

Columbia River Fire & Rescue
Request for Proposals
Emergency Construction Services

Proposals Due:	Not later than 2:00:00 P.M. May 11th 2026. Late proposals will not be accepted or considered.
Submit Proposals to:	Proposals shall be accepted by mail or delivery to: Jeremy Lehner Columbia River Fire & Rescue 270 Columbia Blvd. St. Helens, OR 97051
Direct Questions to:	Procurement Contact: Jeremy Lehner Email: lehnerj@crfr.com Phone: 503-397-2990 Deadline for Questions/Solicitation Protests: 5:00 P.M. May 4, 2026

Pre-Qualification:

Required Not Required

Pre-Proposal Conference:

One pre-proposal conference will be held on April 28th 09:00 A.M. at 58577 McNulty Way, St. Helens, Oregon. Attendance is optional. Columbia River Fire & Rescue (“CRFR”) conducts such meetings in order to clarify information provided in the RFP and to provide interested Proposers an opportunity to ask questions about the RFP. Statements made by CRFR’s representatives at the conference are not binding on CRFR unless confirmed by written addendum.

RFP Availability:

This RFP is available electronically at CRFR.com. Future notices regarding this solicitation, including solicitation addenda, will be posted to CRFR.com. This RFP may also be viewed at the CRFR Administrative Office, located at 270 Columbia Blvd., St. Helen’s, OR.

Proposal Opening:

Proposals will be opened at 02:30 pm. on the date proposals are due. Opening will be held at the CRFR Administrative Office, located at 270 Columbia Blvd., St. Helen’s, OR.

Proposal Documents:

RFP Emergency Construction Services

Attachment A: Form of Proposed Contract

Attachment B: Proposer Information Form/Certifications

Attachment C: Price Proposal Form

Attachment D: Scope of Work and Insurance Estimate

1 Introduction

CRFR is seeking proposals from qualified and experienced contractors to perform emergency fire restoration, construction, and repair services at 58577 McNulty Way, St. Helens (the “Project”).

CRFR intends to award a single contract as a result of this RFP.

1.1 About CRFR

CRFR serves approximately 200 square miles in Columbia County, Oregon, and is the county's largest fire district. St. Helens, Columbia City, Warren, Prescott, and Rainier reside within its borders. CRFR operates out of an administration building, seven fire stations, and a state-of-the-art training facility, providing fire, rescue, and life-saving medical transport services to our community.

1.2 The Project

This is a fire restoration project. The scope of work is extensive, involving a metal-framed building measuring 80’x40’ that houses equipment, a classroom, a gym, storage rooms, and restrooms. Project will include HVAC replacement and duct cleaning, Electrical, Plumbing, Dry Ice blasting and painting, sealing floor and joist system throughout, install rubber interlocking floor system in gym 5/8” to 1”. Replacement of interior components TV brackets and TV’s, dry erase boards, insulation removal and replacement, metal siding and roofing removal and replacement, window and door replacement. This is an insurance claim through SDAO; the selected contractor must communicate effectively with CRFR and SDAO throughout this project.

1.3 Timeline/Deadlines

ACTIVITY	DATE
Issuance of Request for Proposal	April 21, 2026
Pre-proposal Conference	9:00 A.M. April 28, 2026
Deadline for Questions/Clarifications/Protest of Solicitation Documents	5:00 P.M. May 4, 2026
Proposals Due	2:00 P.M. May 11 2026.
Notice of Intent to Award	May 13, 2026
Deadline for Filing Protest of Award	5:00 P.M. May 20, 2026
Anticipated Contract Start	May 27, 2026
Project Completion Date	October 1, 2026

CRFR reserves the right to deviate from this schedule.

1.4 RFP Clarifications and Protests; Addenda

1.4.1 Informal Questions or Requests for Clarification

Any Proposer requiring clarification of the information provided in this solicitation may submit specific questions or comments in writing to the Procurement Contact shown on page 1 of this document. Email is the required form of communication. The deadline for submitting such questions is set forth in Section 1.3.

1.4.2 Protest of Solicitation or Contract Documents

Any Proposer wishing to protest this RFP or any provision, specification, or contract term contained in the solicitation documents must submit such protests to:

Jeremy Lehner

Email: lehnerj@crfr.com

The deadline for submitting such protests is set forth in Section 1.3.

1.4.3 Content of Solicitation Protest

The prospective Proposer's written solicitation protest must include all of the following:

- a) Sufficient information to identify the solicitation that is the subject of the protest;
- b) The grounds that demonstrate how the procurement process is contrary to law or how the solicitation document is unnecessarily restrictive, is legally flawed, or improperly specifies a Brand Name;
- c) Evidence or supporting documentation that supports the grounds on which the protest is based; and
- d) A statement of the desired changes to the Procurement process or the solicitation document that the prospective Proposer believes will remedy the conditions upon which the prospective Proposer based its protest.

1.4.4 Addenda

If CRFR determines that a change or clarification to the solicitation documents is necessary, such information, clarification, or interpretation will be supplied in a written addendum, posted to CRFR.com

Addenda shall have the same binding effect as though contained in this RFP. CRFR shall issue all addenda not less than **five days** prior to the submission deadline.

Statements made by CRFR's representatives are not binding on CRFR unless confirmed by a written addendum.

1.5 Modification or Withdrawal of Proposal

A proposal may not be modified, withdrawn, or canceled by the proposer for 90 calendar days following the time and date designated for the receipt of proposals. Proposals submitted before the proposal due date may only be modified or withdrawn in person with proper identification, or by issuing a written request on company letterhead, signed by an authorized representative, prior to the proposal due date and

time. Written requests for withdrawal must be so worded as not to reveal material contents of the original proposal.

Withdrawn proposals may be resubmitted up to the proposal due date and time, provided that they are then fully in conformance with the RFP.

2 Scope of Work

See Attachment D.

The selected proposer will meet the highest standards prevalent in the industry or business most closely involved in providing goods and services described in this scope of work.

3 Proposal Format, Content, and Submission

3.1.1 Proposal Format

CRFR proposal standards:

- a) Proposal includes a one-page cover letter as the first page of the proposal.
- b) Proposal Includes Attachment B as the second page of the proposal.
- c) Proposal Includes Attachment C as the third page of the proposal.
- d) Proposal addresses all evaluation criteria in the order presented in 3.3.
- e) Proposal is prepared simply and economically, providing a straightforward and concise response to this RFP with emphasis on completeness and clarity of content.

Please do not include sales or promotional materials as part of proposal, unless requested.

3.2 Attachment B: Proposer Certifications and Representations

Each proposal shall include a completed and executed Attachment B: Proposer Certifications and Representations form. An electronic signature shall not be accepted in lieu of an original handwritten signature.

3.3 Proposal Content

Proposals shall include all designated mandatory requirements. Proposals lacking one or more of the mandatory requirements may be rejected as non-responsive. Proposals shall include the following:

Proof of licensing with Oregon Construction Contractor's Board.

Adheres to all requirements of this RFP, including Section 3.1.1.

3.4 Proposal Responses to Evaluation Criteria

Each proposal shall address each of the following Evaluation Criteria completely, and in the order provided:

Written Evaluation Criteria	
Licensing	

<p>Proposer must currently hold the following license(s). Include a copy of the license and/or certifications in proposal:</p> <p>Construction Contractor’s Board License</p>	<p>Pass/Fail</p>
<p>Cover Letter</p> <p>Cover letter, which must include the date, the solicitation name, the Proposer’s name, contact person, telephone number, email address, and complete mailing and street address.</p>	<p>Pass/Fail</p>
<p>History and Capacity</p> <p>Provide a general description of your firm, including its service area, volume of services, length of time in the industry, and financial stability. Include specific information on types and sizes of projects recently completed.</p>	<p>Maximum Points Available: 25</p>
<p>Experience</p> <p>Describe your firm’s experience working on projects where construction costs are reimbursed by the project owner’s insurance carrier. Describe your firm’s experience working on any such projects where the insurance carrier was SDAO.</p> <p>Describe your firm’s experience working on projects that were subject to Oregon’s prevailing wage and BOLI requirements.</p> <p>Describe at least three projects of similar scope and size as the Project (including fire restoration projects and steel buildings), which your firm has completed on time, on budget and to a high quality standard. Provide the project start and end dates, client and cost. Provide supporting references for each of these projects, including contact information.</p>	<p>Maximum Points Available: 25</p>
<p>Proposed Key Staff and Staff Experience; Staff Capacity</p> <p>Describe the capacity of your firm to perform the scope of work provided in Section 2.</p> <p>List the key staff proposed to perform the Work, if contracted. Describe the role of each key staff proposed and the percentage of his or her time which will be allotted to the project.</p> <p>Provide the resume of each key staff person proposed..</p> <p>Identify any portion of the scope of services which is proposed to or may be performed by a subcontractor. Identify the subcontractor(s) and the nature of the work to be performed.</p>	<p>Maximum Points Available: 25</p>

<p>Price Proposal</p> <p>Complete and include Attachment C, Price Proposal</p>	<p>Maximum Points Available: 25</p>
<p>Written Evaluation Criteria</p>	<p>Total Points Available: 100</p>

3.5 Proposal Submission

Proposals are due no later than the due date and time as set forth in Section 1 of this RFP and must be submitted via mail or personal delivery to:

Jeremy Lehner
Columbia River Fire & Rescue
270 Columbia Blvd.
St. Helens, OR 97051

It is the Proposer’s sole responsibility to ensure that its proposal is submitted prior to the RFP closing date and time. CRFR will reject all late proposals. CRFR relies on CRFR’s computer system’s server clock to determine the correct time and is not responsible for any delays or difficulties experienced in the submittal of a proposal.

3.6 Confidential Information

CRFR is subject to the Oregon Public Records Law (ORS 192.311 to 192.478), which requires CRFR to disclose all records generated or received in the transaction of CRFR business, except as expressly exempted under ORS 192.338 to 192.355, or other applicable law.

Pursuant to ORS 279B.060(6), proposals will not be open for public inspection until the Notice of Intent to Award is issued. Thereafter, CRFR will not disclose records submitted by a Proposer that are exempt from disclosure under the Oregon Public Records Law, subject to the following procedures and limitations:

The Proposer shall mark all proposal pages containing the records it has determined as confidential under Oregon Public Records Law and shall segregate those pages in the following manner:

- a) Such pages shall be clearly marked “Confidential” on each page of the confidential document.
- b) Proposer shall separate confidential pages from its other proposal pages by providing the confidential pages to CRFR in a separate envelope or package.
- c) In its proposal, Proposer shall cite the specific statutory exemption in Oregon Records Law exempting such pages from disclosure.
- d) Subsections (a) and (b) above will prevail in the event these provisions conflict with formatting or response instructions elsewhere in this document..
- e) Proposers may not mark an entire proposal confidential. Should a proposal be submitted in this manner, CRFR will hold no portion of the proposal as confidential, unless such a portion is segregated as required under subsection (b) above and is determined exempt from Oregon Public Records Law

Notwithstanding the above procedures, CRFR reserves the right to disclose information that CRFR determines, in its sole discretion, is not exempt from disclosure or that CRFR is directed to disclose by the Columbia County District Attorney or a court of competent jurisdiction.

Prior to disclosing such information, CRFR will make reasonable attempts to notify the Proposer of the pending disclosure.

4 Proposal Evaluation and Award

4.1 Clarification of Responses

In the event that one or more proposals are in need of clarification, CRFR will request such clarification in writing and will afford the Proposer(s) contacted an opportunity to respond in kind, with the necessary clarification.

4.2 Site Visits/Informational Activities

At any point before or after the opening of proposals, CRFR may conduct site visits, demonstrations, informational and group activities with Proposers for the purpose of clarification to ensure full understanding of, and responsiveness to, the solicitation documents or to consider and respond to requests for modifications to the proposal requirements. CRFR will use procedures designed to accord Proposers fair and equal treatment with respect to any opportunity for discussion and revisions of proposals.

4.3 Proposal Evaluation

The evaluation process of this RFP will be comprised of a written.

An Evaluation Committee, consisting of not less than 3 individuals, shall evaluate the proposals. Each evaluator will independently evaluate and score proposals in accordance with the Evaluation Criteria. CRFR may assign certain evaluators specific evaluation criteria, in alignment with the evaluator's expertise.

Bid prices submitted on Attachment C will be scored as shown in the following example:

Low Bid = 25 points

Formula: $(\text{Low Bid}/\text{Bid}) \times 25 \text{ points} = \text{score}$, rounded to nearest tenth

For example:

Bids received: Bid#1 \$5,000, Bid#2 \$4,700, Bid#3 \$4,950, Bid#4 \$6,100, Bid#5 \$5,500

Low Bid = Bid#2 = \$4,700 = 50 points

Bid#1: $(4700/5000) \times 25 = 23.5$

Bid#2: $(4700/4700) \times 25 = 25$

Bid#3: $(4700/4950) \times 25 = 23.73$

Bid#4: $(4700/6100) \times 25 = 19.3$

Bid#5: $(4700/5500) \times 25 = 21.4$

4.3.1 Written Proposal Evaluation

- a) Each evaluator shall independently score proposals in accordance with the Evaluation Criteria.
- b) CRFR shall average the scores per category and then sum the category averages for a total written evaluation score for each proposal.

4.3.2 Reserved.

4.3.3 Reserved.

4.3.4 Reserved

4.3.5 Reserved.

4.3.6 References

CRFR reserves the right to investigate references, including customers other than those listed in a Proposer's submission. This inquiry may include without limitation investigation of past performance of any Proposer with respect to its successful performance of similar projects, compliance with specifications and contractual obligations, completion or delivery of a project on schedule, and its lawful payment of employees and subcontractors.

4.4 Notification of Intent to Award

CRFR shall notify Proposers of its Intent to Award via email and by posting such notification at CRFR.com.

4.5 Negotiation

- a) After CRFR has issued the Notice of Intent to Award, CRFR shall commence serial negotiations with the highest-ranked eligible Proposer.
- b) At any time during negotiations, CRFR may terminate negotiations with the highest-ranked Proposer, or the eligible Proposer with whom it is currently negotiating if CRFR believes that:
 - i. The eligible Proposer is not negotiating in good faith; or
 - ii. Further negotiations or negotiations with the eligible Proposer will not result in the parties agreeing to the terms and conditions of a final Contract in a timely manner.
- c) If CRFR terminates negotiations with an eligible Proposer, CRFR may then commence negotiations with the next highest-ranked eligible Proposer.
- d) CRFR reserves the right to negotiate final contract terms with the selected Proposer(s) to the fullest extent allowed by law and as in the best interest of CRFR.

4.6 Award of Contract

If CRFR awards a contract pursuant to this RFP it will award a contract to the responsible Proposer whose proposal CRFR determines in writing is the most advantageous to CRFR based upon the evaluation process and criteria described in this RFP, applicable preferences, and the outcome of any negotiations authorized by this RFP.

5 Solicitation Terms and Conditions; Protest of Award

5.1 Proposer Cost of Response Preparation

Proposers shall bear sole responsibility for all costs incurred in preparing and providing their proposals in response to this RFP. CRFR is not liable to any Proposer for any loss or expense caused by or resulting from the cancellation of a solicitation or rejection of a proposal.

5.2 Submitted Materials are CRFR Property

All material submitted for any portion of a proposal in response to this RFP, or during any tier of this solicitation, shall become the property of CRFR and will not be returned to Proposers.

5.3 Proposal Validity

Proposals shall remain valid for a period of 90 days following the proposal submission deadline.

5.4 Solicitation Cancellation, Rejection of a Proposal or All Proposals

CRFR may cancel the Procurement or reject any or all Bids in accordance with ORS 279B.100.

5.5 Preference for Recycled Materials

CRFR shall give preference for Recycled Materials as set forth in ORS 279A.125 if:

- a) The Recycled Product is available;
- b) The Recycled Product meets applicable standards;
- c) The Recycled Product can be substituted for a comparable non-recycled product; and
- d) The Recycled Product's costs do not exceed the costs of non-recycled products by more than 5%, or a higher percentage if CRFR makes such a Written determination.

5.6 Performance Within State of Public Printing, Binding and Stationary Work (Required by ORS 282.210).

(1) Except as provided in subsection (2) of this section, all printing, binding, and stationery work, including the manufacture of motor vehicle registration plates and plates required to be affixed to motor carriers, for the state or any county, city, town, port district, school district, or other political subdivision thereof, shall be performed within the state. All requests for bids and all contracts for such work shall so stipulate.

(2) The work referred to in subsection (1) of this section may be performed outside the state if it is established that:

- e) The work cannot be performed within the state;
- f) The lowest price for which such work can be procured within the state exceeds the charge usually and customarily made to private individuals and corporations for work of similar character and quality; or
- g) All bids for the work, or any part thereof, are excessive and not reasonably competitive.

5.7 Reserved

5.8 Protests

5.8.1 Protest of Contract Award

A Proposer may protest the Intent to Award a contract may do so, provided:

- a) The Proposer is adversely affected because the Proposer would be eligible to be awarded the contract in the event that the protest is successful; and
- b) The reason for the protest is:
- c) All higher-ranked proposals are non-responsive;
- d) CRFR has failed to conduct the evaluation of proposals in accordance with the criteria or processes described in the solicitation materials;
- e) CRFR has abused its discretion in rejecting the protestor's proposal as non-responsive or;
- f) CRFR's evaluation of proposals or CRFR's subsequent determination of Award is otherwise in violation of Portland Public Schools Public Contracting Rules or the Public Contracting Code.

Address protest to:

PROTEST OF AWARD: RFP for Emergency Construction Services

Jeremy Lehner

Email: lehnerj@crfr.com All protests of Award must be in writing and physically received by the title of procurement official no later than the deadline for submitting such protests set forth in Section 1.3.

1. Protests must specify the grounds for the protest, including the specific citation of law, rule, regulation, or procedure upon which the protest is based. The judgment used in scoring by individual evaluators is not grounds for protest.

2. Protests not filed within the time specified in paragraph 1 above, or which fail to cite the specific law, rule, regulation, or procedure upon which the protest is based, shall be dismissed. An issue that could have been raised by a request for clarification or protest of the solicitation is not a ground for protest of the award.

6 Contract Terms and Conditions

6.1 Contract Award and Term

CRFR intends to award a single contract as a result of this RFP.

6.2 CRFR Contract

Proposers are advised to thoroughly review and familiarize themselves with CRFR sample standard contract incorporated as Attachment A.

The successful Proposer will be invited to enter into a contract in substantially the form attached

hereto as Attachment A. If the Proposer objects to or requests changes or clarification any of the provisions in Attachment A, it needs to raise those as provided in Section 1.4.

Any contract resulting from this RFP shall be based on the RFP documents and in compliance with CRFR's Public Contracting Rules and the Public Contracting Code.

6.3 Insurance

Proposers are advised to carefully review the insurance requirements contained in the sample standard contract.

6.3.1 Insurance Certificates

Contractor will promptly provide Certificates of Insurance at CRFR's request.

ATTACHMENT A
SAMPLE CONTRACT

ATTACHMENT B

PROPOSER CERTIFICATIONS AND REPRESENTATIONS

Proposed Project Description

PROPOSAL FORM
(To Be Returned)

1. ACKNOWLEDGEMENT OF RECEIPT OF ADDENDA

Addenda ___ through ___ received. (If addenda were issued, completion of this line is REQUIRED.)

2. PROPOSAL SECURITY

Required Not Required in the amount of 10% of the bid amount set forth in Exhibit C, Price Proposal.

The undersigned agrees that the proposal security accompanying this proposal is left in escrow with the Owner, that the amount thereof is the measure of liquidated damages which the Owner will sustain as a result of the failure of the undersigned to execute and deliver the above-named Contract and performance and payment bond; and that if the undersigned defaults in either executing the Contract or providing a performance and payment bond within ten (10) days after forms are provided to him/her, then the proposal security may become the property of the Owner at the Owner's option; but if this proposal is not accepted within ninety (90) days of the submission date, or if the undersigned executes and timely delivers said Contract and performance and payment bond, the proposal security shall be returned.

3. PERFORMANCE BOND

Required Not Required

The undersigned agrees, if awarded a Contract, to execute and deliver to CRFR, within ten (10) days after the receipt of Notice of Intent to Award the Contract, a satisfactory performance and payment bond in an amount equal to one hundred percent (100%) of the Contract Amount. In addition, Certificates of Insurance for the coverages specified in the Proposal Document must be submitted at the same time.

4. PAYMENT BOND

Required Not Required

The undersigned agrees, if awarded a Contract, to execute and deliver to CRFR, within ten (10) days after the receipt of Notice of Intent to Award the Contract, a satisfactory payment bond in an amount equal to one hundred percent (100%) of the Contract Amount.

5. PREVAILING WAGES

Required Not Required

The undersigned agrees, pursuant to ORS 279C.800 to 279C.870 (The "Prevailing Wage Statute"), that workers in each trade or occupation employed in the performance of any Contract awarded hereunder either by the Prime Contractor or any subcontractor, or any other person doing or contracting to do the whole or any part of the work, shall be paid not less than the applicable prevailing rate of wage for each trade or occupation as defined by the Director of the State of Oregon Bureau of Labor and Industries ("BOLI") in the applicable publication entitled *Definitions of Covered Occupations for Public Works Contracts in Oregon*. The prevailing wage rates for

public works contracts in Oregon are contained in the following publications: The Prevailing Wage Rates for Public Works Projects in Oregon, the PWR Apprenticeship Rates, and any amendments to the PWR rates or Apprenticeship rates since the most current publication of those rates. BOLI publications can be reviewed electronically at <https://www.oregon.gov/boli/employers/pages/prevailing-wage-rates.aspx>. The applicable prevailing wages will be those in effect on the date of publication of this RFP as described above, and which rates are incorporated by reference in this RFP and any resulting contract.

6. CERTIFICATION OF NON-DISCRIMINATION

Proposer certifies that it has not and will not discriminate, in violation of ORS 279A.110(1), against a disadvantaged business enterprise, a minority-owned business, a woman-owned business, a veteran-owned business, or an emerging small business in awarding any subcontract relating to this RFP or any contract awarded under it. (ORS 279A.110)

7. CONSTRUCTION CONTRACTORS BOARD REGISTRATION (ORS 701.055)

Required Not Required

Proposers must be registered with the Construction Contractors Board prior to submitting proposals for emergency work, minor alterations, ordinary repair, or maintenance projects.

Construction Contractors Board Registration Number _____
Expiration Date _____

8. LANDSCAPE CONTRACTORS BOARD LICENSE (ORS 671.560)

Required Not Required

Proposers must be licensed with the Landscape Contractors Board prior to submitting proposals for landscape contracting work.

Landscape Contractors License Number _____
Expiration Date _____

9. ASBESTOS ABATEMENT

Required Not Required

Proposer possesses an asbestos abatement license pursuant to ORS 468A.710.

10. STATE OF OREGON OFFICE OF MINORITY, WOMEN & EMERGING SMALL BUSINESS (OMWESB) CERTIFICATION

If your firm is currently certified by OMWESB in any of these categories, please indicate that certification.

- Minority Business Enterprise (MBE)
 Women Business Enterprise (WBE)
 Emerging Small Business (ESB)

11. TAX COMPLIANCE

Proposer has complied with the tax laws of the state of Oregon or a political subdivision of the state of Oregon, including but not limited to ORS 305.620 and ORS chapters 316, 317 and 318.

Yes No

12. PROPOSER'S SIGNATURE AND IDENTIFICATION

I hereby certify that this Proposal is genuine and that I have not entered into collusion with any other vendor(s) or any other person(s).

Please print or type all information requested below (except where signature is required) and attach Proposal Security (if required) to this form:

Name of Proprietor, Partnership, or Corporation	Signature of Proprietor, Partner, or Corporate Officer:
Name	Signature
Street Address	Name of Signatory
Mailing Address	Date Signed
City, State, and Zip Code	If Corporation, Attest:
Phone Number	Secretary of Corporation
Employer ID Number	State of Incorporation

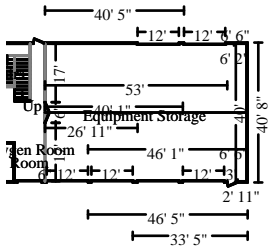
ATTACHMENT C
PRICE PROPOSAL

BID: To include all work shown in Attachment D.

TOTAL BID AMOUNT: _____ Dollars (\$ _____)

COLUMBIA_RIVER_FIRE1

Main Level



Equipment Storage

Height: Peaked

3420.70 SF Walls	2395.08 SF Ceiling
5815.78 SF Walls & Ceiling	2343.33 SF Floor
260.37 SY Flooring	125.17 LF Floor Perimeter
199.17 LF Ceil. Perimeter	

Missing Wall - Goes to Ceiling	40' X 12'	Opens into OXYGEN_ROOM
Door	12' X 14'	Opens into Exterior
Door	12' X 14'	Opens into Exterior
Door	12' X 14'	Opens into Exterior
Door	12' X 14'	Opens into Exterior
Door	12' X 14'	Opens into Exterior
Door	12' X 14'	Opens into Exterior

DESCRIPTION

QTY

Walls

1. Batt insulation - 6" - R19 - paper / foil faced	526.70 SF
2. Wall/roof panel - corrugated - 29 gauge - galv.	526.70 SF
3. Clean stud wall	526.70 SF

Floor

4. Parking lot striping - parking stall	8.00 EA
Above line item accounts for double the actual quantity observed to account for above average parking space size.	

Electrical

5. R&R Commercial electrical (SF of bldg) - Average load	2343.33 SF
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Plumbing

6. Remove Compressed air piping	10.00 LF
7. Install Compressed air piping	10.00 LF

HVAC

8. Space Heater - Ceiling hung gas unit 320,000 BTU warehouse	1.00 EA
9. Thermostat	1.00 EA

Miscellaneous

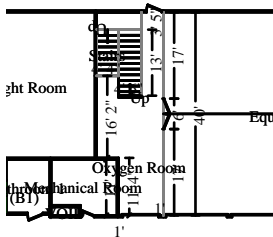
10. TV Brackets - Wall or ceiling mounted - Detach & reset	1.00 EA
11. Chalkboards, Tackboards, & Markerboards	48.00 SF
12. Finish Hardware Installer - per hour	0.50 HR

Above line item is to detach and reset folder, safety glass, and ear plug holders.

CONTINUED - Equipment Storage

DESCRIPTION	QTY
Cleaning	
13. Clean door (per side)	2.00 EA
14. Clean door hardware	1.00 EA
15. Final cleaning - construction - Commercial	2343.33 SF

NOTES:



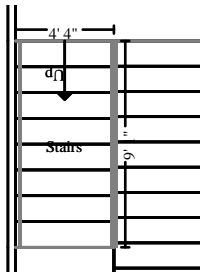
Oxygen Room	Height: 12' 1"
1039.90 SF Walls	348.01 SF Ceiling
1387.91 SF Walls & Ceiling	348.01 SF Floor
38.67 SY Flooring	86.75 LF Floor Perimeter
53.75 LF Ceil. Perimeter	
Missing Wall	3' 5" X 12' 1"
Missing Wall	13' X 12' 1"
Missing Wall	4' 4" X 12' 1"
Door	7' X 8'
Missing Wall - Goes to Ceiling	40' X 1"
	Opens into LANDING
	Opens into STAIRS2
	Opens into STAIRS
	Opens into Exterior
	Opens into EQUIPMENT_ST

DESCRIPTION	QTY
Electrical	
16. R&R Outlet	6.00 EA
17. R&R Occupancy sensor - ceiling/wall mounted	1.00 EA
18. Light fixture	2.00 EA
19. Fluorescent - two tube - 8' - strip light	2.00 EA
20. Exit sign - wired in	1.00 EA
21. Light bulb - Fluorescent tube - 8' cool white - mat. only	4.00 EA
HVAC	

CONTINUED - Oxygen Room

DESCRIPTION	QTY
22. Space Heater - Ceiling hung gas unit - 100,000 BTU	1.00 EA
23. Thermostat	1.00 EA
Cleaning	
24. Dry ice blasting	1632.83 SF
25. Clean door (per side)	2.00 EA
26. Cleaning Technician - per hour	6.00 HR
Above line item is for labor to clean miscellaneous items such as disconnect, defibrillator, first aid kit, outside of air compressors, etc.	
27. Final cleaning - construction - Commercial	348.01 SF

NOTES:



Missing Wall

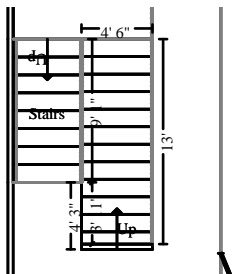
Stairs

Height: 17'

133.98 SF Walls	39.36 SF Ceiling
173.34 SF Walls & Ceiling	40.81 SF Floor
4.53 SY Flooring	9.93 LF Floor Perimeter
9.08 LF Ceil. Perimeter	

4' 4" X 17'

Opens into OXYGEN_ROOM



Missing Wall

Missing Wall

Missing Wall

Subroom: Stairs2 (1)

Height: 12' 6"

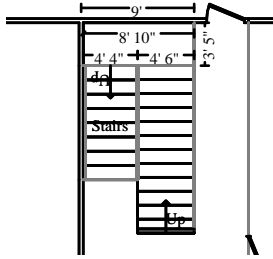
45.50 SF Walls	58.50 SF Ceiling
104.00 SF Walls & Ceiling	62.25 SF Floor
6.92 SY Flooring	4.10 LF Floor Perimeter
3.92 LF Ceil. Perimeter	

4' 6" X 12' 6"

Opens into LANDING

Opens into OXYGEN_ROOM

Opens into STAIRS



Subroom: Landing (2)

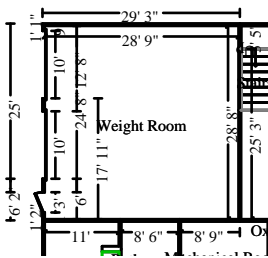
Height: 12' 6"

153.13 SF Walls	30.18 SF Ceiling
183.31 SF Walls & Ceiling	30.18 SF Floor
3.35 SY Flooring	12.25 LF Floor Perimeter
12.25 LF Ceil. Perimeter	

Missing Wall	4' 6" X 12' 6"	Opens into STAIRS2
Missing Wall	3' 5" X 12' 6"	Opens into OXYGEN_ROOM
Missing Wall	4' 4" X 12' 6"	Opens into STAIRS

DESCRIPTION	QTY
Walls	
28. Wall/roof panel - corrugated - 29 gauge - galv.	148.37 SF
Electrical	
29. R&R 110 volt metal clad copper wiring and box - rough-in only	1.00 EA
30. Fluorescent - two tube - 8' - strip light	1.00 EA
31. Light bulb - Fluorescent tube - 8' cool white - mat. only	2.00 EA
Cleaning	
32. Dry ice blasting	164.47 SF
33. Clean stud wall	148.37 SF
34. Final cleaning - construction - Commercial	133.24 SF

NOTES:



Weight Room

Height: 13' 1"

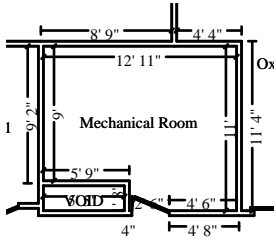
1502.40 SF Walls	824.17 SF Ceiling
2326.57 SF Walls & Ceiling	824.17 SF Floor
91.57 SY Flooring	114.83 LF Floor Perimeter
114.83 LF Ceil. Perimeter	

DESCRIPTION	QTY
Ceiling	
35. Seal floor or ceiling joist system (shellac)	412.08 SF

CONTINUED - Weight Room

DESCRIPTION	QTY
Above line item includes 50% of the actual square footage to account for sealing only the bottom side of the wood subfloor located above ceiling joists.	
Floor	
36. Remove Tile - foam/soft rubber - interlocking - 5/8" to 1"	824.17 SF
37. Install Tile - foam/soft rubber - interlocking - 5/8" to 1"	824.17 SF
Electrical	
38. R&R Outlet	6.00 EA
39. R&R Occupancy sensor - ceiling/wall mounted	1.00 EA
40. Fluorescent - two tube - 8' - strip light	5.00 EA
41. Exit sign - wired in	1.00 EA
42. Light bulb - Fluorescent tube - 8' cool white - mat. only	10.00 EA
HVAC	
43. Space Heater - Ceiling hung gas unit - 100,000 BTU	1.00 EA
44. Thermostat	1.00 EA
Miscellaneous	
45. Chalkboards, Tackboards, & Markerboards	12.00 SF
Cleaning	
46. Clean floor or roof joist system	824.17 SF
47. Clean the walls	1502.40 SF
48. Clean concrete the floor	824.17 SF
49. Clean overhead (garage) door opener	1.00 EA
50. Clean ceiling fan w/out light	1.00 EA
51. Cleaning Technician - per hour	2.00 HR
Above line item is for labor to clean miscellaneous items such as disconnect, defibrillator, first aid kit, outside of air compressors, etc.	
52. Final cleaning - construction - Commercial	824.17 SF

NOTES:



Mechanical Room

Height: 12' 1"

577.99 SF Walls	130.59 SF Ceiling
708.58 SF Walls & Ceiling	130.59 SF Floor
14.51 SY Flooring	47.83 LF Floor Perimeter
47.83 LF Ceil. Perimeter	

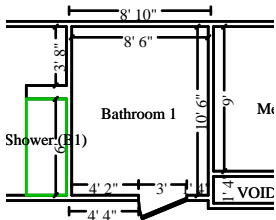
DESCRIPTION

QTY

Cleaning

53. Clean the walls and ceiling	708.58 SF
54. Clean concrete the floor	130.59 SF
55. Clean electrical breaker panel	1.00 EA
56. Clean electrical breaker panel - Large	4.00 EA
Above line item is to clean one large breaker panel, one network server tower, and a quantity of two accounts for cleaning extra large panel.	
57. Clean water heater	1.00 EA
58. Clean outlet or switch	5.00 EA
59. Clean bathroom fan	1.00 EA
60. Clean light fixture - fluorescent	1.00 EA
61. Clean ductwork - Exterior (per LF)	10.00 LF
62. Clean ductwork - Interior (PER REGISTER)	1.00 EA
63. Cleaning Technician - per hour	4.00 HR
Above line item is for labor to clean conduit and plumbing pipe.	

NOTES:



Bathroom 1

Height: 13' 1"

497.17 SF Walls	89.25 SF Ceiling
586.42 SF Walls & Ceiling	89.25 SF Floor
9.92 SY Flooring	38.00 LF Floor Perimeter
38.00 LF Ceil. Perimeter	

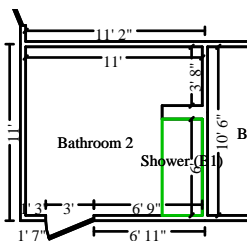
DESCRIPTION

QTY

CONTINUED - Bathroom 1

DESCRIPTION	QTY
Plumbing	
64. Under sink plumbing protectors	1.00 EA
Cleaning	
65. Clean the walls and ceiling	586.42 SF
66. Clean concrete the floor	89.25 SF
67. Clean bathroom fan	1.00 EA
68. Clean light fixture - fluorescent	1.00 EA
69. Clean ductwork - Exterior (per LF)	8.00 LF
70. Clean ductwork - Interior (PER REGISTER)	1.00 EA
71. Clean outlet or switch	2.00 EA
72. Clean mirror	6.00 SF
73. Clean sink and faucet	1.00 EA
74. Clean soap/hand sanitizer dispenser	1.00 EA
75. Clean toilet	1.00 EA
76. Clean toilet seat	1.00 EA
77. Clean toilet paper dispenser	2.00 EA
Above line item is to clean toilet paper and paper towel dispensers.	
78. Cleaning Technician - per hour	1.00 HR
Above line item is for labor to clean conduit.	

NOTES:



Bathroom 2

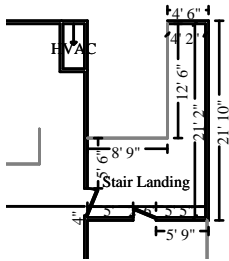
Height: 13' 1"

562.00 SF Walls	113.28 SF Ceiling
675.28 SF Walls & Ceiling	98.28 SF Floor
10.92 SY Flooring	48.00 LF Floor Perimeter
48.00 LF Ceil. Perimeter	

DESCRIPTION	QTY
Plumbing	
79. Under sink plumbing protectors	1.00 EA
Cleaning	
80. Clean the walls and ceiling	675.28 SF
81. Clean concrete the floor	98.28 SF
82. Clean bathroom fan	1.00 EA
83. Clean light fixture - fluorescent	1.00 EA
84. Clean ductwork - Exterior (per LF)	8.00 LF
85. Clean ductwork - Interior (PER REGISTER)	1.00 EA
86. Clean outlet or switch	2.00 EA
87. Clean mirror	8.00 SF
88. Clean shower	1.00 EA
89. Clean tub / shower faucet	1.00 EA
90. Clean shower curtain rod	1.00 EA
91. Clean sink and faucet	1.00 EA
92. Clean soap/hand sanitizer dispenser	1.00 EA
93. Clean toilet	1.00 EA
94. Clean toilet seat	1.00 EA
95. Clean toilet paper dispenser	2.00 EA
Above line item is to clean toilet paper and paper towel dispensers.	
96. Cleaning Technician - per hour	1.00 HR
Above line item is for labor to clean conduit.	

NOTES:

2nd Floor



Stair Landing

Height: Peaked

581.30 SF Walls	174.41 SF Ceiling
755.71 SF Walls & Ceiling	164.02 SF Floor
18.22 SY Flooring	46.92 LF Floor Perimeter
49.23 LF Ceil. Perimeter	

Missing Wall

12' 6" X 9' 6"

Opens into Exterior

Missing Wall

8' 9" X 9' 6"

Opens into Exterior

DESCRIPTION

QTY

Walls

97. Batt insulation - 6" - R19 - paper / foil faced	117.76 SF
98. Wall/roof panel - corrugated - 29 gauge - galv.	117.76 SF
99. Clean stud wall	117.76 SF
100. Clean the surface area	170.08 SF
Above line item is to clean sheathing on wall separating the stair landing and the uniform storage area.	
101. Seal the surface area with shellac/stain blocker - one coat	170.08 SF

Floor

102. Clean the floor	164.02 SF
103. Seal the floor with shellac/stain blocker - one coat	164.02 SF

Doors, Windows, & Trim

104. Seal the surface area with shellac/stain blocker - one coat	36.00 SF
105. Detach & Reset Door lockset - exterior	1.00 EA

Electrical

106. R&R Commercial electrical (SF of bldg) - Average load	164.02 SF
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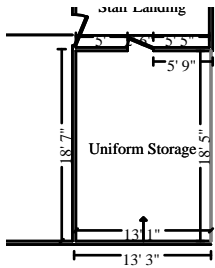
Miscellaneous

107. Clean ornamental iron handrail	37.17 LF
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Cleaning

108. Clean door hardware	2.00 EA
109. Clean door (per side)	2.00 EA
110. Clean door / window opening per EA (per side)	2.00 EA
111. Final cleaning - construction - Commercial	164.02 SF

NOTES:



Uniform Storage

Height: Sloped

503.73 SF Walls	245.26 SF Ceiling
748.99 SF Walls & Ceiling	240.95 SF Floor
26.77 SY Flooring	44.75 LF Floor Perimeter
45.08 LF Ceil. Perimeter	

Missing Wall

18' 5" X 9' 6"

Opens into Exterior

DESCRIPTION

QTY

Walls

112. Batt insulation - 6" - R19 - paper / foil faced	209.31 SF
113. Wall/roof panel - corrugated - 29 gauge - galv.	209.31 SF
114. Clean stud wall	379.39 SF
115. Clean the surface area	210.94 SF
Above line item is to clean chain link fence.	
116. Seal stud wall for odor control (shellac)	170.08 SF
117. Sheathing - OSB - 1/2"	128.86 SF

Floor

118. Clean the floor	240.95 SF
119. Seal the floor with shellac/stain blocker - one coat	240.95 SF

Doors, Windows, & Trim

120. Seal the surface area with shellac/stain blocker - one coat	18.00 SF
121. Door weather stripping	1.00 EA

Electrical

122. R&R Commercial electrical (SF of bldg) - Average load	240.95 SF
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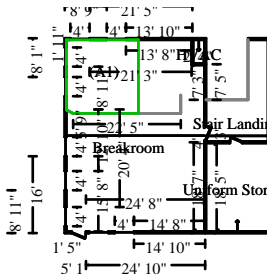
Miscellaneous

123. Clean ornamental iron handrail	18.42 LF
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Cleaning

124. Clean door (per side)	1.00 EA
125. Clean door / window opening per EA (per side)	1.00 EA
126. Final cleaning - construction - Commercial	240.95 SF

NOTES:



Breakroom

Height: Peaked

1561.64 SF Walls	1150.90 SF Ceiling
2712.54 SF Walls & Ceiling	1133.60 SF Floor
125.96 SY Flooring	193.04 LF Floor Perimeter
138.55 LF Ceil. Perimeter	

Window	4' X 3'	Opens into Exterior
Window	4' X 3'	Opens into Exterior
Window	4' X 3'	Opens into Exterior
Window	4' X 3'	Opens into Exterior
Window	4' X 3'	Opens into Exterior
Window	4' X 3'	Opens into Exterior
Missing Wall - Goes to Ceiling	1' 7 3/16" X 5' 6"	Opens into BREAKROOM
Missing Wall - Goes to Ceiling	22' 5" X 5' 6"	Opens into BREAKROOM
Missing Wall - Goes to Ceiling	3' 10" X 5' 6"	Opens into BREAKROOM
Window	4' X 3'	Opens into Exterior
Window	4' X 3'	Opens into Exterior
Window	4' X 3'	Opens into Exterior

DESCRIPTION

QTY

Walls

127. Clean the walls	1561.64 SF
128. Seal the surface area with shellac/stain blocker - one coat	222.67 SF
129. Paint the surface area - two coats	222.67 SF

Floor

130. Glue down carpet	251.17 SF
131. Carpet - metal transition strip	15.00 LF
132. Clean floor underlayment / wood subfloor	1133.60 SF
133. Seal underlayment for odor control	898.43 SF
134. Paint the surface area - two coats	898.43 SF

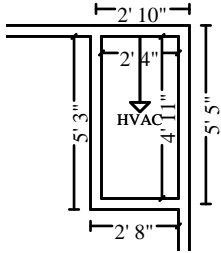
Doors, Windows, & Trim

135. Seal the surface area with shellac/stain blocker - one coat	18.00 SF
136. Door weather stripping	1.00 EA
137. Trim board - 1" x 10" - installed (pine)	27.83 LF
Above line item is to remove and replace wall cap.	
138. Vinyl window, horizontal sliding, 12-23 sf	9.00 EA
139. Add. charge for a retrofit window, 12-23 sf - difficult	9.00 EA
140. Window blind - aluminum - 1" - 7.1 to 14 SF	9.00 EA
141. Wrap wood window frame & trim with aluminum sheet	9.00 EA

CONTINUED - Breakroom

DESCRIPTION	QTY
Above line item is to wrap interior of window opening with metal.	
Electrical	
142. R&R Combination CO/Smoke detector	1.00 EA
143. R&R Switch	2.00 EA
144. R&R Switch - 3 way	2.00 EA
145. R&R Outlet	6.00 EA
146. R&R Outlet - Floor mounted - round brass w/cover - single	2.00 EA
147. Exit sign - wired in	2.00 EA
HVAC	
148. Thermostat	1.00 EA
Miscellaneous	
149. Clean ornamental iron handrail	18.42 LF
150. Chalkboards, Tackboards, & Markerboards	78.50 SF
151. TV Brackets - Wall or ceiling mounted - Detach & reset	2.00 EA
152. Ductwork - spiral - 12" diameter - 26 gauge	1.00 LF
Cleaning	
153. Cleaning Technician - per hour	4.00 HR
Above line item is for labor to clean conduit.	
154. Clean ductwork - Exterior (per LF)	47.00 LF
155. Clean ductwork - Interior (PER REGISTER)	6.00 EA
156. Clean window unit (per side) 10 - 20 SF	9.00 EA
157. Clean door (per side)	1.00 EA
158. Clean door / window opening per EA (per side)	9.00 EA
159. Final cleaning - construction - Commercial	1133.60 SF

NOTES:



HVAC

Height: Sloped

143.79 SF Walls	11.64 SF Ceiling
155.43 SF Walls & Ceiling	11.47 SF Floor
1.27 SY Flooring	14.50 LF Floor Perimeter
14.64 LF Ceil. Perimeter	

DESCRIPTION

QTY

Walls

160. Clean part of the walls	80.46 SF
161. Clean stud wall	63.33 SF
162. Seal stud wall for odor control (shellac)	63.33 SF

Floor

163. Clean floor underlayment / wood subfloor	11.47 SF
164. Seal underlayment for odor control	11.47 SF
165. Paint the floor - two coats	11.47 SF

Cleaning

166. Clean furnace - forced air - Large	1.00 EA
167. Final cleaning - construction - Commercial	11.47 SF

NOTES:

Exterior

DESCRIPTION

QTY

Insulation

168. Vinyl-faced/laminated insulation - 4"	6619.02 SF
169. METAL STRUCTURES & COMPONENTS	1.00 EA

Siding

170. Siding - .019" metal (aluminum/steel)	6619.02 SF
171. Siding Installer - per hour	8.00 HR

Above line item is for additional labor to work around fencing, exterior stairs, and window/door trim while replacing the siding.

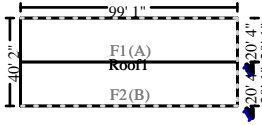
Doors, Windows, & Trim

172. Sectional overhead door, 12' x 14'	6.00 EA
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CONTINUED - Exterior

DESCRIPTION	QTY
173. Door astragal	224.00 LF
174. Door weather stripping	7.00 EA
175. Clothes dryer vent cover	2.00 EA
Electrical	
176. Remove Meter base - 200 amp	1.00 EA
177. Install Meter base - 200 amp	1.00 EA
178. Electrician - per hour	8.00 HR
Above line item is for labor to detach and reset exterior distribution panel located on the south/left elevation of the building next to the meter base.	
179. R&R Electrical metallic tubing, (conduit) 1"	36.00 LF
180. R&R Electrical metallic tubing, (conduit) 1/2"	12.00 LF
Above line item is to remove and replace conduit on right or north elevation.	
181. Disconnect box - 30 to 60 amp - Detach & reset	1.00 EA
182. Exterior light fixture - Detach & reset	6.00 EA
Plumbing	
183. Plumber - per hour	1.00 HR
Above line item is to detach and reset gas line and hose reel to help facilitate repairs.	
184. Exterior faucet / hose bibb - Detach & reset	1.00 EA
Miscellaneous	
185. Finish Hardware Installer - per hour	0.50 HR
Above line item is for labor to detach and reset bathroom & AED signage.	
Cleaning	
186. Clean door (per side)	14.00 EA
Above line item includes cleaning of both inside and outside of exterior door slabs.	
187. Clean door hardware	7.00 EA
188. Clean door / window opening per LF (per side)	462.00 LF
189. Clean window unit (per side) 10 - 20 SF	9.00 EA

NOTES:



Roof1

4034.74	Surface Area	40.35	Number of Squares
279.61	Total Perimeter Length	99.08	Total Ridge Length

DESCRIPTION

QTY

Insulation

190. Vinyl-faced/laminated insulation - 4"	4034.74 SF
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Roofing

191. Metal roofing - High grade	4034.74 SF
192. Ridge vent - Metal roofing - floating ventilator	99.08 LF
193. Neoprene pipe jack flashing for metal roofing	3.00 EA
194. Aluminum rake/gable edge trim - color finish	81.44 LF
195. Eave trim for metal roofing - 26 gauge	198.17 LF
196. Additional charge for high roof (2 stories or greater)	40.35 SQ

Soffit, Gutters, & Downspouts

197. Gutter / downspout - aluminum - 6"	348.17 LF
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NOTES:

Structural Cleaning/Painting

DESCRIPTION

QTY

Structural Painting

198. Paint steel truss system	2516.67 SF
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Cleaning

199. Dry ice blasting	8514.67 SF
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CONTINUED - Structural Cleaning/Painting

DESCRIPTION	QTY
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NOTES:

Demolition

DESCRIPTION	QTY
200. General Demolition - per hour Above line item assumes eight people for five days working eight hours a day to complete demolition.	320.00 HR
201. Dumpster load - Approx. 40 yards, 7-8 tons of debris	2.00 EA
202. Boom or spider lift - 30'-45' reach (per week)	1.00 WK
203. Fall protection harness and lanyard (per week)	4.00 WK

NOTES:

General Conditions

DESCRIPTION	QTY
204. Commercial Supervision / Project Management - per hour	240.00 HR
205. Boom or spider lift - 30'-45' reach (per month)	4.00 MO
206. Dumpster load - Approx. 40 yards, 7-8 tons of debris	2.00 EA
207. Permits & fees	1.00 EA

CONTINUED - General Conditions

DESCRIPTION	QTY
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NOTES:

Grand Total Areas:

10,894.32 SF Walls	5,619.65 SF Ceiling	16,513.97 SF Walls and Ceiling
5,525.94 SF Floor	613.99 SY Flooring	800.22 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	788.50 LF Ceil. Perimeter
5,525.94 Floor Area	5,733.72 Total Area	10,610.15 Interior Wall Area
6,324.03 Exterior Wall Area	466.67 Exterior Perimeter of Walls	
4,034.74 Surface Area	40.35 Number of Squares	279.61 Total Perimeter Length
99.08 Total Ridge Length	0.00 Total Hip Length	

