long-range readers.
3. Provide and install (2) wireless receivers.
4. Provide (50) RFID cards.
5. Provide (100) HID smart cards.
6. Provide and install (18) Sygno card readers.
7. Provide and install (1) HID long range reader.
8. Provide and install (23) recessed door contacts
9. Provide and install (23) request to exit devices.
10. Provide lock connection to (23) access control doors.
11. Provide client workstation, monitor, keyboard and mouse/laptop.

10. Includes programming and basic training.
11. Device locations are roughed in with back boxes and conduit to the accessible ceiling space.
12. Door mounted devices have conduit stubs from door frames to the accessible ceiling.

Systems – Video Surveillance

1. Provide and install (1) video recorder (48TB)
2. Provide and install (7) interior/exterior wall mount cameras.
3. Provide and install (15) multi-lens interior wall mount cameras.
4. Provide (22) camera licenses.
5. Provide client workstation PC, monitor, keyboard and mouse.
6. Includes programming and basic training.
7. Wall mounted devices have back boxes and conduit stubs to the accessible ceiling space.
8. Ceiling mounted devices have back boxes with bar hangers.
9. Adjust each camera (1) time with owner/owner rep for approval and sign off.

Systems – Intrusion Detection

1. Provide and install (1) intrusion panel.
2. Provide and install (3) intrusion keypads.
3. Provide and install (6) intrusion motion detectors.
4. Provide and install (6) intrusion door contacts.
5. Provide and install (2) intrusion panic buttons.
6. Includes programming and basic training.
7. Device locations are roughed in with back boxes and conduit to the accessible ceiling space.
8. Door mounted devices have conduit stubs from door frames to the accessible ceiling space.

Systems – Paging System

1. Includes paging controller with license
2. Provide and install zone controllers for analog zones (as needed).
3. Provide and install (14) IP ceiling mounted speakers.
4. Provide and install (5) IP wall mounted speakers.
5. Provide and install (11) volume control attenuators.
6. Provide and install (16) common area analog speakers.
7. Provide and install (1) analog amplifier.
8. Includes programming and basic training.
9. Note: It is not expected that fire alarm messages will be played over the paging infrastructure. Paging to be muted during a fire alarm event.
10. Note: All equipment/devices will be programmed. Owner IT department will provide network configuration, SIP coordination with owner provided VOIP system, and IP address information as needed.
11. Note: Network switches with PoE capability provided by owner IT department.

Systems – Audio Visual

1. AV Training Room 110: (1) display wall mount, (1) HDMI wall plate with cable, (1) 5" touch panel for system control with controller. – Owner IT to provide and install display. Display must be commercial grade and controllable by serial or network.
2. AV Conference Room 137: (1) display wall mount, (1) table mounted touch panel and controller, (1) conferencing camera with USB, (1) ceiling microphone, (1) PoE switch, (4) ceiling speakers with amplifier. - Owner IT to provide and install display. Display must be commercial grade and controllable by serial or network, as well as video conferencing PC.

3. AV Conference Room 139: (1) display wall mount, (1) table mounted touch panel and controller, (1) conferencing camera with USB, (1) ceiling microphone, (1) PoE switch, (4) ceiling speakers with amplifier. - Owner IT to provide and install display. Display must be commercial grade and controllable by serial or network, as well as video conferencing PC.

Systems – Sound Masking

1. Provide and install (1) masking generator.
2. Provide and install (1) masking amplifier.
3. Provide and install (5) speakers for sound masking.
4. Sound masking to be muted during fire alarm event.

Systems – Fire Alarm

1. Provide a design/build fully automatic fire alarm system with an emergency voice alarm communication system.
2. Qty. (1) fire alarm control unit with digital voice command.
3. Qty. (1) CLSS gateway with integral cellular module.
4. Qty. (37) addressable photoelectric smoke detectors.
5. Qty. (8) addressable heat detectors.
6. Qty. (13) ceiling mount speaker strobes.
7. Qty. (3) wall mount speaker strobes.
8. Qty. (14) wall mount strobe only.
9. Qty. (2) manual pull stations
10. Qty. (1) outdoor weatherproof bell.
11. Full design, with permits, installation, wiring of devices, system programming, startup, pretest and final AHJ walkthrough.
12. Wall mounted device locations are roughed in with back boxes and conduit to the accessible ceiling space.
13. Ceiling mounted devices have back boxes with a bar hanger.

Distributed Antenna System

1. Mount donor antenna
2. Signal booster
3. 24-hr battery backup
4. Ceiling antennas
5. System testing

Systems – Photovoltaic (PV)

1. Design a 58 kilowatt (DC) photovoltaic system.
2. Provide and install roof mounted racking system.
3. Provide and install (98) 580watt PV modules.
4. Provide and install (2) 30kW 480-volt, 3-phase inverters. These will be mounted on the exterior of building.
5. Includes building, and electrical permitting, plan review and inspection.

Miscellaneous Allowances

1. This proposal includes a \$40,000 allowance for temporary power and lighting (parts and labor combined).
2. This proposal includes a \$10,000 allowance for heat tracing systems (parts and labor combined).

Exclusions

1. Utility Company, Electrical Service Provider, and Telephone Service Provider's fees and charges.
2. Structural or seismic support for proposed roof top PV (solar) system.
3. City street lighting control panel. Assuming the new street lighting will be tied into existing circuiting at existing pole lighting.
4. Aluminum poles for street lighting. Incomplete design. We are proposing wood poles.
5. Transformer tie in.
6. Incoming Copper and Fiber backbone (by service provider).
7. Isolating barriers at panels controlling Automatic transfer switches.
8. Patch back of concrete or asphalt.
9. Expediting, accelerated freight or special shipping for materials.
10. Sample Installations and Mock-Ups.
11. Supply or installation of electric heaters.
12. All cord connected equipment is to be provided with factory cords.
13. Added support or backing for low voltage systems.
14. Electrified door hardware, locks, transfer hinges, door cords.
15. Wireless access points (WAP's) devices (by owner).
16. POE switches (provided and installed by owner)
17. Cable tray, wire mesh basket or other.
18. Cutting of millwork or cabinets for devices.
19. Cutting of ceiling panels.
20. Acoustic sound proofing
21. Fire alarm monitoring.
22. Fire rated plywood (provided and installed by others)
23. Roof support, structural engineering for PV (solar) module structure.
24. Stanchions for PV (solar) arrays at roof.
25. Attic stock, or spare materials.
26. Hot work.
27. Dewatering.
28. Landscaping.
29. Directional Boring.
30. Cutting and Patching of concrete, asphalt, gypsum board, and all other surfaces.
31. All formed concrete.
32. Painting.
33. Handling or disposing of hazardous materials.
34. Maintaining any air quality beyond OSHA regulations.
35. Final cleaning for owner occupation. We will clean up our construction materials per normal practice and we will dispose of waste to construction container or trash facility provided by others.
36. Performance/payments bonds can be provided at an additional charge (.007%)

Payments shall be made each thirty days as the work progresses. The entire amount of the contract shall be paid within thirty days after completion.

Service and Finance Charges are applicable on past due accounts at the rate of 1 ½ percent per month on amounts thirty (30) days past due, which is equal to an annual percentage rate of 18 percent. Such charges are shown as "service charge".

Any alteration or deviation from the above specifications involving extra cost of material and/or labor will only be executed upon written orders for same, and will become an extra charge over the sum mentioned in this contract. All agreements must be made in writing.

The contractual agreement from acceptance of this Proposal is to be based on the AGC Document No. 650: STANDARD FORM OF AGREEMENT BETWEEN CONTRACTOR AND SUBCONTRACTOR, Version 1998 or other mutually acceptable form. All terms and conditions of this Proposal are to be incorporated by reference in such Agreement. "It is IES policy not to accept consequential damages, indirect damages, or liability for economic loss of any kind." IES reserves the right to modify or negotiate these terms from our contracts.

St. Helens Police Station – Final Pricing

ST. HELENS PSB (SYSTEMS)	TOTAL
SITE UTILITIES & MISC. ELECTRICAL	\$ 579,629
SITE LIGHTING	\$ 94,619
INTERIOR LIGHTING	\$ 137,971
LIGHTING CONTROLS	\$ 72,730
LIGHTING BRANCH	\$ 40,185
SERVICE & DISTRIBUTION	\$ 189,226
EMERGENCY GENERATOR SYSTEM	\$ 131,604
FEEDERS	\$ 37,454
GROUNDING	\$ 15,096
BRANCH POWER	\$ 121,940
MECHANICAL EQUIPMENT	\$ 63,119
FIRE ALARM SYSTEM	\$ 75,233
STRUCTURED CABLING SYSTEM	\$ 130,236
ACCESS CONTROLS SYSTEM	\$ 140,312
INTRUSION DETECTION	\$ 20,405
SURVEILLANCE	\$ 124,244
PUBLIC ADDRESS PAGING	\$ 102,598
PV SYSTEM	\$ 152,200
AV SYSTEM	\$ 90,371
DAS (ERRCS & Cellular)	\$ 121,240
TOTAL ELECTRICAL & LOW VOLTAGE	\$ 2,440,412

Thank you, for the opportunity. We look forward to working with you and the Howard S. Wright Team.

Respectfully,

Brett Chase

Preconstruction Manager
 IES Electrical, Inc.
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 Tigard, OR 97224
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 C: 503-320-4791
brett.chase@ieselectrical.com
www.ieselectrical.com

ELECTRICAL PROPOSAL

Peak Electric Group
50425 Columbia River Hwy
Scappoose, OR 97056
(503) 397-7818



Date: 4/24/2026

To: Howard S. Wright
1455 NW Irving Street, Suite 400
Portland, OR 97209

Project: St. Helens New Public Safety Building
Project Location: St. Helens, Oregon

COMPANY OVERVIEW

Peak Electric Group is a commercial electrical contractor serving institutional, public works, and mission-critical facilities throughout Oregon and the Pacific Northwest. We specialize in delivering complex electrical systems for facilities where reliability, coordination, and long-term performance are essential.

Our experience includes new construction and phased installation of electrical distribution, life safety systems, emergency power, and integrated infrastructure for secure and operationally critical environments.

We maintain a field-proven workforce of licensed electricians supported by experienced project management and estimating staff. This structure allows us to stay responsive in the field, proactive in coordination, and aligned with general contractor expectations throughout all phases of construction.

We understand the demands of public safety facilities—particularly the importance of schedule certainty, system reliability, and disciplined coordination between trades. Our approach is focused on constructability, clear communication, and keeping work progressing efficiently without disruption to the overall project flow.

Peak Electric Group values long-term relationships with general contractors and project teams built on performance, accountability, and consistency. We appreciate the opportunity to support Howard S. Wright on this important project and look forward to contributing to its successful delivery.

If you have any questions regarding this proposal, please do not hesitate to contact us.

Electrical Scope of Work Proposal

Peak Electric Group understands this project consists of the construction of a new police facility requiring a reliable, code-compliant electrical system to support life safety, security, and operational functions.

This proposal is based on the Construction Document (CD) set dated March 24, 2026, including Howard S. Wright Addenda 1 through 6 and 8, Mackenzie Addendum 1, project specifications, and applicable local, state, and national codes. The scope has been developed with consideration for constructability, project sequencing, and coordination with all trades.

Base Electrical Scope

Peak Electric Group shall provide all labor, materials, equipment, supervision, and coordination necessary to furnish and install a complete, fully operational electrical system for the project.

The scope includes all systems, components, and work required for a code-compliant, tested, and functional installation in accordance with the contract documents, including but not limited to:

- Complete electrical service, distribution, and power systems
- Interior and exterior lighting systems and associated controls
- Normal and emergency power systems, including generator and transfer equipment
- Grounding and bonding systems
- Electrical infrastructure supporting mechanical and building systems
- Underground, rough-in, and above-grade electrical raceway systems
- Pathways and infrastructure for low voltage and specialty systems
- Coordination of all electrical interfaces with other trades and systems

Work includes all conduit, conductors, supports, terminations, equipment connections, identification, and labeling required for a complete installation.

This scope further includes all required layout, installation, coordination, startup, and testing necessary to deliver a fully functional electrical system ready for operation.

Electrical Service & Distribution

- Provide and coordinate new electrical service with serving utility, including service location, routing, and requirements
 - Furnish and install underground service raceways and conductors from utility point of connection to main service equipment
 - Furnish and install complete service entrance equipment including switchgear/switchboard, metering provisions, overcurrent protection, and grounding connections
 - Provide all distribution equipment including panelboards, transformers, disconnects, and associated devices
 - Furnish and install all feeders, branch circuit raceways, conductors, terminations, and connections required for a complete system
 - Provide equipment terminations, identification, labeling, and directory schedules for all service and distribution equipment
 - Coordinate service installation, energization, and utility interface requirements
-

Power Systems

- Furnish and install complete branch power distribution throughout the facility
 - Provide general-use receptacles, GFCI receptacles, and dedicated circuits as required by the contract documents based
 - Provide power connections to all equipment including owner-furnished and contractor-furnished equipment requiring electrical service
 - Furnish and install all conduit, raceways, conductors, boxes, fittings, and supports required for a complete installation
 - Provide all device boxes, rough-in, trim devices, cover plates, and final terminations
 - Provide branch circuit wiring from distribution equipment to final device or equipment connection
 - Provide disconnects, local switching, and required electrical components for equipment connections where specified
 - Complete all terminations, connections, and identification for a fully operational system
 - Coordinate electrical requirements, locations, and final connections with all trades and equipment vendors
-

Lighting Systems

- Furnish and install all interior and exterior lighting fixtures as indicated in the contract documents
- Provide all mounting hardware, supports, trims, and accessories required for complete fixture installation

- Furnish and install complete lighting control systems including switches, dimmers, occupancy/vacancy sensors, control devices, and lighting control panels as specified
 - Provide all conduit, raceways, conductors, boxes, and fittings required for lighting and control systems
 - Install all lighting branch circuitry from distribution equipment to final fixture and control device
 - Provide fixture rough-in, installation, aiming, and final connections
 - Complete all terminations, identification, and labeling for lighting and control systems
 - Coordinate fixture types, locations, mounting conditions, and control requirements with architectural and ceiling systems
 - Perform functional testing of lighting systems and controls to verify proper operation
-

Mechanical Equipment

- Provide power to all HVAC and mechanical equipment as indicated in the contract documents
 - Furnish and install all feeders, branch circuits, conduit, conductors, boxes, fittings, and supports required to serve mechanical systems
 - Provide and install disconnect switches, overcurrent protection, and required electrical components associated with mechanical equipment where specified
 - Provide single-point electrical connections to mechanical equipment in accordance with manufacturer requirements
 - Complete all terminations, connections, and identification required for a functional installation
 - Coordinate electrical requirements, equipment locations, and connection details with mechanical contractor and equipment suppliers
 - Provide electrical rough-in and final connections to packaged equipment furnished by others
-

Emergency Power System

- Furnish and install diesel emergency generator system as indicated in the contract documents
- Provide and install generator pad connections, raceways, conductors, grounding, and associated infrastructure required for a complete installation
- Furnish and install automatic transfer switches (ATS), including all power and control wiring between generator, ATS, and distribution equipment
- Provide all feeders, raceways, conductors, and terminations between generator, transfer switches, and emergency distribution systems

- Install emergency and legally required standby distribution connections as indicated
 - Provide equipment connections, terminations, identification, and labeling for all emergency power components
 - Coordinate generator installation, placement, and connections with equipment supplier and other trades
 - Provide electrical support for startup and commissioning, including coordination with manufacturer's representative
 - Perform functional testing of electrical portions of the emergency power system
 - Generator manufacturer startup, testing, fuel systems, controls programming, and long-term commissioning are by others unless specifically noted.
 - Remote annunciators, load bank testing, and extended commissioning requirements are excluded unless specifically identified.
-

Grounding & Bonding

- Furnish and install a complete grounding and bonding system in accordance with NEC and project requirements
 - Provide grounding electrode system including Ufer ground, ground rods, concrete-encased electrodes, and connections to building steel as required
 - Bond incoming metallic water piping systems and gas piping systems in accordance with code requirements
 - Provide grounding electrode conductors and bonding jumpers to service equipment and distribution systems
 - Bond all electrical equipment, raceways, enclosures, and metallic systems associated with electrical installations
 - Provide equipment grounding conductors with all feeders and branch circuits as required
 - Bond all separately derived systems including transformers and generator systems
 - Provide grounding connections for generator, transfer switches, and associated emergency power equipment
 - Install grounding bushings, lugs, clamps, and all associated fittings required for a complete installation
 - Provide identification and labeling of grounding and bonding systems where required
-

Underground & Rough-In

- Furnish and install all underground electrical raceway systems required for power, lighting, service, and site systems as indicated in the contract documents
- Provide underground conduit systems including sweeps, stub-ups, and terminations at equipment, handholes, and building entry points

- Install below-grade raceways for service feeders, site lighting, and building distribution systems
 - Provide all rough-in work including conduit, boxes, supports, sleeves, and stub-outs for power, lighting, and equipment connections
 - Coordinate underground routing, elevations, and entry locations with civil, structural, and utility trades
 - Coordinate sleeve locations, wall/floor penetrations, and stub-ups with building construction
 - Provide identification and protection of underground and rough-in installations prior to backfill or concealment
 - Verify rough-in locations and elevations with field conditions and other trades prior to installation
-

Technology & Low Voltage Systems

- Provide all conduit pathways, raceways, sleeves, backboxes, pull strings, and rough-in infrastructure required for low voltage and technology systems as indicated in the contract documents
 - Install pathway systems for data, telecommunications, security, and DAS systems to support installation by others
 - Coordinate routing, sizing, and locations of pathways with other trades and system vendors
 - Scope is limited to pathway infrastructure only
 - Excludes furnishing and installation of all devices, equipment, cabling, terminations, testing, labeling, programming, and system integration
 - Excluded systems include, but are not limited to:
 - Data / telecommunications systems
 - Structured cabling systems
 - Security systems including access control, intrusion detection, and surveillance (CCTV)
 - Distributed Antenna Systems (DAS)
 - Audio/visual and paging systems
 - Electrical contractor is not responsible for system performance, compatibility, or functionality of low voltage systems furnished and installed by others.
 - Pathway quantities and routing are based on current contract documents; additional pathways required by vendor design or deferred submittals shall be addressed as a change.
-

Fire Alarm System

- Provide fire alarm pathway infrastructure including conduit, raceways, boxes, and rough-in for fire alarm devices as indicated in the contract documents

- Provide dedicated 120V branch circuit to fire alarm control panel (FACP) including conduit, conductors, and terminations
 - Coordinate pathway routing and device rough-in locations with other trades and system vendor
 - Scope is limited to pathway infrastructure and branch power only
 - Excludes furnishing and installation of fire alarm devices, cabling, terminations, programming, testing, certification, and system commissioning
 - Fire alarm system installation is available as an add alternate upon request
 - Fire alarm scope and pricing are based on current bid documents. Any changes resulting from deferred submittals, fire marshal (AHJ) review, code interpretation, or final system design requirements shall be treated as a change order.
 - Electrical contractor is not responsible for system design, performance, or compliance of fire alarm system furnished and installed by others.
-

Site Work / Excavation

- Excavation, trenching, shoring, dewatering, backfill, compaction, and restoration required for electrical installations are included via subcontractor
 - Electrical contractor shall coordinate all excavation activities required for installation of underground electrical systems
 - Electrical scope includes installation of conduit systems, with excavation and backfill performed by subcontractor
 - Excavation and site work pricing is based on current geotechnical information, bid documents, and assumed site conditions
 - Any unforeseen subsurface conditions, including but not limited to rock, groundwater, unsuitable soils, contamination, or unknown utilities, shall be treated as a change order.
 - Delays, inefficiencies, or additional costs resulting from site conditions, utility conflicts, or impacts outside of contractor control are excluded.
-

Photovoltaic (PV) System

- Photovoltaic (PV) system is included as a design-assist allowance based on current bid documents and preliminary system concepts
- Scope includes coordination, installation, and integration of PV system components as required for a complete installation
- Final system design, equipment selection, and layout are subject to utility requirements, permitting, and engineered design development
- PV system scope will be furnished and installed via qualified subcontractor under the electrical contractor
- Final scope, equipment, and pricing are subject to change based on utility approval, interconnection requirements, engineered design, and permitting

authority review. Any deviations from the basis of design shall be addressed by change order.

- Electrical contractor is not responsible for system performance, production output, or design adequacy of the PV system.
 - Allowance is based on current assumptions; adjustments will be made upon completion of final design and subcontractor pricing.
 - PV support stanchions are included as part of the photovoltaic system allowance based on typical attachment spacing. Final quantities, layout, and engineering requirements will be determined by the PV subcontractor's delegated design.
-

Utility Coordination

- Coordinate with serving utility for electrical service requirements, service location, and point of connection
 - Prepare and submit required utility applications and documentation based on available project information
 - Coordinate routing of service conduits, transformer locations, and service entry requirements with utility and project team
 - Coordinate utility scheduling, inspections, and service energization with project schedule
 - Provide necessary information and support to facilitate utility service installation
 - Utility fees, system development charges, transformer procurement, primary service installation, and all utility-owned equipment and work are by others.
 - Electrical contractor is not responsible for utility design, schedule, or delays associated with utility coordination, approval, or service energization.
 - Any changes required by the utility company after initial design, including relocation of service, additional infrastructure, or revised requirements, shall be treated as a change order.
-

Permits, Testing & Coordination

- Electrical permits included
 - Inspections and AHJ coordination
 - Startup and functional testing of electrical systems
 - Coordination with General Contractor and all trades
-

Summary of Pricing

The following represents the base electrical scope as defined within this proposal:

- Permits / Miscellaneous Electrical (Includes allowance for Heat Trace, Temp Power, and Bond) \$109,521.94
- Site Utilities / Distribution (Includes Excavation) \$191,550.00
- Feeder (Distribution) \$220,000.00
- Grounding & Bonding \$25,000.00
- Site Lighting (Raceways, Conduits, Installation) \$105,534.84
- Mechanical Equipment Connections \$165,000.00
- Branch Power Circuits \$395,000.00
- Lighting Package \$125,061.96
- Lighting Controls \$48,005.35
- Lighting Branch Circuits \$390,000.00
- Fire Alarm (Pathways Only) \$35,000.00
- Structured Cabling (Pathways Only) \$55,000.00
- Access Controls (Pathways Only) \$36,876.00
- Emergency Generator System \$87,716.84

Base Electrical Scope: **\$1,989,266.93**

Associated Subcontracted Scope (Executed by Named Subcontractors Under Peak Electric Group Coordination)

- **Integrated Technology Systems (GB Manchester-Sub) 705,562.20**
 - Fire Alarm System (Parts & Smarts)
 - Audio / Visual System
 - 3 Access Control System
 - Video Surveillance System
 - Intrusion Detection System
 - Structured Cabling System
 - Distributed Antenna System – ERRC
 - Distributed Antenna System – Cellular
- **Photovoltaic (PV) Package (Cascade Solar – Sub) \$131,890.00**

Total Contract Value

Base Electrical Scope (Self-Performed Work): \$1,989,266.93

Subcontracted Scope (Included in Contract Value):

- Integrated Technology Systems (GB Manchester – Sub) \$705,562.20
- Photovoltaic (PV) System (Cascade Solar – Sub) \$131,890.00

Total Electrical Contract Value: \$2,826,719.13

Pricing is based on the scope, assumptions, inclusions, and exclusions outlined in this proposal and includes all systems identified herein based on current construction documents and stated assumptions.

This proposal reflects a complete, coordinated electrical and low voltage scope with no known gaps based on current construction documents.

Basis of Proposal

This proposal is based on the current construction documents, specifications, and available information at the time of bid, and reflects standard construction practices and reasonable interpretation of the contract documents.

Contractor's scope includes furnishing and installation of electrical systems as defined herein and is limited to installation only. Contractor assumes no responsibility for design adequacy, completeness, coordination, or code compliance of the contract documents, including errors, omissions, or conflicts between drawings, specifications, or disciplines.

Pricing is based on the scope, assumptions, inclusions, exclusions, and allowances identified in this proposal. Certain systems, including but not limited to fire alarm, low voltage/technology systems, photovoltaic (PV) systems, utility service requirements, and excavation/site work, may be subject to deferred design, subcontractor input, utility approval, or authority having jurisdiction (AHJ) review.

Any revisions, additional requirements, or changes resulting from:

- Plan revisions or addenda
- Deferred submittals or design development
- Utility company requirements or changes
- AHJ or fire marshal review and interpretation
- Subsurface or unforeseen site conditions
- Coordination with other trades or vendor requirements

shall be treated as a change in scope and subject to additional cost and/or schedule adjustment.

This proposal is based on a single, continuous construction schedule and standard project sequencing. Any deviation may result in additional cost.

Contractor shall not be responsible for delays, impacts, or additional costs resulting from factors outside of contractor's control, including but not limited to design changes, approval delays, utility coordination, subcontractor performance, or material availability.

INCLUSIONS AND CLARIFICATIONS

- Electrical permits are included unless otherwise specifically noted

- Bonding is included in the base contract. Any increases in contract value will include corresponding bond cost adjustments.
- Conduit pathways and rough-in for systems by others are included where indicated; wiring, cabling, devices, terminations, and system integration by others unless specifically noted
- Single-point electrical connections are included for owner- or others-furnished equipment unless otherwise noted; internal wiring, controls, and equipment startup by others
- Pricing is based on current labor and material costs (“today’s dollars”) at time of proposal
- **Material Escalation:** If material costs increase by four percent (4%) or more between the date of proposal and procurement, contractor reserves the right to adjust pricing for the amount exceeding 4%
- **Procurement & Supply Chain:** Contractor shall not be held responsible for delays, costs, or impacts resulting from material shortages, long lead times, manufacturer delays, or supply chain disruptions beyond contractor control
- **Submittals & Approvals:** Submittals shall be reviewed and returned within fourteen (14) calendar days. Delays in approvals, design decisions, or responses may result in schedule and/or cost impacts
- **Deferred Design / Allowances:** Certain systems, including but not limited to fire alarm, low voltage systems, photovoltaic (PV) systems, utility service requirements, and excavation/site work, are based on current documents, allowances, or subcontractor input. Final scope and pricing may vary based on design development, utility requirements, AHJ review, or subcontractor proposals
- **Utility Coordination:** Coordination with utility is included; however, utility design, fees, equipment, schedule, and service installation are by others and outside contractor control
- **Subcontracted Work:** Portions of the work may be performed by qualified subcontractors under contractor coordination. Contractor is responsible for coordination only and not for design adequacy or performance of systems furnished by others
- **Schedule & Phasing:** Pricing is based on a standard construction schedule with a single mobilization and continuous workflow. Phasing, resequencing, delays, or restricted access may result in additional cost
- **Regulatory Changes:** Changes in codes, regulatory requirements, health guidelines, or site-specific safety protocols that impact labor or material costs shall be addressed through change order
- This proposal, including all assumptions, exclusions, clarifications, and referenced documents, shall be incorporated into and made part of the final contract agreement
- Acceptance of any proposed contract form is not implied; contractor reserves the right to review and negotiate final contract terms and conditions prior to execution

NOTE

Project assumptions, exclusions, and scope clarifications are integral to this proposal and shall govern the interpretation of included work and contract value.

Bonding

Performance and payment bonds are included in this proposal based on standard rates. Any increases in bond rates or required bond amounts after bid shall be treated as a change in cost.

Material Price Escalation / Tariffs

Pricing is based on material costs in effect at the time of proposal. In the event of increases due to tariffs, duties, manufacturer pricing, or supply chain impacts exceeding four percent (4%), the contractor reserves the right to adjust the contract amount for the increase exceeding this threshold.

Submittal Review / Approval

Pricing and schedule are based on submittals and RFIs being reviewed and returned within fourteen (14) calendar days.

Delays beyond this period that impact procurement or installation may result in additional costs, including material increases, expediting, remobilization, or labor inefficiencies.

Procurement Timing

Pricing assumes timely release of approved submittals for material procurement.

Delays in approval or authorization to proceed may result in increased material costs and/or schedule impacts, which shall be addressed through change order.

ASSUMPTIONS

This proposal is based on the following assumptions. Any deviation from these assumptions may result in additional cost and/or schedule impact and will be addressed by change order:

- All work will be performed during normal working hours based on a standard 40-hour workweek and straight-time labor rates. No overtime, shift work, or premium time is included
- The project will proceed in a continuous manner without interruption, delay, resequencing, or out-of-sequence work
- The project schedule will allow for a reasonable and efficient workflow with no stacking of trades, restricted access, or acceleration requirements
- Work areas will be clean, accessible, and free of obstructions prior to commencement of electrical work
- All areas will be fully framed, laid out, and ready for electrical rough-in in accordance with project schedule
- Adequate space for material storage, staging, and contractor operations will be provided on-site
- Electrical equipment and systems can be de-energized as required, and lockout/tagout procedures can be implemented without delay or restriction
- All work is based on new construction conditions as indicated in the contract documents; no allowance has been made for concealed, unknown, or differing site conditions
- Subsurface conditions, including soil conditions, rock, groundwater, and obstructions, are assumed to be suitable for standard installation methods
- Utility services are available, adequate, and will be provided by others without delay; utility requirements will not require redesign, relocation, or additional infrastructure beyond that shown in the contract documents
- The existing or proposed electrical service and distribution systems are assumed to have sufficient capacity for the intended loads unless otherwise noted
- Owner- or vendor-furnished equipment will be delivered complete, code-compliant, and in accordance with the project schedule, and will not require modification for installation
- Submittals, RFIs, and approvals will be reviewed and returned within fourteen (14) calendar days; delays in review may impact cost and schedule
- Long-lead materials and equipment will be approved in a timely manner to support procurement and project schedule
- No hazardous materials (including but not limited to asbestos, lead, mold, or contaminated soils) are present within the work areas
- No special inspections, third-party testing, or commissioning beyond standard electrical testing are required unless specifically noted
- No special project requirements such as security clearances, badging, escorts, restricted access, or background checks are required
- Weather conditions and site conditions will not materially impact productivity, access, or installation methods
- The project site will provide reasonable access for delivery, staging, and installation of materials and equipment
- Temporary power, temporary lighting, temporary facilities, and temporary utilities are by others unless specifically noted
- Work by others, including subcontractors and vendors, will be completed in a timely manner and will not impede electrical installation or require rework

- All subcontracted scopes (including but not limited to excavation, photovoltaic systems, and specialty systems) are based on preliminary assumptions and proposals; final scope, coordination requirements, and pricing may vary based on subcontractor input and final design
- Systems subject to deferred design, utility approval, or AHJ review (including but not limited to fire alarm, PV systems, and utility service) will not require redesign, additional scope, or rework beyond current contract documents
- All work will be performed in accordance with the latest issued construction documents; revisions after bid may result in additional cost
- Pricing is based on current labor and material costs at time of proposal and assumes no significant market volatility beyond stated escalation provisions
- This proposal is based on a single mobilization and standard construction sequencing; multiple mobilizations, phased work, or resequencing may result in additional cost
- All required permits and inspections will be obtainable without unusual conditions, delays, or extraordinary costs
- Coordination with other trades will proceed in a standard and customary manner without excessive redesign, rework, or interference

Exclusions

Notwithstanding anything to the contrary in the plans, specifications, or other contract documents, the following items are expressly excluded from this proposal unless specifically identified in writing and included in the contract sum:

- Bonding, including performance and payment bonds.
- Temporary power, temporary lighting, and temporary utilities for use by others.
- All utility company work, including design, engineering, coordination, service applications, and all utility fees and charges.
- Electrical service upgrades, new services, transformer work, or modifications to existing building distribution, including feeders and panels.
- Load calculations, short circuit studies, arc flash studies, coordination studies, or any engineering analysis.
- Engineering, design, or delegated design services beyond standard shop drawings and submittals.
- All low voltage systems including, but not limited to, data, telecommunications, structured cabling, audio/visual, paging, clocks, security, access control, CCTV, wireless systems, and associated infrastructure, devices, programming, and terminations.
- Networking, configuration, or commissioning of any IT or data systems, racks, or servers.
- Fire alarm systems including design, permitting, devices, programming, testing, and certification.

- HVAC controls, building automation systems (BAS), temperature controls, and all associated wiring (including line and low voltage), raceways, devices, and terminations.
- Seismic monitoring, control systems, and specialty control systems.
- Furnishing of owner-supplied or vendor-supplied equipment, including but not limited to mechanical equipment, process equipment, well equipment, kitchen suppression systems, and specialty systems.
- Final connections, startup, or commissioning of specialty or vendor-supplied equipment unless specifically included.
- Trenching, excavation, shoring, dewatering, backfill, compaction, saw cutting, core drilling, and structural modifications of any kind.
- Concrete encasement, duct banks, vaults, or underground structural systems.
- Structural supports, equipment pads, housekeeping pads, rooftop supports, and seismic bracing.
- Cutting, patching, painting, roofing, waterproofing, fireproofing, or restoration of any finished surface or building system.
- Fire-rated assemblies, fireproofing systems, cable/conduit wrapping, or rated enclosures beyond standard firestopping of penetrations created by this contractor.
- Hazardous materials, including but not limited to asbestos, lead, mold, silica, contaminated soils, or any environmental remediation.
- Existing conditions that differ from those indicated in the contract documents, including concealed, unknown, or unforeseen conditions.
- Correction, repair, or replacement of existing systems that are non-compliant, deteriorated, damaged, or otherwise unsuitable for reuse.
- Replacement of existing equipment that fails testing, inspection, or commissioning.
- Energized electrical work of any kind. All work is based on equipment being de-energized, locked out/tagged out, and verified safe prior to commencement.
- Work performed outside normal working hours, including overtime, shift work, weekend work, or premium time.
- Phased work, multiple mobilizations, remobilizations, or out-of-sequence work caused by others.
- Work in occupied or restricted environments requiring special phasing, protection, infection control, or after-hours work.
- Temporary protection, weather protection, or environmental controls beyond standard means.
- Security requirements including badging, escorts, background checks, or restricted access procedures.
- Commissioning, third-party testing, special inspections, or certification by governing authorities or third-party agencies.
- Permit revisions, re-inspections, corrections, or additional inspections not caused by this contractor.
- Schedule impacts, delays, acceleration, inefficiencies, or disruptions caused by others, unforeseen conditions, or factors beyond contractor control.

- Material price escalation, tariff impacts, or supply chain volatility beyond the contractor's control unless otherwise addressed by separate escalation provisions.
- Storage limitations, laydown restrictions, or site logistics constraints beyond those reasonably available at time of bid.
- Cleaning beyond removal of debris generated by this contractor's work.
- Protection, relocation, or replacement of work installed by others.
- Any work not specifically described in this proposal or reasonably inferable from the defined electrical scope.

Contractor expressly reserves the right to issue change orders for any work associated with the above exclusions, as well as for any additional costs, impacts, or delays arising therefrom. No assumption of responsibility for excluded items shall be implied by reference to drawings, specifications, or coordination requirements.

Clarifications

- Work not specifically included in this proposal, or not reasonably inferable from the defined electrical scope, shall be considered extra work and subject to change order
- Field conditions differing from the contract documents, including concealed, unknown, or unforeseen conditions, shall be treated as changes in scope
- Any direction, instruction, or coordination request from the Owner, General Contractor, design team, or others that modifies the defined scope shall constitute a change and be subject to additional cost and/or schedule adjustment
- Delays, impacts, or inefficiencies beyond contractor's control—including but not limited to schedule changes, trade stacking, restricted access, design revisions, or approval delays—shall be compensable and may result in additional cost
- Change order work shall be performed on a Time and Material (T&M) basis unless otherwise agreed to in writing prior to execution
- Contractor shall not proceed with out-of-scope work without written authorization; however, if directed to proceed, such work shall be performed on a T&M basis
- Pricing and schedule impacts associated with changes shall be evaluated based on actual conditions and current labor and material costs at the time of change

Coordination Responsibility

Contractor shall coordinate its electrical work with other trades in accordance with the contract documents and standard construction practices.

Contractor's coordination responsibility is limited to the installation and layout of electrical systems as shown in the contract documents. Contractor is not responsible for

design coordination, dimensional accuracy of drawings, or conflicts, interferences, or omissions between trades or within the design documents.

Contractor shall not be responsible for identifying or resolving design conflicts that are not reasonably apparent through standard coordination efforts.

Conflicts, interferences, or coordination issues arising from design documents, other trades, vendor-furnished equipment, or field conditions shall be considered changes in scope. Costs associated with relocation, rework, redesign, or modification of installed work resulting from such conditions shall be treated as extra work and subject to change order.

Participation in coordination meetings and standard coordination efforts is included; however, excessive coordination, redesign, or rework beyond standard construction practices is excluded.

Contractor is not responsible for coordination of systems or equipment furnished or installed by others beyond providing reasonable access and designated connection points as indicated in the contract documents.

Summary

This proposal provides a complete, code-compliant, and fully coordinated electrical installation in accordance with the contract documents, while clearly defining scope boundaries for specialty systems, subcontracted work, and work by others.

Peak Electric Group is committed to delivering a high-quality, reliable installation that meets project requirements, supports the overall construction schedule, and reflects industry best practices for safety, performance, and long-term system reliability.

Our team is prepared to execute this project with a focus on coordination, efficiency, and proactive communication to ensure a successful outcome for all parties.

ACCEPTANCE

Acceptance constitutes agreement to all terms, conditions, inclusions, exclusions, and assumptions contained herein. If this proposal meets your approval, please sign below to authorize work:

Accepted By: _____

Date: _____

If you have any questions or would like to proceed, please feel free to contact me. We look forward to working with you on this project.

Regards,

Christopher Camacho

Christopher Camacho
Project Manager
ChrisC@PeakElectricGroup.com
O - (503) 397-7818
C – (503) 512-3875

31.10: Earthwork Generated May 12, 2026	Ken Leahy Construction, Inc. Submitted by mikem mikem	Green Mountain Excavation LLC Submitted by Tyson Bennington	Goodfellow Bros. LLC Submitted by Mike Wright	Weitman Excavation Submitted by Samuel Parker	Dewitt Construction Inc. Submitted by Rob Richardson	Nutter Corporation Submitted by Connor Reese	Item #2.					
Total Estimated Cost \$764,296	\$856,914 Original Proposal, April 22, 2026	\$924,772 Original Proposal, April 22, 2026	\$1,032,821 Original Proposal, April 23, 2026	\$1,098,037 Original Proposal, April 22, 2026	\$1,144,817 Original Proposal, April 22, 2026	\$1,225,551 Original Proposal, April 22, 2026						
LINE ITEMS	Total Cost	Notes	Total Cost	Notes	Total Cost	Notes	Total Cost	Notes	Total Cost	Notes		
	\$754,622		\$845,601		\$913,650		\$1,093,037		\$1,059,817		\$1,225,551	
MOBILIZATION & SITE PREP	\$145,138		\$69,262		\$175,241		\$268,586		\$194,150		\$352,950	
MOBILIZATION	\$51,075		\$13,000		\$49,008		\$83,495		\$88,750		\$130,000	
EROSION CONTROL	\$18,170		\$10,000		\$15,000		\$15,512		\$15,500		\$22,000	
SITE DEMO	\$38,297		\$42,750		\$55,000		\$121,803		\$32,000		\$110,000	
CLEAR & GRUB SITE	\$3,843		\$3,512		\$4,500		\$9,925		\$10,000		\$8,000	
MASS GRADING CUT TO FILL	\$10,520		\$0		\$7,272		\$16,011		\$0		\$14,700	
MASS GRADING CUT TO EXPORT	\$15,976		\$0		\$44,460		\$10,318		\$33,500		\$52,250	
EXPORT TRENCH SPOILS	\$7,257		\$0		\$1		\$11,523		\$14,400		\$16,000	
FINE GRADING & AGGREGATE BASE	\$113,148		-\$3,770		\$340,600		\$178,495		\$250,752		\$212,826	
SUBGRADE PREP BUILDING PAD	\$2,001		\$0		\$2,600		\$5,405		\$5,652		\$8,645	
SUBGRADE PREP PARKING LOT	\$3,014		\$0		\$4,500		\$8,438		\$9,977		\$9,600	
SUBGRADE PREP SIDEWALKS	\$2,248		\$0		\$67,500		\$4,361		\$3,497		\$7,500	
SUBGRADE PREP LANDSCAPING	\$2,066		\$0		\$4,500		\$5,191		\$4,082		\$5,470	
EXCAVATE FOR CURBS	\$3,083		\$0		\$7,500		\$3,910		\$2,241		\$6,656	
3/4" MINUS AGG. BASE BUILDING PAD 6" DEPTH	\$18,006		\$0		\$20,000		\$16,214		\$39,564		\$30,875	
3/4" MINUS AGG. BASE HVY AC PAVING 10" DEPTH	\$18,391		\$0		\$25,000		\$15,325		\$45,623		\$32,130	
3/4" MINUS AGG. BASE CAR STALLS 6" DEPTH	\$12,595		\$0		\$18,000		\$18,253		\$36,414		\$30,060	
3/4" MINUS AGG. BASE CONC. DRIVEWAY 6" DEPTH	\$0		\$0		\$5,000		\$4,230		\$6,048		\$4,410	
3/4" MINUS AGG. BASE SIDEWALKS 2" DEPTH	\$6,862		-\$3,770		\$26,000		\$17,928		\$29,205		\$12,480	
BUILDING FOUNDATION EXCAVATION & BACKFILL	\$36,019		\$0		\$140,000		\$50,761		\$65,450		\$45,000	
EXCAVATE & BACKFILL SITE RETAINING WALLS	\$8,865		\$0		\$20,000		\$28,481		\$3,000		\$20,000	
STORM - ONSITE	\$76,110		\$0		\$77,501		\$110,736		\$102,882		\$105,060	
8" PVC 3034 STORM PIPE	\$16,539		\$0		\$50,500		\$28,153		\$28,832		\$20,340	
6" PVC 3034 STORM PIPE	\$9,285		\$0		\$1		\$21,199		\$25,200		\$3,600	
FOUNDATION DRAIN	\$15,692		\$0		\$0		\$19,165		\$7,650		\$33,300	
TRENCH DRAIN	\$6,199		\$0		\$0		\$7,134		\$7,500		\$5,520	
CONCRETE CATCH BASINS	\$6,325		\$0		\$24,000		\$6,336		\$11,100		\$10,500	
PERKFILTER MANHOLE	\$20,111		\$0		\$0		\$26,033		\$21,800		\$30,000	
CLEANOUTS	\$1,959		\$0		\$3,000		\$2,718		\$800		\$1,800	
RE-ROUTE SANITARY SEWER PIPE	\$56,493		\$0		\$121,900		\$116,924		\$109,831		\$86,062	
6" PVC 3034 SANITARY SEWER PIPE	\$2,919		\$0		\$7,500		\$4,176		\$4,800		\$4,620	
8" PVC 3034 SANITARY SEWER PIPE	\$22,028		\$0		\$54,900		\$37,800		\$47,250		\$30,300	
STD. 48" MANHOLES	\$10,732		\$0		\$28,500		\$30,452		\$20,000		\$16,000	
48" MANHOLE OVER (E) LINE	\$13,831		\$0		\$26,000		\$37,390		\$24,000		\$30,000	
GROUT FILL ABANDONED LINE	\$3,384		\$0		\$0		\$4,070		\$3,781		\$1,592	
TEMPORARY TRENCH PATCH	\$3,599		\$0		\$5,000		\$3,036		\$10,000		\$3,550	
WATER SYSTEM	\$53,313		\$0		\$74,100		\$100,549		\$57,195		\$63,113	
6" DI FIRE LINE	\$13,399		\$0		\$34,000		\$54,199		\$23,790		\$17,500	
2" DOMESTIC WATER LINE	\$8,266		\$0		\$9,600		\$13,637		\$10,980		\$5,400	
2-1/2" DOMESTIC METER SET W/STD METER BOX	\$2,753		\$0		\$4,000		\$3,646		\$750		\$12,000	
2-1/2" DOMESTIC BACKFLOW W/STD METER BOX	\$0		\$0		\$0		\$0		\$1,500		\$3,000	
3/4" IRRIG. BACKFLOW W/STD. METER BOX	\$1,701		\$0		\$2,500		\$2,300		\$1,200		\$2,500	
HOT TAP EXISTING 16" MAIN	\$22,832		\$0		\$16,000		\$21,134		\$13,600		\$18,000	
TEMPORARY TRENCH PATCH	\$1,413		\$0		\$5,000		\$1,820		\$4,375		\$2,625	
CLEAN & TEST WATER SYSTEM	\$2,949		\$0		\$3,000		\$3,813		\$1,000		\$2,088	
RIGHT-OF-WAY	\$179,736		\$0		\$59,308		\$235,080		\$280,008		\$300,220	
TRAFFIC CONTROL	\$29,800		\$0 included below		\$0 included below		\$48,754		\$20,000		\$66,000	
SAWCUT REMOVE ASPHALT	\$13,791		\$0		\$6,300		\$7,946		\$14,028		\$16,000	
REMOVE CURBS AND SIDEWALKS	\$5,791		\$0		\$18,000		\$6,286		\$6,557		\$12,000	
DEMO ROADWAY UTILITIES	\$9,149		\$0		\$16,000		\$21,442		\$3,000		\$15,000	
ROADWAY EXCAVATION CUT TO EXPORT	\$12,240		\$0		\$1		\$5,894		\$19,200		\$6,300	
ROADWAY EXCAVATION CUT TO FILL	\$0		\$0		\$1		\$0		\$0		\$5,840	
ROADWAY SUBGRADE PREP	\$2,040		\$0		\$1		\$7,560		\$12,945		\$4,855	
SUBGRADE PREP SIDEWALKS	\$7,876		\$0		\$1		\$9,091		\$48,600		\$6,270	
EXCAVATE FOR CURBS	\$3,091		\$0		\$1		\$2,264		\$5,624		\$8,900	
3/4" MINUS AGG. BASE AC PAVING 10" DEPTH	\$26,177		\$0		\$1		\$17,637		\$37,109		\$33,985	

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	Total Cost	Notes	Total Cost	Notes	Total Cost	Notes	Total Cost	Notes
LINE ITEMS								
3/4" MINUS AGG BASE SIDEWALKS 2" DEPTH	\$11,171		\$0	\$1	\$9,869	\$15,300	\$12,540	
3/4" MINUS AGG BASE UNDER CURBS 4" DEPTH	\$11,058		\$0	\$1	\$3,397	\$5,920	\$6,230	
10" DI STORM PIPE	\$19,115		\$0	\$10,000	\$46,621	\$35,600	\$50,700	
6" DI STORM PIPE	\$0		\$0	\$0	\$0	\$0	\$0	
CONCRETE CATCH BASINS	\$11,277		\$0	\$0	\$6,030	\$11,100	\$9,000	
CONCRETE MANHOLE	\$10,044		\$0	\$0	\$29,986	\$15,000	\$14,200	
TEMPORARY TRENCH PATCH	\$3,599		\$0	\$0	\$8,281	\$25,625	\$23,400	
CONNECT TO (E) STRUCTURE	\$3,515		\$0	\$9,000	\$4,024	\$4,400	\$9,000	
AC PAVING	\$59,868		\$0	\$65,000	\$46,960	\$65,000	\$53,012	
CAR PARKING AREAS - 2.5"	\$22,318		\$0	\$65,000	\$19,616	\$65,000	\$22,810	
HEAVY VEHICLE AREAS - 3.5"	\$28,572		\$0	\$0	\$27,344	\$0	\$30,132	
ASPHALT PATCH & REPAIR FOR UTILITIES	\$8,978		\$0	\$0	\$0	\$0	\$70	
ADDITIONAL ITEMS	\$70,815		\$780,109	\$0	\$35,706	\$0	\$52,308	
4" PERF DRAIN LINE	\$2,681							
4" fdc line	\$17,991						\$27,810	
AC Paving Off Site 3-1/2" Depth	\$20,088							
AC Paving Off Site 4" Depth	\$17,461							
Car only Drive Aisles							\$24,498	
EXPORT OFF SITE TRENCH SPOILS	\$6,371							
Earthwork			\$38,241					
FDC RISER	\$3,346 w/ McKinstry							
FIRE HYD ASSEMBLY	\$6,224							
MEP Exc & Bkfl			\$0					
Misc Support			\$50,800					
PUBLIC IMPROVEMENT PAVING					\$35,706			
Site & ROW Utilities			\$290,228					
Site Finishes & HMA Paving			\$220,021					
Structure Exc & Bkfl			\$180,820					
SPECIFIC INCLUSIONS	\$88,550		\$68,629	\$108,629	\$5,000	\$40,000	\$0	
Traffic Control Hold				\$40,000		\$40,000		
increase formwork clearance to 24"								
Area Drains	\$7,491		\$7,491	\$7,491				
Construction Entrance / Haul Roads	\$19,921							
Replace Undocumented Fill / Basalt Removal	\$40,000		\$40,000	\$40,000				
Road Closure Permits	\$5,000		\$5,000	\$5,000	\$5,000			
Street Sweeping	\$7,638 2 months		\$7,638 2 months	\$7,638 2 months				
Utility Investigation / Potholing	\$8,500		\$8,500	\$8,500				
ALTERNATES	\$0		\$0	\$0	\$0	\$0	\$0	
TRENCHING AND BACKFILL FOR MEPF	\$0		\$0	Site Foundations are \$6,200 per conversation on 5.4.26	\$200	\$0	\$0	
ADDITIONAL ITEMS	\$0		\$0	\$0	\$0	\$0	\$0	
Building Demolishion	\$53,894							
Haul Road 8" thick per SY							\$38	
Trenching & Backfill for MEPF per LF							\$45	
INCLUSIONS	\$13,742		\$10,542	\$10,542	\$0	\$45,000	\$0	
Bollard prep	\$3,200							
Sawcutting for work								
Temporary asphalt patch								
Utilities to be installed to within 5'-0" of building								
Hydrant permit / meter fees for work								
Locates for existing below ground utilities								
Survey / layout for work	\$10,542	Site utilities, hardscape & landscaping, ROW	\$10,542	Site utilities, hardscape & landscaping	\$10,542	Site utilities, hardscape & landscaping	\$45,000	
Haul and disposal of export								
Backfill of curbs								
Cleaning and testing of sanitary, storm and water systems								

31.10: Earthwork Generated May 12, 2026	Ken Leahy Construction, Inc. Submitted by mikem mikem	Green Mountain Excavation LLC Submitted by Tyson Bennington	Goodfellow Bros. LLC Submitted by Mike Wright	Weitman Excavation Submitted by Samuel Parker	Dewitt Construction Inc. Submitted by Rob Richardson	Nutter Corporation Submitted by Connor Reese	<i>Item #2.</i>	
Total Estimated Cost \$764,296	\$856,914 Original Proposal, April 22, 2026	\$924,772 Original Proposal, April 22, 2026	\$1,032,821 Original Proposal, April 23, 2026	\$1,098,037 Original Proposal, April 22, 2026	\$1,144,817 Original Proposal, April 22, 2026	\$1,225,551 Original Proposal, April 22, 2026		
	Total Cost	Notes	Total Cost	Notes	Total Cost	Notes	Total Cost	Notes
LINE ITEMS								
Grout fill or removal of abandoned sanitary sewer pipe								
Traffic control for work								
Dewatering for work								
Supply, setting and final cover install of trench drain								
TOTAL	\$856,914		\$924,772		\$1,032,821		\$1,098,037	
					\$1,144,817		\$1,225,551	

Ken Leahy

Construction, Inc.
Since 1967

**St Helens Police Dept
St. Helens, OR
Project Proposal**

April 22, 2026



April 22, 2026

Howard S. Wright

Attn: Christopher Reetz

RE: St. Helens New Public Safety Building St. Helens, OR

Following is our Bid Proposal for St. Helens New Public Safety Building project in St. Helens, OR. This Proposal is based on current site conditions and other project specific information contained within the following documents and as further refined in this proposal:

- Bid Set Plans Dated 03/24/2026
- Geotech report Dated Aug. 13, 2025
- Addenda 1, 2, 3, 4, 5, 6, 7, & 8

PROJECT SPECIFICS:

- Bid includes prevailing wage rates.
- Bid is based on current material pricing. Due to the current volatility of construction material pricing, we reserve the right to make cost only price adjustments for escalations in material costs incurred by KLC and it's subcontractors & suppliers.
- Proposal is based on current ODOT average fuel price and may be subject to escalation and or fuel surcharge.
- Bid excludes removal of all salvaged items.
- **All aggregate materials quoted on this project are per ODOT specifications and may not meet a <5% P200 spec for base rock as suggested by the geotechnical report.**

We appreciate the opportunity to provide you with this proposal. Please feel free to call with any questions. We look forward to hearing from you.

Regards,

Mike Moore

Mike Moore
Senior Estimator
Office: 503.357-2193 ext 221
Email: mikem@kenleahy.com

Enclosures:

Exhibit A – Project Proposal
Exhibit B – Scope of Work

EXHIBIT "A" – PROJECT PROPOSAL

GENERAL CONDITIONS

- Mobilization of resources necessary to accommodate the following scope of work
- General Supervision, Project Manager, and Safety Coordinator
- Hydrant Permit/Meter Fees for Construction Water Needed for KLC's Scope of Work
- Locate (E) Known Utilities Prior to Work
- Survey/Layout with GPS Grade Control for Mass Excavation.

Exclusions:

- *Survey and control points (not included above)*

TEMPORARY TRAFFIC CONTROL

No traffic Control Plans were provided: Proposal based on shutting down roadway to through traffic. Flagging is to make utility connections for our work, remaining work to be performed without flaggers.

- Traffic Control Plan
- Flagger for our utility connection work
- Set and maintain temporary signs, cones and barricades for our work

Exclusions:

- *Traffic Control and flagging for other trades*
- *Portable changeable message signs*

TEMPORARY EROSION & SEDIMENT CONTROL

Erosion control included in scope of work is limited to specific minimum Best Management Practices (BMP) shown on plans and maintenance of those measures during the project. The contract sum shall be adjusted for changes and upgrades to the erosion and sediment control plan and any additional measures directed by the owner, engineer, prime contractor, or other authority.

- Construction Entrance
- Silt Fence/Straw Wattles
- Inlet Barriers
- Erosion Control Maintenance
- Street sweeping (KLC work only)
- Removal of Erosion Control

Exclusions:

- *Additional measures directed by the owner, engineer, prime contractor, or other authority.*
- *Sediment ponds, chemical treatment or storm water storage/filtering (i.e. Baker Tank)*
- *Hydroseeding, straw mulching, plastic sheeting or other temporary ground covers.*
- *Erosion control permits and inspections.*

CLEARING & DEMOLITION

- Clearing and Tree Removal
- Asphalt Demolition (*Including sawcut*)
- Concrete Demolition (*Including sawcut*)
- Fence Demo
- Utility Demo (*or abandon*) as Noted

Exclusions:

- *Arborist expenses, tree trimming, and trees to be salvaged*
- *Building demolition see additive alternate*
- *Boring, tunneling, hand-digging or other special tree protection measures*
- *Well abandon, septic abandon and UST decommissioning*
- *Asbestos assessment/abatement*
- *Hazardous/Contaminated material testing & removal*

EARTHWORK

- Strip Site: Max Depth = 6-in (*Includes off-haul & disposal*)
- Excavation (*Includes off-haul & disposal*)
- Embankment (*Bid based on using onsite material to make fills, no import*)
- Subgrade Prep

Exclusions:

- *Rock/boulder excavation*
- *Hazardous/contaminated material (i.e. soil/groundwater) removal*
- *Boring, tunneling, hand-digging*
- *Scarification and re-compaction of existing grade after stripping removal*
- **Wet weather measures including (but not limited to):** *Over-excavation, subgrade stabilization, soil sterilization, soil amendments (i.e. cement/lime), soft spot repairs, dewatering, pipe stabilization or haul roads.*

- Special measures to make on-site materials suitable for use as structural fill (i.e. screening, crushing, sorting, amending, aeration).
- Granular import

FOOTING & WALL EXCAVATION AND BUILDING PAD GRADING

- FOOTINGS: Structural Excavation & Granular Backfill
- 4-in Foundation Drain (*Including Cleanouts & Backwater Valve*)
- RETAINING WALL: Structural Excavation & Granular Backfill
- 4-in Wall Drain
- Aggregate & Grading: ¾" Minus Agg. Base for Building Pad(s) (6-in)

Exclusions:

- Footing over-excavation or granular base under footings
- Leveling sand or vapor barrier
- Shoring, under-pinning, cribbing, bracing
- Under-slab drains
- Radon Rock
- **Grade repair for excavation work by others. (NOTE: Aggregate base/capillary break material to be placed prior to under-slab utilities).**

AGGREGATE & GRADING

On-Site

- Aggregate & Grading: ¾" Minus Agg. Base for Heavy Duty AC Paving (10-in)
- Aggregate & Grading: ¾" Minus Agg. Base for Standard Duty AC Paving (6-in)
- Aggregate & Grading: ¾" Minus Agg. Base for Driveway/Sidewalks (2-in)
- Landscape Area Rough Grading & Curb Backfill

Off-Site

- Aggregate & Grading: ¾" Minus Agg. Base for AC Paving 17th & Cowlitz St. (8-in)
- Aggregate & Grading: ¾" Minus Agg. Base for AC Paving Columbia St. (11-in)
- Aggregate & Grading: ¾" Minus Agg. Base for AC Paving 18th St. (9-in)
- Aggregate & Grading: ¾" Minus Agg. Base for Under Curbs (9-in)
- Aggregate & Grading: ¾" Minus Agg. Base for Driveway/Sidewalks (2-in)
- Landscape Area Rough Grading & Curb Backfill

Exclusions:

- Site finishes (i.e. Asphalt, concrete flatwork, or any other final surfacing)

SANITARY SEWER

- Pipe/Fittings: Pipe Size/Type Per Plan (*Including cleanouts*)
- Manhole(s)
- Connection to Existing Sanitary Sewer System
- Clean, Test Sanitary Sewer System

Exclusions:

- Trench over-excavation and stabilization
- Sanitary sewer system to be installed 5-ft from building. **Connections by others.**
- Permanent Trench patch

STORM SEWER

- Pipe/Fittings: Pipe Size/Type Per Plan
- Trench Drain
- Catch Basin(s)
- Perfilter Manhole
- Connection to Existing Storm Sewer System
- Temporary Trench Patch
- Clean, Test Storm Sewer System

Exclusions:

- Trench over-excavation and stabilization
- Storm sewer system to be installed 5-ft from building. **Connections by others.**
- Permanent Trench patch

WATER LINE (FIRE)

- Pipe/Fittings: Pipe Size/Type Per Plan (*Including Thrust Blocks*)
- Fire Hydrant(s)
- Blowoff Ass'y(s)
- FDC Riser

- Connection to Existing Water Pipe/Structure
- Temporary Trench Patch
- Clean, Test, Chlorinate Water Line

Exclusions:

- *Electrical service to vaults/enclosures for heating, tamper switches, sump pumps etc.*
- *Trench over-excavation and stabilization.*
- *Water line to be installed 5-ft from building. **Connections by others.***
- *Permanent Trench patch*

WATER LINE (DOMESTIC)

- Pipe/Fittings: Pipe Size/Type Per Plan (*Including Thrust Blocks*)
- 4-in Domestic Meter Set and Vault (*Meter by Others*)
- X-in Irrigation Backflow
- Connection to Existing Water Pipe/Structure
- Temporary Trench Patch
- Clean, Test, Chlorinate Water Line

Exclusions:

- *Trench over-excavation and stabilization.*
- *Water meters or associated fees.*
- *Water line to be installed 5-ft from building. **Connections by others.***
- *Permanent Trench patch*

ASPHALT PAVING

- Furnish and install asphalt pavement as shown
- AC Permanent trench patch includes T-Cut (excludes any grind and inlay)
- Final Trench Patch quantity to be field verified

Exclusions:

- *Density Testing*
- *Grind & Inlay*
- *Final Quantities to be verified upon issue of final drawings*

TOTAL BASE BID –**\$735,655.37****EXCLUDES SALES TAX***(See Exhibit "B" for attached breakdown)***ADDITVIE/ALLOWANCE ITEMS****Additive Item #4000 Allowance for Haul Roads**

- Furnish and install – Geotextile fabric, additional depth of base rock, remove and dispose of excess

Exclusions:

- *Actual cost and payment to be field verified T&M bases*

Additive Item #4020 Add to demolish existing building

- Demolish existing building including foundation.
- All debris to be hauled off and disposed

Exclusions:

- *Testing, handling, and removal of all hazardous and or contaminated materials.*

UNIT PRICE ITMES**Item #4500 Unit price Haul Road**

- Furnish and install – ¾" Agg. Base rock 8" depth on geotextile fabric
- Remove & dispose excess

Exclusions:

- *Actual cost and payment to be based on filed measurements*

Item #4520 Unit price Rock Excavation Trenches

- Additional cost to remove rock in trench excavation w/Hyd. Breaker & Excavator
- Includes Rock removal and disposal, import and place additional ¾" aggregate base due to over break

Exclusions:

- Actual cost and payment to be based on filed measurements

Item #4540 Unit price Rock Excavation Mass Excavation

- Additional cost to remove rock in mass excavation w/Hyd. Breaker & Excavator
- Includes Rock removal and disposal, import and place additional ¾" aggregate base due to over break

Exclusions:

- Actual cost and payment to be based on filed measurements

PROJECT EXCLUSIONS/SCOPE CLARIFICATIONS:
(Except as specifically delineated above)

- A. Permits (including trade specific), fees, bonds, testing, engineering or inspections.
- B. Bonding
- C. Use or sales tax
- D. Survey, staking, layout, record as-builts or replacement of disturbed pins or benchmarks.
- E. Haul roads, subgrade stabilization, access for other trades.
- F. Removal of spoils generated by other trades.
- G. Cleaning or erosion control maintenance for other trades.
- H. Dewatering is based on 2" sump pumps, and excludes deep wells, vacuum dewatering systems, stilling basins, tanks, and treatment.
- I. Grading of base rock includes one time fine grading only, and does not include restoration of aggregates due to other subcontractors activities.
- J. Removal of items to be salvaged.
- K. Dry utilities (phone, cable, gas, site lighting, etc.)
- L. Signage, pavement markings, and wheel stops
- M. Supply or placement of topsoil, landscaping, or irrigation, bedding sands, and/or aggregate for pavers and similar items.
- N. Installation of radon aggregate, piping or vapor barriers.
- O. Removal/relocation of existing utilities not shown or are found to be in conflict with plan improvements.
- P. Any provision for impacts to existing structures or utilities that may be affected by mass excavation or utility installation.
- Q. Any work not included in above scope.
- R. Demo of electrical,
- S. Site furnishings (i.e. benches, bollards, trash cans, bike racks, trash enclosures, tree grates, monument boxes etc.)
- T. Final surfacing (asphalt, concrete, curbs, special pavers, turf, etc.)
- U. Excludes daily covering of exposed soils.
- V. Temporary lighting, water connection and power, sanitary facilities, site fencing and security.



MM2618

ST HELENS POLICE BUILDING

MIKE MOORE

BID PROPOSAL

Biditem	Description	Quantity	Units	Unit Price	Bid Total
MOBILIZATION & SITE PREP					
1000	MOBILIZATION	1.000	LS	54,669.35	54,669.35
1100	EROSION CONTROL	1.000	LS	18,170.48	18,170.48
1110	TRAFFIC CONTROL FOR KLC SCOPE	1.000	LS	14,723.46	14,723.46
1120	SITE DEMO	1.000	LS	34,444.09	34,444.09
1160	STRIP SITE 6" DEPTH & EXPORT	78.000	BCY	49.27	3,843.06
1180	MASS GRADING CUT TO FILL	724.000	BCY	14.53	10,519.72
1200	MASS GRADING CUT TO EXPORT	485.000	BCY	32.94	15,975.90
1220	EXPORT EXCESS TRENCH SPOILS	238.000	BCY	30.49	7,256.62
SUBTOTAL MOBILIZATION & SITE PREP					\$159,602.68
ON-SITE FINE GRADING & AGG. BASE					
1300	SUBGRADE PREP BUILDING PAD	1,235.000	SY	1.62	2,000.70
1320	SUBGRADE PREP PARKING LOT	2,050.000	SY	1.47	3,013.50
1330	SUBGRADE PREP SIDEWALKS	590.000	SY	3.81	2,247.90
1340	SUBGRADE PREP LANDSCAPE AREAS	1,589.000	SY	1.30	2,065.70
1360	EXCAVATE FOR CURBS	988.000	LF	3.12	3,082.56
1380	3/4" AGG. BASE BUILDING PAD 6" DEPTH	1,235.000	SY	14.58	18,006.30
1400	3/4" AGG. BASE AC DRIVE ISLES 10" DEPTH	920.000	SY	19.99	18,390.80
1420	3/4" AGG. BASE CAR STALLS 6" DEPTH	998.000	SY	12.62	12,594.76
1440	3/4" AGG. BASE SIDEWALKS 2" DEPTH	590.000	SY	11.63	6,861.70
1460	BUILDING FOUNDATION EXCAVATION & BACKFILL	1.000	LS	44,883.63	44,883.63
SUBTOTAL ON-SITE FINE GRADING & AGG. BASE					\$113,147.55
ON-SITE STORM SYSTEM					
1500	8" PVC 3034 STORM PIPE	255.000	LF	64.86	16,539.30
1520	4" PVC 3034 STORM PIPE	232.000	LF	40.02	9,284.64
1540	4" PERF. DRAIN LINE	90.000	LF	29.79	2,681.10
1550	FOUNDATION DRAIN	620.000	LF	25.31	15,692.20
1560	PERKFILTER MANHOLE	1.000	EA	20,111.30	20,111.30
1580	TRENCH DRAIN W/CB & CONNECTION	24.000	LF	258.29	6,198.96
1600	STD. CLEANOUTS	3.000	EA	652.89	1,958.67
1620	STD. LYNCH STYLE CATCH BASINS	3.000	EA	2,108.30	6,324.90
SUBTOTAL ON-SITE STORM SYSTEM					\$78,791.07
ON-SITE SANITARY SEWER					
1700	6" PVC SAINTRY SEWER PIPE	40.000	LF	72.98	2,919.20
SUBTOTAL ON-SITE SANITARY SEWER SYSTEM					\$2,919.20
WATER SYSTEM					
1740	6" DI FIRE LINE	124.000	LF	108.06	13,399.44
1760	4" DI FDC LINE	205.000	LF	87.76	17,990.80
1780	2" DOMESTIC WATER LINE	120.000	LF	68.88	8,265.60
1800	2-1/2" METER SET W/STD. METER BOX	1.000	EA	2,753.09	2,753.09
1820	1" IRRIGATION BACKFLOW ASSEMBLY W/STD METER BOX	1.000	EA	1,700.94	1,700.94
1830	FIRE HYD ASSEMBLY	1.000	EA	6,223.66	6,223.66
1840	16" X 6" HOT TAP	2.000	EA	9,640.54	19,281.08
1860	16" X 2" HOT TAP	1.000	EA	3,551.22	3,551.22
1880	FDC RISER	1.000	EA	3,346.42	3,346.42
1900	TEMP TRENCH PATCH	24.000	LF	58.88	1,413.12
1920	CLEAN & TEST SYSTEM	1.000	LS	2,948.86	2,948.86
OFF-SITE IMPROVEMENTS					
2000	OFF-SITE DEMO	1.000	LS	28,731.11	28,731.11
2020	ROADWAY EXCAVATION CUT TO EXPORT	307.000	BCY	39.87	12,240.09
2030	EXPORT EXCESS TRENCH SPOILS	219.000	BCY	29.09	6,370.71
2040	SUBGRADE PREP FOR ROADWAY	1,015.000	SY	2.01	2,040.15
2060	SUBGRADE PREP SIDEWALKS/DRIVEWAY	790.000	SY	9.97	7,876.30
2070	EXCAVATE FOR CURB & GUTTER	920.000	LF	3.36	3,091.20
2080	3/4" AGG. BASE FOR ROADWAY 17TH & COWLITZ 8"	485.000	SY	23.92	11,601.20
2100	3/4" AGG. BASE FOR RDWY COLUMBIA 11" DEPTH	350.000	SY	28.41	9,943.50
2120	3/4" AGG. BASE FOR RDWY 18TH 9" DEPTH	180.000	SY	25.76	4,636.80
2140	3/4" AGG. BASE UNDER CURB & GUTTER 9" DEPTH	920.000	LF	12.02	11,058.40
2160	3/4" AGG. BASE FOR SIDEWALKS/DRIVEWAY 2" DEPTH	790.000	SY	14.14	11,110.60
2180	10" DI STORM PIPE	178.000	LF	107.39	19,115.42

BID PROPOSAL

Biditem	Description	Quantity	Units	Unit Price	Bid Total
2220	48" STD. STORM MANHOLES	2.000	EA	5,022.09	10,044.18
2240	CURB INLETS	3.000	EA	3,759.09	11,277.27
2260	CONNECT TO STORM MANHOLE	1.000	EA	2,534.14	2,534.14
2280	CONNECT TO CURB INLET	1.000	EA	981.23	981.23
2300	8" PVC 3034 SANITARY SEWER PIPE	304.000	LF	72.46	22,027.84
2320	STD. 48" SANITARY MANHOLE	2.000	EA	5,365.90	10,731.80
2340	48" SANITARY MH OVER EXISTING	2.000	EA	6,915.58	13,831.16
2360	TEMP STREET PATCH	60.000	LF	59.99	3,599.40
SUBTOTAL OFF-SITE IMPROVEMENTS					\$202,902.50
ac paving					
3000	AC PAVING ON-SITE 3.5" DEPTH	8,380.000	SF	3.41	28,575.80
3020	AC PAVING ON-SITE 2.5" DEPTH	8,998.000	SF	2.48	22,315.04
3040	AC PAVING OFF SITE 4" DEPTH	3,345.000	SF	5.22	17,460.90
3060	AC PAVING OFF-SITE 3.5" DEPTH	4,320.000	SF	4.65	20,088.00
3080	AC PAVING PERM TRENCH PATCH 4" DEPTH	720.000	SF	12.47	8,978.40
SUBTOTAL AC PAVING					\$97,418.14
BASE BID AMOUNT					\$735,655.37
ADDITIVE ITEMS					
4000	ADDITIVE ALLOWANCE FOR HAUL ROADS \$20,000	1.000	LS	20,000.00	20,000.00
4020	ADD FOR BUILDING DEMOLISHION	1.000	LS	53,893.91	53,893.91
UNIT PRICE					
4500	UNIT PRICE HAUL ROAD 3/4" AGG. BASE 8" DEPTH PLACE	1.000	SY	36.59	36.59
4520	TRENCH ROCK EXCAVATION	1.000	BCY	174.44	174.44
4540	ROCK EXCAVATION MASS EXCAVATION	1.000	BCY	128.74	128.74



GREEN MOUNTAIN EXCAVATION, LLC
"WE MOVE MOUNTAINS"

29274 S. Salo Road
 Mulino, Oregon 97042
 OR CCB# 231016

503-759-3210 (Office)
 503-759-3211 (Fax)
 Tbennington@greenmtnex.com

Howard S. Wright
 1455 NW Irving Street
 Portland, OR 97209

Bid Date 04/22/2026

St. Helens New Public Safety Building

We offer to supply all labor, equipment, materials and supervision for the following items of work on the above referenced project.

Item	Description	Quantity	Unit	Unit Price	Ext Price
1	MOBILIZATION	1.000	LS	\$13,000.00	\$13,000.00
10	EROSION CONTROL INSTALL	1.000	LS	\$10,000.00	\$10,000.00
21	DEMO - SITE CIVIL	1.000	LS	\$42,750.00	\$42,750.00
22	CLEAR & GRUB (6" SECTION)	4,132.000	SF	\$ 0.85	\$3,512.20
EROSION & DEMO					\$69,262.20
30	UTILITIES - WATER	461.000	LF	\$ 158.00	\$72,838.00
31	UTILITIES - FOUNDATION DRAIN	420.000	LF	\$ 24.00	\$10,080.00
32	UTILITIES - STORM	746.000	LF	\$ 164.00	\$122,344.00
34	UTILITIES - SANITARY	347.000	LF	\$ 228.00	\$79,116.00
35	UTILITIES - IRR SLEEVE	135.000	LF	\$ 22.00	\$2,970.00
36	UTILITIES - TEMP AC TRENCH PATCHING	900.000	SF	\$ 3.20	\$2,880.00
SITE UTILITIES					\$290,228.00
37	PLUMBING TRENCH - EXC & BACKFILL	310.000	CY	\$ 170.00	\$52,700.00
38	RADON TRENCH - EXC & BACKFILL	9.000	CY	\$ 332.00	\$2,988.00
39	SITE ELEC. TRENCH AND FOUNDATIONS - EXC & BKFL	147.000	CY	\$ 238.00	\$34,986.00
MEP EXC & BKFL					\$90,674.00
40	SITE EXCAVATION	1,159.000	CY	\$ 7.40	\$8,576.60
41	SITE FILL PLACEMENT (IMPORT)	1,648.000	CY	\$ 18.00	\$29,664.00
EARTHWORK					\$38,240.60
50	STRUCTURE EXC	1,400.000	CY	\$ 26.00	\$36,400.00
51	STRUCTURE BACKFILL	1,220.000	CY	\$ 99.00	\$120,780.00
52	SLAB PREP (AGG BASE 6" SECTION)	11,820.000	SF	\$ 2.00	\$23,640.00
STRUCTURE					\$180,820.00
60	PREP FOR ASPHALT	23,780.000	SF	\$ 2.50	\$59,450.00
61	PAVE HMA	470.000	TN	\$ 184.00	\$86,480.00
62	PREP FOR FLATWORK	14,474.000	SF	\$ 4.20	\$60,790.80
63	PLACE GRAVEL MULTCH (3/4"-0)	2,900.000	SF	\$ 1.30	\$3,770.00
64	EXC FOR BOLLARDS	24.000	EA	\$ 135.00	\$3,240.00
73	PREP FOR LANDSCAPING	11,436.000	SF	\$ 0.55	\$6,289.80
SITE FINISH					\$220,020.60
100	HAUL ROAD / WORK PAD ALLOWANCE (\$20k)	1.000	LS	\$20,000.00	\$20,000.00
101	SURVEY - CIVIL SCOPE	1.000	LS	\$26,000.00	\$26,000.00
102	TRAFFIC CONTROL (GME UTILITY SCOPE ONLY)	1.000	LS	\$4,800.00	\$4,800.00
MISC SUPPORT					\$50,800.00
BASE BID					\$940,045.40
300	UNIT PRICE - TRENCH ROCK EXCAVATION	1.000	CY	\$ 300.00	\$ 300.00
301	UNIT PRICE - ROCK EXCAVATION (MASS EXCAVATION)	1.000	CY	\$ 300.00	\$ 300.00
302	TEMP HAUL AND ACCESS (8" SECTION)	1.000	SY	\$ 19.50	\$ 19.50
UNIT PRICE					

Inclusions

Quote held for 45 Days

Structure Exc & Bkfl based on 24" formwork clearance

Common excavation based on conventional earthmoving with a 32,000 lb class excavator with standard bucket

Exclusions

Flatwork Placement

Supply and Placement of Vapor Barrier

Existing Utilities Services Removal

Concrete Washout

Soil Amendments

Site Water

Water meter, permit & fees

Contaminated Materials

Landscaping / Topsoil

Radon Rock

Waterproofing liner at planters

Trench drain CIP Conc. by others

Rock excavation shall include but not limited to; Solid ledge rock, Boulders exceeding 1/2 CY, Cemented or indurated materials requiring the use of ripping, hoe rams, hydraulic breakers, drilling, or

Clarification & Exclusions

Unless explicitly included elsewhere in this proposal, the following items or their related costs are not included in our quotation: WA State Sales Tax, Temporary utilities, surveying, permits, fees, assessments, bonds, zoning changes, ordinance changes, building code variances and appeals, building code revisions, energy fees, impact fees, special inspections costs, penalties or special assessments, environmental assessments of property, hazardous or toxic wastes handling or remediation, dewatering, soil stabilization, rock excavation, boulder removal, compaction guarantees of existing native soils, existing utility disconnection or relocations, concrete barrier, irrigation, landscaping or landscaping restoration, electrical or mechanical and plumbing work including excavation and backfill thereof.

Accounts unpaid per these terms are subject to a 2% service charge.

Green Mountain Excavation LLC. reserves the right to require proof of adequate ability to pay for services rendered prior to execution of any contract or the performance of services against letters of intent, purchase orders, etc..

All work to be performed in a workmanlike manner.

The job site will be kept orderly and as clean as can be.

1921  2021

GOODFELLOW BROS.

100 YEARS OF SERVICE

April 22nd, 2026

St Helen's Police Station

Thank you for the opportunity to provide pricing for the St Helen's Police Station Project. Our price for the civil scope of work is **\$852,650** and is clarified by the following:

Clarifications:

- Please see attached Bid Schedule.
- All aggregate base meets ODOT specifications and will not meet <5% P200 spec for base rock.
- Pricing based upon a mutually agreeable schedule and subcontract.
- Pricing based on current market prices as of today. No escalation is included at this time.
- Price based on completing earthwork in dry weather.
- Erosion control per plan and for GBI scope only.
- Alternates available upon request.

Base Bid Exclusions:

- Abatement of existing buildings is excluded.
- Building demolition is excluded.
- Water connections to building are excluded (support for plumber to connect is included).
- Dewatering; baker tanks, testing, chemical treatment, dewatering wells, discharge permit etc.
- Surcharging site.
- Blasting, Rock / Boulder Excavation.
- Temp fencing, structural concrete, concrete flatwork, asphalt paving, electrical, plumbing, fencing, landscaping, site signage, pavement markings and irrigation all by others.
- **Traffic Control is by others.**
- Overtime is excluded.
- Over excavation and/or removal of unsuitable material.
- Hazardous and Contaminated material; excavation, handling, exporting or disposal costs.
- Excavation and backfilling for mechanical, electrical, and plumbing subs.
- Demolition of gas lines, underground electrical, power poles and overhead wiring by others.
- Bonds, taxes, fees, and **permits** are excluded. A bond may be added for 0.5%.
- Engineering, Survey, 3rd party testing and layout by others.

Goodfellow Bros.

7515 NE Ambassador Pl., Ste. E, Portland, OR 97220

P.O. Box 598, Wenatchee, WA 98807

Phone 503.256.4114 | Fax 503.256.4884

CL# 222458 | Equal Opportunity Employer

GOODFELLOWBROS.COM

1921  2021

GOODFELLOW BROS.

100 YEARS OF SERVICE

Thank you for the opportunity to provide you with this proposal. Should you have any questions or require clarifications, please do not hesitate to contact us. You can contact me at (971) 330-9641.

Sincerely,

Mike Wright

Mike Wright
Estimator
Goodfellow Bros. LLC

Goodfellow Bros.

7515 NE Ambassador Pl., Ste. E, Portland, OR 97220

P.O. Box 598, Wenatchee, WA 98807

Phone 503.256.4114 | Fax 503.256.4884

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GOODFELLOWBROS.COM

St Helens - Earthwork & Utilities

Goodfellow Bros. LLC

4/22/2026

BASE BID

Bid Item	Description	Quantity	Unit	Total
1	Mobilization	1.00	LS	45,000.00
2	Erosion Control	1.00	LS	15,000.00
3	Demolition	1.00	LS	55,000.00
4	Clear & Grub	1.00	LS	4,500.00
5	Earthwork	1.00	LS	75,000.00
6	Structure Ex	1.00	LS	160,000.00
7	Base Course	1.00	LS	110,000.00
8	Sanitary Sewer	1.00	LS	133,150.00
9	Storm Drainage	2.00	LS	145,000.00
10	Water / Fire Systems	3.00	LS	110,000.00
				\$ 852,650.00

Weitman Excavation**PROPOSAL**

11225 SW Clay St.
Sherwood, OR 97140

Phone (503) 682.3322
Fax (503) 682.3366

OR CCB #217837
WA LIC #WEITMEL951RL

DATE: Wednesday, April 22, 2026

CLIENT: Michael Jansen
COMPANY: Howard S. Wright

Project: St. Helens Public Safety Building
Addendum: 1-8
Proposal: \$1,093,037.00

Thank you for the opportunity to submit this proposal for your project. Our proposal includes this cover letter, Exhibit A – Bid Schedule/Scope of Work and Exhibit B – Scope Clarifications/ Exclusions.

I appreciate your consideration of our proposal and encourage you to call me to answer any questions you may have. I look forward to hearing from you.

Thank you,

Sam Parker

Weitman Excavation
(503) 989-3414
E-mail: SParker@WeitmanExcavation.com

Enclosures:

Exhibit A – Bid Pricing Schedule/ Scope of Work Items
Exhibit B – Scope Clarifications/ Inclusions/ Exclusions

Weitman Excavation



PROPOSAL

EXHIBIT A – Bid Pricing Schedule/ Scope of Work Items

DESCRIPTION	QUANTITY	UNIT RATE	UNIT	SUBTOTALS
MOBILIZATION	1	\$83,430.83	LS	\$ 83,430.83
EROSION CONTROL	1	\$15,512.00	LS	\$ 15,512.00
SITE DEMOLITION	1	\$121,803.00	LS	\$ 121,803.00
CLEAR AND GRUB SITE	1	\$9,924.75	LS	\$ 9,924.75
MASS GRADING CUT TO FILL	451	\$35.50	CY	\$ 16,010.50
MASS GRADING CUT TO EXPORT	308	\$33.50	CY	\$ 10,318.00
EXPORT TRENCH SPOILS	838	\$13.75	CY	\$ 11,522.50
SUBGRADE PREP BUILDING PAD	1201	\$4.50	SY	\$ 5,403.00
SUBGRADE PREP PARKING LOT	1875	\$4.50	SY	\$ 8,435.50
SUBGRADE PREP SIDEWALKS	646	\$6.75	SY	\$ 4,362.75
SUBGRADE PREP LANDSCAPEING	769	\$6.75	SY	\$ 5,193.75
EXCAVATE FOR CURBS	130	\$30.08	SY	\$ 3,910.00
3/4"- AGG BUILDING PAD 6" DEPTH	1201	\$13.50	SY	\$ 16,209.00
3/4"- AGG HEAVY AC 10" DEPTH	902	\$16.99	SY	\$ 15,324.75
3/4"- AGG CAR STALLS 6" DEPTH	973	\$18.76	SY	\$ 18,256.50
3/4"- AGG CONC DRIVEWAY 6" DEPTH	138	\$30.65	SY	\$ 4,230.00
3/4"- AGG SIDEWALKS 2" DEPTH	996	\$18.00	SY	\$ 17,929.50
BUILDING FOUNDATION EX & BF	1	\$50,761.00	LS	\$ 50,761.00
EX & BF SITE RETAINING WALLS	1	\$28,481.50	LS	\$ 28,481.50
8" STORM PIPE	250	\$112.61	LF	\$ 28,153.25
6" STORM PIPE	231	\$91.77	LF	\$ 21,197.75
FOUNDATION DRAIN	500	\$38.33	LF	\$ 19,164.50
TRENCH DRAIN	23	\$310.16	LF	\$ 7,133.75
CONCRETE CATCH BASINS	3	\$2,111.92	EA	\$ 6,335.75
PERKFILTER MANHOLE	1	\$26,032.75	EA	\$ 26,032.75
CLEANOUTS	3	\$905.92	EA	\$ 2,717.75
6" SANITARY PIPE	40	\$104.40	LF	\$ 4,176.05
8" SANITARY PIPE	294	\$128.57	LF	\$ 37,800.45
SANITARY MANHOLES	2	\$15,226.13	EA	\$ 30,452.25
SANITARY DOGHOUSE MANHOLES	2	\$18,695.13	EA	\$ 37,390.25
GROUT FILL SANITARY LINE	220	\$18.50	LF	\$ 4,070.00
TEMP SANITARY AC TRENCH PATCH	66	\$46.00	LF	\$ 3,036.00
6" FIRE LINE	329	\$164.74	LF	\$ 54,198.75
2" DOMESTIC WATER LINE	132	\$103.31	LF	\$ 13,637.00
2.5" DOMESTIC METER	1	\$3,645.80	EA	\$ 3,645.80
2.5" DOMESTIC BACKFLOW (INSIDE BUILDING)	0	\$0.00	EA	\$ -
3/4" IRRIGATION BACKFLOW	1	\$2,300.00	EA	\$ 2,300.00
HOT TAP EXISTING MAIN	3	\$7,044.67	EA	\$ 21,134.00
TEMP FIRE WATER AC TRENCH PATCH	35	\$52.00	LF	\$ 1,820.00

4/22/2026

Section A, Page 2



Weitman Excavation



PROPOSAL

CLEAN AND TEST WATER SYSTEM	1	\$3,812.70	LS	\$	3,812.70
TRAFFIC CONTROL	1	\$48,754.00	LS	\$	48,754.00
SAWCUT REMOVE ASPHALT	1	\$7,946.00	LS	\$	7,946.00
REMOVE CURBS & SIDEWALKS	1	\$6,286.00	LS	\$	6,286.00
DEMO ROADWAY UTILITIES	1	\$21,442.00	LS	\$	21,442.00
ROADWAY DEMO CUT TO EXPORT	354	\$16.65	CY	\$	5,894.00
ROADWAY EXCAVATION CUT TO FILL (NA)	0	\$0.00	CY	\$	-
ROADWAY SUBGRADE PREP	862	\$8.77	SY	\$	7,560.15
SUBGRADE PREP SIDEWALKS	783	\$11.61	SY	\$	9,094.00
EXCAVATE FOR CURBS	333	\$6.80	LF	\$	2,264.40
3/4" AGG AC PAVING 10" DEPTH	862	\$20.46	SY	\$	17,640.35
3/4" AGG SIDEWALKS 2" DEPTH	645	\$15.30	SY	\$	9,870.00
3/4" AGG UNDER CURBS 4" DEPTH	333	\$10.20	LF	\$	3,396.60
10" DI STORM PIPE	182	\$256.16	LF	\$	46,621.75
6" DI STORM PIPE (ELIMINATED IN ADD 7)	0	\$0.00	LF	\$	-
STORM CONCRETE CATCH BASINS	3	\$2,009.92	EA	\$	6,029.75
STORM CONCRETE MANHOLES	2	\$14,992.75	EA	\$	29,985.50
STORM TEMP TRENCH PATCH	182	\$45.50	LF	\$	8,281.00
STORM CONNECT TO EXISTING STRUCTURE	2	\$2,012.00	EA	\$	4,024.00
AC PAVE CAR PARKING AREAS	8757	\$2.24	SF	\$	19,638.54
AC PAVE HEAVY VEHICLE AREAS	8114	\$3.37	SF	\$	27,374.94
AC PATCH AND REPAIR FOR UTILITIES (INCLUDED)	0	\$0.00	LF	\$	-
AC PAVING PUBLIC	7754	\$4.60	SF	\$	35,706.44
BID TOTAL:					\$1,093,037.00

Weitman Excavation



PROPOSAL

EXHIBIT B – Scope Clarifications/ Inclusions/ Exclusions

Scope Clarifications

- The proposal has been prepared in accordance with the plans, specifications and bid documents provided. The proposal does not make any further assumptions beyond the provided documents.
- Demo of existing sanitary is to occur with new sanitary install so no bypass is needed.
- All trench spoils from utility demolition scope are adequate for use as trench backfill once utility has been removed.
- Irrigation sleeving to be installed at the time of site cut and fill
- Domestic water line disconnects are to be plugged/capped at main and abandoned in place.
- Site fills are to be made with existing site material. Surplus cut is to be exported.
- Bed rock excavation (drilling, blasting, bedrock chipping, or anything beyond the capabilities of a 470 excavator with tiger teeth) is not included within this bid.

Inclusions:

- General
 - This proposal is based on information currently made available. Weitman Excavation assumes no liability for changes in quantities or prices due to unforeseen conditions, changes to the plans or changes required by governing agencies.
 - Pricing Includes "Buy America."
 - This proposal includes importing aggregate materials meeting ODOT Standard Specifications. Weitman Excavation Inc excludes any references to Specifications or Geoengineering Recommendations referencing the imported aggregate materials having to meet a requirement of Less Than 5% Passing the 200 Sieve.
 - This proposal is valid if accepted within 30 calendar days of the date of the proposal. Acceptance thereafter subject to Weitman Excavation Inc review and approval.
 - Equipment to be utilized in the City of Portland is identified and registered in the "YARD."
 - Normal working hours are 7AM to 3:30 PM Monday through Friday (40 HR Weeks).
 - Fire hydrant water source included for Weitman Excavations scope of work.
- Utility Locates
 - Private utility locating.
 - GPR locating private utilities.
 - Vacuum excavation/ hand excavation potholing within 3' of identified utilities.
- DEQ Clean Fill Guidance
 - This proposal is based on properly removing and disposing of surplus materials offsite to credited locations under the guidance of DEQ's clean-fill requirements. Documentation certifying on site materials do not contain "Hazardous Substances" shall be provided. Weitman Excavation's Clean Fill Policy has been included and attached hereto.

Weitman Excavation



PROPOSAL

Exclusions:

- General
 - Performance and payment bond. *Payment and Performance Bond 1.01%.*
 - COBID and minority goals
 - Railroad and pollution Insurances.
 - Provisions for labor premium time.
 - Restroom/ washroom facilities.
 - Material costs are subject to escalation costs due to unforeseen applied tariffs.
 - Fuel costs are subject to escalation due to supply shortages or global conflict impacts.
 - Any subsurface, subterranean, or latent physical condition at the site differing from those indicated in the plans.
- Permits, Inspections and Engineering
 - Permits- CDD Permits and fees, TSUP Permits, Street Opening Permits, Connection Fees, Stormwater Permits, Dewatering Permits, and Special Haul Permits.
 - Third party inspections and fees.
 - Engineering, BIM modeling.
- Traffic Control
 - Traffic control for other trades.
- Dewatering
 - Dewatering that requires anything greater than a single 2" electric pump with a sump.
 - Dewatering systems, well points, engineering, and sedimentation flocculants.
 - Ground water or surface water pumping or redirection.
- Demolition
 - Utility disconnects and wiring.
 - Demolition of cisterns, dry wells, field tiles, fuel tanks and unforeseen utilities.
- Earthwork
 - Moisture conditioning of onsite materials.
 - Pile, Geo Piers, Ground Improvements, Secant walls, ground freezing, cement/ lime treatments.
 - Handling unsuitable soils beyond subgrade limits.
 - Handling spoil materials created by other trades.
 - Handling and disposal of contaminated material.
 - Rock excavation, blasting, hydraulic hammering, and handling rocks greater than 2' in diameter.
- Shoring
 - Shored excavations less than 5' deep.
 - Wall shoring, soil retaining, surface shotcrete and engineering.
 - Foundation underpinning, reshoring, cribbing, and engineering.

Weitman Excavation



PROPOSAL

- Structural
 - Building penetrations, and concrete coring.
 - Building vapor barriers, foam fills, sand layers, and waterproofing.
 - Bullet proofing, window protection, building floor protection, hardscape access protection.
 - Earthwork scope working inside the new building
 - Foundations for poles, fence, bollards, signs, trash receptacles, playground equipment.
- Hardscape
 - Bollard procurement and installation.
 - Stormwater planters- soil medium, plantings, irrigation, flow spreaders.
 - Landscape layers above subgrade.
 - Landscape irrigation, fabrics, mulch, deco rocks, landscaping, river rock infill, plantings, fertilizers, amending, imported topsoil, tilling, tree grates.
 - Sand layers for pavers & boulder base rock.
 - Surface mounted equipment.
 - Fence & gate footings and installation.
- Utility Installation
 - Fire and domestic water backflow assemblies/vaults.
 - Site lighting trenching and pole bases.
 - Boring or water jetting of utilities.
 - Roof drain and downspout connections.
 - MEP trenching, backfill and install within 5' of building.
 - Reinforcement, CDF, and concrete backfill requirements.
- Subcontractor
 - Site concrete, structural concrete, cast-in-place concrete, and Shot-Crete.
 - Landscape and irrigation.
 - MEP.

PROPOSAL

To: Howard S Wright
Email: mjansen@hswc.com
Project: St. Helens New Public Safety Building

Attn: Michael Jansen
Phone 503-880-3465
Date: 4/22/2026

Scope of Work: Civil Package

TOTAL PRICE: Base Bid \$994,817.00

This proposal contains the following exclusions or clarifications to the work performed:

- 1) Survey, layout and grade by others.
- 2) Monitoring, inspection and record keeping by others.
- 3) As-builts by others.
- 4) Low overhead or power line obstructions closer than the limits established by OSHA are expected to be deenergized, protected or removed to all for safe operations unless otherwise noted in the proposal
- 5) Dewatering and control of ground and surface water on site of any kind, including seepage, is the responsibility of others. DCI reserves the right to stop work if site water conditions create a hazard not safe for continued operations.
- 6) Eco pans supplied and serviced by others
- 7) No water proofing or vapor barriers provided.
- 8) The confirmation of location, monitoring, protection, relocation, removal, and/or repair of all utilities (known and unknown), whether overhead, on, or below the surface, as well as those on adjacent property that will or may prevent any delay of or interference to our Work, is to be provided by others. DCI shall call for locates that are in the public right of way as required. Contractor to pothole and confirm the location of any underground utility that may interfere with our Work, unless agreed to otherwise.
- 9) Gas line or electrical service excavation excluded.
- 10) All work completed in a single mobilization without delay in a continuous fashion. The commencement, durations, and sequence of DCI's work will be based upon mutually agreed to start and end dates. Schedule amendments shall be mutually agreed to. Any delays beyond the control of DCI, including delays due to site access, out of sequence moves, lack of site preparation, or obstructions, would be billed at standby rates of the crew and equipment.
- 11) A minimum 100 ft. access and clearance for utility and civil work. If minimum clearance not maintained, additional time to perform work is subject to additional costs.

- 12) A minimum of 2 ft. of clearance is to be maintained when working around form work. If minimum clearance is not maintained, additional time to perform work is subject to additional costs.
- 13) Delays or additional costs resulting from extraordinary weather-related events are subject to schedule or cost relief.
- 14) Neat-line excavation of Footings Standard.
- 15) Concrete excluded.
- 16) Security fencing excluded.
- 17) Protection of existing machinery, structures, utilities and buildings by others. The work covered by this proposal, by its nature, may cause some unavoidable earth movement that could cause damage to surrounding utilities, structures, pavement, etc. Since any such movement and potential damage is inherent in the nature of the work, DCI cannot be liable for or indemnify against any unavoidable earth movement and its results. DCI will only accept responsibility for earth movement caused by its negligence, or failure to follow generally accepted procedures for the industry.
- 18) Vibration and/or settlement movement monitoring by others.
- 19) After the completion of DCI's work, protection of our work is to be the responsibility of others at no cost to DCI.
- 20) Footings, vaults or unknown buried debris demo or haul excluded.
- 21) Structural foam back fill excluded.
- 22) Foundation drain connection to wall by others.
- 23) Hazardous material handling, equipment decommissioning, and personnel training and protection excluded.
- 24) Traffic control and flagging provided for our work only.
- 25) All finished grade is done one time +/- 0.050.

This proposal is based on the following subjectivities, which may be amended through contract negotiations upon notice to proceed:

- No retention on materials or excavation related trucking services.
- Retainage to be released within 60 days of completion of our Work, or a retainage bond can be provided.
- Payments due net 35 days from date of invoice.
- Sales tax and cost of a payment and performance bond (1%) are not included in the proposed price.
- Permits, fees, liquidated or consequential damages are excluded.
- Proposal valid up to 30 days from the date of this proposal.
- **Proposal based on today's best pricing for material and fuel, all of which is subject to any changes from the date of this proposal to the date of order placement. Please contact our office for a revised quote upon notice to proceed.**
- Acceptance of this proposal constitutes a valid contract based on these terms and conditions.

Please sign and return a copy of this proposal to my attention (with copy to Dale Lindstrom – dale@dewittconst.com) as acceptance and acknowledgment of this proposal.

Thank you for your time and consideration,

David Preuss
Estimator
DeWitt Construction, Inc.
****Recipient of the OR AGC-PRIDE Safety Designation 4 Years Running**

Prepared for: Howard S Wright

Signature Date

Print Name and Title

St. Helens Public Safety Building



NUTTER CORPORATION

7211-A NE 43rd Avenue

Vancouver, WA 98661

Contact: Connor Reese

Phone: 360-977-2373

Email:

Quote To: Michael Jansen
Howard S. Wright

Job Name: St. Helens Public Safety Building

Bid Date: 04.22.2026

Addendum# 1,2,3,4,5,6,7

Revision Date:

Phone: 503-880-3465

Fax:

Email: mjansen@hswc.com

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	MOBILIZATION	1.00	LS	130,000.00	130,000.00
2	EROSION CONTROL (NUTTER SCOPE ONLY)	1.00	LS	22,000.00	22,000.00
3	SITE REMOVALS	1.00	LS	110,000.00	110,000.00
4	CLEARING & GRUBBING	1.00	LS	8,000.00	8,000.00
5	MASS GRADING CUT TO FILL	420.00	CY	35.00	14,700.00
6	MASS GRADING CUT TO EXPORT	1,045.00	CY	50.00	52,250.00
7	EXPORT TRENCH SPOILS	320.00	CY	50.00	16,000.00
	Mobe & Site Prep				352,950.00
8	SUBGRADE PREP BUILDING PAD	1,235.00	SY	7.00	8,645.00
9	SUBGRADE PREP PARKING LOT	1,920.00	SY	5.00	9,600.00
10	SUBGRADE PREP SIDEWALKS	750.00	SY	10.00	7,500.00
11	SUBGRADE PREP LANDSCAPING	1,094.00	SY	5.00	5,470.00
12	EXCAVATE FOR CURBS	832.00	LF	8.00	6,656.00
13	3/4" MINUS AGG. BUILDING PAD 6" THICK	1,235.00	SY	25.00	30,875.00
14	3/4" MINUS AGG HVY AC PAVING 10" THICK	918.00	SY	35.00	32,130.00
15	3/4" MINUS AGG CAR STALLS 8" THICK	1,002.00	SY	30.00	30,060.00
16	3/4" MINUS AGG CONC. DRIVEWAY 6" THICK	126.00	SY	35.00	4,410.00
17	3/4" MINUS AGG SIDEWALKS 2" THICK	624.00	SY	20.00	12,480.00
18	BUILDING FOUNDATION EXC & BACKFILL	1.00	LS	45,000.00	45,000.00
19	EXC & BACKFILL RETAINING WALLS	1.00	LS	20,000.00	20,000.00
	Fine Grading & Agg Base				212,826.00
20	8" PVC 3034 STORM	226.00	LF	90.00	20,340.00
21	6" PVC 3034 STORM	10.00	LF	360.00	3,600.00
22	4" STORM	320.00	LF	70.00	22,400.00
23	FOUNDATION DRAIN	420.00	LF	25.00	10,500.00
24	TRENCH DRAIN	24.00	LF	230.00	5,520.00
25	CONCRETE CATCH BASINS	3.00	EA	3,500.00	10,500.00
26	PERKFILTER MANHOLE	1.00	EA	30,000.00	30,000.00
27	CLEANOUTS	4.00	EA	450.00	1,800.00

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Storm - Onsite					104,660.00
28	6" PVC 3034 SEWER	42.00	LF	110.00	4,620.00
29	8" PVC 3034 SEWER	303.00	LF	100.00	30,300.00
30	48" SSMH	2.00	EA	8,000.00	16,000.00
31	48" DOGHOUSE SSMH	2.00	EA	15,000.00	30,000.00
32	GROUT FILL ABANDONED LINE	199.00	LF	8.00	1,592.00
33	TEMP TRENCH PATCH	71.00	LF	50.00	3,550.00
Re-Route Sanitary					86,062.00
34	6" DI FIRE LINE	125.00	LF	140.00	17,500.00
35	4" FDC LINE	206.00	LF	135.00	27,810.00
36	2" DOMESTIC WATER LINE	120.00	LF	45.00	5,400.00
37	2.5" DOMESTIC METER & BOX	1.00	EA	12,000.00	12,000.00
38	2.5 DOMESTIC BACKFLOW & BOX	1.00	EA	3,000.00	3,000.00
39	3/4" IRRIG BACKFLOW & BOX	1.00	EA	2,500.00	2,500.00
40	HOT TAP 16" MAIN	2.00	EA	9,000.00	18,000.00
41	TEMP TRENCH PATCH	35.00	LF	75.00	2,625.00
42	CLEAN & TEST WATER SYSTEM	522.00	LF	4.00	2,088.00
Water System					90,923.00
43	TRAFFIC CONTROL	30.00	DAYS	2,200.00	66,000.00
44	SAWCUT & REMOVE ASPHALT	1.00	LS	16,000.00	16,000.00
45	REMOVE CURBS & SIDEWALKS	1.00	LS	12,000.00	12,000.00
46	DEMO ROADWAY UTILITIES	1.00	LS	15,000.00	15,000.00
47	ROADWAY EXCAVATION CUT TO EXPORT	180.00	CY	35.00	6,300.00
48	ROADWAY EXCAVATION CUT TO FILL	146.00	CY	40.00	5,840.00
49	ROADWAY SUBGRADE PREP	971.00	SY	5.00	4,855.00
50	SUBGRADE PREP SIDEWALKS	627.00	SY	10.00	6,270.00
51	EXCAVATE FOR CURBS	890.00	LF	10.00	8,900.00
52	3/4" MINUS AGG AC PAVING 10" THICK	971.00	SY	35.00	33,985.00
53	3/4" MINUS AGG SIDEWALKS 2" THICK	627.00	SY	20.00	12,540.00
54	3/4" MINUS AGG UNDER CURBS 4" THICK	890.00	LF	7.00	6,230.00
55	10" DI STORM	390.00	LF	130.00	50,700.00
57	CONCRETE CATCH BASINS	3.00	EA	3,000.00	9,000.00
58	MANHOLES	2.00	EA	7,100.00	14,200.00
59	TEMP TRENCH PATCH	390.00	LF	60.00	23,400.00
60	CONNECT TO EXISTING STRUCTURE	2.00	EA	4,500.00	9,000.00
Right of Way					300,220.00
61	TRENCHING & BACKFILL FOR MEPF	1.00	LF	45.00	45.00
62	TRENCH ROCK EXCAVATION	1.00	CY	160.00	160.00
63	ROCK EXCAVATION	1.00	CY	160.00	160.00
64	HAUL ROAD 3/4" MINUS 8" THICK	1.00	SY	38.00	38.00
Alternates					403.00
65	CAR PARKING AREAS 2.5"	8,773.00	SF	2.60	22,809.80
66	CAR ONLY DRIVE AISLES 3"	8,166.00	SF	3.00	24,498.00
67	HEAVY VEHICLE AREAS 3.5"	6,696.00	SF	4.50	30,132.00
68	ASPHALT PATCH & REPAIR FOR UTILITIES	1.00	LF	70.00	70.00
AC Paving					77,509.80

NOTES:

Quote Good for 45 Days from Bid Date

Exclusions: Traffic Control, Permits, Fees, Geotechnical Testing, Survey and Layout, Asphalt Paving, All Concrete Work, Fence, Site Furnishings, Landscape and Irrigation, Topsoil and Growing Medium, Dry Utilities, Electrical, Bond (if required add 1%), Connection Fees, Dewatering, Hazardous Material Abatement, Contaminated Material Management/Disposal, Vapor Barrier, Archeological Monitoring Impacts, Hard Rock/Boulder Excavation, Ground Improvements, CESCL, and Erosion control for other trades.

Assumptions: Pricing based on locally available aggregate base rock. Onsite excavated materials will meet granular fill specifications. Strippings to be placed in available landscape fills. 8" Sewer may need to be Ductile Iron due to depth, proposal is PVC per plan and specs.

Retention through a Retainage Bond

Fuel Price is based on the EIA Index on Bid Date. Due to volatility of oil, increases of more than 10% in fuel price may result in a change.



hagan hamilton
INSURANCE SOLUTIONS

PERSONAL SERVICES AGREEMENT

Net of Commission Insurance Services Agreement

EFFECTIVE DATE

May 31, 2026

PARTIES

Hagan Hamilton Insurance, Inc. (Consultant)

The City of St. Helens (Client)

This Personal Services Agreement (the “Agreement”) is entered into as of **May 31, 2026** by and between **Hagan Hamilton Insurance, Inc.**, an Oregon corporation (“Consultant”), and **The City of St. Helens**, a municipality organized under the laws of the State of Oregon (“Client”).

1. PURPOSE

The purpose of this Agreement is to formalize the relationship between Consultant and Client for the provision of insurance brokerage, advisory, and risk management services in connection with the Client’s participation in its respective insurance pool program, and to establish a **Net of Commission (NoC)** compensation structure.

2. TERM

This Agreement shall commence on **May 31, 2026** and shall remain in effect for a period of five years and until terminated by either party with 30 days’ written notice.

This Agreement may be renewed upon mutual written agreement of both parties.

3. SCOPE OF SERVICES

Consultant agrees to provide ongoing insurance and risk management services, including but not limited to the following:

A. Insurance Program Management

- Routine review of policies, coverage forms, endorsements, and schedules
- Verification of accuracy and completeness of exposures and values
- Coordination with the applicable insurance pool on coverage, renewals, and updates
- Assistance with coverage interpretation and clarification

B. Renewal & Strategic Advisory Services

- Annual review of insurance program structure and pricing
- Identification of opportunities to improve program efficiency and cost structure
- Development of long-term strategies to manage total cost of risk
- Preparation of renewal summaries and recommendations for Client leadership

C. Claims Advocacy & Support

- Assistance with claims reporting and coordination
- Ongoing communication with claims adjusters as needed
- Advocacy on behalf of Client to ensure timely and fair claim resolution
- Guidance on claims trends and loss mitigation strategies

D. Risk Management Services

- Availability for risk management consultations and guidance
- Onsite or virtual risk assessments and inspections upon request
- Review of operational practices and identification of potential exposures
- Recommendations to reduce frequency and severity of losses
- Assistance with contract review and risk transfer language, when applicable

E. General Service & Support

- Day-to-day service support, including certificates, documentation, and policy changes
- Availability for meetings with Client staff, leadership, or governing body as requested
- Ongoing communication to ensure alignment with Client objectives

4. COMPENSATION (NET OF COMMISSION STRUCTURE)

A. Net of Commission Arrangement

The parties acknowledge that the Client participates in an insurance pool program in which a standard agency commission (10% with CIS) is built into the premium.

Under this Agreement, Consultant agrees to **reduce or eliminate such commission**, and instead be compensated directly by the Client under a Net of Commission (NoC) structure.

B. Fee Structure

In consideration for the services described herein, Client agrees to compensate Consultant in the amount of:

8% of premium annually for CIS Package Policy

or as otherwise mutually agreed upon in writing for five (5) annual renewals beginning with the 2026/27 CIS Renewal effective 7/1/2026.

C. Billing

Consultant shall invoice Client **upon release of final renewal premium figures** by the applicable insurance pool.

Payment is due **within thirty (30) days of the invoice date**, unless otherwise agreed to in writing by both parties.

SAIF Corporation and most ancillary insurance carriers do not allow for reduced compensation and therefore must remain on commission basis.

5. STANDARD OF CARE

Consultant shall perform all services under this Agreement in a manner consistent with generally accepted professional standards for insurance brokerage and risk management services.

6. INDEPENDENT CONTRACTOR

Consultant is an independent contractor and not an employee of Client. Nothing in this Agreement shall be construed to create a partnership, joint venture, or agency relationship beyond that of insurance broker and client.

7. TERMINATION

Either party may terminate this Agreement, with or without cause, with written notice. Notwithstanding such termination, Consultant shall be entitled to all compensation due through the expiration of the then-current term of this Agreement.

8. COMPLIANCE WITH LAWS

Consultant shall comply with all applicable federal, state, and local laws and regulations in the performance of services under this Agreement.

9. AMENDMENTS

This Agreement may be amended only by written agreement signed by both parties.

10. SIGNATURES

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

HAGAN HAMILTON INSURANCE, INC.

THE CITY OF ST. HELENS

Signature

Signature

Printed Name

Printed Name

Title

Title

Date

Date