

July 20, 2016

Eric Underwood
City of Oregon City
625 Center Street
P. O. Box 3040
Oregon City, Oregon 97045

Re: Adaptive Reuse Grant Program - Project costs/ bids/ Proforma

Dear Mr. Underwood,

The Owner has solicited three bids for this project. The bids were solicited from Beisa's Legacy Construction, BNK Construction and Epic Construction. These three contractors were provided the scope of work illustrated within this application and have provided conservative cost estimates based on that project description. Two add alternates were requested of the general contractors. The first add alternate was the addition of new second story windows along 99E to match the first story windows below. The second add alternate is to reopen the existing skylight in the center of the building.

The following documents are provided for your reference. The first bid is the general contractor fees with selected subcontractor's fees that follow. The Two other bids follow a more standard bid format.

Retail lease rates in the area approach \$24 NNN, but this is too aggressive an assumption for this location. The target rent will be \$18/NNN (\$3,200 monthly income). Based on 2,125 leasable square feet in the building and a market cap rate of 6.5%, the value would increase to \$580,000. This is a significant rise from its current assessed/ market value of \$91,454. A 6.5% cap rate is low for a speculative office building but reasonable for an owner occupied building. The total project budget including FF and E is approximately \$605,000. This difference in valuation and project closed could be decreased by providing lower quality of finishes and quality of space. However, being an owner occupied building this project is viewed as a long term hold and the owner is willing to make the investments needed to create a quality project.

If you have any questions, please contact our office at any time.

Sincerely,



Derek Metson, AIA, NCARB
Principal



Advanced Wiring Services, Inc.
Electrical Contractors
Commercial, Residential, Remodel

P.O. Box 644
Clackamas, Oregon
97015

503-833-2980 cell
503-829-6999 fax
aws@molalla.net

PROPOSAL/ESTIMATE

Advanced Wiring Services, Inc.

P.O. Box 644 Clackamas, OR. 97015

CCB# 162591 OR./C-7 Electrical/ Emerging Small Business Tier 1# 8350

Phone 503 310 3655

Fax 503 829 6999

aws@molalla.net/awsmark.beatty2@gmail.com

Danielle & Rolland Walsh

RE: Electrical Inspection for The Wheel property

503 Main St.

Oregon City, OR. 97045

14 May 2016

The following is our findings and estimate for the property listed above. The property is a 2000 sq. ft. retail space in existing condition. The property includes the following:

1. 2- 225 amp 120/240v single phase electrical panels.
2. Existing exterior metering by the power company.
3. Multiple pieces of existing kitchen equipment.
4. Existing RTU and split system furnace above existing ceiling and roof.

Findings during inspection:

The panels are functional and have no inspection or permit information located on the panels. There are numerous places above the false ceiling of wiring not code compliant. The use of romex wiring and wiring that is not terminated in junction boxes exists above the false ceiling as well as in the upper chamber of the building. There is undersized conductors feeding existing loads. There is no evidence of any GFCI protection in the required locations according to the current code.

It is our opinion that to make the current electrical in the space safe and compliant for minimum occupancy standards would require one of these options:

- A. Safe off at panel and complete demo of existing electrical. Run new circuits to meet minimum lighting and egress and general loads. Re utilize existing panels and provide labor and material for owner provided light fixtures. This scope of work does not include any fire life safety that may be required per local code.
- B. Provide Labor and material to trace out existing circuits and demo out all non compliant wiring that currently is exposed in the ceiling. Make operational

existing lighting and add GFCI protection in the required areas.

This does not factor in any wiring of new HVAC equipment or any added loads required for new appliance equipment to be added.

Base Price: \$25,000.00

If you have any questions on any portion of this bid, please feel free to contact me at 503 310 3655 or email at awsmark.beatty2@gmail.com. Thank you for the opportunity to bid this project.

Mark E. Beatty
Vice President
Advanced Wiring Services, Inc.
503.310.3655 cell 503.829.6999 fax
awsmark.beatty2@gmail.com



580 Portland Ave.
Gladstone, OR 97027
(503) 786-2858 Fax (503) 786-2807
CCB # 134602

Date: 6/16/16

Proposal submitted to: **Rolland & Danielle Walsh**
Street: **503 Main Street**
City, State, and Zip: **Oregon City, OR 97045**
Phone: **503-313-0742**
E-Mail: **rollandwalsh@gmail.com**

Site: **Same**

We hereby submit specifications and estimates for:

- Ductless heat pumps

This includes:

- Installation of the **2 new Daikin SkyAir series** ductless heat pumps on the roof
- Installation of the **2 new Daikin 3-ton** indoor air handlers
- Installation of the new refrigerant lines and line hide channel
- Installation of the pressure treated roof supports
- Installation of an outside air centrifugal fan with duct per code
- Installation of the new electrical circuits with disconnect boxes and service outlet
- Installation of the **ENVi wifi** thermostats for remote access
- Demolition of the old ductwork by others
- Excludes any structural engineering if required by City of Oregon City
- Permits walked through at City of Oregon City

We propose to furnish all labor and necessary materials in accordance with the above specifications.

Total Investment.....\$23,054.00

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

Authorized Signature: Barry Robinson 503-750-5116

Note: we may withdraw this proposal if not accepted within 30 days.

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.

Date of Acceptance: _____ Signature _____



BUDGET PROPOSAL

Wednesday 18 May 2016

**RE: Danielle Walsh
 White Rabbit Gifts
 503 Main St
 Oregon City, Or.**

We are pleased to submit for your review our **Budget Proposal** for the following work as requested and described below. Please note that these estimates are based solely on the information provided and these estimates are subject to change due to the nature of unseen conditions related to renovation. The estimates may also change with new and updated architectural drawings showing actual information. This quote is based on a site visit by BnK Construction and preliminary drawings by

DESCRIPTION:	
Demolition:	\$32,740
Stucco/EIFS: <i>Remove & Reinstall Stucco 3 Sides</i>	\$56,341
Framing, Insulation & Drywall:	\$20,872
Total	\$109,953

Alternates:	
<i>Demo Old Stucco 3 Sides And Haul Off</i>	\$13,440

The above pricing is subject the following clarifications and qualifications:

Payment Terms: Customer shall pay for the services furnished by Contractor within fifteen (15) days of the date on the Contractors invoice. All invoices not contested in writing within fifteen (15) business days of the invoice date are deemed accepted by Customer as true and accurate and are payable in full. Interest will be charged on all accounts not paid when due at a rate of two percent per month, or, the maximum rate allowed by law.

1. All construction has been figured for normal business hours.
2. We specifically exclude the following:
 - A. Plan review and permit fees.
 - B. Costs for temporary utilities.
 - C. Water and system development fees.
 - D. Architectural or structural services or fees.
 - E. Fire and life safety review fees.
 - F. Builders "all risk" property insurance.
 - G. Hazardous material diagnosis, abatement, or resulting liabilities.
 - H. Structural engineering services for seismic or structure modifications.
 - I. Any structural modifications based upon above.
 - J. Concealed conditions.
 - K. Telecom and computer wiring.

- L. Any repair or modifications to existing systems not specified.
- M. Special inspections if required.
- N. Exterior Signage or other exterior modifications
- O. Moving of tenant furniture.
- P. Unforeseen moisture remediation to the existing slab.

3. We qualify the following:

- A. This proposal is subject to the successful negotiations between BnK and tenant/owner.
- B. Owner to provide contractor with all required construction documents.
- C. Final pricing is dependent on final approved drawings.
- D. Any unforeseen existing conditions and/or building code violations will be dealt with on a time and materials basis.

We appreciate the opportunity to bid on this project and look forward to working with you.
If you have any questions, please do not hesitate to call.

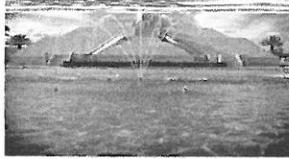
Pat Brady
BnK Construction, Inc.

Please acknowledge your acceptance of this proposal by signing below and returning a signed copy to BnK Construction, Inc.

By: _____

Title: _____

Date: _____



Beisa's Legacy Construction LLC
791 SE 202nd Ave.
Portland, OR 97233 US
(503)676-6702
info@beisaslegacy.com
www.beisaslegacy.com

ADDRESS

Danieelle Walsh
203 Main St
Oregon City, OR 79045

ESTIMATE 1391

DATE 05/18/2016

EXPIRATION DATE 06/18/2016

CC

Commercial Building

PA

503 Main St

CITY, STATE ZIP

Oregon City, OR 97045

ACTIVITY

QTY

RATE

AMOUNT

EXTERIOR

1

33,150.00

33,150.00

- Remove existing stucco from three sides of the building. Front, back and south side of building.
- Replace up to 10 pieces of plywood
- Install new (James Hardie) lap siding with 7" reveal which includes:
 - Install new water barrier (Housewrap Hydrowrap)
 - Install Z flashing on windows and doors per-manufactures practices.
 - Install 5/4"x4" (James Hardie) trim on corners, windows and doors.
 - Install window wrap with Vicord or similar product for water management system.
 - Apply (OSI Quad Max) sealant to be used as per-warranty.
 - Paint all new siding with (Sherwin Williams) A100 exterior paint, maximum 2 colors for body, trim and front door.

Any structural repair or extra plywood will be charge separately

All Labor, materials, clean up and disposal are included.

Any dry-rot or structural damage found pre-construction will be billed at \$55 per hour and the price for materials.

Here is your estimate! We look forward to doing business with you. We appreciate your prompt response.

Beisa's Legacy Construction LLC

TOTAL

\$33,150.00



Ackerman Plumbing Services
7493 S.E. Overland Street, Suite A
Portland, OR 97222
Phone (503) 698-2211 Fax (503) 698-5066
CCB# 136601

Proposal
Page No. 1 of 1 Pages
May 19th, 2016

Proposal submit to:

Rolland Walsh
503 Main St. Oregon City, OR 97045
971-275-51111 rollandwalsh@gmailcom

Job location:

Same as above

Furnish labor and materials for following work:

1. Install complete plumbing system in bar area for floor sink, rinse sink, dishwasher, and hand sink.
2. Provide and install Schier GB20 109lb grease interceptor.
3. Relocate plumbing for both bathrooms for ADA codes, replumb lavatory to two lavatories, back to back, for both bathrooms.
4. Replace hot and cold water and vent system in bar with copper tubing and fittings and hang from original location in upper ceiling.

Notes:

- A) Plumbing permit will be obtained by Ackerman Plumbing Services.
- B) Demo of current bar plumbing, water, drain, and vent are included in this proposal.

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

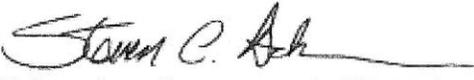
Seventeen Thousand Two Hundred and Thirty-Two Dollars (\$17,232.00)

With payment to be made as follows:

\$7,500.00 down, \$7,500.00 due upon completion of rough-in work, and \$2,232.00 due upon completion.

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 upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized signature:



This proposal may be withdrawn by us if not accepted within 30 days.

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:** _____

Jones Stohosky Environmental Laboratory, Inc.
3315 SE Harrison Street Ste C, Milwaukie, OR 97222
Ph 503-659-8338 Fax 503-659-7577
www.jselabs.com



May 19, 2016

Rolland Walsh
503 Main Street
Oregon City, Oregon

Proposal to Perform Asbestos Abatement and Air Clearance Testing at 503 Main Street in Oregon City, Oregon.

JSE Labs is pleased to have the opportunity to provide you with this proposal. This proposal is based on our telephone conversations and our survey of the site. It is understood by JSE Labs that the purpose of the work is to facilitate renovation of the building.

SCOPE OF WORK

Our scope of work includes removal and disposal of all asbestos-containing building materials identified in our survey dated May 19, 2016. All material will be removed by an Oregon licensed asbestos abatement contractor using certified asbestos workers.

LUMP SUM FEE: \$25,700

This fee includes all labor, materials, equipment, disposal, post removal air clearance testing, and the required State DEQ notification fee. Please feel free to contact me at (503) 659-8338 with any questions.

ACCEPTED BY:

Sincerely,

A handwritten signature in cursive script that reads "Darin Wirth". The signature is written in dark ink and is positioned to the right of the word "Sincerely,".

Darin Wirth
JSE Labs
Attachments: General Terms

Name (Please Print)

Signature

Title

Date

Jones Stohosky Environmental Laboratory, Inc.
3315 SE Harrison Street Ste C, Milwaukie, OR 97222
Ph 503-659-8338 Fax 503-659-7577
www.jselabs.com



JONES STOHO SKY ENVIRONMENTAL LABORATORY, INC.

GENERAL TERMS AND CONDITIONS FOR SERVICES

Jones Stohosky Environmental Laboratory, Inc., also known as Jones Environmental Lab and JSE Labs, is referred to as JSE throughout the terms and conditions described below.

Fee Schedule: The time frame for a deadline begins at sample acceptance, when JSE signs the chain-of-custody form. The time frame does not include weekends and holidays. Deadlines are estimates only and may be extended. Samples must be received before 3:00pm on a regular business day for same-day rush service. Individuals relinquishing samples warrant that the information provided is correct and complete. Prices are subject to change.

Subcontracted Laboratories: JSE does not represent or warrant the services performed by any subcontracted laboratory or firm.

Sample Disposal: Samples are disposed of by JSE unless other arrangements have been made with the client. Bulk asbestos samples are archived for 30 days then disposed.

Reporting of Results: JSE is not responsible for the interpretation of analysis results by others, for any use of its reports by the client or others except as specifically set forth herein, or for any other matter not encompassed in the specific assignment given to JSE by the client. Any unauthorized use or distribution of JSE's work shall be at the clients' and recipients' sole risk. If the client desires to release, or asks for JSE to provide, our report(s) to a third party not described above for that party's reliance, JSE will only agree to such a release provided we receive written acceptance from such third party to be bound by acceptable terms and conditions of this agreement. The client shall indemnify, defend, and hold harmless JSE from any claims, damages, costs, losses and expenses, including but not limited to; attorney fees and costs of arbitration, trial, or appeal arising out of unauthorized or third party use of the laboratory's report(s).

Liability Insurance: JSE carries the following: Commercial General Liability; Contractors' Pollution Liability; and Professional Liability. The laboratory makes no representations or warranties concerning the effect, applicability or scope of such insurance.

Professional Liability and Limitation Thereof: This paragraph relates only to Professional Liability and not General Liability: In performing our professional services, we will use that standard of care and skill ordinarily recognized under similar circumstances by members of our profession in the state and region at the time the services are performed. No other warranty, either expressed or implied, is made in connection with our rendering of professional services.

Payment to Laboratory: The client is required to pay for JSE services at the time of sample acceptance unless other arrangements have been made by JSE. An account is considered delinquent 30 days after the billing date. Delinquent accounts are charged at a rate of 1.5% for each 30 day delinquent period, provided the rate of such charge shall not exceed the maximum allowable by the laws of the state of Oregon.

Other Provisions: Neither party shall hold the other party responsible for delay in performance caused by acts of God, strikes, weather, accidents, or other events beyond the control of the other or the other's employees and agents.

This agreement can be terminated at any time by either party. If terminated prior to the completion of a scope of work, JSE shall be entitled to its portion of fees for any work performed in accordance with their standard rate schedule.

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