City of Oregon City Police Department

Robert Libke Public Safety Building

AIA 102 – 2017 Standard Form of Agreement Between Owner and Contractor

Exhibit A - Alternates

Robert Libke Public Safety Building
50% Construction Documents (CD) Set

ALTERNATES

(GMP Proposal)

The following are ALTERNATES that are NOT included in the Total Cost Estimate:

ALTERNATE No.	DESCRIPTION	VALUE
none		

City of Oregon City Police Department

Robert Libke Public Safety Building

AIA 102 – 2017 Standard Form of Agreement Between Owner and Contractor

Exhibit B - Allowances

Robert Libke Public Safety Building
50% Construction Documents (CD) Set

ALLOWANCES

(GMP Proposal)

The following are ALLOWANCES that are INCLUDED in the Total Cost Estimate:

ALOWANCE No.	DESCRIPTION	VALUE
1	Commemorative Marker	$45,000
2	Sanding and Cleaning CLT	$25,000

City of Oregon City Police Department

Robert Libke Public Safety Building

AIA 102 – 2017 Standard Form of Agreement Between Owner and Contractor

Exhibit C – 2019 Billable Hourly Labor Rates

Robert Libke Public Safety Building

2019 BILLABLE HOURLY LABOR RATES

(Effective January 1, 2019 thru August 21, 2020)

Job Title	Assigned Personnel	Hourly Rate	OT Rate	DT Rate
P&C Project Executive	Brian Shoemaker	$145	-	-
P&C Preconstruction Manager	Steve Anderson	$135	-	-
P&C Chief Estimator	Chana Frederick	$125	-	-
P&C Resource Manager/Scheduler	Dave Van Vleck	$120	-	-
P&C Senior Project Manager		$117	-	-
P&C Site Superintendent	Brad Esler	$103	$144	$175
P&C Project Manager	Will Somme	$98	-	-
P&C Safety Director	Rick McMurray	$95	$133	$162
P&C Assistant Superintendent		$88	$123	$150
P&C On-Site Foreman	Carlos DeLeon	$84	$118	$143
P&C Tradesperson		$83	$116	$141
P&C Project Engineer	Nolan Friesen	$77	-	-
P&C BIM Coordinator		$80	$112	$136
P&C Support Staff		$65	$91	$111

NOTES:

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

City of Oregon City Police Department

Robert Libke Public Safety Building

AIA 102 – 2017 Standard Form of Agreement Between Owner and Contractor

Exhibit D – 2019 Equipment Rental Rate Sheet

BAKER YORK Equipment & Supply

2019 Equipment Rental Rate Sheet

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

Description		Rental Rates			Lump Sum Rental
		1-4 days Daily	5-15 days Weekly	16 + days Monthly	
01000	**LAYOUT/OFFICE EQUIPMENT**				
01002	OFFICE TRAILER - 8 X 16	$ 34.00	$ 100.00	$ 300.00	
01003	OFFICE TRAILER - 8 X 18	$ 36.00	$ 107.00	$ 320.00	
01004	OFFICE TRAILER - 8 X 20	$ 39.00	$ 117.00	$ 350.00	
01005	OFFICE TRAILER - 8 X 24	$ 44.00	$ 130.00	$ 390.00	
01006	OFFICE TRAILER - 8 X 28	$ 45.00	$ 134.00	$ 400.00	
01150	FILING CABINET - 2 DRAWER	$ 6.00	$ 18.00	$ 54.00	$ 160.00
01151	FILING CABINET - 4 DRAWER	$ 7.00	$ 20.00	$ 60.00	$ 180.00
01161	REFRIDGERATOR - FULL SIZE	$ 18.00	$ 54.00	$ 160.00	$ 480.00
01200	OFFICE DESK	$ 15.00	$ 45.00	$ 134.00	$ 400.00
01300	OFFICE TABLES	$ 6.00	$ 17.00	$ 50.00	$ 150.00
01401	OFFICE CHAIRS - DESK	$ 12.00	$ 34.00	$ 100.00	$ 299.00
01500	LASER with TRIPOD	$ 24.00	$ 71.00	$ 211.00	$ 1,265.00
01501	BUILDERS LEVEL with TRIPOD	$ 18.00	$ 53.00	$ 159.00	$ 475.00
01502	TRANSIT/THEODOLITE w/ TRIPOD - DIGITAL	$ 33.00	$ 98.00	$ 292.00	$ 3,500.00
01503	ROBOTIC TOTAL STATION	$ 120.00	$ 475.00	$ 1,400.00	
01504	SURVEYORS CHAIN	$ 13.00	$ 39.00	$ 117.00	$ 350.00
01505	LASER LEVEL	$ 21.00	$ 63.00	$ 187.00	$ 450.00
01506	ELEVATION ROD FOR TRANSIT/LASER	$ 8.00	$ 22.00	$ 64.00	$ 190.00
01507	ROD EYE W/BRACKET	$ 13.00	$ 39.00	$ 117.00	$ 350.00
01515	TRIPOD	$ 3.00	$ 9.00	$ 25.00	$ 75.00
01600	JOB COMM RADIOS	$ 13.00	$ 39.00	$ 117.00	$ 350.00
02000	**DEMO/DIRT EQUIPMENT**				
02001	ACETYLENE TORCH/GUAGE/HOSE	$ 28.00	$ 84.00	$ 250.00	$ 750.00
02003	WELDER - LINCOLN K1418-1	$ 43.00	$ 128.00	$ 384.00	$ 4,600.00
02120	FUEL BOX	$ 28.00	$ 82.00	$ 244.00	$ 730.00
02125	FUEL TANK - 75 GALLON	$ 28.00	$ 84.00	$ 250.00	$ 750.00
02126	FUEL TANK - 55 GALLON	$ 23.00	$ 67.00	$ 200.00	$ 600.00
02200	WHEEL BARROW	$ 8.00	$ 23.00	$ 67.00	$ 199.00
02201	DEMO BUGGY	$ 26.00	$ 76.00	$ 227.00	$ 679.00
02202	GEORGIA BUGGY	$ 21.00	$ 62.00	$ 184.00	$ 1,100.00
02300	COMPACTOR - PLATE	$ 25.00	$ 73.00	$ 217.00	$ 2,600.00
02301	COMPACTOR - JUMPING JACK	$ 28.00	$ 84.00	$ 250.00	$ 3,000.00
02401	SUBMERSIBLE PUMP - 2"	$ 17.00	$ 51.00	$ 152.00	$ 455.00
02500	SHOP VACUUM	$ 6.00	$ 17.00	$ 50.00	$ 150.00
02502	HEPA VACUUM	$ 19.00	$ 57.00	$ 170.00	$ 1,015.00
02503	DUST EXTRACTION VACUUM	$ 26.00	$ 78.00	$ 234.00	$ 700.00
02601	PRESSURE WASHER	$ 25.00	$ 73.00	$ 217.00	$ 1,300.00
02602	PRESSURE WASHER - HOT WATER/SAND	$ 38.00	$ 112.00	$ 334.00	
02700	BACK PACK BLOWER	$ 16.00	$ 48.00	$ 144.00	$ 430.00
02705	HANDHELD BLOWER	$ 5.00	$ 13.00	$ 37.00	$ 110.00
02710	STRING TRIMMER	$ 12.00	$ 35.00	$ 104.00	$ 310.00

2019 Equipment Rental Rate Sheet

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

Description		Rental Rates			Lump Sum Rental
		1-4 days Daily	5-15 days Weekly	16 + days Monthly	
02720	WEED BURNER	$ 7.00	$ 21.00	$ 62.00	$ 185.00
02730	LAWN MOWER	$ 15.00	$ 45.00	$ 134.00	$ 400.00
02760	WALK BEHIND EDGER	$ 50.00	$ 150.00	$ 300.00	
02800	TILE STRIPPER	$ 34.00	$ 100.00	$ 300.00	$ 900.00
02970	POST HOLE DIGGER - GAS	$ 25.00	$ 73.00	$ 217.00	$ 650.00
03000	**CONCRETE EQUIPMENT**				
03001	VIBRATOR - ELECTRIC	$ 24.00	$ 71.00	$ 212.00	$ 1,271.00
03002	VIBRATOR - HIGH CYCLE	$ 31.00	$ 91.00	$ 272.00	$ 1,631.00
03003	HIGH CYCLE GENERATOR	$ 20.00	$ 59.00	$ 175.00	$ 1,050.00
03005	CONCRETE VIBRATOR GAS BACKPACK	$ 35.00	$ 103.00	$ 309.00	$ 1,850.00
03010	HIGH CYCLE INVERTER	$ 23.00	$ 67.00	$ 200.00	$ 1,200.00
03100	CHIPPING GUN/RIVET BUSTER	$ 23.00	$ 67.00	$ 200.00	$ 1,200.00
03101	CONCRETE BREAKER - ELECTRIC	$ 28.00	$ 84.00	$ 250.00	$ 1,500.00
03102	CONCRETE PLANER	$ 21.00	$ 61.00	$ 181.00	$ 543.00
03103	CORE DRILL & ACCESSORIES	$ 39.00	$ 115.00	$ 344.00	$ 4,120.00
03500	REBAR CUTTER	$ 25.00	$ 73.00	$ 217.00	$ 1,297.00
03510	REBAR CUTTER/BENDER	$ 12.00	$ 34.00	$ 100.00	$ 300.00
03600	POWER TROWEL - 36'	$ 85.00	$ 212.00	$ 468.00	
03601	POWER TROWEL - 48'	$ 100.00	$ 257.00	$ 560.00	
03602	POWER TROWEL - 48' - RIDING	$ 250.00	$ 550.00	$ 1,100.00	
03603	STONE POWER SCREED	$ 85.00	$ 150.00	$ 300.00	
03610	AIRLIFT BAG	$ 24.00	$ 70.00	$ 210.00	$ 1,260.00
03620	ALLEN SPRAYER 7560XL	$ 22.00	$ 64.00	$ 190.00	$ 2,575.00
03700	CONCRETE BUCKETS - 1/2 CY	$ 34.00	$ 100.00	$ 300.00	$ 1,800.00
03701	CONCRETE BUCKETS - 3/4 CY	$ 36.00	$ 106.00	$ 317.00	$ 1,900.00
03702	CONCRETE BUCKETS - 1-1/4 CY	$ 20.00	$ 59.00	$ 175.00	$ 2,100.00
03703	CHUTE HOPPERS	$ 13.00	$ 39.00	$ 117.00	$ 350.00
03704	PORTABLE MIXER	$ 32.00	$ 95.00	$ 283.00	$ 849.00
03708	TREMME W/HOSE	$ 13.00	$ 39.00	$ 117.00	$ 350.00
03709	CONCRETE DUMPING PAN	$ 5.00	$ 20.00	$ 75.00	$ 425.00
03710	GROUT PUMP	$ 19.00	$ 57.00	$ 170.00	$ 510.00
04000	**AIR COMPRESSORS/ACCESSORIES/PUMPS**				
04001	AIR COMPRESSOR - HAND CARRY	$ 15.00	$ 43.00	$ 127.00	$ 380.00
04002	AIR COMPRESSOR - PORTABLE	$ 35.00	$ 105.00	$ 315.00	$ 945.00
04010	AIR COMPRESSOR - TOW BEHIND	$ 94.00	$ 283.00	$ 850.00	
04099	Air Nailers - Palm	$ 2.00	$ 6.00	$ 17.00	$ 50.00
04100	Air Nailers - Framing	$ 13.00	$ 39.00	$ 117.00	$ 350.00
04101	Air Nailers - Finish	$ 8.00	$ 22.00	$ 64.00	$ 190.00
04102	Air Nailers - Coil	$ 15.00	$ 44.00	$ 130.00	$ 390.00
04103	AIR IMPACT WRENCH	$ 26.00	$ 76.00	$ 226.00	$ 676.00
04106	MINI NAIL SCALER	$ 5.00	$ 14.00	$ 40.00	$ 120.00
04300	AIRLESS SPRAYER	$ 32.00	$ 95.00	$ 283.00	$ 849.00

2019 Equipment Rental Rate Sheet

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

Description		Rental Rates			Lump Sum Rental
		1-4 days Daily	5-15 days Weekly	16 + days Monthly	
04301	AIR HAMMER (ALL) - ROCK DRILL	$ 25.00	$ 73.00	$ 217.00	$ 650.00
04400	PNEUMATIC IMPACT GUN	$ 11.00	$ 31.00	$ 92.00	$ 275.00
05000	**MATERIAL HANDLING/STORAGE EQUIPMENT**				
05001	20' CONEX STORAGE CONTAINER	$ 18.00	$ 50.00	$ 150.00	
05003	CONTAINER - 8' X 16' - DOUBLE END	$ 17.00	$ 50.00	$ 150.00	
05006	TOOL STORAGE BOX (all)	$ 20.00	$ 59.00	$ 175.00	$ 1,050.00
05008	KNACK PLAN BOX	$ 31.00	$ 91.00	$ 271.00	$ 3,250.00
05010	ROOF CART	$ 38.00	$ 112.00	$ 334.00	$ 1,000.00
05100	PALLET JACK	$ 19.00	$ 55.00	$ 163.00	$ 489.00
05101	BOARD CART	$ 11.00	$ 32.00	$ 94.00	$ 282.00
05102	HI-JACKERS	$ 19.00	$ 57.00	$ 171.00	$ 2,043.00
05103	CHAIN HOIST	$ 24.00	$ 70.00	$ 209.00	$ 2,500.00
05104	COME-A-LONGS	$ 8.00	$ 23.00	$ 69.00	$ 205.00
05105	WALL JACKS/HYDRAULIC JACKS	$ 13.00	$ 39.00	$ 117.00	$ 350.00
05106	PORTA POWER	$ 32.00	$ 95.00	$ 284.00	$ 850.00
05107	HAND TRUCK	$ 11.00	$ 32.00	$ 94.00	$ 282.00
05110	GREY WHEELED SERVICE CART	$ 11.00	$ 32.00	$ 94.00	$ 282.00
05200	BANDER/CRIMPER SET UP	$ 32.00	$ 96.00	$ 287.00	$ 860.00
05300	STEEL PLATES 6' X 10'	$ 23.00	$ 67.00	$ 200.00	$ 2,400.00
05301	STEEL PLATES 8' X 10'	$ 28.00	$ 84.00	$ 250.00	$ 2,500.00
05302	STEEL PLATES 5' X 6'	$ 20.00	$ 59.00	$ 175.00	$ 1,500.00
05303	STEEL PLATES 7' X 14'	$ 39.00	$ 117.00	$ 350.00	$ 3,500.00
06000	**SAWS**				
06001	71/4" CIRCULAR	$ 8.00	$ 23.00	$ 67.00	$ 201.00
06002	BEAM SAW	$ 25.00	$ 75.00	$ 224.00	$ 670.00
06003	RECIPROCATING SAW	$ 10.00	$ 29.00	$ 87.00	$ 260.00
06004	PORT-A-BAND	$ 12.00	$ 35.00	$ 103.00	$ 309.00
06005	JIGSAW	$ 6.00	$ 17.00	$ 50.00	$ 150.00
06006	BIG FOOT SAW	$ 16.00	$ 46.00	$ 137.00	$ 409.00
06007	MULTIFUNCTION HOLE CUTTER KIT	$ 11.00	$ 31.00	$ 91.00	$ 271.00
06010	7-1/4" CIRCULAR - CORDLESS	$ 12.00	$ 34.00	$ 102.00	$ 305.00
06100	TABLE SAW	$ 27.00	$ 81.00	$ 242.00	$ 725.00
06101	MITER SAW 10"	$ 21.00	$ 62.00	$ 184.00	$ 550.00
06102	MITER SAW 12"	$ 23.00	$ 68.00	$ 202.00	$ 605.00
06200	HOT SAW - GAS	$ 32.00	$ 95.00	$ 284.00	$ 850.00
06202	CHAIN SAW - GAS	$ 12.00	$ 34.00	$ 100.00	$ 299.00
06203	MULTI TOOL (Dremel)	$ 5.00	$ 14.00	$ 40.00	$ 120.00
07000	**DRILLS**				
07001	CORDED DRILL - 3/8" - 1/2"	$ 5.00	$ 13.00	$ 37.00	$ 110.00
07002	CORDED DRILL - 1/2" - 3/4"	$ 7.00	$ 21.00	$ 62.00	$ 185.00
07003	ANGLE DRILL	$ 12.00	$ 34.00	$ 102.00	$ 305.00

2019 Equipment Rental Rate Sheet

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

Description		Rental Rates			Lump Sum Rental
		1-4 days Daily	5-15 days Weekly	16 + days Monthly	
07004	ROTOHAMMER - SMALL	$ 17.00	$ 50.00	$ 150.00	$ 450.00
07005	ROTOHAMMER - LARGE	$ 21.00	$ 61.00	$ 181.00	$ 1,084.00
07006	MAGNETIC DRILL	$ 33.00	$ 98.00	$ 292.00	$ 1,750.00
07007	DEMOLITION HAMMER	$ 29.00	$ 87.00	$ 259.00	$ 1,550.00
07008	ELECTRIC SHEARS	$ 9.00	$ 26.00	$ 77.00	$ 230.00
07101	CORDLESS SCREW GUN	$ 18.00	$ 53.00	$ 158.00	$ 474.00
07102	CORDLESS IMPACT GUN	$ 9.00	$ 27.00	$ 80.00	$ 240.00
07105	CORDLESS 1/2" IMPACT GUN	$ 12.00	$ 34.00	$ 100.00	$ 300.00
07201	CORDED IMPACT GUN	$ 10.00	$ 29.00	$ 87.00	$ 259.00
07202	CORDLESS KIT - IMPACT & SCREW GUNS	$ 15.00	$ 43.00	$ 127.00	$ 380.00
07225	1/2" RIGHT ANGLE ADAPTOR	$ 6.00	$ 17.00	$ 50.00	$ 150.00
07500	POWDER ACTUATED TOOL	$ 12.00	$ 34.00	$ 101.00	$ 301.00
08000	**SANDERS/GRINDERS**				
08001	BELT SANDER	$ 10.00	$ 28.00	$ 84.00	$ 250.00
08002	VIBRATORY SANDER	$ 4.00	$ 11.00	$ 32.00	$ 95.00
08003	FLOOR SANDER/BUFFER	$ 28.00	$ 84.00	$ 250.00	$ 750.00
08004	FLOOR GRINDER	$ 47.00	$ 139.00	$ 417.00	$ 5,000.00
08100	POWER PLANER	$ 9.00	$ 25.00	$ 73.00	$ 219.00
08101	12" SURFACE PLANER	$ 24.00	$ 72.00	$ 215.00	$ 645.00
08102	ROUTER/LAMINATE TRIMMER	$ 8.00	$ 24.00	$ 72.00	$ 214.00
08200	BISQUIT PLATE JOINER	$ 10.00	$ 29.00	$ 85.00	$ 254.00
08300	HEAT GUN	$ 5.00	$ 15.00	$ 43.00	$ 129.00
08400	GRINDERS - SMALL	$ 6.00	$ 17.00	$ 50.00	$ 149.00
08401	GRINDERS - LARGE	$ 9.00	$ 25.00	$ 73.00	$ 219.00
09000	**POWER/HEATING/LIGHTING EQUIPMENT**				
09001	TEMPORARY POWER POTS	$ 13.00	$ 39.00	$ 117.00	$ 350.00
09002	TEMPORARY POWER CORDS (50')	$ 10.00	$ 28.00	$ 84.00	$ 250.00
09003	TEMPORARY POWER Y	$ 9.00	$ 25.00	$ 74.00	$ 220.00
09004	110V CORDS	$ 5.00	$ 15.00	$ 44.00	$ 130.00
09005	YELLOW JACKET CORD PROTECTORS	$ 12.00	$ 34.00	$ 102.00	$ 305.00
09008	TEMPORARY POWER CORDS (100')	$ 13.00	$ 39.00	$ 117.00	$ 350.00
09009	HIGH CYCLE CORDS (50')	$ 11.00	$ 33.00	$ 97.00	$ 290.00
09100	LIGHT STANDS/BAY LIGHTS	$ 11.00	$ 33.00	$ 97.00	$ 289.00
09101	LIGHT TOWERS	$ 140.00	$ 356.00	$ 600.00	
09102	BREWERY CORD PER 100'	$ 5.00	$ 14.00	$ 42.00	$ 125.00
09103	WOBBLE LIGHTS	$ 13.00	$ 39.00	$ 117.00	$ 350.00
09104	HALOGEN LIGHTS	$ 11.00	$ 33.00	$ 97.00	$ 289.00
09106	HAND HELD SHOP LIGHT	$ 4.00	$ 12.00	$ 34.00	$ 100.00
09200	FURNACE - HEAT WAGONS	$ 51.00	$ 153.00	$ 459.00	$ 5,500.00
09201	BOX/PEDESTAL FANS	$ 18.00	$ 53.00	$ 159.00	$ 475.00
09202	BLOWER FANS/SQUIRREL FANS	$ 10.00	$ 28.00	$ 84.00	$ 250.00
09204	DEHUMIDIFIER	$ 34.00	$ 100.00	$ 300.00	$ 1,800.00

2019 Equipment Rental Rate Sheet

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

Description		Rental Rates			Lump Sum Rental
		1-4 days Daily	5-15 days Weekly	16 + days Monthly	
09205	NEGATIVE AIR MACHINE	$ 19.00	$ 57.00	$ 170.00	$ 1,020.00
09220	240V HEATERS	$ 23.00	$ 67.00	$ 200.00	$ 600.00
09300	GENERATORS - 1KW - 5 KW	$ 19.00	$ 56.00	$ 168.00	$ 2,005.00
09301	GENERATORS - 25KVW	$ 235.00	$ 595.00	$ 1,246.00	
09302	GENERATORS - Multi-Power 7000E	$ 28.00	$ 84.00	$ 250.00	$ 1,500.00
09303	TEMPORARY PIG-TAIL	$ 9.00	$ 25.00	$ 74.00	$ 220.00
09350	BATTERY CHARGER	$ 3.00	$ 8.00	$ 24.00	$ 70.00
09355	BATTERY - 18v- 60v	$ 3.00	$ 9.00	$ 27.00	$ 80.00
10000	**LADDERS/SCAFFOLD/ACCESS EQUIPMENT**				
10001	EXTENSION LADDERS - to 20'	$ 9.00	$ 26.00	$ 77.00	$ 229.00
10002	EXTENSION LADDERS - 24'	$ 10.00	$ 29.00	$ 87.00	$ 259.00
10003	EXTENSION LADDERS - 28'	$ 12.00	$ 34.00	$ 100.00	$ 299.00
10004	EXTENSION LADDERS - 32'	$ 15.00	$ 44.00	$ 130.00	$ 389.00
10005	EXTENSION LADDERS - 40'	$ 16.00	$ 48.00	$ 143.00	$ 429.00
10006	STEP LADDERS - to 8'	$ 6.00	$ 17.00	$ 50.00	$ 149.00
10007	STEP LADDERS - 10'	$ 8.00	$ 22.00	$ 66.00	$ 198.00
10008	STEP LADDERS - 12'	$ 10.00	$ 29.00	$ 87.00	$ 259.00
10009	BAKER SCAFFOLD	$ 13.00	$ 38.00	$ 112.00	$ 335.00
10010	LADDER SAFETY RAIL (PAIR)	$ 8.00	$ 23.00	$ 67.00	$ 200.00
10012	LADDER - PODIUM - 6'	$ 9.00	$ 26.00	$ 77.00	$ 230.00
10013	LADDER - PODIUM - 8'	$ 12.00	$ 36.00	$ 107.00	$ 320.00
10110	BUMP LINE STANTIONS/CANDLE STICKS - 1	$1.00	$3.00	$9.00	$ 25.00
10111	BUMP LINE STANTIONS/CANDLE STICKS - 10	$10.00	$28.00	$84.00	$ 250.00
10112	BUMP LINE STANTIONS/CANDLE STICKS - 50	$24.00	$70.00	$209.00	$ 1,250.00
10113	BUMP LINE STANTIONS/CANDLE STICKS - 100	$24.00	$70.00	$209.00	$ 2,500.00
10114	BUMP LINE STANTIONS/CANDLE STICKS - 200	$47.00	$139.00	$417.00	$ 5,000.00
10101	FOLDING BARRICADES				$ 45.00
10190	RETRACTABLE LANYARD - 20'-30'	$ 14.00	$ 42.00	$ 124.00	$ 370.00
10191	RETRACTABLE LANYARD - 50'	$ 27.00	$ 79.00	$ 237.00	$ 710.00
10192	RETRACTABLE LANYARD - 20'-30' LE	$ 19.00	$ 56.00	$ 167.00	$ 500.00
10193	RETRACTABLE LANYARD - 50' LE	$ 34.00	$ 100.00	$ 300.00	$ 900.00
10200	LIFELINE KIT	$23.00	$67.00	$200.00	$ 600.00
10202	RETRACTABLE LANYARD	$ 27.00	$ 79.00	$ 237.00	$ 710.00
10203	MAN BASKETS	$ 30.00	$ 80.00	$ 250.00	
10204	ZIPWALLS (per)	$ 3.00	$ 8.00	$ 24.00	$ 70.00
10211	KERMANTLE FALL ARREST	$ 23.00	$ 67.00	$ 200.00	$ 600.00
10213	SAIA SAFETY HARNESS	$ 17.00	$ 50.00	$ 150.00	$ 450.00
10250	PARAPET SAFETY RAIL - 1	$ 10.00	$ 25.00	$ 75.00	$ 150.00
10251	PARAPET SAFETY RAIL - 10	$ 28.00	$ 84.00	$ 250.00	$ 1,500.00
10252	PARAPET SAFETY RAIL - 50	$ 70.00	$ 209.00	$ 625.00	$ 7,500.00
10253	PARAPET SAFETY RAIL - 100	$ 139.00	$ 417.00	$ 1,250.00	$ 15,000.00
10254	PARAPET SAFETY RAIL - 200	$ 278.00	$ 833.00	$ 2,500.00	$ 30,000.00

2019 Equipment Rental Rate Sheet

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

Description		Rental Rates			Lump Sum Rental
		1-4 days Daily	5-15 days Weekly	16 + days Monthly	
11000	**TRUCKS/TRAILERS**				
11001	1/2 Ton Pickup (F150)	$ 82.00	$ 325.00	$ 975.00	
11002	3/4 Ton Pickup (F250)	$ 90.00	$ 350.00	$ 1,050.00	
11003	F350 Flatbed	$ 110.00	$ 420.00	$ 1,250.00	
11004	1 Ton Pickup (Green Flatbed)	$ 82.00	$ 325.00	$ 1,050.00	
11100	Flatbed Trailer	$ 70.00	$ 248.00	$ 528.00	
11101	TRAILER - FLATBED 8' X 12'	$ 70.00	$ 248.00	$ 528.00	
11102	TRAILER - FLATBED 8' X 16' - BIG TEX	$ 70.00	$ 248.00	$ 528.00	
11103	TRAILER - FLATBED 8' X 18' - BIG TEX	$ 70.00	$ 248.00	$ 528.00	
11104	TRAILER - WATER - 500 GALLON	$ 85.00	$ 252.00	$ 632.00	
11105	TRAILER - WATER - 800 GALLON	$ 85.00	$ 252.00	$ 632.00	
11110	DUMP TRAILER	$ 120.00	$ 320.00	$ 700.00	
11300	GOLF CART	$ 60.00	$ 175.00	$ 500.00	$ 5,000.00
12000	**FORKLIFTS/MANLIFTS**				
12006	72" Forks	$ 28.00	$ 68.00	$ 124.00	
12007	2000 Toyota 7FGU25 FORKLIFT	$ 130.00	$ 437.00	$ 889.00	
12011	LIGHT REACH FORKLIFT	$ 285.00	$ 981.00	$ 1,850.00	
12015	HEAVY REACH FORKLIFT	$ 384.00	$ 1,150.00	$ 3,450.00	
12050	SCISSOR LIFT - 19'	$ 110.00	$ 320.00	$ 710.00	
12053	SCISSOR LIFT - 32'	$ 112.00	$ 334.00	$ 1,000.00	
12055	SCISSOR LIFT - 35' (4WD)	$ 180.00	$ 540.00	$ 1,620.00	
12150	FORKLIFT PICKING BAR	$ 20.00	$ 60.00	$ 175.00	
12200	DUMP BOX	$ 28.00	$ 68.00	$ 120.00	
13000	**BACKHOES**				
13004	1995 Case 580L 4wd	$ 240.00	$ 833.00	$ 2,080.00	
13100	Backhoe Buckets	$ 60.00	$ 158.00	$ 396.00	
14000	**CRANES**				
14002	1980 Grove RT 740 HydroCrane	$ 1,520.00	$ 4,560.00	$ 13,680.00	
14003	1989 Grove RT 745 45T HydroCrane	$ 1,520.00	$ 4,560.00	$ 13,680.00	
14004	1999 Grove RT 750 HydroCrane	$ 1,520.00	$ 4,560.00	$ 13,680.00	
14005	1999 Grove 860 HydroCrane	$ 1,600.00	$ 4,800.00	$ 14,400.00	
14100	SPREADER BAR	$ 75.00	$ 225.00	$ 675.00	
14200	CRANE FORK ATTACHMENT	$ 50.00	$ 150.00	$ 450.00	
15000	**FORMWORK/SHORING/SCAFFOLD**				
15001	SHORING-BRACKETS-BRACING			$ 90.00	
15100	**EFCO Forms**				
15101	12' Super Studs	**Per Lineal Foot**		$ 0.60	
15102	14' E Beams	**Per Lineal Foot**		$ 0.40	
15103	12' E Beams	**Per Lineal Foot**		$ 0.40	

2019 Equipment Rental Rate Sheet

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

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

2019 Equipment Rental Rate Sheet

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

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

2019 Equipment Rental Rate Sheet

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

Description		Rental Rates			Lump Sum Rental
		1-4 days Daily	5-15 days Weekly	16 + days Monthly	
16522	METAL STAKES - 12" - 50	$ 50.00	$ 8.50	$ 25.00	$ 100.00
16523	METAL STAKES - 12" - 100	$ 10.00	$ 17.00	$ 50.00	$ 200.00
16524	METAL STAKES - 12" - 200	$ 20.00	$ 34.00	$ 100.00	$ 400.00
16525	METAL STAKES - 18" - 1	$ 0.10	$ 0.17	$ 0.50	$ 2.00
16526	METAL STAKES - 18" - 10	$ 1.00	$ 1.70	$ 5.00	$ 20.00
16527	METAL STAKES - 18" - 50	$ 50.00	$ 8.50	$ 25.00	$ 100.00
16528	METAL STAKES - 18" - 100	$ 10.00	$ 17.00	$ 50.00	$ 200.00
16529	METAL STAKES - 18" - 200	$ 20.00	$ 34.00	$ 100.00	$ 400.00
16530	METAL STAKES - 2' - 1	$ 0.10	$ 0.17	$ 0.50	$ 2.00
16531	METAL STAKES - 2' - 10	$ 1.00	$ 1.70	$ 5.00	$ 20.00
16532	METAL STAKES - 2' - 50	$ 50.00	$ 8.50	$ 25.00	$ 100.00
16533	METAL STAKES - 2' - 100	$ 10.00	$ 17.00	$ 50.00	$ 200.00
16534	METAL STAKES - 2' - 200	$ 20.00	$ 34.00	$ 100.00	$ 400.00
16535	METAL STAKES - 3' - 1	$ 0.10	$ 0.17	$ 0.50	$ 2.00
16536	METAL STAKES - 3' - 10	$ 1.00	$ 1.70	$ 5.00	$ 20.00
16537	METAL STAKES - 3' - 50	$ 50.00	$ 8.50	$ 25.00	$ 100.00
16538	METAL STAKES - 3' - 100	$ 10.00	$ 17.00	$ 50.00	$ 200.00
16539	METAL STAKES - 3' - 200	$ 20.00	$ 34.00	$ 100.00	$ 400.00
16540	METAL STAKES - 4' - 1	$ 0.10	$ 0.17	$ 0.50	$ 2.00
16541	METAL STAKES - 4' - 10	$ 1.00	$ 1.70	$ 5.00	$ 20.00
16542	METAL STAKES - 4' - 50	$ 50.00	$ 8.50	$ 25.00	$ 100.00
16543	METAL STAKES - 4' - 100	$ 10.00	$ 17.00	$ 50.00	$ 200.00
16544	METAL STAKES - 4' - 200	$ 20.00	$ 34.00	$ 100.00	$ 400.00
17000	**SAFETY**				
17010	TEMP FENCE PANELS	$ 15.00	$ 40.00	$ 65.00	$ 130.00
17504	FIRE EXTINGUISHERS	-	-	-	$ 55.00
17514	FIRE EXTINGUISHER STAND	-	-	-	$ 109.00
18002	EYEWASH STATION	$ 15.00	$ 45.00	$ 100.00	$ 300.00
18010	AED DEFIBRILLATOR	$ 28.00	$ 84.00	$ 250.00	$ 3,000.00

Lump Sum Rental is not available for these items.

City of Oregon City Police Department

Robert Libke Public Safety Building Contract

AIA 102 – 2017 Standard Form of Agreement Between Owner and Contractor

Exhibit E – List of Documents – 50% Construction Documents

Robert Libke Public Safety Building
50% Construction Documents (CD) Set

LIST OF DOCUMENTS

DRAWINGS:

ROBERT LIBKE PUBLIC SAFETY BUILDING 6/7/19
Oregon City Police Department
50% Construction Documents

Dwg. No.	Title	Issue Date
	COVER SHEET	6/7/19
G-001	DRAWING INDEX & PROJECT SUMMARY	6/7/19
G-101	CODE PLAN	6/7/19
C-100	COVER SHEET	6/7/19
C-101	STANDARD NOTES	6/7/19
C-102	STANDARD NOTES	6/7/19
C-111	EXISTING CONDITIONS PLAN	6/7/19
C-112	EXISTING CONDITIONS PLAN	6/7/19
C-113	EXISTING CONDITIONS PLAN	6/7/19
C-114	EXISTING CONDITIONS PLAN	6/7/19
C-115	EXISTING CONDITIONS PLAN	6/7/19
C-116	EXISTING CONDITIONS PLAN	6/7/19
C-200	DEMOLITION PLAN	6/7/19
C-300	OVERALL SITE PLAN	6/7/19
C-301	SITE PLAN NORTH	6/7/19
C-302	SITE PLAN SOUTH	6/7/19
C-400	OVERALL GRADING PLAN	6/7/19
C-401	GRADING PLAN NORTH	6/7/19
C-402	GRADING PLAN SOUTH	6/7/19
C-403	GRADING ENLARGEMENTS	6/7/19
C-500	OVERALL STORM DRAINAGE PLAN	6/7/19
C-501	STORM DRAINAGE PLAN NORTH	6/7/19
C-502	STORM DRAINAGE PLAN SOUTH	6/7/19
C-510	STORM PROFILES	6/7/19
C-511	STORM FACILITY SECTIONS	6/7/19
C-600	OVERALL UTILITY PLAN	6/7/19
C-601	UTILITY PLAN NORTH	6/7/19
C-602	UTILITY PLAN SOUTH	6/7/19
C-610	UTILITY PROFILES	6/7/19
C-700	EROSION AND SEDIMENT CONTROL COVER SHEET	6/7/19
C-700N	EROSION AND SEDIMENT CONTROL NOTES	6/7/19
C-701	CLEARING, DEMO, AND MASS GRADING ESC PLAN	6/7/19
C-702	FINAL STABILIZATION EROSION CONTROL PLAN	6/7/19
C-703	EROSION CONTROL DETAILS	6/7/19
C-704	EROSION CONTROL DETAILS	6/7/19
C-800	CIVIL DETAILS	6/7/19
C-801	CIVIL DETAILS	6/7/19
C-802	CIVIL DETAILS	6/7/19
C-803	CIVIL DETAILS	6/7/19
C-804	CIVIL DETAILS	6/7/19
C-805	CIVIL DETAILS	6/7/19
C-806	CIVIL DETAILS	6/7/19

C-807	CIVIL DETAILS	6/7/19
C-808	CIVIL DETAILS	6/7/19
C-809	CIVIL DETAILS	6/7/19
L-001	TREE PROTECTION AND REMOVAL PLAN	6/7/19
L-101	LANDSCAPE SITE PLAN	6/7/19
L-110	LANDSCAPE SITE DETAILS	6/7/19
L-111	LANDSCAPE SITE DETAILS	6/7/19
L-112	LANDSCAPE SITE DETAILS	6/7/19
L-113	LANDSCAPE SITE DETAILS	6/7/19
L-201	LANDSCAPE LAYOUT PLAN	6/7/19
L-202	LANDSCAPE LAYOUT PLAN ENLARGEMENTS	6/7/19
L-300	PLANTING SCHEDULE AND NOTES	6/7/19
L-301	LANDSCAPE PLANTING PLAN	6/7/19
L-310	LANDSCAPE PLANTING DETAILS	6/7/19
S-001	DRAWING INDEX AND LIST OF ABBREVIATIONS	6/7/19
S-002	GENERAL STRUCTURAL NOTES	6/7/19
S-003	GENERAL STRUCTURAL NOTES	6/7/19
S-004	TABLES OF SPECIAL INSPECTIONS	6/7/19
S-005	TABLES OF SPECIAL INSPECTIONS	6/7/19
S-101A	FOUNDATION PLAN – ZONE A	6/7/19
S-101B	FOUNDATION PLAN – ZONE B	6/7/19
S-102A	ROOF FRAMING PLAN – ZONE A	6/7/19
S-102B	ROOF FRAMING PLAN – ZONE B	6/7/19
S-103	PARTIAL PLANS	6/7/19
S-501	CONCRETE DETAILS	6/7/19
S-502	CONCRETE DETAILS	6/7/19
S-601	WOOD FRAMING DETAILS	6/7/19
S-602	WOOD FRAMING DETAILS	6/7/19
S-603	DETAILS	6/7/19
S-604	DETAILS	6/7/19
S-701	CANOPY DETAILS	6/7/19
A-000	ARCHITECTURAL SYMBOLS AND ABBREVIATIONS	6/7/19
A-001	ARCHITECTURAL SITE PLAN	6/7/19
A-101A	FLOOR PLAN – ZONE A	6/7/19
A-101B	FLOOR PLAN – ZONE B	6/7/19
A-104A	ROOF PLAN – ZONE A	6/7/19
A-104B	ROOF PLAN – ZONE B	6/7/19
A-111A	REFLECTED CEILING PLAN – ZONE A	6/7/19
A-111B	REFLECTED CEILING PLAN – ZONE B	6/7/19
A-121A	SLAB PLAN – ZONE A	6/7/19
A-121B	SLAB PLAN – ZONE B	6/7/19
A-201	EXTERIOR ELEVATIONS	6/7/19
A-202	EXTERIOR ELEVATIONS	6/7/19
A-301	BUILDING SECTIONS	6/7/19
A-302	BUILDING SECTIONS	6/7/19
A-303	BUILDING SECTIONS	6/7/19
A-310	WALL SECTIONS	6/7/19
A-311	WALL SECTIONS	6/7/19
A-401	ENLARGED PUBLIC ENTRY	6/7/19
A-402	ENLARGED ELEVATIONS – FITNESS COURTYARD	6/7/19
A-403	ENLARGED ELEVATIONS – NORTH COURTYARD	6/7/19
A-404	ENLARGED ELEVATIONS – BREAK ROOM NORTH	6/7/19
A-405	ENLARGED ELEVATIONS – ENTRY COURTS CLERESTORY	6/7/19
A-406	ENLARGED ELEVATIONS – NORTH CLERESTORY	6/7/19

A-407	ENLARGED ELEVATIONS – MECHANICAL SCREENS	6/7/19
A-408	ENLARGED – SITE WORK	6/7/19
A-409	ENLARGED – SITE WORK	6/7/19
A-411	ENLARGED GLAZING ELEVATIONS	6/7/19
A-412	ENLARGED GLAZING ELEVATIONS	6/7/19
A-430	ENLARGED PLANS – TOILET ROOMS	6/7/19
A-431	ENLARGED PLANS – TOILET ROOMS	6/7/19
A-432	ENLARGED PLANS – TOILET ROOMS	6/7/19
A-433	ENLARGED PLANS – BREAK ROOMS AND KITCHEN	6/7/19
A-440	ENLARGED PLAN – DIAS	6/7/19
A-500	EXTERIOR DETAILS – TYP	6/7/19
A-501	EXTERIOR DETAILS – PLAN	6/7/19
A-502	EXTERIOR DETAILS – MECHANICAL SCREENS & FENCES	6/7/19
A-503	EXTERIOR DETAILS – ROOF, SOFFIT	6/7/19
A-504	EXTERIOR DETAILS – LIGHT MONITOR	6/7/19
A-505	EXTERIOR DETAILS – DOORS	6/7/19
A-601	INTERIOR ELEVATIONS	6/7/19
A-602	INTERIOR ELEVATIONS	6/7/19
A-603	INTERIOR ELEVATIONS	6/7/19
A-604	INTERIOR ELEVATIONS	6/7/19
A-605	INTERIOR ELEVATIONS	6/7/19
A-606	INTERIOR ELEVATIONS	6/7/19
A-607	INTERIOR ELEVATIONS	6/7/19
A-611	INTERIOR DETAILS	6/7/19
A-612	INTERIOR DETAILS	6/7/19
A-613	INTERIOR DETAILS	6/7/19
A-614	INTERIOR DETAILS	6/7/19
A-615	INTERIOR DETAILS	6/7/19
A-616	INTERIOR DETAILS	6/7/19
A-701	EXTERIOR ASSEMBLIES	6/7/19
A-702	INTERIOR ASSEMBLIES	6/7/19
A-710	FINISH SCHEDULE	6/7/19
A-711	DOOR SCHEDULE	6/7/19
M-001	SYMBOLS, LEGENDS, ABBREVIATIONS	6/7/19
M-002	SCHEDULES – MECHANICAL	6/7/19
M-003	SCHEDULES – MECHANICAL	6/7/19
M-004	SCHEDULES – MECHANICAL	6/7/19
M-100	UNDERGROUND PLAN – MECHANICAL	6/7/19
M-101A	FLOOR PLAN – ZONE A	6/7/19
M-101B	FLOOR PLAN – ZONE B	6/7/19
M-104A	ROOF PLAN – ZONE A	6/7/19
M-104B	ROOF PLAN – ZONE B	6/7/19
M-501	DETAILS – MECHANICAL	6/7/19
M-701	CONTROLS DIAGRAMS – MECHANICAL	6/7/19
P-001	SYMBOLS, LEGENDS, ABBREVIATIONS – PLUMBING	6/7/19
P-002	SCHEDULES – PLUMBING	6/7/19
P-010	SITE PLAN – PLUMBING	6/7/19
P-100	UNDERGROUND PLAN – PLUMBING	6/7/19
P-101A	FLOOR PLAN – ZONE A – PLUMBING	6/7/19
P-101B	FLOOR PLAN – ZONE B – PLUMBING	6/7/19
P-104A	ROOF PLAN – ZONE A – PLUMBING	6/7/19
P-104B	ROOF PLAN – ZONE B – PLUMBING	6/7/19
P-401	ENLARGED PLANS – PLUMBING	6/7/19
P-501	DETAILS – PLUMBING	6/7/19

P-601	RISER DIAGRAM – PLUMBING	6/7/19
FP-001	SYMBOLS, LEGENDS, ABBREVIATIONS – FIRE PROTECTION	6/7/19
FP-101	FLOOR PLAN – FIRE PROTECTION	6/7/19
FP-501	DETAILS – FIRE PROTECTION	6/7/19
E-001	SYMBOLS, LEGENDS, ABBREVIATIONS – ELECTRICAL	6/7/19
E-002	LUMINAIRE SCHEDULES – LIGHTING	6/7/19
E-010	SITE PLAN – ELECTRICAL	6/7/19
E-201A	REFLECTED CEILING PLAN – ZONE A – ELECTRICAL	6/7/19
E-201B	REFLECTED CEILING PLAN – ZONE B – ELECTRICAL	6/7/19
E-301	CONDUIT ROUTING PLAN	6/7/19
E-301A	FLOOR PLAN – ZONE A – POWER	6/7/19
E-301B	FLOOR PLAN – ZONE B – POWER	6/7/19
E-304A	ROOF PLAN – ZONE A – POWER	6/7/19
E-304B	ROOF PLAN – ZONE B – POWER	6/7/19
E-401	ENLARGED PLANS – ELECTRICAL	6/7/19
E-501	DETAILS – ELECTRICAL	6/7/19
E-601	ONE LINE DIAGRAM – ELECTRICAL	6/7/19
E-701	M&E CONNECTION SCHEDULE	6/7/19
E-702	SCHEDULES – ELECTRICAL	6/7/19
T-001	SYMBOLS, LEGENDS, ABBREVIATIONS – TECHNOLOGY	6/7/19
T-002	SCHEDULES – TECHNOLOGY	6/7/19
T-010	SITE PLAN – TECHNOLOGY	6/7/19
T-101A	FLOOR PLAN – ZONE A – TECHNOLOGY	6/7/19
T-101B	FLOOR PLAN – ZONE B – TECHNOLOGY	6/7/19
T-111	CONDUIT & CABLE ROUTING PLAN – TECHNOLOGY	6/7/19
T-401	ENLARGED PLANS – TECHNOLOGY	6/7/19
T-402	ENLARGED PLANS – TECHNOLOGY	6/7/19
T-501	DETAILS – TECHNOLOGY	6/7/19
T-502	DETAILS – TECHNOLOGY	6/7/19
T-503	DETAILS – TECHNOLOGY	6/7/19
T-504	DETAILS – TECHNOLOGY	6/7/19
T-601	DIAGRAMS – TECHNOLOGY	6/7/19
T-602	DIAGRAMS – TECHNOLOGY	6/7/19
T-603	DIAGRAMS – TECHNOLOGY	6/7/19

City of Oregon City Police Department

Robert Libke Public Safety Building

AIA 102 – 2017 Standard Form of Agreement Between Owner and Contractor

Exhibit F – Specifications

Robert Libke Public Safety Building
50% Construction Documents (CD) Set

SPECIFICATIONS

SPECIFICATIONS:	**Issue Date**
ROBERT LIBKE PUBLIC SAFETY BUILDING	6/7/19
Project Manual	
Oregon City Police Department	
50% Construction Documents	
Vol. 1, 2, & 3	

City of Oregon City Police Department

Robert Libke Public Safety Building

AIA 102 – 2017 Standard Form of Agreement Between Owner and Contractor

Exhibit G – Guaranteed Maximum Price Proposal dated August 12, 2019 (MEMO 2)

MEMO 2

August 12, 2019

To: Plan B
Attn: Gerard Mulrooney
Project: Robert Libke Public Safety Facility
Subject: **50% CD Package – Final GMP Document Submittal**

This Memo shall serve as means to transmit the updated information created by P&C subsequent to our meeting on 7/26/19 to review the 50% CD GMP Estimate Package of information presented by P&C to Oregon City Police Department, Plan B, and FFA Architects.

The following documents are included here:

1. Executive Summary dated 8/12/19
2. GMP Estimate – 50% Construction Document (CD) Set Version 3.0
3. Value Engineering Tracking Log 50% CD Version 3.0
4. GMP Clarifications dated 8/12/19
5. Exhibit A – Alternates dated 8/12/19
6. Exhibit B – Allowances dated 8/12/19
7. Exhibit C – Labor Rates dated 8/12/19
8. Exhibit D – Rental Rates dated 8/12/19
9. Exhibit E – Project Drawings dated 8/12/19
10. Exhibit F – Project Specifications dated 8/12/19

Please advise if you have any questions or require additional clarifications.

Sincerely,

Brian Shoemaker

Robert Libke Public Safety Building
50% Construction Documents (CD) Set

EXECUTIVE SUMMARY

This package of information represents updated information reflecting changes to the GMP Estimate Package as a result of the July 26, 2019 meeting. Key points include:

1. It is our understanding the overall Construction Budget for the Robert Libke Public Safety Building is $18,000,000 (i.e. target GMP). The target GMP includes all direct construction costs, CM/GC markups for fee, bond, & insurance, and construction contingency.

2. The GMP Cost Estimate – 50% CD Set (100%) – Version 3.0 prepared by P&C dated 8/12/19 identifies $18,400,065 as the current estimated cost of construction. NOTE: See document titled "Noteworthy Changes between Completion of DD and 50% Construction Documents" for a list of items that changed, and thus affected pricing, between the completion of DD and this 50% CD packets.

3. The following contingencies are identified in the GMP Cost Estimate:

Estimating and Design Contingency	$68,470
Construction Contingency	$650,000

4. The overall project schedule is based on P&C mobilizing in June 2019 with demolition and site grading in July 2019. The date for Substantial Completion is August 21, 2020.

5. Schedule and costs are dependent on P&C receiving an early permit package for site utilities no later than August 13 and a building structures permit no later than August 27, 2019.

6. The 50% CD GMP Estimate includes $70,000 contained within two (2) line item Allowances.

7. We have included a Value Engineering (V/E) Tracking Log based on 50% Construction Documents. Total amount of potential cost savings is $384,048 of which $331,298 have been approved to date, reducing the GMP Amount to $18,068,767.

8. Incorporated within the GMP are added utilities for PGE and the City of Oregon. The value of this work is $83,022

9. Includes provisions for additional onsite storm detention (23,215 CF).

10. P&C received pricing for one Add Alternate – Sliding Door at 176. This has been accepted and incorporated into the GMP Amount.

11. The State of Oregon recently passed a Corporate Activity Tax. The value of this cost should it be imposed is 0.57% of Total GMP Estimate (COW, P&P Bonds, Insurance, and OH&P). It is unclear at this time exactly how this tax will be levied and therefore is excluded from the proposal.

END OF EXECUTIVE SUMMARY

Project: **Oregon City Police & Courts**
Location: Oregon City, OR

ISSUE DATE: 8/12/19
VERSION 3.0

GMP ESTIMATE - 50% CONSTRUCTION DOCUMENTS

Line #	Division	Description	TOTAL COST 50% CD Estimate
1	A10	Foundations	$844,875
2	B10	Superstructure	$2,213,017
3	B20	Exterior Closure	$1,177,801
4	B30	Roofing	$737,785
5	C10	Interior Construction	$1,241,434
6	C20	Stairs	$0
7	C30	Interior Finish	$690,190
8	D10	Conveying Systems	$0
9	D20	Plumbing	$485,628
10	D30	Heating, Ventilating, & Air Conditioning	$1,065,430
11	D40	Fire Protection	$191,817
12	D50	Electrical	$2,737,959
13	E10	Equipment	$5,040
14	E20	Furnishings	$269,081
15	F20	Building Demolition	$426,161
16	G10	Site Preparation	$350,364
17	G20	Site Improvements	$1,788,712
18	G30	Site Utilities	$696,421
19	G40	Site Electrical	$434,674
20	Z10	General Project Requirements	$1,354,806
21			
22		SUBTOTAL	$16,711,194
23		Design & Estimating Contingency @	$68,470
24		Escalation & Bidding Contingency @	$0
25		Construction Contingency @	$650,000
26		SUBTOTAL - COST OF WORK	$17,429,664
27		Bonds and Insurance 1.85%	$322,449
28		SUBTOTAL	$17,752,113
29		CM/GC Fee @ 3.65%	$647,952
30		Corporate ActivityTax 0.00% (EXCLUDED)	$0
31		TOTAL ESTIMATE AMOUNT	**$18,400,065**

Line #	Division	Description	Quantity	Units	Unit Cost	TOTAL COST 50% CD Estimate
32						
33	**A10**	**Foundations**				
34		Excavation	1	Est	158,377	$158,377
35	A1010	Footing Excavation				incl
36	A1010	Footing Backfill				incl
37	A1010	Grading				incl
38	A1020	Building pad base rock				incl
39	A1020	Radon trenching & backfill				incl
40						
41		Structural Concrete	1	Est	686,498	$686,498
42	A1010	Building foundations				incl
43	A1020	SOG 4"				incl
44	A1020	SOG 6"				incl
45	A1020	Misc. concrete pads and foundations				incl
46						
47					**Subtotal - A10**	**$844,875**
48						
49						
50	**B10**	**Superstructure**				
51	B1010	CLT/Glulams/Structural Framing/ Hardware	1	Est	1,975,787	$1,975,787
52	B1016	CLT Wall Panels				incl
53	B1017	CLT Roof Panels				incl
54	B1018	Glulams and Structural Framing				incl
55	B1019	Hardware				incl
56	B1020	Structural and misc. steel	1	Est	237,230	$237,230
57						
58					**Subtotal - B10**	**$2,213,017**
59						
60						
61	**B20**	**Exterior Closure**				
62		Sheet Metal and Flashings	1	Est	713,093	$713,093
63	B2010	Metal Wall Panels				incl
64	B2010	Metal Wall Panels				incl
65	B2010	Rigid Insulation				incl
66	B2010	SAM				incl
67						
68	B2010	Mechanical roof screens (Structure)	1	Est	30,800	$30,800
69						
70		Glazing and Storefront	1	Est	361,618	$361,618
71	B2020	Aluminum storefront				incl
72	B2020	Security film				incl
73	B2020	Automatic entrance at Mudroom				incl
74	B2030	AL/AL Doors and Hardware				incl
75	B2030	AL/AL Doors and Hardware - pair				incl
76						
77		Doors/Frames/Hardware				
78	B2030	HM/HM Doors and Hardware	5	Ea.	2,300	$11,500
79	B2030	HM/HM Doors and Hardware - pair	1	Ea.	5,600	$5,600
80	B2030	WD/HM Doors and Hardware	2	Ea.	2,400	$4,800
81						
82		Specialty Doors	1	Est	16,500	$16,500
83	B2030	Overhead doors				
84	B2030	Glass overhead doors				
85						
86	B2010	Caulking	33,890	S.F.	1.00	$33,890
87						
88					**Subtotal - B20**	**$1,177,801**
89						
90						
91	**B30**	**Roofing**				
92	B3010	EPDM Vapor Barrier	33,890	S.F.	2.00	$67,780
93	B3010	TPO roofing with rigid insulation	34,955	S.F.	18.00	$629,190
94	B3010	Miscellaneous Roofing Flashings	1	Est	33,615	$33,615
95						
96	B3020	Roof hatches	3	Ea.	2,400	$7,200
97						
98					**Subtotal - B30**	**$737,785**
99						
100						
101	**C10**	**Interior Construction**				
102	C1010	Raised floor at Courtroom dais	1	Est	16,600	$16,600
103						
104	C1010	Interior CLT	1	Est	72,856	$72,856
105						
106		Drywall Assemblies	1	Est	548,874	$548,874
107	C1010	Interior wall framing				incl
108	C1010	Locker Soffit/ Plenum				incl
108	C1010	Resilient channel				incl
109	C1010	Bullet resistant panels				incl
110	C1010	Metal security mesh				incl
111	C1010	Gypsum board				incl
112	C1010	Insulation				incl
113						

Line #	Division	Description	Quantity	Units	Unit Cost	TOTAL COST 50% CD Estimate
114		Glazing and Storefront	1	Est	254,894	$254,894
115	C1010	Interior aluminum storefront				incl
116	C1010	Interior aluminum storefront - GL11				incl
117	C1010	Interior aluminum storefront - GL12				incl
118	C1010	Interior aluminum storefront - GL13				incl
119	C1010	Frameless glass wall				incl
120	C1010	Bullet resistant transaction window				incl
121	C1010	Misc. glazing				incl
122	C1010	Misc. backing				incl
123	C1010	Automatic entrance at Mudroom				incl
124	C1010	AL/AL Doors and Hardware				incl
125						
126		Doors/Frames/Hardware				
127	C1010	HM/HM Doors and Hardware	33	Ea.	2,300	$75,900
128	C1010	HM/HM Doors and Hardware - pair	6	Ea.	5,600	$33,600
129	C1010	WD/HM Doors and Hardware	37	Ea.	2,350	$86,950
130	C1010	WD/AL Doors and Hardware	23	Ea.	2,450	$56,350
131	C1010	WD/WD Doors and Hardware	4	Ea.	2,400	$9,600
132						
133		Specialties				
134	C1010	Toilet Accessories				
135	C1010	Grab bars	55	Ea.	95	$5,225
136	C1010	Changing Tables	1	Ea.	500	$500
137	C1010	Lockers	3	Ea.	750	$2,250
138	C1010	Shower Benches	4	Ea.	500	$2,000
139	C1010	Interior and Exterior Signage	1	Allwnc.	25,000	$25,000
140	C1010	Misc. specialties	33,890	S.F.	1.50	$50,835
141						
142					**Subtotal - C10**	**$1,241,434**
143						
144						
145	**C20**	**Stairs**				
146						$0
147						
148					**Subtotal - C20**	**$0**
149						
150						
151	**C30**	**Interior Finish**				
152	C3010	Miscellaneous finish carpentry	33,890	S.F.	1.50	$50,835
153						
154		Drywall Assemblies	1	Est	206,739	$206,739
155	C3010	Acoustical Wall Coverings				incl
156	C3030	Gyp and Acoustical Ceilings				incl
157						
158		Flooring (Resilient and Carpeting)	1	Est	113,500	$113,500
159	C3020	Rubber sheet flooring				incl
160	C3020	Carpet				incl
161						
162	C3020	Polished and Sealed concrete	1	Est	64,146	$64,146
163						
164	C3020	Floor prep	33,890	S.F.	0.50	$16,945
165	C3020	Install and Maintenance of floor protection	1	Allwnc.	15,000	$15,000
166						
167		Ceramic Tile	1	Est	89,925	$89,925
168	C3010	Ceramic tile - Walls and Wainscot				incl
169	C3020	Ceramic tile - Floors				incl
170						
171		Painting and Coatings				
172	C3010	Interior painting	93,926	S.F.	0.95	$89,230
173						
174	C3010	Wall patching/touchup	33,890	Est	0.50	$16,945
175						
176	C3010	Wet Weather Sanding at CLT	1	Allwnc.	25,000	$25,000
177						
178	C1030	Mirrors	7	Ea.	275	$1,925
179						$0
180						
181					**Subtotal - C30**	**$690,190**
182						
183						
184	**D10**	**Conveying Systems**				
185						$0
186						$0
187						
188					**Subtotal - D10**	**$0**
189						

Line #	Division	Description	Quantity	Units	Unit Cost	TOTAL COST 50% CD Estimate
190						
191	**D20**	**Plumbing**				
192		Plumbing Systems	1	Est	485,628	$485,628
193	D2010	Storm Drainage				incl
194	D2010	Roof Drain				incl
195	D2010	Overflow Drain				incl
196	D2010	Downspouts				incl
197	D2010	Leaders				incl
198	D2010	6" Storm underground				incl
199	D2020	Waste Drainage				incl
200	D2020	2" Waste underground				incl
201	D2020	3" waste underground				incl
202	D2020	4" waste underground				incl
203	D2020	Waste and Vent above ground				incl
204	D2010	Domestic Hot and Cold Water piping				incl
205	D2010	Piping Insulation				incl
206	D2010	Condensate Piping				incl
207	D2010	Plumbing Fixtures				incl
208	D2010	WC				incl
209	D2010	Lavatories				incl
210	D2010	Sinks				incl
211	D2010	DF				incl
212	D2010	Showers				incl
213	D2010	Mop Sink				incl
214	D2010	Eye Wash				incl
215	D2010	Plumbing Equipment				incl
216	D2010	Misc. connections/ tie in				incl
217						
218					**Subtotal - D20**	**$485,628**
219						
220						
221	**D30**	**Heating, Ventilating, & Air Conditioning**				
222		HVAC Complete	1	Est	1,065,430	$1,065,430
223	D3020	HVAC - VAV with gas preheat and electric reheat				incl
224	D3020	HVAC - Ductless split systems				incl
225	D3020	HVAC - Controls				incl
226						
227					**Subtotal - D30**	**$1,065,430**
228						
229						
230	**D40**	**Fire Protection**				
231	D4010	Fire protection	1	Est	191,817	$191,817
232						$0
233						
234					**Subtotal - D40**	**$191,817**
235						
236						
237	**D50**	**Electrical**				
238		Electrical and Power Distribution	1	Est	2,660,734	$2,660,734
239	D5010	Temporary power service - setup				incl
240	D5010	Permits				incl
241	D5010	Mobilization				incl
242	D5010	Buidling Power Distribution				incl
243	D5010	Mechanical Connections				incl
244	D5010	Lighting Furnish Only				incl
245	D5010	Fixture and Device Installation				incl
246	D5010	CLT Penetrations				incl
247		Low Voltage				incl
248	D5020	Trade Permits				incl
249	D5020	Mobilization/Demobilization				incl
250	D5020	Communications Cabling				incl
251	D5020	Tele/Data				incl
252	D5020	CCTV				incl
253	D5020	FA				incl
254	D5020	Paging/ Speakers				incl
255	D5020	Access Control and Intrusion				incl
256	D5030	Electrical - Distributed antenna system				incl
257	D5090	PV system and structure (1.5% of $16,600,000)				incl
258	D5090	PV Panel System				incl
259						
260	D5090	PV Panel Structure	1	Est	77,225	$77,225
261						$0
262						
263					**Subtotal - D50**	**$2,737,959**
264						

Line #	Division	Description	Quantity	Units	Unit Cost	TOTAL COST 50% CD Estimate
265						
266	**E10**	**Equipment**				
267	E1010	Patrol wardrobe lockers - Excluded				By Owner
268	E1010	Evidence lockers - Excluded				By Owner
269	E1010	Residential equipment - Excluded				By Owner
270	E1010	Mobile high density shelving - Excluded				By Owner
271	E1010	Mobile high density shelving - Prep/Install Coordination	60	Hrs	84	$5,040
272	E1010	Vehicle lift - Excluded				By Owner
273						$0
274						
275					**Subtotal - E10**	**$5,040**
276						
277						
278	**E20**	**Furnishings**				
279		Casework				
280	E2010	Base cabinets	185	L.F.	260	$48,100
281	E2010	Upper cabinets	155	L.F.	175	$27,125
282	E2010	Quartz countertops	169	L.F.	160	$27,040
283	E2010	Courtroom dais	29	L.F.	950	$27,550
284	E2010	Reception counters	31	L.F.	480	$14,880
285	E2010	Evidence island cabinet	14	L.F.	750	$10,500
286	E2010	Weapons maintenance counter	6	L.F.	400	$2,400
287	E2010	Stainless steel tables	2	Ea.	1,500	$3,000
288	E2010	Bench Seating	16	L.F.	525	$8,400
289	E2010	Break room island cabinet	14	L.F.	525	$7,350
290	E2010	Cubbies	16	L.F.	400	$6,400
291						
292	E2010	Window coverings	5,396	S.F.	16	$86,336
293						
294						$0
295						
296					**Subtotal - E20**	**$269,081**
297						
298						
299	**F20**	**Building Demolition**				
300	F2010	Building Demolition	1	Est	215,670	$215,670
301						
302	F2020	Asbestos abatement	1	Est	210,491	$210,491
303						$0
304						
305					**Subtotal - F20**	**$426,161**
306						
307						
308	**G10**	**Site Preparation**				
309		Site Preparation	1	Est	313,835	$313,835
310	G1010	Mobilization & site G.C.'s				incl
311	G1010	Erosion control				incl
312	G1010	Site clearing and demolition				incl
313	G1030	Site grading and embankment				incl
314	G1030	Finish grade site				incl
315						
316	G1010	Surveyor	1	Est	36,529	$36,529
317						$0
318						
319					**Subtotal - G10**	**$350,364**
320						
321						
322	**G20**	**Site Improvements**				
323		Excavation	1	Est	191,480	$191,480
324	G2020	Excavate for curbs				incl
325	G2020	A.C. paving base rock - Light duty				incl
326	G2020	A.C. paving base rock - Heavy duty				incl
327	G2020	Concrete paving base rock				incl
328	G2030	Hardscape base rock				incl
329						
330		Site Concrete	1	Est	563,882	$563,882
331	G2020	Standard Concrete Curb				incl
332	G2020	Concrete Curb - 12"				incl
333	G2020	Standard Concrete Curb and Gutter				incl
334	G2020	Standard Flush Curb				incl
335	G2020	Concrete mow band				incl
336	G2020	Valley gutter				incl
337	G2020	Concrete paving				incl
338	G2020	Driveway approaches				incl
339	G2040	Dumpster pad				incl
340	G2030	Sidewalks and Pedestrian Concrete Paving				incl
341	G2030	ADA Accessible Ramps				incl
342	G2040	Concrete seatwall with Juniper wood				incl
343	G2040	Concrete seatwall				incl
344	G2040	CMU wall footings				incl
345		Storm Water Quality Planters Footings/ Walls				incl
346						

Line #	Division	Description	Quantity	Units	Unit Cost	TOTAL COST 50% CD Estimate
347		AC Paving				
348	G2020	A.C. paving - Light duty	27,838	S.F.	2.25	$62,636
349	G2020	A.C. paving - Heavy duty	40,558	S.F.	3.15	$127,758
350	G2020	A.C. paving - patching	1,325	S.F.	3.75	$4,969
351						
352		Striping and Signage				
353	G2020	Wheel Stops	26	Ea.	145	$3,770
354	G2020	Parking Stall striping	157	Ea.	35	$5,495
355	G2020	ADA striping	6	Ea.	115	$690
356	G2020	ADA signage	6	Ea.	575	$3,450
357	G2020	Diagonal striping	3	Ea.	375	$1,125
358						
359		Fencing				
360	G2040	Security fencing - Metal Fence	538	L.F.	100	$53,800
361	G2040	Automatic Gates - pair	2	Ea.	25,000	$50,000
362	G2040	Pedestrian gates	5	Ea.	1,500	$7,500
		Decorative Fence	1	Est	17,700	$17,700
363	G2040	Architectural screen				incl
364	G2040	Architectural screen - Doors				incl
365						
366		Misc. Site Furnishings				
367	G2040	Bollards	1	Est	9,600	$9,600
368	G2040	Flagpoles - 45'	3	Ea.	9,500	$28,500
369	G2040	Bike racks	5	Ea.	350	$1,750
370	G2040	K9 kennels	2	Ea.	1,750	$3,500
371						
372		Masonry	1	Est	109,244	$109,244
373	G2040	CMU site and dumpster walls				incl
374	G2040	Water repellent	3,524	S.F.	1.75	$6,167
375	G2040	Dumpster gates	1	Est	22,500	$22,500
376						
377	G2040	Commemorative marker	1	Allow	45,000	$45,000
378						
379	G2040	Covered Sally Port	1	Est	69,225	$69,225
380						
381		Landscaping				
382	G2050	BES topsoil/gravel	3,761	S.F.	4.50	$16,925
383	G2050	Import topsoil	2,500	C.Y.	32	$80,000
384	G2050	Riprap outfall	3	Ea.	32	$96
385	G2050	Crushed Aggregate Landscaping	832	S.F.	16	$13,312
386	G2050	SS Cable Vine Trellis	28	L.F.	275	$7,700
387	G2050	Shrub and Ground Cover	28,563	S.F.	4.20	$119,965
388	G2050	Seeded Lawn	24,053	S.F.	0.85	$20,445
389	G2050	Bark mulch	4,143	S.F.	1.00	$4,143
390	G2050	Trees - 2" caliper	73	Ea.	295	$21,535
391	G2050	Trees - 4" caliper	17	Ea.	375	$6,375
392	G2050	Stormwater planter landscaping (lined)	1,374	S.F.	7.50	$10,305
393	G2050	Stormwater planter landscaping (sloped)	2,387	S.F.	5.70	$13,606
394	G2050	Irrigation	56,377	S.F.	1.50	$84,566
395						$0
396						
397					**Subtotal - G20**	**$1,788,712**
398						

Line #	Division	Description	Quantity	Units	Unit Cost	TOTAL COST 50% CD Estimate
399						
400	**G30**	**Site Utilities**				
401		Site Utilities	1	Est	696,421	$696,421
402	G3010	4" Storm Line				incl
403	G3010	6" Storm Line				incl
404	G3010	8" Storm Line				incl
405	G3010	10" Storm Line				incl
406	G3010	Water quality catch basins				incl
407	G3010	Catch Basin				incl
408	G3010	Clean Out				incl
409	G3010	Area Drain				incl
410	G3010	Overflow structures				incl
411	G3010	Foundation Drain				incl
412	G3010	Domestic RPBA				incl
413	G3010	Water Meter 2"				incl
414	G3010	Domestic Hot Tap				incl
415	G3010	Double Check Detector Vault				incl
416	G3010	Fire DDCVA & FDC				incl
417	G3010	Fire main				incl
418	G3010	Domestic water line - 2.5"				incl
419	G3010	New fire hydrant				incl
420	G3020	Sanitary sewer piping - 4"				incl
421	G3020	Sanitary sewer piping - 6"				incl
422	G3030	Stormtech detention pipe				incl
423	G3030	Flow control structure				incl
424	G3030	Storm manholes - 96"				incl
425	G3030	Storm manholes				incl
426	G3030	Sanitary manholes				incl
427	G3020	Connect to existing sanitary manhole				incl
428	G3030	Connect to existing catch basin				incl
429						$0
430						
431					**Subtotal - G30**	**$696,421**
432						
433						
434	**G40**	**Site Electrical**				
435		**Site Electrical Complete**	1	Est	351,652	$351,652
436	G4010	Excavation and Backfill				incl
437	G4010	Site Electrical				incl
438	G4010	PGE and Public Utility Extension	1	Est	83,022	$83,022
439						
440					**Subtotal - G40**	**$434,674**
441						
442						
443	**Z10**	**General Project Requirements**				
444	Z1010	Project staffing & temporary facilities	1	Est	977,760	$977,760
445	Z1010	Safety	1	Est	13,160	$13,160
446	Z1010	Project foreman	1	Est	188,916	$188,916
447	Z1010	Building layout	1	Est	12,500	$12,500
448	Z1010	Weather protection	1	Est	35,000	$35,000
449	Z1010	Temporary heat	1	Est	17,500	$17,500
450	Z1010	Temporary lighting	1	Est	15,000	$15,000
451	Z1010	Temporary power & distribution	1	Est	25,000	$25,000
452	Z1010	Temporary barriers	1	Est	12,500	$12,500
453	Z1010	Staging & haul roads	1	Est	25,000	$25,000
454	Z1010	Traffic control	1	Est	10,500	$10,500
455	Z1010	Final cleanup	1	Est	21,970	$21,970
456						$0
457						
458					**Subtotal - Z20**	**$1,354,806**
459						

VALUE ENGINEERING TRACKING LOG - 50% CONSTRUCTION DOCUMENT (CD) SET

PROJECT: **Robert Libke Public Safety Facility**
LOCATION: Oregon City, OR

RATING LEGEND:

A = ACCEPTED - INCORPORATED INTO CURRENT ESTIMATE
B = PROBABLE NEEDS FURTHER STUDY
C = INITIAL STUDY INDICATES NO, BUT NEEDS FURTHER STUDY
D = PENDING OWNER DECISION
E = DECLINED
F = BID ALTERNATE

Prepared By:BSS
Issue Date: 8/12/19
Version 3.0

REF	DESCRIPTION	ESTIMATED COST	RATING & ALLOCATION OF SAVINGS						REMARKS
			A	B	C	D	E	F	
BUILDING:									
BD-1	Remove DAS System from the GMP	$ (52,305)	$ (52,305)						
BD-2	Add Corporate Activity Tax (0.57% of Total GMP)	$ -					$ -		Pending implementation into law. Note: This will be an add of approximately $110,000 to the GMP should the law be implemented
BD-3		$ -							
BD-4		$ -							
MECHANICAL / ELECTRICAL / PLUMBING (MEP):									
MEP-1	Eliminate Low Pressure Duct Testing	$ (5,275)	$ (5,275)						
MEP-2	Utilize Schneider Electric for Instrumentation and Controls	$ (4,748)	$ (4,748)						
MEP-3	Add BIM Services for Coordination and Record Drawings	$ 42,200					$ 42,200		
MEP-4	Substitute Trane for Aaon Units	$ (31,650)					$ (31,650)		
MEP-5 REV 01	Reduce Double Lined Ductwork	$ (14,243)	$ (14,243)						
MEP-6	Eliminate Design Assist Coordination from Mechanical Scope	$ (36,925)	$ (36,925)						
MEP-7	Lighting Value Engineering Package 01 (like for like)	$ (52,750)	$ (52,750)						
MEP-8	Lighting Value Engineering Package 02 (ltg redesign per IES)	$ (63,300)			$ (63,300)				This can be ADDED to the savings in MEP7
MEP-9	Substitute Aluminum Feeders for Copper Feeders	$ (33,029)	$ (33,029)						
MEP-10	Utilize Owen Corning Liner	$ (528)	$ (528)						
MEP-11 REV 01	Utilize Blue Horizon for Security	$ (103,336)	$ (103,336)						
MEP-12	Replace Specified Lighting Control System with Wireless System using Encelium from Osram	$ (8,440)	$ (8,440)						
MEP-13	Power Distribution Revisions to Include metering at MDS and Remote Meter on Bldg Exterior, Panel and Gear Layout Reconfiguration, and Aluminum Bussing	$ (19,721)	$ (19,721)						
SITEWORK:									
SW-1		$ -							
SW-2		$ -							
SW-3		$ -							
	TOTALS	**($384,048)**	**$ (331,298)**	**$ -**	**$ (63,300)**	**$ -**	**$ 10,550**	**$ -**	

Figures listed above include all markups for contingencies and CM/GC Fee

Items denoted with * NOT included in VE totals

Current GMP estimate total per estimate dated 1/9/19	**$18,400,065**
Accepted V/E per Column "A" Above	**($331,298)**
Current Estimate including all "A=Accepted" V.E. items	**$18,068,767**

Robert Libke Public Safety Building
50% Construction Documents (CD) Set

ASSUMPTIONS AND CLARIFICATIONS

(GMP Proposal)

1. The GMP Cost Estimate is based on the 50% CD Set of documents prepared by FFA Architects and as identified in List of Contract Documents included here with this package

2. Builders risk insurance coverage and costs shall be the responsibility of the Owner.

3. Owner shall procure and pay for all plan check fees, building permit, SDC's (if applicable) and any other permits costs required by AHJ's

4. Testing and special inspections services shall be procured and paid for by Owner.

5. In accordance with the CM/GC contract, all contingencies identified in GMP Cost Estimate are considered as "Cost of Work (C.O.W.) Therefore, markups for CM/GC fee, insurance, and bonds are applied to such contingencies.

6. Cost for payment and performance bonds and general liability insurance provided by P&C is 1.85% of the GMP amount

7. Cost for the Corporate Activity Tax is NOT included, if required by the State of Oregon, the GMP will increase by 0.57% of the total cost.

8. Costs outlined in this estimate are based on a mobilization date of June 24, and uninterrupted sequence of work.

9. All subcontracts issued to low, responsive bidders shall be lump-sum agreements based on bids received on bid day and any post-bid clarifications reached between P&C and selected subcontractors.

10. The GMP includes a Cross Laminated Timber (CLT) wall and roof structure. It includes provisions for foundations and all design components as detailed by structural engineer in the 50% CD Set.

11. Includes provisions to sand and clean CLT exposed to wet weather conditions.

12. The CLT panels will be shipped from the manufacturer with ends sealed only. As directed on CLT panels (walls and ceiling) will be installed raw with no finish or sealer.

13. GMP includes provisions for a VAV unit with gas preheat and electric reheat system as manufactured by Aaon.

Robert Libke Public Safety Building
50% Construction Documents (CD) Set

CLARIFICATIONS AND ASSUMPTIONS

(GMP Proposal)
Continued

14. The GMP includes a glass overhead door at Fitness 137.

15. The GMP excludes provisions for stainless steel decorative trellis.

16. The GMP and Project Schedule assume the roof vapor barrier is an EPDM material.

17. The GMP and Project Schedule assume the weather barrier is Henry VP160.

18. Includes provisions for fire suppression at the building and Sally Port.

19. Estimate includes only off-site work specifically shown on the 50% CD Design Set dated 6/7/19.

20. Includes provisions for additional on-site detention capacity. Scope of work is limited to excavation and installation of two detention tanks for a total capacity of 23,215 cubic feet.

21. Excludes provisions for removal/remediation of contaminated soil or UST's, and removal of rock/boulders. Therefore, the GMP does NOT included any costs or contingency dollars for removal and replacement of unsuitable soils and/or rock excavation or dewatering. Such costs (if encountered) shall result in an increase to the GMP.

22. Excludes removal of soil deemed not clean fill by DEQ Clean Fill Standards.

23. Excludes provisions to coordinate the install of mobile high-density storage shelving, residential appliances, patrol wardrobe lockers, and evidence lockers. Materials and installation by others.

24. Excludes provisions for vehicle lift.

25. Assumes existing building is demolished and excludes provisions for "building deconstruction."

26. Only structured cabling for audio / visual (A/V) is being carried in the GMP, zero visual component.

27. All new furnishings (i.e. FF&E) are excluded from GMP estimate and thus will be procured, coordinated by, and paid for by the City of Oregon City.

City of Oregon City Police Department

Robert Libke Public Safety Building

AIA 102 – 2017 Standard Form of Agreement Between Owner and Contractor

Exhibit H – Proof of Bond and Insurance

Bond # 023211921

AIA® Document A312™ – 2010

Performance Bond

CONTRACTOR:
(Name, legal status and address)
P & C Construction Co.
2133 NW York St.
Portland, OR 97210

OWNER:
(Name, legal status and address)
City of Oregon City
PO Box 3040
Oregon City, OR 97045

SURETY:
(Name, legal status and principal place of business)
Liberty Mutual Insurance Company
1001 4th Ave., Suite 3700
Seattle, WA 98154

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

AIA Document A312–2010 combines two separate bonds, a Performance Bond and a Payment Bond, into one form. This is not a single combined Performance and Payment Bond.

CONSTRUCTION CONTRACT
Date:

Amount: **Eighteen Million Eighty-Eight Thousand Four Hundred Eighty-Eight and No/100 ($18,088,488.00) *****

Description:
(Name and location) **Robert Libke Public Safety Building - Oregon City Police Department**
1232 Linn Ave., Oregon City, OR 97045

BOND
Date: JUNE 24, 2019
(Not earlier than Construction Contract Date)

Amount: **Eighteen Million Eighty-Eight Thousand Four Hundred Eighty-Eight and No/100 ($18,088,488.00) *****

Modifications to this Bond: ☒ None ☐ See Section 16

CONTRACTOR AS PRINCIPAL
Company: *(Corporate Seal)*
P & C Construction Co.

Signature:
Name and Title: BRIAN SHOEMAKER VICE PRESIDENT

SURETY
Company: *(Corporate Seal)*
Liberty Mutual Insurance Company

Signature:
Name and Title: **Vicki Mather**
Attorney-in-Fact

(Any additional signatures appear on the last page of this Performance Bond.)

(FOR INFORMATION ONLY — Name, address and telephone)

AGENT or BROKER:
J. Patrick Dooney, Agent
Anchor Insurance & Surety, Inc.
1201 SW 12th Ave., Suite 500
Portland, OR 97205

Phone: 503-224-2500

OWNER'S REPRESENTATIVE:
(Architect, Engineer or other party:)
FFA Architecture and Interiors
520 SW Yamhill St., Suite 900
Portland, OR 97204

Phone: 503-222-1661

§ 1 The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner for the performance of the Construction Contract, which is incorporated herein by reference.

§ 2 If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except when applicable to participate in a conference as provided in Section 3.

§ 3 If there is no Owner Default under the Construction Contract, the Surety's obligation under this Bond shall arise after

.1 the Owner first provides notice to the Contractor and the Surety that the Owner is considering declaring a Contractor Default. Such notice shall indicate whether the Owner is requesting a conference among the Owner, Contractor and Surety to discuss the Contractor's performance. If the Owner does not request a conference, the Surety may, within five (5) business days after receipt of the Owner's notice, request such a conference. If the Surety timely requests a conference, the Owner shall attend. Unless the Owner agrees otherwise, any conference requested under this Section 3.1 shall be held within ten (10) business days of the Surety's receipt of the Owner's notice. If the Owner, the Contractor and the Surety agree, the Contractor shall be allowed a reasonable time to perform the Construction Contract, but such an agreement shall not waive the Owner's right, if any, subsequently to declare a Contractor Default;

.2 the Owner declares a Contractor Default, terminates the Construction Contract and notifies the Surety; and

.3 the Owner has agreed to pay the Balance of the Contract Price in accordance with the terms of the Construction Contract to the Surety or to a contractor selected to perform the Construction Contract.

§ 4 Failure on the part of the Owner to comply with the notice requirement in Section 3.1 shall not constitute a failure to comply with a condition precedent to the Surety's obligations, or release the Surety from its obligations, except to the extent the Surety demonstrates actual prejudice.

§ 5 When the Owner has satisfied the conditions of Section 3, the Surety shall promptly and at the Surety's expense take one of the following actions:

§ 5.1 Arrange for the Contractor, with the consent of the Owner, to perform and complete the Construction Contract;

§ 5.2 Undertake to perform and complete the Construction Contract itself, through its agents or independent contractors;

§ 5.3 Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the Owner and a contractor selected with the Owner's concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the Owner the amount of damages as described in Section 7 in excess of the Balance of the Contract Price incurred by the Owner as a result of the Contractor Default; or

§ 5.4 Waive its right to perform and complete, arrange for completion, or obtain a new contractor and with reasonable promptness under the circumstances:

.1 After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, make payment to the Owner; or

.2 Deny liability in whole or in part and notify the Owner, citing the reasons for denial.

§ 6 If the Surety does not proceed as provided in Section 5 with reasonable promptness, the Surety shall be deemed to be in default on this Bond seven days after receipt of an additional written notice from the Owner to the Surety demanding that the Surety perform its obligations under this Bond, and the Owner shall be entitled to enforce any remedy available to the Owner. If the Surety proceeds as provided in Section 5.4, and the Owner refuses the payment or the Surety has denied liability, in whole or in part, without further notice the Owner shall be entitled to enforce any remedy available to the Owner.

§ 7 If the Surety elects to act under Section 5.1, 5.2 or 5.3, then the responsibilities of the Surety to the Owner shall not be greater than those of the Contractor under the Construction Contract, and the responsibilities of the Owner to the Surety shall not be greater than those of the Owner under the Construction Contract. Subject to the commitment by the Owner to pay the Balance of the Contract Price, the Surety is obligated, without duplication, for

.1 the responsibilities of the Contractor for correction of defective work and completion of the Construction Contract;

.2 additional legal, design professional and delay costs resulting from the Contractor's Default, and resulting from the actions or failure to act of the Surety under Section 5; and

.3 liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.

§ 8 If the Surety elects to act under Section 5.1, 5.3 or 5.4, the Surety's liability is limited to the amount of this Bond.

§ 9 The Surety shall not be liable to the Owner or others for obligations of the Contractor that are unrelated to the Construction Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations. No right of action shall accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators, successors and assigns.

§ 10 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

§ 11 Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and shall be instituted within two years after a declaration of Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

§ 12 Notice to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears.

§ 13 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

§ 14 Definitions

§ 14.1 Balance of the Contract Price. The total amount payable by the Owner to the Contractor under the Construction Contract after all proper adjustments have been made, including allowance to the Contractor of any amounts received or to be received by the Owner in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.

§ 14.2 Construction Contract. The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and changes made to the agreement and the Contract Documents.

§ 14.3 Contractor Default. Failure of the Contractor, which has not been remedied or waived, to perform or otherwise to comply with a material term of the Construction Contract.

§ 14.4 Owner Default. Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

§ 14.5 Contract Documents. All the documents that comprise the agreement between the Owner and Contractor.

§ 15 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

§ 16 Modifications to this bond are as follows:

(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)

CONTRACTOR AS PRINCIPAL		SURETY	
Company:	*(Corporate Seal)*	Company:	*(Corporate Seal)*
Signature:	Not Applicable	Signature:	Not Applicable
Name and Title:		Name and Title:	
Address		Address	

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

AIA® Document A312™ – 2010

Payment Bond

CONTRACTOR:
(Name, legal status and address)
P & C Construction Co.
2133 NW York St.
Portland, OR 97210

SURETY:
(Name, legal status and principal place of business)
Liberty Mutual Insurance Company
1001 4th Ave., Suite 3700
Seattle, WA 98154

OWNER:
(Name, legal status and address)
City of Oregon City
PO Box 3040
Oregon City, OR 97045

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

AIA Document A312–2010 combines two separate bonds, a Performance Bond and a Payment Bond, into one form. This is not a single combined Performance and Payment Bond.

CONSTRUCTION CONTRACT
Date:

Amount: **Eighteen Million Eighty-Eight Thousand Four Hundred Eighty-Eight and No/100 ($18,088,488.00) *****

Description:
(Name and location) **Robert Libke Public Safety Building - Oregon City Police Department**
1232 Linn Ave., Oregon City, OR 97045

BOND
Date: JUNE 24, 2019
(Not earlier than Construction Contract Date)

Amount: **Eighteen Million Eighty-Eight Thousand Four Hundred Eighty-Eight and No/100 ($18,088,488.00) *****

Modifications to this Bond: ☒ None ☐ See Section 18

CONTRACTOR AS PRINCIPAL
Company: *(Corporate Seal)*
P & C Construction Co.

Signature:
Name and Title: BRIAN SHOEMAKER VICE PRESIDENT

SURETY
Company: *(Corporate Seal)*
Liberty Mutual Insurance Company

Signature: Vicki Mather
Name and Title: **Vicki Mather**
Attorney-in-Fact

(Any additional signatures appear on the last page of this Payment Bond.)

(FOR INFORMATION ONLY — Name, address and telephone)

AGENT or BROKER:
J. Patrick Dooney, Agent
Anchor Insurance & Surety, Inc.
1201 SW 12th Ave., Suite 500
Portland, OR 97205

Phone: 503-224-2500

OWNER'S REPRESENTATIVE:
(Architect, Engineer or other party:)
FFA Architecture and Interiors
520 SW Yamhill St., Suite 900
Portland, OR 97204

Phone: 503-222-1661

§ 1 The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner to pay for labor, materials and equipment furnished for use in the performance of the Construction Contract, which is incorporated herein by reference, subject to the following terms.

§ 2 If the Contractor promptly makes payment of all sums due to Claimants, and defends, indemnifies and holds harmless the Owner from claims, demands, liens or suits by any person or entity seeking payment for labor, materials or equipment furnished for use in the performance of the Construction Contract, then the Surety and the Contractor shall have no obligation under this Bond.

§ 3 If there is no Owner Default under the Construction Contract, the Surety's obligation to the Owner under this Bond shall arise after the Owner has promptly notified the Contractor and the Surety (at the address described in Section 13) of claims, demands, liens or suits against the Owner or the Owner's property by any person or entity seeking payment for labor, materials or equipment furnished for use in the performance of the Construction Contract and tendered defense of such claims, demands, liens or suits to the Contractor and the Surety.

§ 4 When the Owner has satisfied the conditions in Section 3, the Surety shall promptly and at the Surety's expense defend, indemnify and hold harmless the Owner against a duly tendered claim, demand, lien or suit.

§ 5 The Surety's obligations to a Claimant under this Bond shall arise after the following:

§ 5.1 Claimants, who do not have a direct contract with the Contractor,

.1 have furnished a written notice of non-payment to the Contractor, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were, or equipment was, furnished or supplied or for whom the labor was done or performed, within ninety (90) days after having last performed labor or last furnished materials or equipment included in the Claim; and

.2 have sent a Claim to the Surety (at the address described in Section 13).

§ 5.2 Claimants, who are employed by or have a direct contract with the Contractor, have sent a Claim to the Surety (at the address described in Section 13).

§ 6 If a notice of non-payment required by Section 5.1.1 is given by the Owner to the Contractor, that is sufficient to satisfy a Claimant's obligation to furnish a written notice of non-payment under Section 5.1.1.

§ 7 When a Claimant has satisfied the conditions of Sections 5.1 or 5.2, whichever is applicable, the Surety shall promptly and at the Surety's expense take the following actions:

§ 7.1 Send an answer to the Claimant, with a copy to the Owner, within sixty (60) days after receipt of the Claim, stating the amounts that are undisputed and the basis for challenging any amounts that are disputed; and

§ 7.2 Pay or arrange for payment of any undisputed amounts.

§ 7.3 The Surety's failure to discharge its obligations under Section 7.1 or Section 7.2 shall not be deemed to constitute a waiver of defenses the Surety or Contractor may have or acquire as to a Claim, except as to undisputed amounts for which the Surety and Claimant have reached agreement. If, however, the Surety fails to discharge its obligations under Section 7.1 or Section 7.2, the Surety shall indemnify the Claimant for the reasonable attorney's fees the Claimant incurs thereafter to recover any sums found to be due and owing to the Claimant.

§ 8 The Surety's total obligation shall not exceed the amount of this Bond, plus the amount of reasonable attorney's fees provided under Section 7.3, and the amount of this Bond shall be credited for any payments made in good faith by the Surety.

§ 9 Amounts owed by the Owner to the Contractor under the Construction Contract shall be used for the performance of the Construction Contract and to satisfy claims, if any, under any construction performance bond. By the Contractor furnishing and the Owner accepting this Bond, they agree that all funds earned by the Contractor in the performance of the Construction Contract are dedicated to satisfy obligations of the Contractor and Surety under this Bond, subject to the Owner's priority to use the funds for the completion of the work.

§ 10 The Surety shall not be liable to the Owner, Claimants or others for obligations of the Contractor that are unrelated to the Construction Contract. The Owner shall not be liable for the payment of any costs or expenses of any Claimant under this Bond, and shall have under this Bond no obligation to make payments to, or give notice on behalf of, Claimants or otherwise have any obligations to Claimants under this Bond.

§ 11 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

§ 12 No suit or action shall be commenced by a Claimant under this Bond other than in a court of competent jurisdiction in the state in which the project that is the subject of the Construction Contract is located or after the expiration of one year from the date (1) on which the Claimant sent a Claim to the Surety pursuant to Section 5.1.2 or 5.2, or (2) on which the last labor or service was performed by anyone or the last materials or equipment were furnished by anyone under the Construction Contract, whichever of (1) or (2) first occurs. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

§ 13 Notice and Claims to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears. Actual receipt of notice or Claims, however accomplished, shall be sufficient compliance as of the date received.

§ 14 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

§ 15 Upon request by any person or entity appearing to be a potential beneficiary of this Bond, the Contractor and Owner shall promptly furnish a copy of this Bond or shall permit a copy to be made.

§ 16 Definitions

§ 16.1 Claim. A written statement by the Claimant including at a minimum:

- .1 the name of the Claimant;
- .2 the name of the person for whom the labor was done, or materials or equipment furnished;
- .3 a copy of the agreement or purchase order pursuant to which labor, materials or equipment was furnished for use in the performance of the Construction Contract;
- .4 a brief description of the labor, materials or equipment furnished;
- .5 the date on which the Claimant last performed labor or last furnished materials or equipment for use in the performance of the Construction Contract;
- .6 the total amount earned by the Claimant for labor, materials or equipment furnished as of the date of the Claim;
- .7 the total amount of previous payments received by the Claimant; and
- .8 the total amount due and unpaid to the Claimant for labor, materials or equipment furnished as of the date of the Claim.

§ 16.2 Claimant. An individual or entity having a direct contract with the Contractor or with a subcontractor of the Contractor to furnish labor, materials or equipment for use in the performance of the Construction Contract. The term Claimant also includes any individual or entity that has rightfully asserted a claim under an applicable mechanic's lien or similar statute against the real property upon which the Project is located. The intent of this Bond shall be to include without limitation in the terms "labor, materials or equipment" that part of water, gas, power, light, heat, oil, gasoline, telephone service or rental equipment used in the Construction Contract, architectural and engineering services required for performance of the work of the Contractor and the Contractor's subcontractors, and all other items for which a mechanic's lien may be asserted in the jurisdiction where the labor, materials or equipment were furnished.

§ 16.3 Construction Contract. The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and all changes made to the agreement and the Contract Documents.

§ 16.4 Owner Default. Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

§ 16.5 Contract Documents. All the documents that comprise the agreement between the Owner and Contractor.

§ 17 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

§ 18 Modifications to this bond are as follows:

(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)

CONTRACTOR AS PRINCIPAL		**SURETY**	
Company:	*(Corporate Seal)*	Company:	*(Corporate Seal)*
Signature:	**Not Applicable**	Signature:	**Not Applicable**
Name and Title:		Name and Title:	
Address		Address	

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: **8196971-905001**

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Gloria Bruning, Joel Dietzman, J. Patrick Dooney, Philip O. Forker, Tami Jones, Richard W. Kowalski, Vicki Mather, Brent Olson, Ray M. Paiement, Karen A. Pierce, Gail A. Price, Christopher A. Reburn

all of the city of Portland state of Oregon each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 9th day of October, 2018.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: David M. Carey, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 9th day of October, 2018 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Teresa Pastella, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires March 28, 2021
Member, Pennsylvania Association of Notaries

By: Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts: Section 5. Surety Bonds and Undertakings.
Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this _____ day of _____, _____.

By: Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

To confirm the validity of this Power of Attorney call 1-610-832-8240 between 9:00 am and 4:30 pm EST on any business day.

MHARESO-01 HSINJEM

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 8/13/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Anchor Insurance & Surety, Inc.
1201 SW 12th Ave. Suite 500
Portland, OR 97205

CONTACT NAME: Bethany Sutherland
PHONE (A/C, No, Ext): (503) 224-2500 FAX (A/C, No): (503) 224-9830
E-MAIL ADDRESS: bsutherland@anchorias.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Phoenix Insurance Company	25623
INSURER B : Westchester Fire Insurance Co.	10030
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
P & C Construction Co.
2133 NW York Street
Portland, OR 97210

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			DT-CO-526D709A	10/1/2018	10/1/2019	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
	X Employers Liability						MED EXP (Any one person)	$ 10,000
	X XCU Not excluded						PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:						WA Stop Gap	$ 1,000,000
A	AUTOMOBILE LIABILITY			DT-810-366K5381	10/1/2018	10/1/2019	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
	X Comp $1,000 deduct. / X Coll. $1,000 deduct.							$
B	X UMBRELLA LIAB X OCCUR			G22016623 012	10/1/2018	10/1/2019	EACH OCCURRENCE	$ 12,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED X RETENTION $ 10,000						Aggregate	$ 12,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N	N / A					PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Robert Libke Public Safety Building - Oregon City Police Facility
Certificate holder and all other specified entities are additional insured when required by written contract. The following attached endorsements apply:
General Liability: CGD246 08/05; CGD316 11/11;
Automobile: CAT353 02/15

Umbrella is excess over the General Liability, Auto Liability and Employers Liability subject to the terms, conditions and exclusions of the policies referenced.

CERTIFICATE HOLDER

City of Oregon City
PO Box 3040
Oregon City, OR 97045

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY

BLANKET ADDITIONAL INSURED (CONTRACTORS)

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

1. WHO IS AN INSURED – (Section II) is amended to include any person or organization that you agree in a "written contract requiring insurance" to include as an additional insured on this Coverage Part, but:

a) Only with respect to liability for "bodily injury", "property damage" or "personal injury"; and

b) If, and only to the extent that, the injury or damage is caused by acts or omissions of you or your subcontractor in the performance of "your work" to which the "written contract requiring insurance" applies. The person or organization does not qualify as an additional insured with respect to the independent acts or omissions of such person or organization.

2. The insurance provided to the additional insured by this endorsement is limited as follows:

a) In the event that the Limits of Insurance of this Coverage Part shown in the Declarations exceed the limits of liability required by the "written contract requiring insurance", the insurance provided to the additional insured shall be limited to the limits of liability required by that "written contract requiring insurance". This endorsement shall not increase the limits of insurance described in Section **III** – Limits Of Insurance.

b) The insurance provided to the additional insured does not apply to "bodily injury", "property damage" or "personal injury" arising out of the rendering of, or failure to render, any professional architectural, engineering or surveying services, including:

i. The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders or change orders, or the preparing, approving, or failing to prepare or approve, drawings and specifications; and

ii. Supervisory, inspection, architectural or engineering activities.

c) The insurance provided to the additional insured does not apply to "bodily injury" or "property damage" caused by "your work" and included in the "products-completed operations hazard" unless the "written contract requiring insurance" specifically requires you to provide such coverage for that additional insured, and then the insurance provided to the additional insured applies only to such "bodily injury" or "property damage" that occurs before the end of the period of time for which the "written contract requiring insurance" requires you to provide such coverage or the end of the policy period, whichever is earlier.

3. The insurance provided to the additional insured by this endorsement is excess over any valid and collectible "other insurance", whether primary, excess, contingent or on any other basis, that is available to the additional insured for a loss we cover under this endorsement. However, if the "written contract requiring insurance" specifically requires that this insurance apply on a primary basis or a primary and non-contributory basis, this insurance is primary to "other insurance" available to the additional insured which covers that person or organization as a named insured for such loss, and we will not share with that "other insurance". But the insurance provided to the additional insured by this endorsement still is excess over any valid and collectible "other insurance", whether primary, excess, contingent or on any other basis, that is available to the additional insured when that person or organization is an additional insured under such "other insurance".

4. As a condition of coverage provided to the additional insured by this endorsement:

a) The additional insured must give us written notice as soon as practicable of an "occurrence" or an offense which may result in a claim. To the extent possible, such notice should include:

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i. How, when and where the "occurrence" or offense took place;

ii. The names and addresses of any injured persons and witnesses; and

iii. The nature and location of any injury or damage arising out of the "occurrence" or offense.

b) If a claim is made or "suit" is brought against the additional insured, the additional insured must:

i. Immediately record the specifics of the claim or "suit" and the date received; and

ii. Notify us as soon as practicable.

The additional insured must see to it that we receive written notice of the claim or "suit" as soon as practicable.

c) The additional insured must immediately send us copies of all legal papers received in connection with the claim or "suit", cooperate with us in the investigation or settlement of the claim or defense against the "suit", and otherwise comply with all policy conditions.

d) The additional insured must tender the defense and indemnity of any claim or "suit" to any provider of "other insurance" which would cover the additional insured for a loss we cover under this endorsement. However, this condition does not affect whether the insurance provided to the additional insured by this endorsement is primary to "other insurance" available to the additional insured which covers that person or organization as a named insured as described in paragraph **3.** above.

5. The following definition is added to SECTION V. – DEFINITIONS:

"Written contract requiring insurance" means that part of any written contract or agreement under which you are required to include a person or organization as an additional insured on this Coverage Part, provided that the "bodily injury" and "property damage" occurs and the "personal injury" is caused by an offense committed:

a. After the signing and execution of the contract or agreement by you;

b. While that part of the contract or agreement is in effect; and

c. Before the end of the policy period.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BUSINESS AUTO EXTENSION ENDORSEMENT

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

GENERAL DESCRIPTION OF COVERAGE – This endorsement broadens coverage. However, coverage for any injury, damage or medical expenses described in any of the provisions of this endorsement may be excluded or limited by another endorsement to the Coverage Part, and these coverage broadening provisions do not apply to the extent that coverage is excluded or limited by such an endorsement. The following listing is a general coverage description only. Limitations and exclusions may apply to these coverages. Read all the provisions of this endorsement and the rest of your policy carefully to determine rights, duties, and what is and is not covered.

A. BROAD FORM NAMED INSURED

B. BLANKET ADDITIONAL INSURED

C. EMPLOYEE HIRED AUTO

D. EMPLOYEES AS INSURED

E. SUPPLEMENTARY PAYMENTS – INCREASED LIMITS

F. HIRED AUTO – LIMITED WORLDWIDE COVERAGE – INDEMNITY BASIS

G. WAIVER OF DEDUCTIBLE – GLASS

H. HIRED AUTO PHYSICAL DAMAGE – LOSS OF USE – INCREASED LIMIT

I. PHYSICAL DAMAGE – TRANSPORTATION EXPENSES – INCREASED LIMIT

J. PERSONAL PROPERTY

K. AIRBAGS

L. NOTICE AND KNOWLEDGE OF ACCIDENT OR LOSS

M. BLANKET WAIVER OF SUBROGATION

N. UNINTENTIONAL ERRORS OR OMISSIONS

PROVISIONS

A. BROAD FORM NAMED INSURED

The following is added to Paragraph **A.1.**, **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

Any organization you newly acquire or form during the policy period over which you maintain 50% or more ownership interest and that is not separately insured for Business Auto Coverage. Coverage under this provision is afforded only until the 180th day after you acquire or form the organization or the end of the policy period, whichever is earlier.

B. BLANKET ADDITIONAL INSURED

The following is added to Paragraph **c.** in **A.1.**, **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

Any person or organization who is required under a written contract or agreement between you and that person or organization, that is signed and executed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, to be named as an additional insured is an "insured" for Covered Autos Liability Coverage, but only for damages to which this insurance applies and only to the extent that person or organization qualifies as an "insured" under the Who Is An Insured provision contained in Section **II**.

C. EMPLOYEE HIRED AUTO

1. The following is added to Paragraph **A.1.**, **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

An "employee" of yours is an "insured" while operating an "auto" hired or rented under a contract or agreement in an "employee's" name, with your permission, while performing duties related to the conduct of your business.

2. The following replaces Paragraph **b.** in **B.5.**, **Other Insurance**, of **SECTION IV – BUSINESS AUTO CONDITIONS**:

b. For Hired Auto Physical Damage Coverage, the following are deemed to be covered "autos" you own:

(1) Any covered "auto" you lease, hire, rent or borrow; and

(2) Any covered "auto" hired or rented by your "employee" under a contract in an "employee's" name, with your

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permission, while performing duties related to the conduct of your business.

However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

D. EMPLOYEES AS INSURED

The following is added to Paragraph **A.1., Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

Any "employee" of yours is an "insured" while using a covered "auto" you don't own, hire or borrow in your business or your personal affairs.

E. SUPPLEMENTARY PAYMENTS – INCREASED LIMITS

1. The following replaces Paragraph **A.2.a.(2)**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

   (2) Up to $3,000 for cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.

2. The following replaces Paragraph **A.2.a.(4)**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

   (4) All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to $500 a day because of time off from work.

F. HIRED AUTO – LIMITED WORLDWIDE COVERAGE – INDEMNITY BASIS

The following replaces Subparagraph **(5)** in Paragraph **B.7., Policy Period, Coverage Territory**, of **SECTION IV – BUSINESS AUTO CONDITIONS**:

(5) Anywhere in the world, except any country or jurisdiction while any trade sanction, embargo, or similar regulation imposed by the United States of America applies to and prohibits the transaction of business with or within such country or jurisdiction, for Covered Autos Liability Coverage for any covered "auto" that you lease, hire, rent or borrow without a driver for a period of 30 days or less and that is not an "auto" you lease, hire, rent or borrow from any of your "employees", partners (if you are a partnership), members (if you are a limited liability company) or members of their households.

(a) With respect to any claim made or "suit" brought outside the United States of America, the territories and possessions of the United States of America, Puerto Rico and Canada:

(i) You must arrange to defend the "insured" against, and investigate or settle any such claim or "suit" and keep us advised of all proceedings and actions.

(ii) Neither you nor any other involved "insured" will make any settlement without our consent.

(iii) We may, at our discretion, participate in defending the "insured" against, or in the settlement of, any claim or "suit".

(iv) We will reimburse the "insured" for sums that the "insured" legally must pay as damages because of "bodily injury" or "property damage" to which this insurance applies, that the "insured" pays with our consent, but only up to the limit described in Paragraph **C.**, Limits Of Insurance, of SECTION II – COVERED AUTOS LIABILITY COVERAGE.

(v) We will reimburse the "insured" for the reasonable expenses incurred with our consent for your investigation of such claims and your defense of the "insured" against any such "suit", but only up to and included within the limit described in Paragraph **C.**, Limits Of Insurance, of SECTION II – COVERED AUTOS LIABILITY COVERAGE, and not in addition to such limit. Our duty to make such payments ends when we have used up the applicable limit of insurance in payments for damages, settlements or defense expenses.

(b) This insurance is excess over any valid and collectible other insurance available to the "insured" whether primary, excess, contingent or on any other basis.

(c) This insurance is not a substitute for required or compulsory insurance in any country outside the United States, its territories and possessions, Puerto Rico and Canada.

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You agree to maintain all required or compulsory insurance in any such country up to the minimum limits required by local law. Your failure to comply with compulsory insurance requirements will not invalidate the coverage afforded by this policy, but we will only be liable to the same extent we would have been liable had you complied with the compulsory insurance requirements.

(d) It is understood that we are not an admitted or authorized insurer outside the United States of America, its territories and possessions, Puerto Rico and Canada. We assume no responsibility for the furnishing of certificates of insurance, or for compliance in any way with the laws of other countries relating to insurance.

G. WAIVER OF DEDUCTIBLE – GLASS

The following is added to Paragraph **D., Deductible**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

No deductible for a covered "auto" will apply to glass damage if the glass is repaired rather than replaced.

H. HIRED AUTO PHYSICAL DAMAGE – LOSS OF USE – INCREASED LIMIT

The following replaces the last sentence of Paragraph **A.4.b., Loss Of Use Expenses**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

However, the most we will pay for any expenses for loss of use is $65 per day, to a maximum of $750 for any one "accident".

I. PHYSICAL DAMAGE – TRANSPORTATION EXPENSES – INCREASED LIMIT

The following replaces the first sentence in Paragraph **A.4.a., Transportation Expenses**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

We will pay up to $50 per day to a maximum of $1,500 for temporary transportation expense incurred by you because of the total theft of a covered "auto" of the private passenger type.

J. PERSONAL PROPERTY

The following is added to Paragraph **A.4., Coverage Extensions**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

Personal Property

We will pay up to $400 for "loss" to wearing apparel and other personal property which is:

(1) Owned by an "insured"; and

(2) In or on your covered "auto".

This coverage applies only in the event of a total theft of your covered "auto".

No deductibles apply to this Personal Property coverage.

K. AIRBAGS

The following is added to Paragraph **B.3., Exclusions**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

Exclusion **3.a.** does not apply to "loss" to one or more airbags in a covered "auto" you own that inflate due to a cause other than a cause of "loss" set forth in Paragraphs **A.1.b.** and **A.1.c.**, but only:

a. If that "auto" is a covered "auto" for Comprehensive Coverage under this policy;

b. The airbags are not covered under any warranty; and

c. The airbags were not intentionally inflated.

We will pay up to a maximum of $1,000 for any one "loss".

L. NOTICE AND KNOWLEDGE OF ACCIDENT OR LOSS

The following is added to Paragraph **A.2.a.**, of **SECTION IV – BUSINESS AUTO CONDITIONS**:

Your duty to give us or our authorized representative prompt notice of the "accident" or "loss" applies only when the "accident" or "loss" is known to:

(a) You (if you are an individual);

(b) A partner (if you are a partnership);

(c) A member (if you are a limited liability company);

(d) An executive officer, director or insurance manager (if you are a corporation or other organization); or

(e) Any "employee" authorized by you to give notice of the "accident" or "loss".

M. BLANKET WAIVER OF SUBROGATION

The following replaces Paragraph **A.5., Transfer Of Rights Of Recovery Against Others To Us**, of **SECTION IV – BUSINESS AUTO CONDITIONS**:

5. Transfer Of Rights Of Recovery Against Others To Us

We waive any right of recovery we may have against any person or organization to the extent required of you by a written contract signed and executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of operations contemplated by

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

CONTRACTORS XTEND ENDORSEMENT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

GENERAL DESCRIPTION OF COVERAGE – This endorsement broadens coverage. However, coverage for any injury, damage or medical expenses described in any of the provisions of this endorsement may be excluded or limited by another endorsement to this Coverage Part, and these coverage broadening provisions do not apply to the extent that coverage is excluded or limited by such an endorsement. The following listing is a general coverage description only. Limitations and exclusions may apply to these coverages. Read all the provisions of this endorsement and the rest of your policy carefully to determine rights, duties, and what is and is not covered.

A. Aircraft Chartered With Pilot

B. Damage To Premises Rented To You

C. Increased Supplementary Payments

D. Incidental Medical Malpractice

E. Who Is An Insured – Newly Acquired Or Formed Organizations

F. Who Is An Insured – Broadened Named Insured – Unnamed Subsidiaries

G. Blanket Additional Insured – Owners, Managers Or Lessors Of Premises

H. Blanket Additional Insured – Lessors Of Leased Equipment

I. Blanket Additional Insured – States Or Political Subdivisions – Permits

J. Knowledge And Notice Of Occurrence Or Offense

K. Unintentional Omission

L. Blanket Waiver Of Subrogation

M. Amended Bodily Injury Definition

N. Contractual Liability – Railroads

PROVISIONS

A. AIRCRAFT CHARTERED WITH PILOT

The following is added to Exclusion **g.**, **Aircraft, Auto Or Watercraft,** in Paragraph **2.** of **SECTION I – COVERAGES – COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY**:

This exclusion does not apply to an aircraft that is:

(a) Chartered with a pilot to any insured;

(b) Not owned by any insured; and

(c) Not being used to carry any person or property for a charge.

B. DAMAGE TO PREMISES RENTED TO YOU

1. The first paragraph of the exceptions in Exclusion **j.**, **Damage To Property**, in Paragraph **2.** of **SECTION I – COVERAGES – COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY** is deleted.

2. The following replaces the last paragraph of Paragraph **2.**, **Exclusions**, of **SECTION I – COVERAGES – COVERAGE A. BODILY INJURY AND PROPERTY DAMAGE LIABILITY**:

Exclusions **c.** and **g.** through **n.** do not apply to "premises damage". Exclusion **f.(1)(a)** does not apply to "premises damage" caused by:

a. Fire;

b. Explosion;

c. Lightning;

d. Smoke resulting from such fire, explosion, or lightning; or

e. Water;

unless Exclusion **f.** of Section **I** – Coverage **A** – Bodily Injury And Property Damage Liability is replaced by another endorsement to this Coverage Part that has Exclusion – All Pollution Injury Or Damage or Total Pollution Exclusion in its title.

A separate limit of insurance applies to "premises damage" as described in Paragraph **6.** of **SECTION III – LIMITS OF INSURANCE.**

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3. The following replaces Paragraph **6.** of **SECTION III – LIMITS OF INSURANCE**:

   Subject to **5.** above, the Damage To Premises Rented To You Limit is the most we will pay under Coverage **A** for damages because of "premises damage" to any one premises. The Damage To Premises Rented To You Limit will apply to all "property damage" proximately caused by the same "occurrence", whether such damage results from: fire; explosion; lightning; smoke resulting from such fire, explosion, or lightning; or water; or any combination of any of these causes.

   The Damage To Premises Rented To You Limit will be:

   a. The amount shown for the Damage To Premises Rented To You Limit on the Declarations of this Coverage Part; or

   b. $300,000 if no amount is shown for the Damage To Premises Rented To You Limit on the Declarations of this Coverage Part.

4. The following replaces Paragraph **a.** of the definition of "insured contract" in the **DEFINITIONS** Section:

   a. A contract for a lease of premises. However, that portion of the contract for a lease of premises that indemnifies any person or organization for "premises damage" is not an "insured contract";

5. The following is added to the **DEFINITIONS** Section:

   "Premises damage" means "property damage" to:

   a. Any premises while rented to you or temporarily occupied by you with permission of the owner; or

   b. The contents of any premises while such premises is rented to you, if you rent such premises for a period of seven or fewer consecutive days.

6. The following replaces Paragraph **4.b.(1)(b)** of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

   (b) That is insurance for "premises damage"; or

7. Paragraph **4.b.(1)(c)** of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS** is deleted.

C. INCREASED SUPPLEMENTARY PAYMENTS

1. The following replaces Paragraph **1.b.** of **SUPPLEMENTARY PAYMENTS – COVERAGES A AND B** of **SECTION I – COVERAGE**:

   b. Up to $2,500 for the cost of bail bonds required because of accidents or traffic law violations arising out of the use of any vehicle to which the Bodily Injury Liability Coverage applies. We do not have to furnish these bonds.

2. The following replaces Paragraph **1.d.** of **SUPPLEMENTARY PAYMENTS – COVERAGES A AND B** of **SECTION I – COVERAGES**:

   d. All reasonable expenses incurred by the insured at our request to assist us in the investigation or defense of the claim or "suit", including actual loss of earnings up to $500 a day because of time off from work.

D. INCIDENTAL MEDICAL MALPRACTICE

1. The following is added to the definition of "occurrence" in the **DEFINITIONS** Section:

   "Occurrence" also means an act or omission committed in providing or failing to provide "incidental medical services", first aid or "Good Samaritan services" to a person.

2. The following is added to Paragraph **2.a.(1)** of **SECTION II – WHO IS AN INSURED**:

   Paragraph **(1)(d)** above does not apply to "bodily injury" arising out of providing or failing to provide:

   (i) "Incidental medical services" by any of your "employees" who is a nurse practitioner, registered nurse, licensed practical nurse, nurse assistant, emergency medical technician or paramedic; or

   (ii) First aid or "Good Samaritan services" by any of your "employees" or "volunteer workers", other than an employed or volunteer doctor. Any such "employees" or "volunteer workers" providing or failing to provide first aid or "Good Samaritan services" during their work hours for you will be deemed to be acting within the scope of their employment by you or performing duties related to the conduct of your business.

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3. The following is added to Paragraph **5.** of **SECTION III – LIMITS OF INSURANCE**:

   For the purposes of determining the applicable Each Occurrence Limit, all related acts or omissions committed in providing or failing to provide "incidental medical services", first aid or "Good Samaritan services" to any one person will be deemed to be one "occurrence".

4. The following exclusion is added to Paragraph **2.**, **Exclusions**, of **SECTION I – COVERAGES – COVERAGE A BODILY INJURY AND PROPERTY DAMAGE LIABILITY**:

   Sale Of Pharmaceuticals

   "Bodily injury" or "property damage" arising out of the willful violation of a penal statute or ordinance relating to the sale of pharmaceuticals committed by, or with the knowledge or consent of, the insured.

5. The following is added to the **DEFINITIONS** Section:

   "Incidental medical services" means:

   a. Medical, surgical, dental, laboratory, x-ray or nursing service or treatment, advice or instruction, or the related furnishing of food or beverages; or

   b. The furnishing or dispensing of drugs or medical, dental, or surgical supplies or appliances.

   "Good Samaritan services" means any emergency medical services for which no compensation is demanded or received.

6. The following is added to Paragraph **4.b.**, **Excess Insurance**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

   The insurance is excess over any valid and collectible other insurance available to the insured, whether primary, excess, contingent or on any other basis, that is available to any of your "employees" or "volunteer workers" for "bodily injury" that arises out of providing or failing to provide "incidental medical services", first aid or "Good Samaritan services" to any person to the extent not subject to Paragraph **2.a.(1)** of Section **II** – Who Is An Insured.

E. WHO IS AN INSURED – NEWLY ACQUIRED OR FORMED ORGANIZATIONS

The following replaces Paragraph **4.** of **SECTION II – WHO IS AN INSURED**:

4. Any organization you newly acquire or form, other than a partnership, joint venture or limited liability company, of which you are the sole owner or in which you maintain the majority ownership interest, will qualify as a Named Insured if there is no other insurance which provides similar coverage to that organization. However:

   a. Coverage under this provision is afforded only:

   (1) Until the 180th day after you acquire or form the organization or the end of the policy period, whichever is earlier, if you do not report such organization in writing to us within 180 days after you acquire or form it; or

   (2) Until the end of the policy period, when that date is later than 180 days after you acquire or form such organization, if you report such organization in writing to us within 180 days after you acquire or form it, and we agree in writing that it will continue to be a Named Insured until the end of the policy period;

   b. Coverage **A** does not apply to "bodily injury" or "property damage" that occurred before you acquired or formed the organization; and

   c. Coverage **B** does not apply to "personal injury" or "advertising injury" arising out of an offense committed before you acquired or formed the organization.

F. WHO IS AN INSURED – BROADENED NAMED INSURED – UNNAMED SUBSIDIARIES

The following is added to **SECTION II – WHO IS AN INSURED**:

Any of your subsidiaries, other than a partnership, joint venture or limited liability company, that is not shown as a Named Insured in the Declarations is a Named Insured if you maintain an ownership interest of more than 50% in such subsidiary on the first day of the policy period.

No such subsidiary is an insured for "bodily injury" or "property damage" that occurred, or "personal injury" or "advertising injury" caused by an offense committed after the date, if any, during the policy period, that you no longer maintain an ownership interest of more than 50% in such subsidiary.

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G. BLANKET ADDITIONAL INSURED – OWNERS, MANAGERS OR LESSORS OF PREMISES

The following is added to **SECTION II – WHO IS AN INSURED**:

Any person or organization that is a premises owner, manager or lessor and that you have agreed in a written contract or agreement to include as an additional insured on this Coverage Part is an insured, but only with respect to liability for "bodily injury", "property damage", "personal injury" or "advertising injury" that:

a. Is "bodily injury" or "property damage" that occurs, or is "personal injury" or "advertising injury" caused by an offense that is committed, subsequent to the execution of that contract or agreement; and

b. Arises out of the ownership, maintenance or use of that part of any premises leased to you.

The insurance provided to such premises owner, manager or lessor is subject to the following provisions:

a. The limits of insurance provided to such premises owner, manager or lessor will be the minimum limits which you agreed to provide in the written contract or agreement, or the limits shown on the Declarations, whichever are less.

b. The insurance provided to such premises owner, manager or lessor does not apply to:

(1) Any "bodily injury" or "property damage" that occurs, or "personal injury" or "advertising injury" caused by an offense that is committed, after you cease to be a tenant in that premises; or

(2) Structural alterations, new construction or demolition operations performed by or on behalf of such premises owner, lessor or manager.

c. The insurance provided to such premises owner, manager or lessor is excess over any valid and collectible other insurance available to such premises owner, manager or lessor, whether primary, excess, contingent or on any other basis, unless you have agreed in the written contract or agreement that this insurance must be primary to, or non-contributory with, such other insurance, in which case this insurance will be primary to, and non-contributory with, such other insurance.

H. BLANKET ADDITIONAL INSURED – LESSORS OF LEASED EQUIPMENT

The following is added to **SECTION II – WHO IS AN INSURED**:

Any person or organization that is an equipment lessor and that you have agreed in a written contract or agreement to include as an insured on this Coverage Part is an insured, but only with respect to liability for "bodily injury", "property damage", "personal injury" or "advertising injury" that:

a. Is "bodily injury" or "property damage" that occurs, or is "personal injury" or "advertising injury" caused by an offense that is committed, subsequent to the execution of that contract or agreement; and

b. Is caused, in whole or in part, by your acts or omissions in the maintenance, operation or use of equipment leased to you by such equipment lessor.

The insurance provided to such equipment lessor is subject to the following provisions:

a. The limits of insurance provided to such equipment lessor will be the minimum limits which you agreed to provide in the written contract or agreement, or the limits shown on the Declarations, whichever are less.

b. The insurance provided to such equipment lessor does not apply to any "bodily injury" or "property damage" that occurs, or "personal injury" or "advertising injury" caused by an offense that is committed, after the equipment lease expires.

c. The insurance provided to such equipment lessor is excess over any valid and collectible other insurance available to such equipment lessor, whether primary, excess, contingent or on any other basis, unless you have agreed in the written contract or agreement that this insurance must be primary to, or non-contributory with, such other insurance, in which case this insurance will be primary to, and non-contributory with, such other insurance.

I. BLANKET ADDITIONAL INSURED – STATES OR POLITICAL SUBDIVISIONS – PERMITS

The following is added to **SECTION II – WHO IS AN INSURED**:

Any state or political subdivision that has issued a permit in connection with operations performed by you or on your behalf and that you are required

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by any ordinance, law or building code to include as an additional insured on this Coverage Part is an insured, but only with respect to liability for "bodily injury", "property damage", "personal injury" or "advertising injury" arising out of such operations.

The insurance provided to such state or political subdivision does not apply to:

a. Any "bodily injury," "property damage," "personal injury" or "advertising injury" arising out of operations performed for that state or political subdivision; or

b. Any "bodily injury" or "property damage" included in the "products-completed operations hazard".

J. KNOWLEDGE AND NOTICE OF OCCURRENCE OR OFFENSE

The following is added to Paragraph **2.**, **Duties In The Event of Occurrence, Offense, Claim or Suit**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

e. The following provisions apply to Paragraph **a.** above, but only for the purposes of the insurance provided under this Coverage Part to you or any insured listed in Paragraph **1.** or **2.** of Section **II** – Who Is An Insured:

(1) Notice to us of such "occurrence" or offense must be given as soon as practicable only after the "occurrence" or offense is known by you (if you are an individual), any of your partners or members who is an individual (if you are a partnership or joint venture), any of your managers who is an individual (if you are a limited liability company), any of your "executive officers" or directors (if you are an organization other than a partnership, joint venture or limited liability company) or any "employee" authorized by you to give notice of an "occurrence" or offense.

(2) If you are a partnership, joint venture or limited liability company, and none of your partners, joint venture members or managers are individuals, notice to us of such "occurrence" or offense must be given as soon as practicable only after the "occurrence" or offense is known by:

(a) Any individual who is:

(i) A partner or member of any partnership or joint venture;

(ii) A manager of any limited liability company; or

(iii) An executive officer or director of any other organization;

that is your partner, joint venture member or manager; or

(b) Any "employee" authorized by such partnership, joint venture, limited liability company or other organization to give notice of an "occurrence" or offense.

(3) Notice to us of such "occurrence" or of an offense will be deemed to be given as soon as practicable if it is given in good faith as soon as practicable to your workers' compensation insurer. This applies only if you subsequently give notice to us of the "occurrence" or offense as soon as practicable after any of the persons described in Paragraphs **e. (1)** or **(2)** above discovers that the "occurrence" or offense may result in sums to which the insurance provided under this Coverage Part may apply.

However, if this Coverage Part includes an endorsement that provides limited coverage for "bodily injury" or "property damage" or pollution costs arising out of a discharge, release or escape of "pollutants" which contains a requirement that the discharge, release or escape of "pollutants" must be reported to us within a specific number of days after its abrupt commencement, this Paragraph **e.** does not affect that requirement.

K. UNINTENTIONAL OMISSION

The following is added to Paragraph **6.**, **Representations**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

The unintentional omission of, or unintentional error in, any information provided by you which we relied upon in issuing this policy will not prejudice your rights under this insurance. However, this provision does not affect our right to collect additional premium or to exercise our rights of cancellation or nonrenewal in accordance with applicable insurance laws or regulations.

L. BLANKET WAIVER OF SUBROGATION

The following is added to Paragraph **8.**, **Transfer Of Rights Of Recovery Against Others To Us**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

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If the insured has agreed in a contract or agreement to waive that insured's right of recovery against any person or organization, we waive our right of recovery against such person or organization, but only for payments we make because of:

a. "Bodily injury" or "property damage" that occurs; or

b. "Personal injury" or "advertising injury" caused by an offense that is committed;

subsequent to the execution of that contract or agreement.

M. AMENDED BODILY INJURY DEFINITION

The following replaces the definition of "bodily injury" in the **DEFINITIONS** Section:

3. "Bodily injury" means bodily injury, mental anguish, mental injury, shock, fright, disability, humiliation, sickness or disease sustained by a person, including death resulting from any of these at any time.

N. CONTRACTUAL LIABILITY – RAILROADS

1. The following replaces Paragraph **c.** of the definition of "insured contract" in the **DEFINITIONS** Section:

c. Any easement or license agreement;

2. Paragraph **f.(1)** of the definition of "insured contract" in the **DEFINITIONS** Section is deleted.

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