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**Homes. People. Partnerships. Good.** [www.homesforgood.org](http://www.homesforgood.org)



## **HOMES FOR GOOD HOUSING AGENCY**

### **BOARD OF COMMISSIONERS MEETING WEDNESDAY February 24th, 2021**

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- I. AGENDA
- II. ORDER 21-24-02-01H — In the Matter of Accepting a Bid and Awarding Contract #21-C-0011 for the Willakenzie Fire Rehab Project.
- III. ORDER 21-24-02-02H — In the Matter of Accepting a Bid and Awarding Contract #20-C-0048 for the Pengra Court Exterior Improvements Project.
- IV. ORDER 21-24-02-03H — In the Matter of Approving the Executive Director to Sign Funding Agreements for Landlord Compensation Funding and Rent Assistance Funding

# Agenda

Homes for Good Housing Agency

## BOARD OF COMMISSIONERS



### Location of the meeting:

This meeting will be conducted via public video call and conference line (see details below).

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**Wednesday, February 24<sup>th</sup>, 2021 at 1:30pm**

To prevent the spread of COVID-19 Homes for Good will be conducting the February 24th, 2021 Special Board Meeting via a public video call with dial-in capacity. The public will be able to join the call, give public comment, and listen to the call:

Topic: February 24<sup>th</sup> Special Board Meeting

Time: Feb 24, 2021 01:30 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81203346453?pwd=bGINMHFwUGQ2d2lkUy95OTIWNHVTZz09>

Meeting ID: 812 0334 6453

Passcode: 213598

One tap mobile

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Dial by your location

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+1 346 248 7799 US (Houston)

Passcode: 213598

### 1. PUBLIC COMMENTS

(Maximum time 20 minutes: Speakers will be taken in the order in which they sign up and will be limited to 3-minutes per public comments. If the number wishing to testify exceeds 10 speakers, then additional speakers may be allowed if the chair determines that time permits or may be taken at a later time.)

### 2. COMMISSIONERS' RESPONSE TO PUBLIC COMMENTS AND/OR OTHER ISSUES AND REMONSTRANCE (2 min. limit per commissioner)

### 3. ADJUSTMENTS TO THE AGENDA

### 4. COMMISSIONERS' BUSINESS

### 5. EMERGENCY BUSINESS

### 6. ADMINISTRATION

- A. **ORDER 21-24-02-01H** — In the Matter of Accepting a Bid and Awarding Contract #21-C-0011 for the Willakenzie Fire Rehab Project. (Steve Ochs, Real Estate Development Director) (Estimated 5 Minutes)
- B. **ORDER 21-24-02-02H** — In the Matter of Accepting a Bid and Awarding Contract #20-C-0048 for the Pengra Court Exterior Improvements Project. (Steve Ochs, Real Estate Development Director) (Estimated 5 Minutes)
- C. **ORDER 21-24-02-03H** — In the Matter of Approving the Executive Director to Sign Funding Agreements for Landlord Compensation Funding and Rent Assistance Funding (Jacob Fox, Executive Director) (Estimated 10 Minutes)

## 7. OTHER BUSINESS

Adjourn.

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# BOARD OF COMMISSIONERS AGENDA ITEM

**BOARD MEETING DATE:** 02/24/2021

**AGENDA TITLE:** In the Matter of Accepting a Bid and Awarding Contract  
#21-C-0011 for the Willakenzie Fire Rehab Project.

**DEPARTMENT:** Real Estate Development Division

**CONTACT :** Kurt von der Ehe, Capital Projects Manager

**EXT:** 2568

**PRESENTER:** Steve Ochs, Development Director

**EXT:** 2530

**ESTIMATED TIME :** 5 minutes

- ☒ **ORDER/RESOLUTION**
- ☐ **PUBLIC HEARING/ORDINANCE**
- ☐ **DISCUSSION OR PRESENTATION (NO ACTION)**
- ☐ **APPOINTMENTS**
- ☐ **REPORT**
- ☐ **PUBLIC COMMENT ANTICIPATED**

**Approval Signature**

**EXECUTIVE DIRECTOR:**

**DATE:** 2/17/21

**LEGAL STAFF :**

**DATE:**

**MANAGEMENT STAFF:**

**DATE:**



## **HOMES FOR GOOD MEMORANDUM**

**TO:** Homes for Good Board of Commissioners

**FROM:** Steve Ochs, Real Estate Development Director

**AGENDA ITEM TITLE:** ORDER 21-24-02-01H/ In the Matter of Approving Contract 21-C-0011 Willakenzie Fire Rehab Project

**AGENDA DATE:** February 24, 2021

### **I MOTION**

It is moved that Dorman Construction, Inc. be awarded contract #21-C-0011 for the Willakenzie Fire Rehab project and that an order to this effect be signed, and an agreement be executed in accordance with bid documents.

### **II ISSUE**

Willakenzie Townhouses, comprised of 25 units, is an assisted housing complex located in Eugene, Oregon, Oregon and is part of Homes for Good's Asset Properties portfolio. Willakenzie Townhouses, built in 1996, consists of 24 townhouse style units and 1 single floor unit that is used for the onsite maintenance's residence.

On September 24, 2020, an electrical fire destroyed unit 3206. The extensive damage was contained to one unit. The magnitude of the damage necessitated demolition of the entirety of the interior of the unit, stripping it down all the way to the floor joists.

Given the need to rehab the unit as quickly as possible, due to the displacement of the family residing in the unit, the Agency implemented emergency procurement policies and solicited three (3) contractors to bid the project.

The Agency received two (2) bids. Dorman Construction, Inc. submitted a basic bid of \$205,663.00 with a 20% contingency of \$41,126.00 for a total bid \$246,759.60. Blankenship Corporation submitted a basic bid of \$322,055.00 with a 20% contingency of \$64,411.00 for a total bid \$386,466.00. The insurance estimate for the project was \$224,007.48. Dorman Construction's bid was deemed responsive and responsible. Kimball Construction was not able to fit the project into their schedule, so they did not submit a bid.

Dorman Construction, Inc. would begin work March of 2021 with a completion date set for July of 2021.

### **III DISCUSSION**

#### **A. Background/Analysis**

An informal bid process with a bid package was emailed directly to the three contractors. Two (2) bids were obtained. The lowest responsible bidder reviewed their bid and confirmed their costs.

The emergency public bidding process was employed; the lowest bid has no irregularities and is responsive and responsible. The prices are considered competitive. We recommend award of the contract to Dorman Construction, Inc.

The total amount of this bid is \$246,759.60. If there are no unseen conditions, the Agency will negotiate with the contractor to adjust the bid amount to recoup the 20% contingency.

#### **B. Recommendation**

Approval of the proposed motion.

### **IV IMPLEMENTATION/FOLLOW-UP**

Same as item III. B

### **V ATTACHMENTS**

Exhibit A: Bid Results Record

Exhibit B: Independent Cost Estimate



## Norcross

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Dean Knowles Jr. | Norcross, a McLaren company  
National General Adjuster  
Dean.Knowles@norcross.com  
Phone: 541-221-4184

Insured: The Orchards LP Willakenzie Townhomes  
Property: 3206 Willakenzie Road  
Eugene, OR 97401

Home: (541) 682-2535

Claim Rep.: Dean Knowles Jr.  
Position: National General Adjuster  
Company: Norcross  
Business: 1574 Coburg Road #296  
Eugene, OR 97401

Business: (541) 221-4184  
E-mail: Dean.Knowles@Norcross.com

Estimator: Dean Knowles Jr.  
Position: National General Adjuster  
Company: Norcross  
Business: 1574 Coburg Road #296  
Eugene, OR 97401

Business: (541) 221-4184  
E-mail: Dean.Knowles@Norcross.com

**Claim Number:** A-FPROP2020000568

**Policy Number:** TC-00446-2020

**Type of Loss:** Fire

Date Contacted: 9/28/2020 12:00 AM

Date of Loss: 9/24/2020 12:00 AM

Date Inspected: 9/28/2020 12:00 AM

Date Received: 9/28/2020 12:00 AM

Date Entered: 9/28/2020 12:00 AM

Price List: OREU8X\_NOV20  
Restoration/Service/Remodel  
Estimate: M06-014829

The estimated scope of damages and prices contained in this document are based upon the damages viewed by the Norcross adjuster at the time of the inspection. They do not represent any hidden damages that may later be discovered. This document does not constitute a settlement of any insurance claim and all estimates contained herein are subject to insurance company approval. This document is not an authorization to repair, which authorization can only be given by both the owner of the property and the insurance company. Neither Norcross nor the insurance company assumes responsibility for the sufficiency or quality of repairs made.



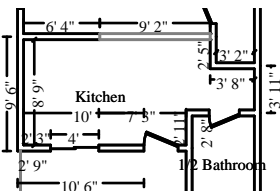
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**M06-014829**

**3206 Main Level**

**3206 Main Level**

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<u>BLANKET COVERAGE- BUILDING</u>							
1. Fascia - 2" x 8" - softwood - re-sawn	96.00	LF	10.46	0.00	200.84	1,205.00	(0.00) 1,205.00
2. Prime & paint exterior fascia - wood, 6"- 8" wide	96.00	LF	2.15	0.00	41.28	247.68	(0.00) 247.68
<b>Blanket Coverage- Building Totals:</b>			<b>0.00</b>	<b>242.12</b>	<b>1,452.68</b>		<b>1,452.68</b>
<b>Total: 3206 Main Level</b>			<b>0.00</b>	<b>242.12</b>	<b>1,452.68</b>	<b>0.00</b>	<b>1,452.68</b>



**Kitchen**

**Height: 8'**

385.56 SF Walls	142.32 SF Ceiling
527.88 SF Walls & Ceiling	142.32 SF Floor
15.81 SY Flooring	46.67 LF Floor Perimeter
55.83 LF Ceil. Perimeter	

**Missing Wall - Goes to Floor**

**9' 2" X 6' 8"**

**Opens into DINING\_ROOM**

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<u>BLANKET COVERAGE- BUILDING</u>							
3. R&R Sheathing - plywood - 3/4" - tongue and groove	142.32	SF	5.33	0.00	151.70	910.26	(0.00) 910.26
4. Underlayment - 1/4" lauan/mahogany plywood	142.32	SF	2.06	0.00	58.64	351.82	(0.00) 351.82
5. Vinyl floor covering (sheet goods)	221.67	SF	3.36	0.00	148.96	893.77	(0.00) 893.77
6. Floor preparation for resilient flooring	142.32	SF	0.64	0.00	18.22	109.30	(0.00) 109.30
7. Clean stud wall - Heavy	385.56	SF	1.81	0.00	139.58	837.44	(0.00) 837.44
8. Seal floor or ceiling joist system (shellac)	142.32	SF	1.36	0.00	38.72	232.28	(0.00) 232.28
9. Clean floor or roof joist system - Heavy	142.32	SF	2.27	0.00	64.62	387.69	(0.00) 387.69
10. Seal stud wall for odor control (shellac)	385.56	SF	1.00	0.00	77.12	462.68	(0.00) 462.68
11. Rewire - average residence - copper wiring	142.32	SF	3.54	0.00	100.76	604.57	(0.00) 604.57
12. Rough in plumbing - per fixture	1.00	EA	698.56	0.00	139.72	838.28	(0.00) 838.28
13. Batt insulation - 6" - R21 - unfaced batt	209.33	SF	1.31	0.00	54.84	329.06	(0.00) 329.06
14. 5/8" drywall - hung, taped, floated, ready for paint	354.22	SF	2.52	0.00	178.52	1,071.15	(0.00) 1,071.15





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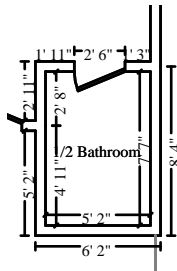
**CONTINUED - Kitchen**

DESCRIPTION	QTY	UNIT	PRICE	TAX	O&P	RCV	DEPREC.	ACV
15. 5/8" drywall - hung & fire taped only Double layer drywall.	173.65	SF	1.99	0.00	69.12	414.68	(0.00)	414.68
16. 5/8" drywall - hung, taped, ready for texture Double layer drywall.	354.22	SF	2.23	0.00	157.98	947.89	(0.00)	947.89
17. Texture drywall - machine	527.88	SF	0.49	0.00	51.74	310.40	(0.00)	310.40
18. Seal/prime then paint the walls and ceiling twice (3 coats)	527.88	SF	1.29	0.00	136.20	817.17	(0.00)	817.17
19. Cove base molding - rubber or vinyl, 6" high	46.67	LF	2.58	0.00	24.08	144.49	(0.00)	144.49
20. Ground fault interrupter (GFI) outlet	1.00	EA	30.44	0.00	6.08	36.52	(0.00)	36.52
21. Outlet	5.00	EA	15.24	0.00	15.24	91.44	(0.00)	91.44
22. 220 volt copper wiring run, box and receptacle	1.00	EA	141.18	0.00	28.24	169.42	(0.00)	169.42
23. Phone/low voltage outlet rough-in	1.00	EA	52.42	0.00	10.48	62.90	(0.00)	62.90
24. Outlet or switch cover Low voltage cover.	1.00	EA	3.01	0.00	0.60	3.61	(0.00)	3.61
25. Switch	3.00	EA	15.63	0.00	9.38	56.27	(0.00)	56.27
26. Cabinetry - laminate lower (base) units - High grade	16.17	LF	268.39	0.00	867.98	5,207.85	(0.00)	5,207.85
27. Cabinetry - laminate upper (wall) units - High grade	13.25	LF	154.33	0.00	408.98	2,453.85	(0.00)	2,453.85
28. Countertop - flat laid plastic laminate	13.67	LF	42.03	0.00	114.92	689.47	(0.00)	689.47
29. Countertop - flat laid plastic laminate - Oversized	5.00	LF	49.27	0.00	49.28	295.63	(0.00)	295.63
30. 4" backsplash for flat laid countertop	18.67	LF	8.63	0.00	32.22	193.34	(0.00)	193.34
31. Angle stop valve	2.00	EA	38.57	0.00	15.42	92.56	(0.00)	92.56
32. Plumbing fixture supply line	2.00	EA	21.67	0.00	8.66	52.00	(0.00)	52.00
33. Dishwasher connection	1.00	EA	161.54	0.00	32.30	193.84	(0.00)	193.84
34. Sink - double	1.00	EA	403.44	0.00	80.68	484.12	(0.00)	484.12
35. Sink faucet - Kitchen	1.00	EA	268.35	0.00	53.68	322.03	(0.00)	322.03
36. Range - freestanding - electric	1.00	EA	638.24	0.00	127.64	765.88	(0.00)	765.88
37. Refrigerator - top freezer - 18 to 22 cf	1.00	EA	779.30	0.00	155.86	935.16	(0.00)	935.16
38. Dishwasher	1.00	EA	624.62	0.00	124.92	749.54	(0.00)	749.54
39. Range hood	1.00	EA	194.88	0.00	38.98	233.86	(0.00)	233.86
40. Ductwork - hot or cold air - 4" round	8.00	LF	12.21	0.00	19.54	117.22	(0.00)	117.22
41. Light fixture	3.00	EA	70.21	0.00	42.12	252.75	(0.00)	252.75
42. Light bulb - Compact Fluorescent stand. type - mat. only	6.00	EA	7.31	0.00	8.78	52.64	(0.00)	52.64

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### CONTINUED - Kitchen

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
43. Door stop - wall or floor mounted	1.00 EA	18.39	0.00	3.68	22.07	(0.00)	22.07
44. Wall heater	1.00 EA	296.10	0.00	59.22	355.32	(0.00)	355.32
45. Thermostat - electric heat	1.00 EA	70.06	0.00	14.02	84.08	(0.00)	84.08
46. Carbon monoxide detector	1.00 EA	74.54	0.00	14.90	89.44	(0.00)	89.44
47. Smoke detector	1.00 EA	54.21	0.00	10.84	65.05	(0.00)	65.05
48. Vinyl window, horizontal sliding, 12-23 sf	1.00 EA	343.32	0.00	68.66	411.98	(0.00)	411.98
49. Window sill	3.00 LF	3.36	0.00	2.02	12.10	(0.00)	12.10
50. Seal & paint window sill	3.00 LF	2.58	0.00	1.54	9.28	(0.00)	9.28
51. Exterior door - metal - insulated / wood - High grade	1.00 EA	510.79	0.00	102.16	612.95	(0.00)	612.95
52. Door lockset & deadbolt - exterior	1.00 EA	98.54	0.00	19.70	118.24	(0.00)	118.24
53. Window blind - PVC - 1" - 7.1 to 14 SF	2.00 EA	84.60	0.00	33.84	203.04	(0.00)	203.04
54. Paint door or window opening - 2 coats (per side)	2.00 EA	31.13	0.00	12.46	74.72	(0.00)	74.72
55. Prime & paint door slab only - exterior (per side)	2.00 EA	44.92	0.00	17.96	107.80	(0.00)	107.80
56. Paint door slab only - 2 coats (per side)	1.00 EA	36.87	0.00	7.38	44.25	(0.00)	44.25
57. Final cleaning - construction - Residential	142.32 SF	0.44	0.00	12.52	75.14	(0.00)	75.14
<b>Blanket Coverage- Building Totals:</b>			<b>0.00</b>	<b>4243.40</b>	<b>25,460.29</b>		<b>25,460.29</b>
<b>Totals: Kitchen</b>			<b>0.00</b>	<b>4,243.40</b>	<b>25,460.29</b>	<b>0.00</b>	<b>25,460.29</b>



### 1/2 Bathroom

Height: 8'

204.00 SF Walls	39.18 SF Ceiling
243.18 SF Walls & Ceiling	39.18 SF Floor
4.35 SY Flooring	25.50 LF Floor Perimeter
25.50 LF Ceil. Perimeter	

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>BLANKET COVERAGE- BUILDING</b>							
58. R&R Sheathing - plywood - 3/4" - tongue and groove	39.18 SF	5.33	0.00	41.76	250.59	(0.00)	250.59
59. Underlayment - 1/4" lauan/mahogany plywood	39.18 SF	2.06	0.00	16.14	96.85	(0.00)	96.85



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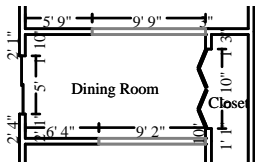
**CONTINUED - 1/2 Bathroom**

DESCRIPTION	QTY	UNIT	PRICE	TAX	O&P	RCV	DEPREC.	ACV
60. Vinyl floor covering (sheet goods)	78.92	SF	3.36	0.00	53.04	318.21	(0.00)	318.21
61. Floor preparation for resilient flooring	39.18	SF	0.64	0.00	5.02	30.10	(0.00)	30.10
62. Clean stud wall - Heavy	204.00	SF	1.81	0.00	73.84	443.08	(0.00)	443.08
63. Seal stud wall for odor control (shellac)	204.00	SF	1.00	0.00	40.80	244.80	(0.00)	244.80
64. Clean floor or roof joist system - Heavy	39.18	SF	2.27	0.00	17.78	106.72	(0.00)	106.72
65. Seal floor or ceiling joist system (shellac)	39.18	SF	1.36	0.00	10.66	63.94	(0.00)	63.94
66. Rewire - average residence - copper wiring	39.18	SF	3.54	0.00	27.74	166.44	(0.00)	166.44
67. Rough in plumbing - per fixture	3.00	EA	698.56	0.00	419.14	2,514.82	(0.00)	2,514.82
68. Batt insulation - 6" - R21 - unfaced batt	157.33	SF	1.31	0.00	41.22	247.32	(0.00)	247.32
69. 5/8" drywall - hung & fire taped only Double layer	105.85	SF	1.99	0.00	42.12	252.76	(0.00)	252.76
70. 5/8" drywall - hung, taped, ready for texture	243.18	SF	2.23	0.00	108.46	650.75	(0.00)	650.75
71. Texture drywall - machine	243.18	SF	0.49	0.00	23.84	143.00	(0.00)	143.00
72. Seal/prime then paint the walls and ceiling twice (3 coats)	243.18	SF	1.29	0.00	62.74	376.44	(0.00)	376.44
73. Cove base molding - rubber or vinyl, 6" high	25.50	LF	2.58	0.00	13.16	78.95	(0.00)	78.95
74. Ground fault interrupter (GFI) outlet	1.00	EA	30.44	0.00	6.08	36.52	(0.00)	36.52
75. 220 volt copper wiring run, box and receptacle	1.00	EA	141.18	0.00	28.24	169.42	(0.00)	169.42
76. Switch	1.00	EA	15.63	0.00	3.12	18.75	(0.00)	18.75
77. Washing machine outlet box with valves	1.00	EA	267.35	0.00	53.48	320.83	(0.00)	320.83
78. Cabinetry - laminate lower (base) units - High grade	3.50	LF	268.39	0.00	187.88	1,127.25	(0.00)	1,127.25
79. Countertop - flat laid plastic laminate	6.00	LF	42.03	0.00	50.44	302.62	(0.00)	302.62
80. 4" backsplash for flat laid countertop	8.00	LF	8.63	0.00	13.80	82.84	(0.00)	82.84
81. Light bar - 3 lights	1.00	EA	77.46	0.00	15.50	92.96	(0.00)	92.96
82. Light fixture	1.00	EA	70.21	0.00	14.04	84.25	(0.00)	84.25
83. Light bulb - Compact Fluorescent stand. type - mat. only	5.00	EA	7.31	0.00	7.32	43.87	(0.00)	43.87
84. Wall heater	1.00	EA	296.10	0.00	59.22	355.32	(0.00)	355.32
85. Thermostat - electric heat	1.00	EA	70.06	0.00	14.02	84.08	(0.00)	84.08
86. Interior door - Colonist - pre-hung unit	1.00	EA	234.00	0.00	46.80	280.80	(0.00)	280.80

Dean Knowles Jr. | Norcross, a McLarens company  
National General Adjuster  
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### CONTINUED - 1/2 Bathroom

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV	
87. Door knob - interior	1.00	EA	52.15	0.00	10.44	62.59	(0.00)	62.59
88. Paint door slab only - 2 coats (per side)	1.00	EA	36.87	0.00	7.38	44.25	(0.00)	44.25
89. Paint door or window opening - 2 coats (per side)	1.00	EA	31.13	0.00	6.22	37.35	(0.00)	37.35
90. Sink - single	1.00	EA	282.56	0.00	56.52	339.08	(0.00)	339.08
91. Sink faucet - Bathroom	1.00	EA	223.35	0.00	44.68	268.03	(0.00)	268.03
92. Toilet	1.00	EA	507.71	0.00	101.54	609.25	(0.00)	609.25
93. Toilet seat	1.00	EA	59.27	0.00	11.86	71.13	(0.00)	71.13
94. Angle stop valve	3.00	EA	38.57	0.00	23.14	138.85	(0.00)	138.85
95. Plumbing fixture supply line	3.00	EA	21.67	0.00	13.00	78.01	(0.00)	78.01
96. Dryer - Electric	1.00	EA	859.38	0.00	171.88	1,031.26	(0.00)	1,031.26
97. Washer/Washing Machine - Top-loading	1.00	EA	709.50	0.00	141.90	851.40	(0.00)	851.40
98. Washing machine hose line - rubber (per pair)	1.00	EA	40.37	0.00	8.08	48.45	(0.00)	48.45
99. Mirror - 1/4" plate glass	16.00	SF	18.01	0.00	57.64	345.80	(0.00)	345.80
100. Shelving - wire (vinyl coated)	11.33	LF	11.15	0.00	25.26	151.59	(0.00)	151.59
101. Final cleaning - construction - Residential	39.18	SF	0.44	0.00	3.44	20.68	(0.00)	20.68
Blanket Coverage- Building Totals:				0.00	2180.38	13,082.00		13,082.00
Totals: 1/2 Bathroom				0.00	2,180.38	13,082.00	0.00	13,082.00



### Dining Room

Height: 8'

264.56 SF Walls	138.21 SF Ceiling
402.76 SF Walls & Ceiling	138.21 SF Floor
15.36 SY Flooring	29.92 LF Floor Perimeter
48.83 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

9' 2" X 6' 8"

Opens into KITCHEN2

Missing Wall - Goes to Floor

9' 9" X 6' 8"

Opens into LIVING\_ROOM

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
BLANKET COVERAGE- BUILDING							
102. R&R Sheathing - plywood - 3/4" - tongue and groove	138.21	SF	5.33	0.00	147.34	884.00	(0.00) 884.00



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**CONTINUED - Dining Room**

DESCRIPTION	QTY	UNIT	PRICE	TAX	O&P	RCV	DEPREC.	ACV
103. Underlayment - 1/4" lauan/mahogany plywood	138.21	SF	2.06	0.00	56.94	341.65	(0.00)	341.65
104. Vinyl floor covering (sheet goods)	214.75	SF	3.36	0.00	144.32	865.88	(0.00)	865.88
105. Floor preparation for resilient flooring	138.21	SF	0.64	0.00	17.70	106.15	(0.00)	106.15
106. Clean stud wall - Heavy	264.56	SF	1.81	0.00	95.78	574.63	(0.00)	574.63
107. Seal stud wall for odor control (shellac)	264.56	SF	1.00	0.00	52.92	317.48	(0.00)	317.48
108. Clean floor or roof joist system - Heavy	138.21	SF	2.27	0.00	62.74	376.48	(0.00)	376.48
109. Seal floor or ceiling joist system (shellac)	138.21	SF	1.36	0.00	37.60	225.57	(0.00)	225.57
110. Rewire - average residence - copper wiring	138.21	SF	3.54	0.00	97.86	587.12	(0.00)	587.12
111. Batt insulation - 6" - R21 - unfaced batt	75.33	SF	1.31	0.00	19.74	118.42	(0.00)	118.42
112. 5/8" drywall - hung & fire taped only Double layer	138.21	SF	1.99	0.00	55.00	330.04	(0.00)	330.04
113. 5/8" drywall - hung, taped, ready for texture	402.76	SF	2.23	0.00	179.64	1,077.79	(0.00)	1,077.79
114. Texture drywall - machine	402.76	SF	0.49	0.00	39.48	236.83	(0.00)	236.83
115. Seal/prime then paint the walls and ceiling twice (3 coats)	402.76	SF	1.29	0.00	103.92	623.48	(0.00)	623.48
116. Cove base molding - rubber or vinyl, 6" high	29.92	LF	2.58	0.00	15.44	92.63	(0.00)	92.63
117. Outlet	3.00	EA	15.24	0.00	9.14	54.86	(0.00)	54.86
118. Switch	1.00	EA	15.63	0.00	3.12	18.75	(0.00)	18.75
119. Vinyl window, horizontal sliding, 12-23 sf	1.00	EA	343.32	0.00	68.66	411.98	(0.00)	411.98
120. Window sill	4.00	LF	3.36	0.00	2.68	16.12	(0.00)	16.12
121. Seal & paint window sill	4.00	LF	2.58	0.00	2.06	12.38	(0.00)	12.38
122. Window blind - PVC - 2" - 14.1 to 20 SF	1.00	EA	134.41	0.00	26.88	161.29	(0.00)	161.29
123. Wall heater	1.00	EA	296.10	0.00	59.22	355.32	(0.00)	355.32
124. Thermostat - electric heat	1.00	EA	70.06	0.00	14.02	84.08	(0.00)	84.08
125. Light fixture	1.00	EA	70.21	0.00	14.04	84.25	(0.00)	84.25
126. Light bulb - Compact Fluorescent stand. type - mat. only	2.00	EA	7.31	0.00	2.92	17.54	(0.00)	17.54
127. Beam - glulam (per BF)	390.00	BF	4.15	0.00	323.70	1,942.20	(0.00)	1,942.20
128. Temporary shoring post - Screw jack (per day)	8.00	DA	47.80	0.00	76.48	458.88	(0.00)	458.88
129. Carpenter - General Framer - per hour Labor to remove and install the new glulam beam.	18.00	HR	96.08	0.00	345.88	2,075.32	(0.00)	2,075.32

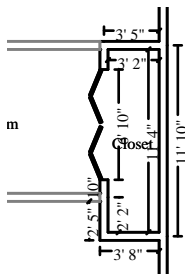


## Norcross

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### CONTINUED - Dining Room

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV	
130. Door bell/chime	1.00	EA	141.33	0.00	28.26	169.59	(0.00)	169.59
131. Final cleaning - construction - Residential	138.21	SF	0.44	0.00	12.16	72.97	(0.00)	72.97
Blanket Coverage- Building Totals:			0.00	2115.64	12,693.68		12,693.68	
Totals: Dining Room			0.00	2,115.64	12,693.68	0.00	12,693.68	



#### Closet

Height: 8'

232.00 SF Walls	35.89 SF Ceiling
267.89 SF Walls & Ceiling	35.89 SF Floor
3.99 SY Flooring	29.00 LF Floor Perimeter
29.00 LF Ceil. Perimeter	

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV	
BLANKET COVERAGE- BUILDING								
132. R&R Sheathing - plywood - 3/4" - tongue and groove	35.89	SF	5.33	0.00	38.26	229.56	(0.00)	229.56
133. Underlayment - 1/4" lauan/mahogany plywood	35.89	SF	2.06	0.00	14.78	88.71	(0.00)	88.71
134. Vinyl floor covering (sheet goods)	94.42	SF	3.36	0.00	63.46	380.71	(0.00)	380.71
135. Floor preparation for resilient flooring	35.89	SF	0.64	0.00	4.60	27.57	(0.00)	27.57
136. Clean stud wall - Heavy	232.00	SF	1.81	0.00	83.98	503.90	(0.00)	503.90
137. Seal stud wall for odor control (shellac)	232.00	SF	1.00	0.00	46.40	278.40	(0.00)	278.40
138. Clean floor or roof joist system - Heavy	35.89	SF	2.27	0.00	16.30	97.77	(0.00)	97.77
139. Seal floor or ceiling joist system (shellac)	35.89	SF	1.36	0.00	9.76	58.57	(0.00)	58.57
140. Water supply line - copper with fitting and hanger, 1"	24.00	LF	25.17	0.00	120.82	724.90	(0.00)	724.90
141. Rewire - average residence - copper wiring	35.89	SF	3.54	0.00	25.42	152.47	(0.00)	152.47
142. Batt insulation - 6" - R21 - unfaced batt	71.33	SF	1.31	0.00	18.68	112.12	(0.00)	112.12
143. 5/8" drywall - hung & fire taped only Double layer.	107.22	SF	1.99	0.00	42.68	256.05	(0.00)	256.05

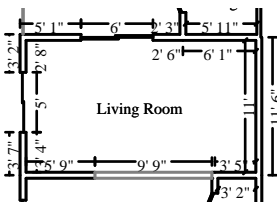


## Norcross

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### CONTINUED - Closet

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
144. 5/8" drywall - hung, taped, ready for texture	267.89 SF	2.23	0.00	119.48	716.87	(0.00)	716.87
145. Texture drywall - machine	267.89 SF	0.49	0.00	26.26	157.53	(0.00)	157.53
146. Seal/prime then paint the walls and ceiling twice (3 coats)	267.89 SF	1.29	0.00	69.12	414.70	(0.00)	414.70
147. Cove base molding - rubber or vinyl, 6" high	29.00 LF	2.58	0.00	14.96	89.78	(0.00)	89.78
148. Water heater - 40 gallon - Electric - 6 yr	1.00 EA	867.78	0.00	173.56	1,041.34	(0.00)	1,041.34
149. Water heater overflow drain pan	1.00 EA	51.71	0.00	10.34	62.05	(0.00)	62.05
150. Water heater seismic strap kit - up to 55 gallon	1.00 EA	61.93	0.00	12.38	74.31	(0.00)	74.31
151. Porcelain light fixture	1.00 EA	29.95	0.00	6.00	35.95	(0.00)	35.95
152. Light bulb - Compact Fluorescent stand. type - mat. only	1.00 EA	7.31	0.00	1.46	8.77	(0.00)	8.77
153. Switch	1.00 EA	15.63	0.00	3.12	18.75	(0.00)	18.75
154. Shelving - wire (vinyl coated)	16.00 LF	11.15	0.00	35.68	214.08	(0.00)	214.08
155. Bifold door set - Colonist - Double	1.00 EA	269.31	0.00	53.86	323.17	(0.00)	323.17
156. Paint bifold door set - slab only - 2 coats (per side)	2.00 EA	48.46	0.00	19.38	116.30	(0.00)	116.30
157. Door opening (jamb & casing) - 60" or wider - paint grade	1.00 EA	201.68	0.00	40.34	242.02	(0.00)	242.02
158. Paint door or window opening - Large - 2 coats (per side)	2.00 EA	36.63	0.00	14.66	87.92	(0.00)	87.92
159. Final cleaning - construction - Residential	35.89 SF	0.44	0.00	3.16	18.95	(0.00)	18.95
<b>Blanket Coverage- Building Totals:</b>			<b>0.00</b>	<b>1088.90</b>	<b>6,533.22</b>		<b>6,533.22</b>
<b>Totals: Closet</b>			<b>0.00</b>	<b>1,088.90</b>	<b>6,533.22</b>	<b>0.00</b>	<b>6,533.22</b>



### Living Room

Height: 8'

417.67 SF Walls	210.83 SF Ceiling
628.50 SF Walls & Ceiling	210.83 SF Floor
23.43 SY Flooring	50.58 LF Floor Perimeter
60.33 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

9' 9" X 6' 8"

Opens into DINING\_ROOM

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
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**CONTINUED - Living Room**

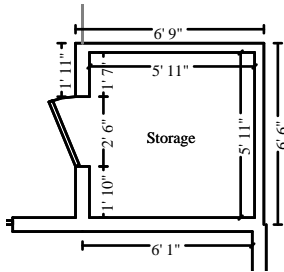
DESCRIPTION	QTY	UNIT	PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>BLANKET COVERAGE- BUILDING</b>								
160. R&R Sheathing - plywood - 3/4" - tongue and groove	210.83	SF	5.33	0.00	224.74	1,348.46	(0.00)	1,348.46
161. Carpet pad	210.83	SF	0.65	0.00	27.40	164.44	(0.00)	164.44
162. Carpet	256.58	SF	3.51	0.00	180.12	1,080.72	(0.00)	1,080.72
163. Clean floor or roof joist system - Heavy	210.83	SF	2.27	0.00	95.72	574.30	(0.00)	574.30
164. Seal floor or ceiling joist system (shellac)	210.83	SF	1.36	0.00	57.34	344.07	(0.00)	344.07
165. Clean stud wall - Heavy	417.67	SF	1.81	0.00	151.20	907.18	(0.00)	907.18
166. Seal stud wall for odor control (shellac)	417.67	SF	1.00	0.00	83.54	501.21	(0.00)	501.21
167. Batt insulation - 6" - R21 - unfaced batt	354.00	SF	1.31	0.00	92.74	556.48	(0.00)	556.48
168. Rewire - average residence - copper wiring	210.83	SF	3.54	0.00	149.26	895.60	(0.00)	895.60
169. 5/8" drywall - hung & fire taped only Double layer	304.17	SF	1.99	0.00	121.06	726.36	(0.00)	726.36
170. 5/8" drywall - hung, taped, ready for texture	628.50	SF	2.23	0.00	280.32	1,681.88	(0.00)	1,681.88
171. Texture drywall - machine	628.50	SF	0.49	0.00	61.60	369.57	(0.00)	369.57
172. Seal/prime then paint the walls and ceiling twice (3 coats)	628.50	SF	1.29	0.00	162.16	972.93	(0.00)	972.93
173. Cove base molding - rubber or vinyl, 6" high	50.58	LF	2.58	0.00	26.10	156.60	(0.00)	156.60
174. Outlet	6.00	EA	15.24	0.00	18.28	109.72	(0.00)	109.72
175. Switch	2.00	EA	15.63	0.00	6.26	37.52	(0.00)	37.52
176. Wall heater	1.00	EA	296.10	0.00	59.22	355.32	(0.00)	355.32
177. Thermostat - electric heat	1.00	EA	70.06	0.00	14.02	84.08	(0.00)	84.08
178. Light fixture	1.00	EA	70.21	0.00	14.04	84.25	(0.00)	84.25
179. Light bulb - Compact Fluorescent stand. type - mat. only	2.00	EA	7.31	0.00	2.92	17.54	(0.00)	17.54
180. Vinyl window, horizontal sliding, 12-23 sf	1.00	EA	343.32	0.00	68.66	411.98	(0.00)	411.98
181. 6-0 6-8 vinyl sliding patio door	1.00	EA	915.45	0.00	183.10	1,098.55	(0.00)	1,098.55
182. Window blind - aluminum - 1" - 14.1 to 20 SF	1.00	EA	125.33	0.00	25.06	150.39	(0.00)	150.39
183. Window blind - PVC - 3.5" - 32.1 to 42 SF	1.00	EA	220.76	0.00	44.16	264.92	(0.00)	264.92
184. Window sill	4.00	LF	3.36	0.00	2.68	16.12	(0.00)	16.12
185. Seal & paint window sill	4.00	LF	2.58	0.00	2.06	12.38	(0.00)	12.38
186. Door opening (jamb & casing) - 60" or wider - paint grade	1.00	EA	201.68	0.00	40.34	242.02	(0.00)	242.02



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### CONTINUED - Living Room

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV	
187. Paint door or window opening - Large - 2 coats (per side)	1.00	EA	36.63	0.00	7.32	43.95	(0.00)	43.95
188. Final cleaning - construction - Residential	210.83	SF	0.44	0.00	18.56	111.33	(0.00)	111.33
Blanket Coverage- Building Totals:			0.00	2219.98	13,319.87		13,319.87	
Totals: Living Room			0.00	2,219.98	13,319.87	0.00	13,319.87	



#### Storage

Height: 8'

189.33 SF Walls	35.01 SF Ceiling
224.34 SF Walls & Ceiling	35.01 SF Floor
3.89 SY Flooring	23.67 LF Floor Perimeter
23.67 LF Ceil. Perimeter	

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV	
BLANKET COVERAGE- BUILDING								
189. Clean stud wall - Heavy	189.33	SF	1.81	0.00	68.54	411.23	(0.00)	411.23
190. Seal stud wall for odor control (shellac)	189.33	SF	1.00	0.00	37.86	227.19	(0.00)	227.19
191. Clean floor or roof joist system - Heavy	35.01	SF	2.27	0.00	15.90	95.37	(0.00)	95.37
192. Seal floor or ceiling joist system (shellac)	35.01	SF	1.36	0.00	9.52	57.13	(0.00)	57.13
193. Rewire - average residence - copper wiring	35.01	SF	3.54	0.00	24.78	148.72	(0.00)	148.72
194. 5/8" drywall - hung, taped, ready for texture	224.34	SF	2.23	0.00	100.06	600.34	(0.00)	600.34
195. Texture drywall - machine	224.34	SF	0.49	0.00	21.98	131.91	(0.00)	131.91
196. Seal/prime then paint the walls and ceiling twice (3 coats)	224.34	SF	1.29	0.00	57.88	347.28	(0.00)	347.28
197. Porcelain light fixture	1.00	EA	29.95	0.00	6.00	35.95	(0.00)	35.95
198. Light bulb - Compact Fluorescent stand. type - mat. only	1.00	EA	7.31	0.00	1.46	8.77	(0.00)	8.77
199. Switch	1.00	EA	15.63	0.00	3.12	18.75	(0.00)	18.75
200. Exterior door - metal - insulated - flush or panel style	1.00	EA	336.35	0.00	67.28	403.63	(0.00)	403.63
201. Prime & paint door slab only - exterior (per side)	2.00	EA	44.92	0.00	17.96	107.80	(0.00)	107.80

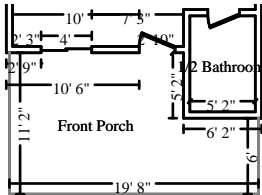


## Norcross

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### CONTINUED - Storage

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV	
202. Clean with pressure/chemical spray - Very heavy	35.01	SF	1.25	0.00	8.76	52.52	(0.00)	52.52
203. Final cleaning - construction - Residential	35.01	SF	0.44	0.00	3.08	18.48	(0.00)	18.48
Blanket Coverage- Building Totals:			0.00	444.18	2,665.07		2,665.07	
Totals: Storage			0.00	444.18	2,665.07	0.00	2,665.07	



### Front Porch

Height: 8'

202.67 SF Walls	189.04 SF Ceiling
391.71 SF Walls & Ceiling	189.04 SF Floor
21.00 SY Flooring	25.33 LF Floor Perimeter
25.33 LF Ceil. Perimeter	

Missing Wall

11' 2" X 8'

Opens into Exterior

Missing Wall

19' 8" X 8'

Opens into Exterior

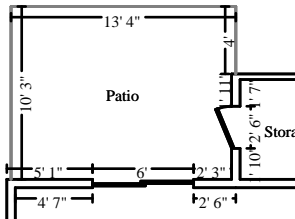
Missing Wall

6' X 8'

Opens into Exterior

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV	
<u>BLANKET COVERAGE- BUILDING</u>								
204. Clean with pressure/chemical spray - Very heavy	189.04	SF	1.25	0.00	47.26	283.56	(0.00)	283.56
<b>Blanket Coverage- Building Totals:</b>				<b>0.00</b>	<b>47.26</b>	<b>283.56</b>		<b>283.56</b>
<b>Totals: Front Porch</b>				<b>0.00</b>	<b>47.26</b>	<b>283.56</b>	<b>0.00</b>	<b>283.56</b>

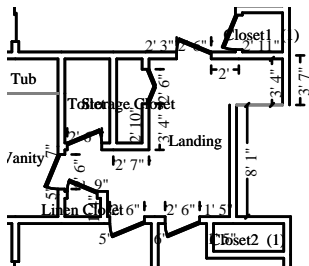
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**Patio**
**Height: 8'**

156.67 SF Walls	135.10 SF Ceiling
291.77 SF Walls & Ceiling	135.10 SF Floor
15.01 SY Flooring	19.58 LF Floor Perimeter
19.58 LF Ceil. Perimeter	

Missing Wall	10' 3" X 8'	Opens into Exterior
Missing Wall	4' X 8'	Opens into Exterior
Missing Wall	13' 4" X 8'	Opens into Exterior

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>BLANKET COVERAGE- BUILDING</b>							
205. Clean with pressure/chemical spray - Very heavy	135.10	SF	1.25	0.00	33.78	202.66	(0.00) 202.66
<b>Blanket Coverage- Building Totals:</b>			<b>0.00</b>	<b>33.78</b>	<b>202.66</b>		<b>202.66</b>
<b>Totals: Patio</b>			<b>0.00</b>	<b>33.78</b>	<b>202.66</b>	<b>0.00</b>	<b>202.66</b>
<b>Area Blanket Coverage- Building Total:</b>			<b>0.00</b>	<b>12,615.64</b>	<b>75,693.03</b>		<b>75,693.03</b>
<b>Totals: 3206 Main Level</b>			<b>0.00</b>	<b>12,615.64</b>	<b>75,693.03</b>	<b>0.00</b>	<b>75,693.03</b>

**3206 Second Level**

**Landing**
**Height: 8'**

404.00 SF Walls	103.13 SF Ceiling
507.13 SF Walls & Ceiling	103.13 SF Floor
11.46 SY Flooring	50.50 LF Floor Perimeter
50.50 LF Ceil. Perimeter	

Missing Wall	3' 4" X 8'	Opens into Exterior
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DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>BLANKET COVERAGE- BUILDING</b>							
206. R&R Sheathing - plywood - 3/4" - tongue and groove	103.13	SF	5.33	0.00	109.94	659.63	(0.00) 659.63
207. Clean stud wall - Heavy	404.00	SF	1.81	0.00	146.24	877.48	(0.00) 877.48
208. Seal stud wall for odor control (shellac)	404.00	SF	1.00	0.00	80.80	484.80	(0.00) 484.80
209. Rewire - average residence - copper wiring	103.13	SF	3.54	0.00	73.02	438.10	(0.00) 438.10

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### CONTINUED - Landing

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
210. Batt insulation - 6" - R21 - unfaced batt	24.67	SF	1.31	0.00	6.46	38.78	(0.00) 38.78
211. 5/8" drywall - hung & fire taped only Double layer.	24.67	SF	1.99	0.00	9.82	58.91	(0.00) 58.91
212. 5/8" drywall - hung, taped, ready for texture	507.13	SF	2.23	0.00	226.18	1,357.08	(0.00) 1,357.08
213. Texture drywall - machine	507.13	SF	0.49	0.00	49.70	298.19	(0.00) 298.19
214. Seal/prime then paint the walls and ceiling twice (3 coats)	507.13	SF	1.29	0.00	130.84	785.04	(0.00) 785.04
215. Cove base molding - rubber or vinyl, 6" high	50.50	LF	2.58	0.00	26.06	156.35	(0.00) 156.35
216. Switch	2.00	EA	15.63	0.00	6.26	37.52	(0.00) 37.52
217. Outlet	3.00	EA	15.24	0.00	9.14	54.86	(0.00) 54.86
218. Light fixture	2.00	EA	70.21	0.00	28.08	168.50	(0.00) 168.50
219. Light bulb - Compact Fluorescent stand. type - mat. only	4.00	EA	7.31	0.00	5.84	35.08	(0.00) 35.08
220. Paint door or window opening - 2 coats (per side)	7.00	EA	31.13	0.00	43.58	261.49	(0.00) 261.49
221. Paint door slab only - 2 coats (per side)	6.00	EA	36.87	0.00	44.24	265.46	(0.00) 265.46
222. Paint single bifold door - slab only - 2 coats (per side)	1.00	EA	29.74	0.00	5.94	35.68	(0.00) 35.68
223. Final cleaning - construction - Residential	103.13	SF	0.44	0.00	9.08	54.46	(0.00) 54.46
224. Carpet pad	103.13	SF	0.65	0.00	13.40	80.43	(0.00) 80.43
225. Carpet	156.50	SF	3.51	0.00	109.86	659.18	(0.00) 659.18
<b>Blanket Coverage- Building Totals:</b>			<b>0.00</b>	<b>1134.48</b>	<b>6,807.02</b>		<b>6,807.02</b>
<b>Totals: Landing</b>			<b>0.00</b>	<b>1,134.48</b>	<b>6,807.02</b>	<b>0.00</b>	<b>6,807.02</b>



### Stairs

**Height: 18'**

309.25	SF Walls	40.00	SF Ceiling
349.25	SF Walls & Ceiling	79.32	SF Floor
8.81	SY Flooring	30.74	LF Floor Perimeter
24.00	LF Ceil. Perimeter		

### Missing Wall

**3' 4" X 18' 1/16"**

### Opens into Exterior

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
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Page: 14

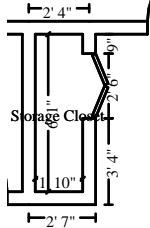


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**CONTINUED - Stairs**

DESCRIPTION	QTY	UNIT	PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>BLANKET COVERAGE- BUILDING</b>								
226. Stair tread - up to 4'	12.00	EA	23.74	0.00	56.98	341.86	(0.00)	341.86
227. Carpet pad	79.32	SF	0.65	0.00	10.32	61.88	(0.00)	61.88
228. Glue down carpet - heavy traffic	113.33	SF	4.89	0.00	110.84	665.02	(0.00)	665.02
229. Step charge for "waterfall" carpet installation	13.00	EA	10.62	0.00	27.62	165.68	(0.00)	165.68
230. Clean stud wall - Heavy	309.25	SF	1.81	0.00	111.94	671.68	(0.00)	671.68
231. Seal stud wall for odor control (shellac)	309.25	SF	1.00	0.00	61.86	371.11	(0.00)	371.11
232. Rewire - average residence - copper wiring	79.32	SF	3.54	0.00	56.16	336.95	(0.00)	336.95
233. Batt insulation - 6" - R21 - unfaced batt	237.50	SF	1.31	0.00	62.22	373.35	(0.00)	373.35
234. 5/8" drywall - hung & fire taped only	237.50	SF	1.99	0.00	94.52	567.15	(0.00)	567.15
235. 5/8" drywall - hung, taped, ready for texture	349.25	SF	2.23	0.00	155.76	934.59	(0.00)	934.59
236. Texture drywall - machine	349.25	SF	0.49	0.00	34.22	205.35	(0.00)	205.35
237. Seal/prime then paint the walls and ceiling twice (3 coats)	349.25	SF	1.29	0.00	90.10	540.63	(0.00)	540.63
238. Handrail - round / oval - softwood - wall mounted	13.00	LF	11.93	0.00	31.02	186.11	(0.00)	186.11
239. Paint handrail - wall mounted	13.00	LF	1.13	0.00	2.94	17.63	(0.00)	17.63
240. Stair Skirt/Apron - wall side - paint grade	26.00	LF	18.08	0.00	94.02	564.10	(0.00)	564.10
241. Seal & paint stair skirt/apron (2 coats)	26.00	LF	7.11	0.00	36.98	221.84	(0.00)	221.84
242. Balustrade shoe & fillet	7.00	LF	27.05	0.00	37.88	227.23	(0.00)	227.23
243. Seal & paint trim - two coats	7.00	LF	1.43	0.00	2.00	12.01	(0.00)	12.01
244. Final cleaning - construction - Residential	79.32	SF	0.44	0.00	6.98	41.88	(0.00)	41.88
<b>Blanket Coverage- Building Totals:</b>				<b>0.00</b>	<b>1084.36</b>	<b>6,506.05</b>		<b>6,506.05</b>
<b>Totals: Stairs</b>				<b>0.00</b>	<b>1,084.36</b>	<b>6,506.05</b>	<b>0.00</b>	<b>6,506.05</b>

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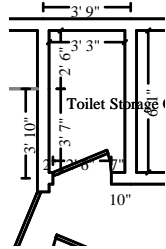

**Storage Closet**
**Height: 8'**

126.67 SF Walls  
137.82 SF Walls & Ceiling  
1.24 SY Flooring  
15.83 LF Ceil. Perimeter

11.15 SF Ceiling  
11.15 SF Floor  
15.83 LF Floor Perimeter

DESCRIPTION	QTY	UNIT	PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>BLANKET COVERAGE- BUILDING</b>								
245. R&R Sheathing - plywood - 3/4" - tongue and groove	11.15	SF	5.33	0.00	11.90	71.33	(0.00)	71.33
246. Carpet pad	11.15	SF	0.65	0.00	1.46	8.71	(0.00)	8.71
247. Carpet	49.50	SF	3.51	0.00	34.76	208.51	(0.00)	208.51
248. Clean stud wall - Heavy	126.67	SF	1.81	0.00	45.86	275.13	(0.00)	275.13
249. Seal stud wall for odor control (shellac)	126.67	SF	1.00	0.00	25.34	152.01	(0.00)	152.01
250. Rewire - average residence - copper wiring	11.15	SF	3.54	0.00	7.90	47.37	(0.00)	47.37
251. 5/8" drywall - hung, taped, ready for texture	137.82	SF	2.23	0.00	61.46	368.80	(0.00)	368.80
252. Texture drywall - machine	137.82	SF	0.49	0.00	13.50	81.03	(0.00)	81.03
253. Seal/prime then paint the walls and ceiling twice (3 coats)	137.82	SF	1.29	0.00	35.56	213.35	(0.00)	213.35
254. Cove base molding - rubber or vinyl, 6" high	15.83	LF	2.58	0.00	8.16	49.00	(0.00)	49.00
255. Bifold door - Colonist - Single	1.00	EA	134.65	0.00	26.94	161.59	(0.00)	161.59
256. Paint single bifold door - slab only - 2 coats (per side)	1.00	EA	29.74	0.00	5.94	35.68	(0.00)	35.68
257. Door opening (jamb & casing) - up to 32"wide - paint grade	1.00	EA	131.70	0.00	26.34	158.04	(0.00)	158.04
258. Paint door or window opening - 2 coats (per side)	1.00	EA	31.13	0.00	6.22	37.35	(0.00)	37.35
259. Closet Organizer - Wire shelves	8.00	LF	77.39	0.00	123.82	742.94	(0.00)	742.94
260. Light fixture	1.00	EA	70.21	0.00	14.04	84.25	(0.00)	84.25
261. Light bulb - Compact Fluorescent stand. type - mat. only	2.00	EA	7.31	0.00	2.92	17.54	(0.00)	17.54
262. Final cleaning - construction - Residential	11.15	SF	0.44	0.00	0.98	5.89	(0.00)	5.89
<b>Blanket Coverage- Building Totals:</b>				<b>0.00</b>	<b>453.10</b>	<b>2,718.52</b>		<b>2,718.52</b>
<b>Totals: Storage Closet</b>				<b>0.00</b>	<b>453.10</b>	<b>2,718.52</b>	<b>0.00</b>	<b>2,718.52</b>

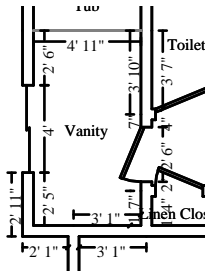
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**Toilet**
**Height: 8'**

149.33 SF Walls	19.77 SF Ceiling
169.10 SF Walls & Ceiling	19.77 SF Floor
2.20 SY Flooring	18.67 LF Floor Perimeter
18.67 LF Ceil. Perimeter	

DESCRIPTION	QTY	UNIT	PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>BLANKET COVERAGE- BUILDING</b>								
263. R&R Sheathing - plywood - 3/4" - tongue and groove	19.77	SF	5.33	0.00	21.06	126.43	(0.00)	126.43
264. Underlayment - 1/4" lauan/mahogany plywood	19.77	SF	2.06	0.00	8.14	48.87	(0.00)	48.87
265. Floor preparation for resilient flooring	19.77	SF	0.64	0.00	2.54	15.19	(0.00)	15.19
266. Vinyl floor covering (sheet goods)	52.33	SF	3.36	0.00	35.16	210.99	(0.00)	210.99
267. Rough in plumbing - per fixture	1.00	EA	698.56	0.00	139.72	838.28	(0.00)	838.28
268. Clean stud wall - Heavy	149.33	SF	1.81	0.00	54.06	324.35	(0.00)	324.35
269. Seal stud wall for odor control (shellac)	149.33	SF	1.00	0.00	29.86	179.19	(0.00)	179.19
270. Rewire - average residence - copper wiring	19.77	SF	3.54	0.00	14.00	83.99	(0.00)	83.99
271. 5/8" drywall - hung, taped, ready for texture	169.10	SF	2.23	0.00	75.42	452.51	(0.00)	452.51
272. Texture drywall - machine	169.10	SF	0.49	0.00	16.58	99.44	(0.00)	99.44
273. Seal/prime then paint the walls and ceiling twice (3 coats)	169.10	SF	1.29	0.00	43.62	261.76	(0.00)	261.76
274. Interior door - Colonist - pre-hung unit	1.00	EA	234.00	0.00	46.80	280.80	(0.00)	280.80
275. Door knob - interior	1.00	EA	52.15	0.00	10.44	62.59	(0.00)	62.59
276. Paint door slab only - 2 coats (per side)	1.00	EA	36.87	0.00	7.38	44.25	(0.00)	44.25
277. Paint door or window opening - 2 coats (per side)	1.00	EA	31.13	0.00	6.22	37.35	(0.00)	37.35
278. Towel bar	1.00	EA	35.61	0.00	7.12	42.73	(0.00)	42.73
279. Toilet paper holder	1.00	EA	32.88	0.00	6.58	39.46	(0.00)	39.46
280. Heat lamp fixture - adjustable w/shield	1.00	EA	54.50	0.00	10.90	65.40	(0.00)	65.40
281. Switch	1.00	EA	15.63	0.00	3.12	18.75	(0.00)	18.75
282. Angle stop valve	1.00	EA	38.57	0.00	7.72	46.29	(0.00)	46.29
283. Plumbing fixture supply line	1.00	EA	21.67	0.00	4.34	26.01	(0.00)	26.01
284. Toilet	1.00	EA	507.71	0.00	101.54	609.25	(0.00)	609.25
285. Toilet seat	1.00	EA	59.27	0.00	11.86	71.13	(0.00)	71.13
286. Final cleaning - construction - Residential	19.77	SF	0.44	0.00	1.74	10.44	(0.00)	10.44
<b>Blanket Coverage- Building Totals:</b>				<b>0.00</b>	<b>665.92</b>	<b>3,995.45</b>		<b>3,995.45</b>
<b>Totals: Toilet</b>				<b>0.00</b>	<b>665.92</b>	<b>3,995.45</b>	<b>0.00</b>	<b>3,995.45</b>

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### Vanity

Height: 8'

182.00 SF Walls	43.84 SF Ceiling
225.84 SF Walls & Ceiling	43.84 SF Floor
4.87 SY Flooring	22.75 LF Floor Perimeter
22.75 LF Ceil. Perimeter	

### Missing Wall

4' 11" X 8'

Opens into TUB

DESCRIPTION	QTY	UNIT	PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>BLANKET COVERAGE- BUILDING</b>								
287. R&R Sheathing - plywood - 3/4" - tongue and groove	43.84	SF	5.33	0.00	46.72	280.38	(0.00)	280.38
288. Underlayment - 1/4" lauan/mahogany plywood	43.84	SF	2.06	0.00	18.06	108.37	(0.00)	108.37
289. Vinyl floor covering (sheet goods)	77.42	SF	3.36	0.00	52.02	312.15	(0.00)	312.15
290. Floor preparation for resilient flooring	43.84	SF	0.64	0.00	5.62	33.68	(0.00)	33.68
291. Rough in plumbing - per fixture	2.00	EA	698.56	0.00	279.42	1,676.54	(0.00)	1,676.54
292. Clean stud wall - Heavy	182.00	SF	1.81	0.00	65.88	395.30	(0.00)	395.30
293. Seal stud wall for odor control (shellac)	182.00	SF	1.00	0.00	36.40	218.40	(0.00)	218.40
294. Rewire - average residence - copper wiring	43.84	SF	3.54	0.00	31.04	186.23	(0.00)	186.23
295. Batt insulation - 6" - R21 - unfaced batt	75.33	SF	1.31	0.00	19.74	118.42	(0.00)	118.42
296. 5/8" drywall - hung, taped, ready for texture	225.84	SF	2.23	0.00	100.72	604.34	(0.00)	604.34
297. Texture drywall - machine	225.84	SF	0.49	0.00	22.14	132.80	(0.00)	132.80
298. Seal/prime then paint the walls and ceiling twice (3 coats)	225.84	SF	1.29	0.00	58.26	349.59	(0.00)	349.59
299. Cove base molding - rubber or vinyl, 6" high	22.75	LF	2.58	0.00	11.74	70.44	(0.00)	70.44
300. Interior door - Colonist - pre-hung unit	1.00	EA	234.00	0.00	46.80	280.80	(0.00)	280.80
301. Door knob - interior	1.00	EA	52.15	0.00	10.44	62.59	(0.00)	62.59
302. Paint door slab only - 2 coats (per side)	1.00	EA	36.87	0.00	7.38	44.25	(0.00)	44.25
303. Paint door or window opening - 2 coats (per side)	1.00	EA	31.13	0.00	6.22	37.35	(0.00)	37.35
304. Towel bar	2.00	EA	35.61	0.00	14.24	85.46	(0.00)	85.46
305. Toilet paper holder	1.00	EA	32.88	0.00	6.58	39.46	(0.00)	39.46
306. Towel ring	1.00	EA	37.16	0.00	7.44	44.60	(0.00)	44.60
307. Light fixture	1.00	EA	70.21	0.00	14.04	84.25	(0.00)	84.25
308. Light bar - 3 lights	1.00	EA	77.46	0.00	15.50	92.96	(0.00)	92.96
309. Light bulb - Compact Fluorescent stand. type - mat. only	5.00	EA	7.31	0.00	7.32	43.87	(0.00)	43.87
310. Ground fault interrupter (GFI) outlet	1.00	EA	30.44	0.00	6.08	36.52	(0.00)	36.52
311. Switch	1.00	EA	15.63	0.00	3.12	18.75	(0.00)	18.75

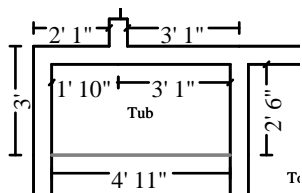




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**CONTINUED - Vanity**

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
312. Angle stop valve	2.00 EA	38.57	0.00	15.42	92.56	(0.00)	92.56
313. Plumbing fixture supply line	2.00 EA	21.67	0.00	8.66	52.00	(0.00)	52.00
314. Vinyl window, horizontal sliding, 12-23 sf	1.00 EA	343.32	0.00	68.66	411.98	(0.00)	411.98
315. Add on for obscure glass	20.00 SF	3.25	0.00	13.00	78.00	(0.00)	78.00
316. Window sill	4.00 LF	3.36	0.00	2.68	16.12	(0.00)	16.12
317. Seal & paint window sill	4.00 LF	2.58	0.00	2.06	12.38	(0.00)	12.38
318. Cabinetry - laminate lower (base) units - High grade	5.00 LF	268.39	0.00	268.40	1,610.35	(0.00)	1,610.35
319. Countertop - flat laid plastic laminate	5.00 LF	42.03	0.00	42.04	252.19	(0.00)	252.19
320. 4" backsplash for flat laid countertop	9.00 LF	8.63	0.00	15.54	93.21	(0.00)	93.21
321. Sink - single	1.00 EA	282.56	0.00	56.52	339.08	(0.00)	339.08
322. Sink faucet - Bathroom	1.00 EA	223.35	0.00	44.68	268.03	(0.00)	268.03
323. Final cleaning - construction - Residential	43.84 SF	0.44	0.00	3.86	23.15	(0.00)	23.15
<b>Blanket Coverage- Building Totals:</b>			<b>0.00</b>	<b>1434.44</b>	<b>8,606.55</b>		<b>8,606.55</b>
<b>Totals: Vanity</b>			<b>0.00</b>	<b>1,434.44</b>	<b>8,606.55</b>	<b>0.00</b>	<b>8,606.55</b>



**Tub**

**Height: 8'**

79.33 SF Walls  
91.63 SF Walls & Ceiling  
1.37 SY Flooring  
9.92 LF Ceil. Perimeter

12.29 SF Ceiling  
12.29 SF Floor  
9.92 LF Floor Perimeter

**Missing Wall**

**4' 11" X 8'**

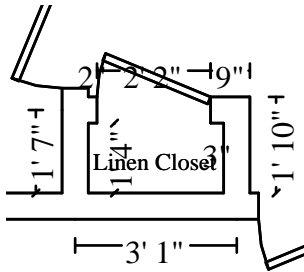
**Opens into VANITY**

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>BLANKET COVERAGE- BUILDING</b>							
324. R&R Sheathing - plywood - 3/4" - tongue and groove	12.29 SF	5.33	0.00	13.10	78.60	(0.00)	78.60
325. Clean stud wall - Heavy	79.33 SF	1.81	0.00	28.72	172.31	(0.00)	172.31
326. Seal stud wall for odor control (shellac)	79.33 SF	1.00	0.00	15.86	95.19	(0.00)	95.19
327. Rough in plumbing - per fixture	1.00 EA	698.56	0.00	139.72	838.28	(0.00)	838.28

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### CONTINUED - Tub

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
328. Rewire - average residence - copper wiring	12.29 SF	3.54	0.00	8.70	52.21	(0.00)	52.21
329. Fiberglass tub & shower combination	1.00 EA	1,152.74	0.00	230.54	1,383.28	(0.00)	1,383.28
330. Tub/shower faucet	1.00 EA	330.26	0.00	66.06	396.32	(0.00)	396.32
331. Shower curtain rod	1.00 EA	35.43	0.00	7.08	42.51	(0.00)	42.51
332. 5/8" drywall - hung, taped, ready for texture	42.04 SF	2.23	0.00	18.76	112.51	(0.00)	112.51
333. Texture drywall - machine	42.04 SF	0.49	0.00	4.12	24.72	(0.00)	24.72
334. Seal/prime then paint more than the floor perimeter twice (3 coats)	42.04 SF	1.29	0.00	10.84	65.07	(0.00)	65.07
335. Final cleaning - construction - Residential	12.29 SF	0.44	0.00	1.08	6.49	(0.00)	6.49
<b>Blanket Coverage- Building Totals:</b>			<b>0.00</b>	<b>544.58</b>	<b>3,267.49</b>		<b>3,267.49</b>
<b>Totals: Tub</b>			<b>0.00</b>	<b>544.58</b>	<b>3,267.49</b>	<b>0.00</b>	<b>3,267.49</b>



**Linen Closet**

**Height: 8'**

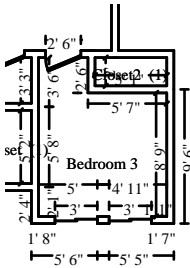
62.67 SF Walls	3.44 SF Ceiling
66.11 SF Walls & Ceiling	3.44 SF Floor
0.38 SY Flooring	7.83 LF Floor Perimeter
7.83 LF Ceil. Perimeter	

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>BLANKET COVERAGE- BUILDING</b>							
336. R&R Sheathing - plywood - 3/4" - tongue and groove	3.44 SF	5.33	0.00	3.66	22.00	(0.00)	22.00
337. Carpet pad	3.44 SF	0.65	0.00	0.44	2.68	(0.00)	2.68
338. Carpet	38.75 SF	3.51	0.00	27.20	163.21	(0.00)	163.21
339. Clean stud wall - Heavy	62.67 SF	1.81	0.00	22.68	136.11	(0.00)	136.11
340. Seal stud wall for odor control (shellac)	62.67 SF	1.00	0.00	12.54	75.21	(0.00)	75.21
341. Rewire - average residence - copper wiring	3.44 SF	3.54	0.00	2.44	14.62	(0.00)	14.62
342. 5/8" drywall - hung, taped, ready for texture	66.11 SF	2.23	0.00	29.48	176.91	(0.00)	176.91
343. Texture drywall - machine	66.11 SF	0.49	0.00	6.48	38.87	(0.00)	38.87

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### CONTINUED - Linen Closet

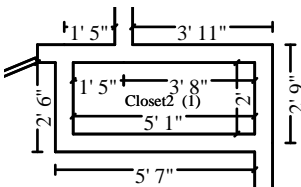
DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
344. Seal/prime then paint the walls and ceiling twice (3 coats)	66.11 SF	1.29	0.00	17.06	102.34	(0.00)	102.34
345. Cove base molding - rubber or vinyl, 6" high	7.83 LF	2.58	0.00	4.04	24.24	(0.00)	24.24
346. Bifold door - Colonist - Single	1.00 EA	134.65	0.00	26.94	161.59	(0.00)	161.59
347. Paint single bifold door - slab only - 2 coats (per side)	1.00 EA	29.74	0.00	5.94	35.68	(0.00)	35.68
348. Door opening (jamb & casing) - up to 32"wide - paint grade	1.00 EA	131.70	0.00	26.34	158.04	(0.00)	158.04
349. Paint door or window opening - 2 coats (per side)	1.00 EA	31.13	0.00	6.22	37.35	(0.00)	37.35
350. Closet Organizer - Wire shelves	8.00 LF	77.39	0.00	123.82	742.94	(0.00)	742.94
351. Final cleaning - construction - Residential	3.44 SF	0.44	0.00	0.30	1.81	(0.00)	1.81
<b>Blanket Coverage- Building Totals:</b>			<b>0.00</b>	<b>315.58</b>	<b>1,893.60</b>		<b>1,893.60</b>
<b>Totals: Linen Closet</b>			<b>0.00</b>	<b>315.58</b>	<b>1,893.60</b>	<b>0.00</b>	<b>1,893.60</b>



#### Bedroom 3

Height: 8'

325.33 SF Walls	88.23 SF Ceiling
413.56 SF Walls & Ceiling	88.23 SF Floor
9.80 SY Flooring	40.67 LF Floor Perimeter
40.67 LF Ceil. Perimeter	



#### Subroom: Closet2 (1)

Height: 8'

113.33 SF Walls	10.17 SF Ceiling
123.50 SF Walls & Ceiling	10.17 SF Floor
1.13 SY Flooring	14.17 LF Floor Perimeter
14.17 LF Ceil. Perimeter	

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
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#### BLANKET COVERAGE- BUILDING

352. R&R Sheathing - plywood - 3/4" - tongue and groove	98.40 SF	5.33	0.00	104.88	629.36	(0.00)	629.36
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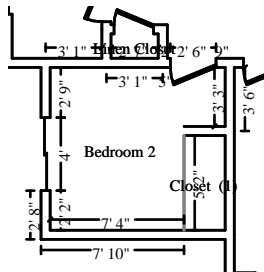
**CONTINUED - Bedroom 3**

DESCRIPTION	QTY	UNIT	PRICE	TAX	O&P	RCV	DEPREC.	ACV
353. Carpet pad	98.40	SF	0.65	0.00	12.80	76.76	(0.00)	76.76
354. Carpet	176.08	SF	3.51	0.00	123.60	741.64	(0.00)	741.64
355. Stud wall - 2" x 6" - 16" oc	180.00	SF	4.72	0.00	169.92	1,019.52	(0.00)	1,019.52
356. 4" x 4" x 12' - fir/larch post - material only	2.00	EA	22.24	0.00	8.90	53.38	(0.00)	53.38
357. Clean stud wall - Heavy	258.67	SF	1.81	0.00	93.64	561.83	(0.00)	561.83
358. Seal stud wall for odor control (shellac)	258.67	SF	1.00	0.00	51.74	310.41	(0.00)	310.41
359. Rewire - average residence - copper wiring	98.40	SF	3.54	0.00	69.66	418.00	(0.00)	418.00
360. Batt insulation - 6" - R21 - unfaced batt	197.33	SF	1.31	0.00	51.70	310.20	(0.00)	310.20
361. 5/8" drywall - hung & fire taped only	12.25	SF	1.99	0.00	4.88	29.26	(0.00)	29.26
Double layer.								
362. 5/8" drywall - hung, taped, ready for texture	537.06	SF	2.23	0.00	239.52	1,437.16	(0.00)	1,437.16
363. Texture drywall - machine	537.06	SF	0.49	0.00	52.64	315.80	(0.00)	315.80
364. Seal/prime then paint the walls and ceiling twice (3 coats)	537.06	SF	1.29	0.00	138.56	831.37	(0.00)	831.37
365. Cove base molding - rubber or vinyl, 6" high	54.83	LF	2.58	0.00	28.30	169.76	(0.00)	169.76
366. Outlet	4.00	EA	15.24	0.00	12.20	73.16	(0.00)	73.16
367. Switch	1.00	EA	15.63	0.00	3.12	18.75	(0.00)	18.75
368. Vinyl window - casement, 9-13 sf	2.00	EA	402.35	0.00	160.94	965.64	(0.00)	965.64
369. Window sill	6.00	LF	3.36	0.00	4.04	24.20	(0.00)	24.20
370. Seal & paint window sill	6.00	LF	2.58	0.00	3.10	18.58	(0.00)	18.58
371. Window blind - aluminum - 1" - 7.1 to 14 SF	2.00	EA	107.73	0.00	43.10	258.56	(0.00)	258.56
372. Interior door - Colonist - pre-hung unit	1.00	EA	234.00	0.00	46.80	280.80	(0.00)	280.80
373. Door knob - interior	1.00	EA	52.15	0.00	10.44	62.59	(0.00)	62.59
374. Paint door slab only - 2 coats (per side)	1.00	EA	36.87	0.00	7.38	44.25	(0.00)	44.25
375. Paint door or window opening - 2 coats (per side)	1.00	EA	31.13	0.00	6.22	37.35	(0.00)	37.35
376. Bifold door set - Colonist - Double	1.00	EA	269.31	0.00	53.86	323.17	(0.00)	323.17
377. Door opening (jamb & casing) - 36"to60"wide - paint grade	1.00	EA	175.14	0.00	35.02	210.16	(0.00)	210.16
378. Paint door or window opening - Large - 2 coats (per side)	2.00	EA	36.63	0.00	14.66	87.92	(0.00)	87.92
379. Closet shelf and rod package	5.58	LF	23.30	0.00	26.00	156.01	(0.00)	156.01
380. Light fixture	1.00	EA	70.21	0.00	14.04	84.25	(0.00)	84.25
381. Light bulb - Compact Fluorescent stand. type - mat. only	2.00	EA	7.31	0.00	2.92	17.54	(0.00)	17.54

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### CONTINUED - Bedroom 3

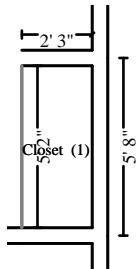
DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
382. Final cleaning - construction - Residential	98.40	SF	0.44	0.00	8.66	51.96	(0.00) 51.96
<b>Blanket Coverage- Building Totals:</b>			<b>0.00</b>	<b>1603.24</b>	<b>9,619.34</b>		<b>9,619.34</b>
<b>Totals: Bedroom 3</b>			<b>0.00</b>	<b>1,603.24</b>	<b>9,619.34</b>	<b>0.00</b>	<b>9,619.34</b>



#### Bedroom 2

Height: 8'

250.53 SF Walls	72.66 SF Ceiling
323.19 SF Walls & Ceiling	72.66 SF Floor
8.07 SY Flooring	31.32 LF Floor Perimeter
31.32 LF Ceil. Perimeter	



#### Subroom: Closet (1)

Height: 8'

77.47 SF Walls	11.66 SF Ceiling
89.13 SF Walls & Ceiling	11.66 SF Floor
1.30 SY Flooring	9.68 LF Floor Perimeter
9.68 LF Ceil. Perimeter	

#### Missing Wall

5' 2 3/16" X 8'

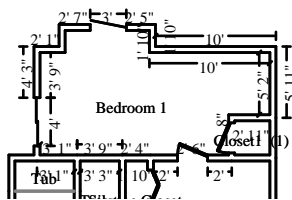
Opens into BEDROOM\_2

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>BLANKET COVERAGE- BUILDING</b>							
383. R&R Sheathing - plywood - 3/4" - tongue and groove	84.33	SF	5.33	0.00	89.90	539.38	(0.00) 539.38
384. Carpet pad	84.33	SF	0.65	0.00	10.96	65.77	(0.00) 65.77
385. Carpet	124.92	SF	3.51	0.00	87.70	526.17	(0.00) 526.17
386. Stud wall - 2" x 6" - 16" oc	180.00	SF	4.72	0.00	169.92	1,019.52	(0.00) 1,019.52
387. 4" x 4" x 12' - fir/larch post - material only	2.00	EA	22.24	0.00	8.90	53.38	(0.00) 53.38
388. Clean stud wall - Heavy	310.00	SF	1.81	0.00	112.22	673.32	(0.00) 673.32
389. Seal stud wall for odor control (shellac)	148.00	SF	1.00	0.00	29.60	177.60	(0.00) 177.60
390. Rewire - average residence - copper wiring	84.33	SF	3.54	0.00	59.70	358.23	(0.00) 358.23

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### CONTINUED - Bedroom 2

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV	
391. Batt insulation - 6" - R21 - unfaced batt	156.00	SF	1.31	0.00	40.88	245.24	(0.00)	245.24
392. 5/8" drywall - hung, taped, ready for texture	412.33	SF	2.23	0.00	183.90	1,103.40	(0.00)	1,103.40
393. Texture drywall - machine	412.33	SF	0.49	0.00	40.40	242.44	(0.00)	242.44
394. Seal/prime then paint the walls and ceiling twice (3 coats)	412.33	SF	1.29	0.00	106.38	638.29	(0.00)	638.29
395. Cove base molding - rubber or vinyl, 6" high	41.00	LF	2.58	0.00	21.16	126.94	(0.00)	126.94
396. Outlet	4.00	EA	15.24	0.00	12.20	73.16	(0.00)	73.16
397. Switch	1.00	EA	15.63	0.00	3.12	18.75	(0.00)	18.75
398. Vinyl window, horizontal sliding, 12-23 sf	1.00	EA	343.32	0.00	68.66	411.98	(0.00)	411.98
399. Window blind - aluminum - 1" - 14.1 to 20 SF	1.00	EA	125.33	0.00	25.06	150.39	(0.00)	150.39
400. Window sill	4.00	LF	3.36	0.00	2.68	16.12	(0.00)	16.12
401. Seal & paint window sill	4.00	LF	2.58	0.00	2.06	12.38	(0.00)	12.38
402. Interior door - Colonist - pre-hung unit	1.00	EA	234.00	0.00	46.80	280.80	(0.00)	280.80
403. Door knob - interior	1.00	EA	52.15	0.00	10.44	62.59	(0.00)	62.59
404. Paint door slab only - 2 coats (per side)	1.00	EA	36.87	0.00	7.38	44.25	(0.00)	44.25
405. Paint door or window opening - 2 coats (per side)	1.00	EA	31.13	0.00	6.22	37.35	(0.00)	37.35
406. Closet shelf and rod package	5.17	LF	23.30	0.00	24.10	144.56	(0.00)	144.56
407. Light fixture	1.00	EA	70.21	0.00	14.04	84.25	(0.00)	84.25
408. Light bulb - Compact Fluorescent stand. type - mat. only	2.00	EA	7.31	0.00	2.92	17.54	(0.00)	17.54
409. Final cleaning - construction - Residential	84.33	SF	0.44	0.00	7.42	44.53	(0.00)	44.53
Blanket Coverage- Building Totals:				0.00	1194.72	7,168.33		7,168.33
Totals: Bedroom 2				0.00	1,194.72	7,168.33	0.00	7,168.33

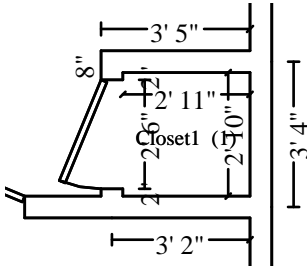


### Bedroom 1

Height: 8'

470.67 SF Walls	163.65 SF Ceiling
634.32 SF Walls & Ceiling	163.65 SF Floor
18.18 SY Flooring	58.83 LF Floor Perimeter
58.83 LF Ceil. Perimeter	

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**Subroom: Closet1 (1)**
**Height: 8'**

92.00 SF Walls	8.26 SF Ceiling
100.26 SF Walls & Ceiling	8.26 SF Floor
0.92 SY Flooring	11.50 LF Floor Perimeter
11.50 LF Ceil. Perimeter	

DESCRIPTION	QTY	UNIT	PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>BLANKET COVERAGE- BUILDING</b>								
410. R&R Sheathing - plywood - 3/4" - tongue and groove	171.92	SF	5.33	0.00	183.26	1,099.60	(0.00)	1,099.60
411. Carpet pad	171.92	SF	0.65	0.00	22.36	134.11	(0.00)	134.11
412. Carpet	220.42	SF	3.51	0.00	154.74	928.41	(0.00)	928.41
413. Stud wall - 2" x 6" x 8' - 16" oc	21.25	LF	38.46	0.00	163.46	980.74	(0.00)	980.74
414. 4" x 4" x 10' - fir/larch post - material only	2.00	EA	18.46	0.00	7.38	44.30	(0.00)	44.30
415. Carpenter - General Framer - per hour	12.00	HR	96.08	0.00	230.60	1,383.56	(0.00)	1,383.56
Additional labor to remove affected framing and re frame wall.								
416. Clean stud wall - Heavy	392.67	SF	1.81	0.00	142.14	852.87	(0.00)	852.87
417. Seal stud wall for odor control (shellac)	392.67	SF	1.00	0.00	78.54	471.21	(0.00)	471.21
418. Rewire - average residence - copper wiring	171.92	SF	3.54	0.00	121.72	730.32	(0.00)	730.32
419. Batt insulation - 6" - R21 - unfaced batt	156.00	SF	1.31	0.00	40.88	245.24	(0.00)	245.24
420. 5/8" drywall - hung, taped, ready for texture	734.58	SF	2.23	0.00	327.62	1,965.73	(0.00)	1,965.73
421. Texture drywall - machine	734.58	SF	0.49	0.00	71.98	431.92	(0.00)	431.92
422. Seal/prime then paint the walls and ceiling twice (3 coats)	734.58	SF	1.29	0.00	189.52	1,137.13	(0.00)	1,137.13
423. Cove base molding - rubber or vinyl, 6" high	70.33	LF	2.58	0.00	36.30	217.75	(0.00)	217.75
424. Outlet	4.00	EA	15.24	0.00	12.20	73.16	(0.00)	73.16
425. Switch	1.00	EA	15.63	0.00	3.12	18.75	(0.00)	18.75
426. Vinyl window, single hung, 13-19 sf	1.00	EA	314.31	0.00	62.86	377.17	(0.00)	377.17
427. Vinyl window, horizontal sliding, 12-23 sf	1.00	EA	343.32	0.00	68.66	411.98	(0.00)	411.98
428. Window blind - aluminum - 1" - 14.1 to 20 SF	2.00	EA	125.33	0.00	50.14	300.80	(0.00)	300.80
429. Window sill	8.00	LF	3.36	0.00	5.38	32.26	(0.00)	32.26
430. Seal & paint window sill	8.00	LF	2.58	0.00	4.12	24.76	(0.00)	24.76
431. Interior door - Colonist - pre-hung unit	1.00	EA	234.00	0.00	46.80	280.80	(0.00)	280.80
432. Door knob - interior	1.00	EA	52.15	0.00	10.44	62.59	(0.00)	62.59
433. Paint door slab only - 2 coats (per side)	1.00	EA	36.87	0.00	7.38	44.25	(0.00)	44.25

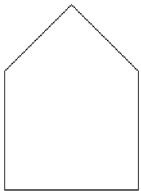


## Norcross

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### CONTINUED - Bedroom 1

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV	
434. Paint door or window opening - 2 coats (per side)	1.00	EA	31.13	0.00	6.22	37.35	(0.00)	37.35
435. Closet shelf and rod package	5.17	LF	23.30	0.00	24.10	144.56	(0.00)	144.56
436. Light fixture	1.00	EA	70.21	0.00	14.04	84.25	(0.00)	84.25
437. Light bulb - Compact Fluorescent stand. type - mat. only	2.00	EA	7.31	0.00	2.92	17.54	(0.00)	17.54
438. Final cleaning - construction - Residential	171.92	SF	0.44	0.00	15.12	90.76	(0.00)	90.76
Blanket Coverage- Building Totals:				0.00	2104.00	12,623.87		12,623.87
Totals: Bedroom 1				0.00	2,104.00	12,623.87	0.00	12,623.87
Area Blanket Coverage- Building Total:				0.00	10,534.42	63,206.22		63,206.22
Totals: 3206 Second Level				0.00	10,534.42	63,206.22	0.00	63,206.22

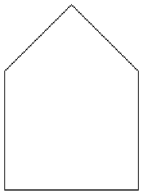


#### South Exterior

#### Formula Elevation 31' x 9' x 0"

279.00 SF Walls  
31.00 LF Ceil. Perimeter

31.00 LF Floor Perimeter  
279.00 SF Short Wall



#### Subroom 1: South 2

#### Formula Elevation 46' x 2' x 16'

460.00 SF Walls  
56.04 LF Ceil. Perimeter

46.00 LF Floor Perimeter  
460.00 SF Short Wall

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV	
<u>BLANKET COVERAGE- BUILDING</u>								
439. Sheathing - OSB - 1/2"	739.00	SF	1.94	0.00	286.74	1,720.40	(0.00)	1,720.40
440. House wrap (air/moisture barrier)	739.00	SF	0.34	0.00	50.26	301.52	(0.00)	301.52
441. Fiber cement lap siding - 6"	372.00	SF	4.89	0.00	363.82	2,182.90	(0.00)	2,182.90

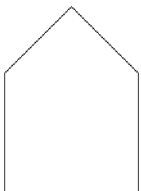




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**CONTINUED - South Exterior**

DESCRIPTION	QTY	UNIT	PRICE	TAX	O&P	RCV	DEPREC.	ACV
442. Vertical siding - fiber cement board - sheet	279.00	SF	3.15	0.00	175.78	1,054.63	(0.00)	1,054.63
443. Trim board - 1" x 4" - installed (pine)	120.00	LF	3.59	0.00	86.16	516.96	(0.00)	516.96
444. Metal Z flashing / drip cap	20.00	LF	2.59	0.00	10.36	62.16	(0.00)	62.16
445. Trim board - 1" x 2" - installed (pine)	358.00	LF	2.82	0.00	201.92	1,211.48	(0.00)	1,211.48
446. Prime & paint exterior soffit - exposed rafters	192.00	SF	3.07	0.00	117.88	707.32	(0.00)	707.32
447. Trim board - 1" x 10" - installed (pine)	35.00	LF	6.32	0.00	44.24	265.44	(0.00)	265.44
448. Exterior - seal or prime then paint with two finish coats	739.00	SF	1.54	0.00	227.62	1,365.68	(0.00)	1,365.68
449. Exterior Vent for Range Hood	1.00	EA	32.88	0.00	6.58	39.46	(0.00)	39.46
450. Water supply line - copper with fitting and hanger, 1/2"	8.00	LF	18.57	0.00	29.72	178.28	(0.00)	178.28
451. Exterior faucet / hose bibb - frost free	1.00	EA	91.20	0.00	18.24	109.44	(0.00)	109.44
452. Fascia - 2" x 8" - softwood - re-sawn	64.00	LF	10.46	0.00	133.88	803.32	(0.00)	803.32
453. Prime & paint exterior fascia - wood, 6"- 8" wide	64.00	LF	2.15	0.00	27.52	165.12	(0.00)	165.12
454. Gutter / downspout - aluminum - up to 5"	32.00	LF	6.91	0.00	44.22	265.34	(0.00)	265.34
455. Prime & paint gutter / downspout	32.00	LF	1.68	0.00	10.76	64.52	(0.00)	64.52
456. Painter - per hour	8.00	HR	75.57	0.00	120.92	725.48	(0.00)	725.48
<b>Blanket Coverage- Building Totals:</b>				<b>0.00</b>	<b>1956.62</b>	<b>11,739.45</b>		<b>11,739.45</b>
<b>Totals: South Exterior</b>				<b>0.00</b>	<b>1,956.62</b>	<b>11,739.45</b>	<b>0.00</b>	<b>11,739.45</b>



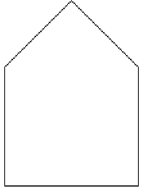
**West Exterior**

120.00 SF Walls  
13.33 LF Ceil. Perimeter

**Formula Elevation 13' 4" x 9' x 0"**

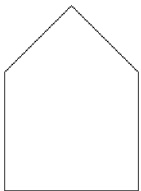
13.33 LF Floor Perimeter  
120.00 SF Short Wall

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**Subroom 1: W2**
**Formula Elevation 6' 3" x 9' x 0"**

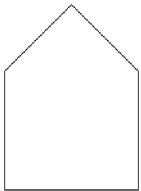
56.25 SF Walls  
 6.25 LF Ceil. Perimeter

6.25 LF Floor Perimeter  
 56.25 SF Short Wall


**Subroom 2: W3**
**Formula Elevation 14' x 9' x 0"**

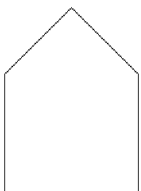
126.00 SF Walls  
 14.00 LF Ceil. Perimeter

14.00 LF Floor Perimeter  
 126.00 SF Short Wall


**Subroom 3: W4**
**Formula Elevation 6' 3" x 9' x 0"**

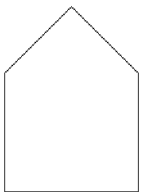
56.25 SF Walls  
 6.25 LF Ceil. Perimeter

6.25 LF Floor Perimeter  
 56.25 SF Short Wall


**Subroom 4: W5**
**Formula Elevation 13' 4" x 9' x 0"**

120.00 SF Walls  
 13.33 LF Ceil. Perimeter

13.33 LF Floor Perimeter  
 120.00 SF Short Wall

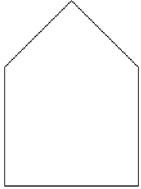

**Subroom 5: West Upper 1**
**Formula Elevation 12' x 6' 8" x 0"**

80.00 SF Walls  
 12.00 LF Ceil. Perimeter

12.00 LF Floor Perimeter  
 80.00 SF Short Wall



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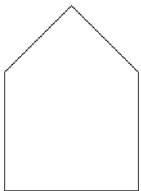


**Subroom 6: West Upper 2**

**Formula Elevation 8' x 6' 8" x 0"**

53.33 SF Walls  
8.00 LF Ceil. Perimeter

8.00 LF Floor Perimeter  
53.33 SF Short Wall

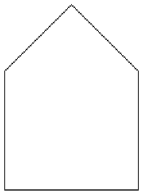


**Subroom 7: West Upper 3**

**Formula Elevation 12' x 6' 8" x 0"**

80.00 SF Walls  
12.00 LF Ceil. Perimeter

12.00 LF Floor Perimeter  
80.00 SF Short Wall

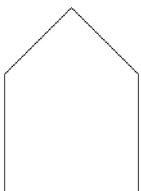


**Subroom 8: West Upper 4**

**Formula Elevation 12' x 6' 8" x 0"**

80.00 SF Walls  
12.00 LF Ceil. Perimeter

12.00 LF Floor Perimeter  
80.00 SF Short Wall

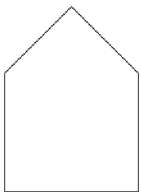


**Subroom 9: West Upper 5**

**Formula Elevation 8' x 6' 8" x 0"**

53.33 SF Walls  
8.00 LF Ceil. Perimeter

8.00 LF Floor Perimeter  
53.33 SF Short Wall



**Subroom 10: West Upper 6**

**Formula Elevation 12' x 6' 8" x 0"**

80.00 SF Walls  
12.00 LF Ceil. Perimeter

12.00 LF Floor Perimeter  
80.00 SF Short Wall

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
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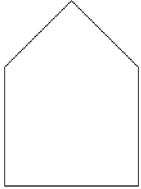
**CONTINUED - West Exterior**

DESCRIPTION	QTY	UNIT	PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>BLANKET COVERAGE- BUILDING</b>								
457. Mono truss - 8/12 slope	68.00	LF	10.28	0.00	139.80	838.84	(0.00)	838.84
458. Carpenter - General Framer - per hour	8.00	HR	96.08	0.00	153.72	922.36	(0.00)	922.36
Remove damaged mono trusses and additional install labor.								
459. Sheathing - OSB - 1/2"	515.58	SF	1.94	0.00	200.04	1,200.27	(0.00)	1,200.27
460. House wrap (air/moisture barrier)	515.58	SF	0.34	0.00	35.06	210.36	(0.00)	210.36
461. Fiber cement lap siding - 6"	302.25	SF	4.89	0.00	295.60	1,773.60	(0.00)	1,773.60
462. Vertical siding - fiber cement board - sheet	213.33	SF	3.15	0.00	134.40	806.39	(0.00)	806.39
463. Trim board - 1" x 2" - installed (pine)	224.00	LF	2.82	0.00	126.34	758.02	(0.00)	758.02
464. Metal Z flashing / drip cap	13.00	LF	2.59	0.00	6.74	40.41	(0.00)	40.41
465. Fascia - 2" x 8" - softwood - re-sawn	96.00	LF	10.46	0.00	200.84	1,205.00	(0.00)	1,205.00
466. Prime & paint exterior fascia - wood, 6"- 8" wide	96.00	LF	2.15	0.00	41.28	247.68	(0.00)	247.68
467. Gutter / downspout - aluminum - up to 5"	72.00	LF	6.91	0.00	99.50	597.02	(0.00)	597.02
468. Prime & paint gutter / downspout	122.00	LF	1.68	0.00	41.00	245.96	(0.00)	245.96
469. Trim board - 1" x 4" - installed (pine)	86.00	LF	3.59	0.00	61.74	370.48	(0.00)	370.48
470. Exterior - seal or prime then paint with two finish coats	905.17	SF	1.54	0.00	278.80	1,672.76	(0.00)	1,672.76
471. Soffit - fiber cement panel	61.33	SF	5.62	0.00	68.94	413.61	(0.00)	413.61
472. Soffit vent	16.00	EA	13.99	0.00	44.76	268.60	(0.00)	268.60
473. Prime & paint exterior soffit - wood	122.66	SF	2.20	0.00	53.98	323.83	(0.00)	323.83
474. Prime & paint exterior soffit - exposed rafters	200.00	SF	3.07	0.00	122.80	736.80	(0.00)	736.80
475. Painter - per hour	10.00	HR	75.57	0.00	151.14	906.84	(0.00)	906.84
476. Clean with pressure/chemical spray - Heavy	389.59	SF	0.81	0.00	63.12	378.69	(0.00)	378.69
477. Exterior light fixture	1.00	EA	92.71	0.00	18.54	111.25	(0.00)	111.25
478. Light bulb - Compact Fluorescent stand. type - mat. only	1.00	EA	7.31	0.00	1.46	8.77	(0.00)	8.77
479. Exterior outlet or switch	1.00	EA	22.50	0.00	4.50	27.00	(0.00)	27.00
480. Exterior faucet / hose bibb - frost free	1.00	EA	91.20	0.00	18.24	109.44	(0.00)	109.44
481. Water supply line - copper with fitting and hanger, 1/2"	12.00	LF	18.57	0.00	44.56	267.40	(0.00)	267.40
<b>Blanket Coverage- Building Totals:</b>				<b>0.00</b>	<b>2406.90</b>	<b>14,441.38</b>		<b>14,441.38</b>
<b>Totals: West Exterior</b>				<b>0.00</b>	<b>2,406.90</b>	<b>14,441.38</b>	<b>0.00</b>	<b>14,441.38</b>



## Norcross

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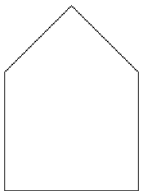


### North Exterior

### Formula Elevation 31' x 9' x 0"

279.00 SF Walls  
31.00 LF Ceil. Perimeter

31.00 LF Floor Perimeter  
279.00 SF Short Wall



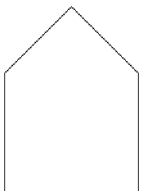
### Subroom 1: North 2

### Formula Elevation 46' x 2' x 16'

460.00 SF Walls  
56.04 LF Ceil. Perimeter

46.00 LF Floor Perimeter  
460.00 SF Short Wall

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV	
<u>BLANKET COVERAGE- BUILDING</u>								
482. Exterior - seal or prime then paint with two finish coats	739.00	SF	1.54	0.00	227.62	1,365.68	(0.00)	1,365.68
483. Painter - per hour	8.00	HR	75.57	0.00	120.92	725.48	(0.00)	725.48
484. Prime & paint gutter / downspout	38.00	LF	1.68	0.00	12.76	76.60	(0.00)	76.60
485. Clean with pressure/chemical spray - Heavy	739.00	SF	0.81	0.00	119.72	718.31	(0.00)	718.31
<b>Blanket Coverage- Building Totals:</b>				<b>0.00</b>	<b>481.02</b>	<b>2,886.07</b>		<b>2,886.07</b>
<b>Totals: North Exterior</b>				<b>0.00</b>	<b>481.02</b>	<b>2,886.07</b>	<b>0.00</b>	<b>2,886.07</b>



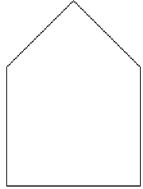
### East Exterior

### Formula Elevation 14' x 9' x 0"

126.00 SF Walls  
14.00 LF Ceil. Perimeter

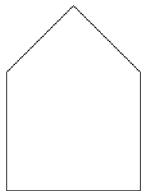
14.00 LF Floor Perimeter  
126.00 SF Short Wall

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**Subroom 1: E2**
**Formula Elevation 5' 2" x 9' x 0"**

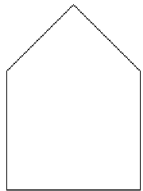
46.50 SF Walls  
 5.17 LF Ceil. Perimeter

5.17 LF Floor Perimeter  
 46.50 SF Short Wall


**Subroom 2: E3**
**Formula Elevation 12' 4" x 9' x 0"**

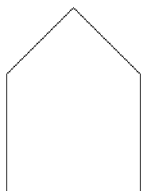
111.00 SF Walls  
 12.33 LF Ceil. Perimeter

12.33 LF Floor Perimeter  
 111.00 SF Short Wall


**Subroom 3: E4**
**Formula Elevation 5' 2" x 9' x 0"**

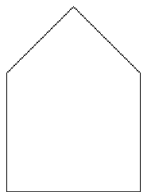
46.50 SF Walls  
 5.17 LF Ceil. Perimeter

5.17 LF Floor Perimeter  
 46.50 SF Short Wall


**Subroom 4: E5**
**Formula Elevation 14' x 9' x 0"**

126.00 SF Walls  
 14.00 LF Ceil. Perimeter

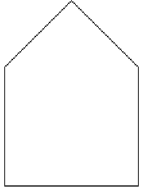
14.00 LF Floor Perimeter  
 126.00 SF Short Wall


**Subroom 5: East Upper 1**
**Formula Elevation 12' x 6' 8" x 0"**

80.00 SF Walls  
 12.00 LF Ceil. Perimeter

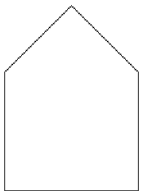
12.00 LF Floor Perimeter  
 80.00 SF Short Wall

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**Subroom 6: East Upper 2**
**Formula Elevation 20' 4" x 6' 8" x 0"**

135.56 SF Walls  
20.33 LF Ceil. Perimeter

20.33 LF Floor Perimeter  
135.56 SF Short Wall


**Subroom 7: East Upper 3**
**Formula Elevation 12' x 6' 8" x 0"**

80.00 SF Walls  
12.00 LF Ceil. Perimeter

12.00 LF Floor Perimeter  
80.00 SF Short Wall

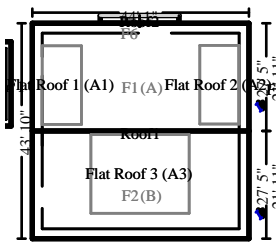
DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>BLANKET COVERAGE- BUILDING</b>							
486. Clean floor or roof joist system - Heavy	190.00	SF	2.27	0.00	86.26	517.56	(0.00) 517.56
487. Seal floor or ceiling joist system (shellac)	190.00	SF	1.36	0.00	51.68	310.08	(0.00) 310.08
488. Clean truss system - 9 to 12/12	190.00	SF	3.71	0.00	140.98	845.88	(0.00) 845.88
489. Seal truss system (shellac) - 9 to 12/12	190.00	SF	3.09	0.00	117.42	704.52	(0.00) 704.52
490. Sheathing - OSB - 1/2"	440.00	SF	1.94	0.00	170.72	1,024.32	(0.00) 1,024.32
491. House wrap (air/moisture barrier)	440.00	SF	0.34	0.00	29.92	179.52	(0.00) 179.52
492. Fiber cement lap siding - 6"	283.50	SF	4.89	0.00	277.26	1,663.58	(0.00) 1,663.58
493. Vertical siding - fiber cement board - sheet	322.22	SF	3.15	0.00	203.00	1,217.99	(0.00) 1,217.99
494. Trim board - 1" x 2" - installed (pine)	186.67	LF	2.82	0.00	105.28	631.69	(0.00) 631.69
495. Trim board - 1" x 4" - installed (pine)	84.00	LF	3.59	0.00	60.32	361.88	(0.00) 361.88
496. Vinyl window - casement, 9-13 sf Window replacement for unit 3204 bedroom 3.	2.00	EA	402.35	0.00	160.94	965.64	(0.00) 965.64
497. Soffit - fiber cement panel	238.00	SF	5.62	0.00	267.52	1,605.08	(0.00) 1,605.08
498. Soffit vent	28.00	EA	13.99	0.00	78.34	470.06	(0.00) 470.06
499. Fascia - 2" x 8" - softwood - re-sawn	44.00	LF	10.46	0.00	92.04	552.28	(0.00) 552.28
500. Gutter / downspout - aluminum - up to 5"	68.00	LF	6.91	0.00	93.98	563.86	(0.00) 563.86
501. Clean with pressure/chemical spray - Heavy	501.56	SF	0.81	0.00	81.26	487.52	(0.00) 487.52
502. Exterior - seal or prime then paint with two finish coats	751.56	SF	1.54	0.00	231.48	1,388.88	(0.00) 1,388.88
503. Prime & paint exterior soffit - wood	380.00	SF	2.20	0.00	167.20	1,003.20	(0.00) 1,003.20

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### CONTINUED - East Exterior

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV	
504. Prime & paint exterior fascia - wood, 6"- 8" wide	44.00	LF	2.15	0.00	18.92	113.52	(0.00)	113.52
505. Prime & paint gutter / downspout	68.00	LF	1.68	0.00	22.84	137.08	(0.00)	137.08
506. Exterior light fixture	1.00	EA	92.71	0.00	18.54	111.25	(0.00)	111.25
507. Light bulb - Compact Fluorescent stand. type - mat. only	1.00	EA	7.31	0.00	1.46	8.77	(0.00)	8.77
508. Door bell/chime button (button only)	1.00	EA	19.83	0.00	3.96	23.79	(0.00)	23.79
509. Clothes dryer vent - installed	1.00	EA	61.42	0.00	12.28	73.70	(0.00)	73.70
510. Clothes dryer vent cover	1.00	EA	32.88	0.00	6.58	39.46	(0.00)	39.46
511. House numbers/letters - plastic or metal - up to 4"	4.00	EA	21.30	0.00	17.04	102.24	(0.00)	102.24
512. Exterior outlet or switch cover	1.00	EA	10.27	0.00	2.06	12.33	(0.00)	12.33
513. Remove Fire extinguisher and cabinet, 14" x 27" x 8"	1.00	EA	31.49	0.00	6.30	37.79	(0.00)	37.79
514. Install Fire extinguisher and cabinet, 14" x 27" x 8"	1.00	EA	70.39	0.00	14.08	84.47	(0.00)	84.47
Blanket Coverage- Building Totals:			0.00	2539.66	15,237.94		15,237.94	
Totals: East Exterior			0.00	2,539.66	15,237.94	0.00	15,237.94	

### Roof



#### Roof1

1695.40 Surface Area  
181.75 Total Perimeter Length  
16.95 Number of Squares  
44.08 Total Ridge Length

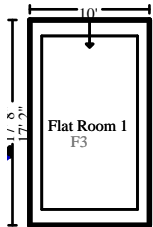
DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV	
<u>BLANKET COVERAGE- BUILDING</u>								
515. Sheathing - plywood - 1/2" CDX	847.70	SF	2.77	0.00	469.62	2,817.75	(0.00)	2,817.75
516. Remove Laminated - High grd - comp. shingle rfg. - w/out felt	16.95	SQ	84.81	0.00	287.50	1,725.03	(0.00)	1,725.03
517. Roofing felt - 15 lb.	16.95	SQ	35.64	0.00	120.82	724.92	(0.00)	724.92
518. Laminated - High grd - comp. shingle rfg. - w/out felt	18.67	SQ	259.75	0.00	969.90	5,819.43	(0.00)	5,819.43



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### CONTINUED - Roof1

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
519. Flashing - pipe jack	4.00 EA	44.83	0.00	35.86	215.18	(0.00)	215.18
520. Roof vent - turtle type - Metal	2.00 EA	63.38	0.00	25.36	152.12	(0.00)	152.12
521. Drip edge	181.75 LF	2.48	0.00	90.14	540.88	(0.00)	540.88
522. Continuous ridge vent - shingle-over style	44.08 LF	9.49	0.00	83.66	501.98	(0.00)	501.98
523. Ridge cap - composition shingles	44.08 LF	4.47	0.00	39.40	236.44	(0.00)	236.44
<b>Blanket Coverage- Building Totals:</b>			<b>0.00</b>	<b>2122.26</b>	<b>12,733.73</b>		<b>12,733.73</b>
<b>Totals: Roof1</b>			<b>0.00</b>	<b>2,122.26</b>	<b>12,733.73</b>	<b>0.00</b>	<b>12,733.73</b>



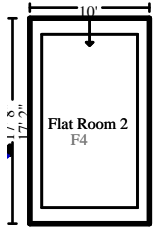
#### Flat Room 1

176.27 Surface Area  
55.25 Total Perimeter Length

1.76 Number of Squares

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>BLANKET COVERAGE- BUILDING</b>							
524. Sheathing - plywood - 1/2" CDX	176.27 SF	2.77	0.00	97.66	585.93	(0.00)	585.93
525. Remove Laminated - High grd - comp. shingle rfg. - w/out felt	1.76 SQ	84.81	0.00	29.86	179.13	(0.00)	179.13
526. Roofing felt - 15 lb.	1.76 SQ	35.64	0.00	12.54	75.27	(0.00)	75.27
527. Laminated - High grd - comp. shingle rfg. - w/out felt	2.00 SQ	259.75	0.00	103.90	623.40	(0.00)	623.40
528. Drip edge	55.25 LF	2.48	0.00	27.40	164.42	(0.00)	164.42
<b>Blanket Coverage- Building Totals:</b>			<b>0.00</b>	<b>271.36</b>	<b>1,628.15</b>		<b>1,628.15</b>
<b>Totals: Flat Room 1</b>			<b>0.00</b>	<b>271.36</b>	<b>1,628.15</b>	<b>0.00</b>	<b>1,628.15</b>

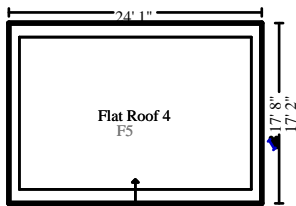
Dean Knowles Jr. | Norcross, a McLarens company  
National General Adjuster  
Dean.Knowles@norcross.com  
Phone: 541-221-4184


**Flat Room 2**

176.27 Surface Area  
55.25 Total Perimeter Length

1.76 Number of Squares

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>BLANKET COVERAGE- BUILDING</b>							
529. Remove Laminated - High grd - comp. shingle rfg. - w/out felt	1.76	SQ	84.81	0.00	29.86	179.13	(0.00) 179.13
530. Roofing felt - 15 lb.	1.76	SQ	35.64	0.00	12.54	75.27	(0.00) 75.27
531. Laminated - High grd - comp. shingle rfg. - w/out felt	2.00	SQ	259.75	0.00	103.90	623.40	(0.00) 623.40
532. Drip edge	55.25	LF	2.48	0.00	27.40	164.42	(0.00) 164.42
<b>Blanket Coverage- Building Totals:</b>			<b>0.00</b>	<b>173.70</b>	<b>1,042.22</b>		<b>1,042.22</b>
<b>Totals: Flat Room 2</b>			<b>0.00</b>	<b>173.70</b>	<b>1,042.22</b>	<b>0.00</b>	<b>1,042.22</b>


**Flat Roof 4**

424.51 Surface Area  
83.42 Total Perimeter Length

4.25 Number of Squares

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<b>BLANKET COVERAGE- BUILDING</b>							
533. Sheathing - plywood - 1/2" CDX	212.25	SF	2.77	0.00	117.58	705.51	(0.00) 705.51
534. Remove Laminated - High grd - comp. shingle rfg. - w/out felt	4.25	SQ	84.81	0.00	72.08	432.52	(0.00) 432.52
535. Roofing felt - 15 lb.	4.25	SQ	35.64	0.00	30.30	181.77	(0.00) 181.77
536. Laminated - High grd - comp. shingle rfg. - w/out felt	5.00	SQ	259.75	0.00	259.76	1,558.51	(0.00) 1,558.51
537. Flashing - pipe jack	2.00	EA	44.83	0.00	17.94	107.60	(0.00) 107.60
538. Drip edge	83.42	LF	2.48	0.00	41.38	248.26	(0.00) 248.26
<b>Blanket Coverage- Building Totals:</b>			<b>0.00</b>	<b>539.04</b>	<b>3,234.17</b>		<b>3,234.17</b>
<b>Totals: Flat Roof 4</b>			<b>0.00</b>	<b>539.04</b>	<b>3,234.17</b>	<b>0.00</b>	<b>3,234.17</b>



## Norcross

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### Roof2

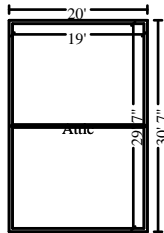


31.67 Surface Area  
35.96 Total Perimeter Length

0.32 Number of Squares

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<u>BLANKET COVERAGE- BUILDING</u>							
539. Sheathing - plywood - 1/2" CDX	15.83	SF	2.77	0.00	8.78	52.63	(0.00) 52.63
<b>Blanket Coverage- Building Totals:</b>			<b>0.00</b>	<b>8.78</b>	<b>52.63</b>		<b>52.63</b>
<b>Totals: Roof2</b>			<b>0.00</b>	<b>8.78</b>	<b>52.63</b>	<b>0.00</b>	<b>52.63</b>
<b>Area Blanket Coverage- Building Total:</b>			<b>0.00</b>	<b>3,115.14</b>	<b>18,690.90</b>		<b>18,690.90</b>
<b>Totals: Roof</b>			<b>0.00</b>	<b>3,115.14</b>	<b>18,690.90</b>	<b>0.00</b>	<b>18,690.90</b>

### Attic



### Attic

**Height: Peaked**

270.46 SF Walls  
900.67 SF Walls & Ceiling  
62.45 SY Flooring  
104.34 LF Ceil. Perimeter

630.21 SF Ceiling  
562.08 SF Floor  
97.17 LF Floor Perimeter

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<u>BLANKET COVERAGE- BUILDING</u>							
540. Truss - 10/12 slope - heavy loading Removal and replacement.	1.00	LF	3,500.91	0.00	700.18	4,201.09	(0.00) 4,201.09
541. Truss - 4/12 slope Removal and replacement.	1.00	LF	2,850.76	0.00	570.16	3,420.92	(0.00) 3,420.92
542. Blown-in insulation - 14" depth - R38	630.21	SF	1.40	0.00	176.46	1,058.75	(0.00) 1,058.75
543. Seal truss system (shellac) - 9 to 12/12	375.00	SF	3.09	0.00	231.76	1,390.51	(0.00) 1,390.51
<b>Blanket Coverage- Building Totals:</b>			<b>0.00</b>	<b>1,678.56</b>	<b>10,071.27</b>		<b>10,071.27</b>
<b>Totals: Attic</b>			<b>0.00</b>	<b>1,678.56</b>	<b>10,071.27</b>	<b>0.00</b>	<b>10,071.27</b>
<b>Area Blanket Coverage- Building Total:</b>			<b>0.00</b>	<b>1,678.56</b>	<b>10,071.27</b>		<b>10,071.27</b>

**Norcross**

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<b>Totals: Attic</b>	<b>0.00</b>	<b>1,678.56</b>	<b>10,071.27</b>	<b>0.00</b>	<b>10,071.27</b>
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**General Conditions**

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<u>BLANKET COVERAGE- BUILDING</u>							
544. Dumpster load - Approx. 12 yards, 1-3 tons of debris	1.00	EA	370.00	0.00	74.00	444.00	(0.00) 444.00
545. Temporary toilet (per month)	6.00	MO	180.00	0.00	216.00	1,296.00	(0.00) 1,296.00
546. Cleaning Technician - per hour	24.00	HR	75.57	0.00	362.74	2,176.42	(0.00) 2,176.42
Site Clean Up							
547. Commercial Supervision / Project Management - per hour	64.00	HR	104.00	0.00	1,331.20	7,987.20	(0.00) 7,987.20
<b>Blanket Coverage- Building Totals:</b>			<b>0.00</b>	<b>1983.94</b>	<b>11,903.62</b>		<b>11,903.62</b>
<b>Totals: General Conditions</b>			<b>0.00</b>	<b>1,983.94</b>	<b>11,903.62</b>	<b>0.00</b>	<b>11,903.62</b>

**Labor Minimums Applied**

DESCRIPTION	QTY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
<u>BLANKET COVERAGE- BUILDING</u>							
548. Heat, vent, & air cond. labor minimum	1.00	EA	81.02	0.00	16.20	97.22	(0.00) 97.22
549. Stairway labor minimum	1.00	EA	4.19	0.00	0.84	5.03	(0.00) 5.03
550. Mirror/shower door labor minimum	1.00	EA	14.49	0.00	2.90	17.39	(0.00) 17.39
551. General labor - labor minimum	1.00	EA	14.96	0.00	3.00	17.96	(0.00) 17.96
<b>Blanket Coverage- Building Totals:</b>			<b>0.00</b>	<b>22.94</b>	<b>137.60</b>		<b>137.60</b>
<b>Totals: Labor Minimums Applied</b>			<b>0.00</b>	<b>22.94</b>	<b>137.60</b>	<b>0.00</b>	<b>137.60</b>
<b>Area Blanket Coverage- Building Total:</b>			<b>0.00</b>	<b>37,334.84</b>	<b>224,007.48</b>		<b>224,007.48</b>
<b>Line Item Totals: M06-014829</b>			<b>0.00</b>	<b>37,334.84</b>	<b>224,007.48</b>	<b>0.00</b>	<b>224,007.48</b>



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**Grand Total Areas:**

12,520.18	SF Walls	3,331.53	SF Ceiling	15,851.71	SF Walls and Ceiling
3,342.06	SF Floor	371.34	SY Flooring	1,574.27	LF Floor Perimeter
0.00	SF Long Wall	3,134.72	SF Short Wall	1,663.69	LF Ceil. Perimeter
3,342.06	Floor Area	3,734.85	Total Area	8,766.96	Interior Wall Area
5,257.60	Exterior Wall Area	612.83	Exterior Perimeter of Walls		
2,504.10	Surface Area	25.04	Number of Squares	411.63	Total Perimeter Length
44.08	Total Ridge Length	0.00	Total Hip Length		



**Norcross**

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### Summary for Blanket Coverage- Building

Line Item Total	186,672.64
Overhead	18,667.42
Profit	18,667.42
	<hr/>
<b>Replacement Cost Value</b>	<b>\$224,007.48</b>
Less Deductible	(2,500.00)
	<hr/>
<b>Net Claim</b>	<b>\$221,507.48</b>
	<hr/> <hr/>

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National General Adjuster



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**Recap of Taxes, Overhead and Profit**

	<b>Overhead (10%)</b>	<b>Profit (10%)</b>	<b>None (0%)</b>
<b>Line Items</b>	18,667.42	18,667.42	0.00
<b>Total</b>	<b>18,667.42</b>	<b>18,667.42</b>	<b>0.00</b>



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### Recap by Room

**Estimate: M06-014829**

<b>Area: 3206 Main Level</b>	<b>1,210.56</b>	<b>0.65%</b>
Kitchen	21,216.89	11.37%
1/2 Bathroom	10,901.62	5.84%
Dining Room	10,578.04	5.67%
Closet	5,444.32	2.92%
Living Room	11,099.89	5.95%
Storage	2,220.89	1.19%
Front Porch	236.30	0.13%
Patio	168.88	0.09%
<hr/>		
<b>Area Subtotal: 3206 Main Level</b>	<b>63,077.39</b>	<b>33.79%</b>
<b>Area: 3206 Second Level</b>		
Landing	5,672.54	3.04%
Stairs	5,421.69	2.90%
Storage Closet	2,265.42	1.21%
Toilet	3,329.53	1.78%
Vanity	7,172.11	3.84%
Tub	2,722.91	1.46%
Linen Closet	1,578.02	0.85%
Bedroom 3	8,016.10	4.29%
Bedroom 2	5,973.61	3.20%
Bedroom 1	10,519.87	5.64%
<hr/>		
<b>Area Subtotal: 3206 Second Level</b>	<b>52,671.80</b>	<b>28.22%</b>
South Exterior	9,782.83	5.24%
West Exterior	12,034.48	6.45%
North Exterior	2,405.05	1.29%
East Exterior	12,698.28	6.80%
<b>Area: Roof</b>		
Roof1	10,611.47	5.68%
Flat Room 1	1,356.79	0.73%
Flat Room 2	868.52	0.47%
Flat Roof 4	2,695.13	1.44%
Roof2	43.85	0.02%
<hr/>		
<b>Area Subtotal: Roof</b>	<b>15,575.76</b>	<b>8.34%</b>
<b>Area: Attic</b>		
Attic	8,392.71	4.50%
<hr/>		





## Norcross

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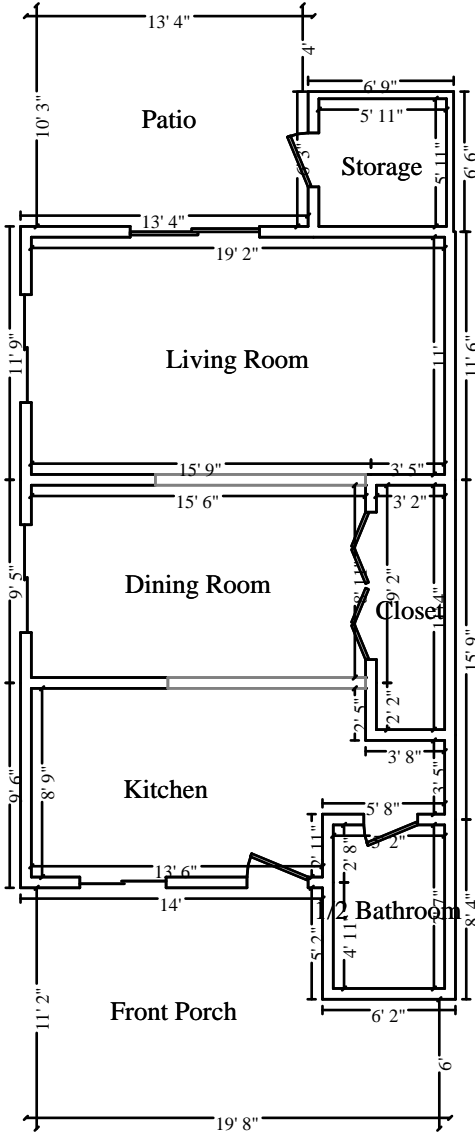
<b>Area Subtotal: Attic</b>	<b>8,392.71</b>	<b>4.50%</b>
<b>General Conditions</b>	<b>9,919.68</b>	<b>5.31%</b>
<b>Labor Minimums Applied</b>	<b>114.66</b>	<b>0.06%</b>
<hr/>		
<b>Subtotal of Areas</b>	<b>186,672.64</b>	<b>100.00%</b>
<hr/>		
<b>Total</b>	<b>186,672.64</b>	<b>100.00%</b>

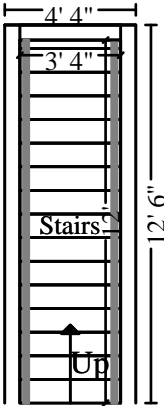
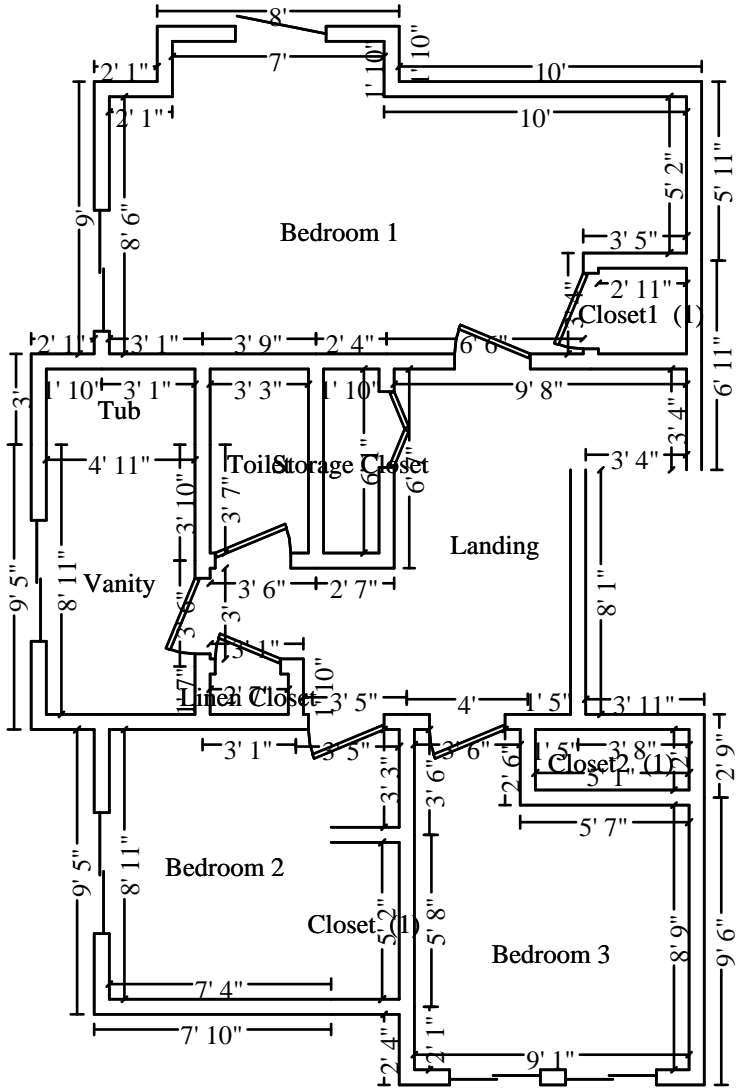


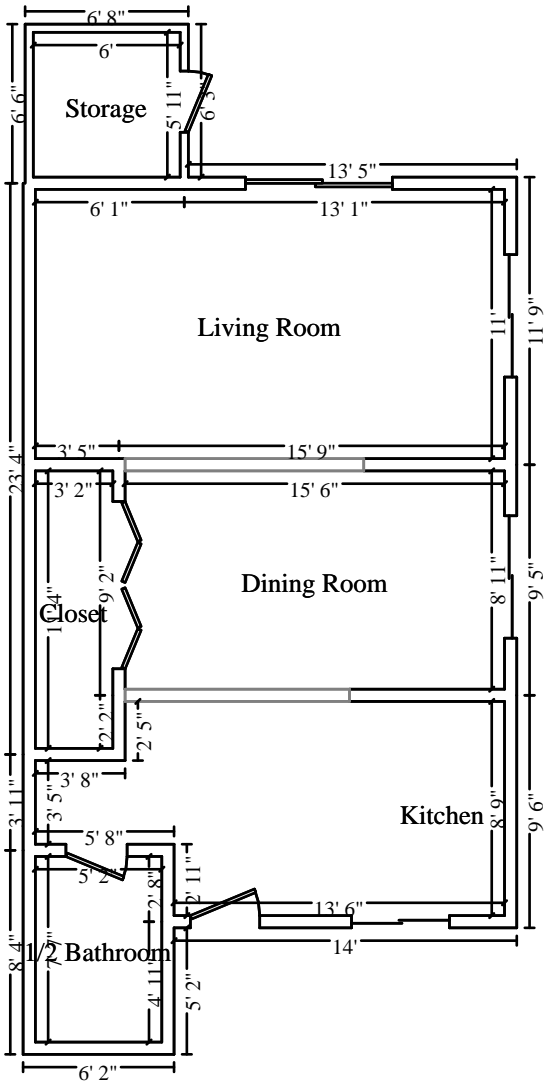
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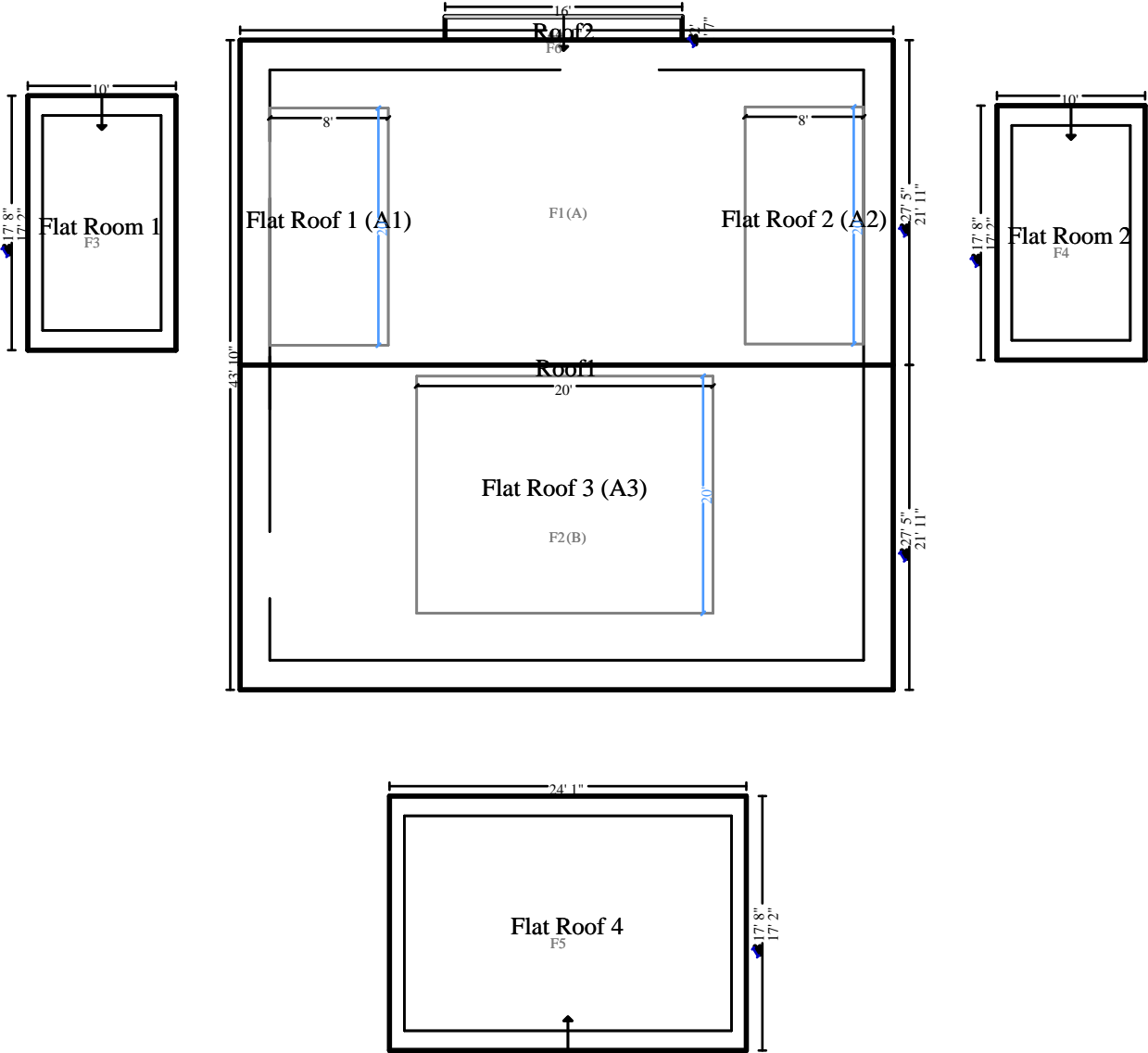
### Recap by Category

O&P Items	Total	%
APPLIANCES	3,805.92	1.70%
CABINETRY	10,257.12	4.58%
CLEANING	13,806.83	6.16%
GENERAL DEMOLITION	4,772.00	2.13%
DOORS	3,059.06	1.37%
DRYWALL	17,595.57	7.85%
ELECTRICAL	7,259.25	3.24%
FLOOR COVERING - CARPET	4,777.74	2.13%
FLOOR COVERING - VINYL	3,900.47	1.74%
FINISH CARPENTRY / TRIMWORK	7,111.15	3.17%
FINISH HARDWARE	760.21	0.34%
FIRE PROTECTION SYSTEMS	70.39	0.03%
FRAMING & ROUGH CARPENTRY	23,163.43	10.34%
HEAT, VENT & AIR CONDITIONING	305.88	0.14%
INSULATION	3,127.82	1.40%
LABOR ONLY	6,670.96	2.98%
LIGHT FIXTURES	1,630.63	0.73%
MIRRORS & SHOWER DOORS	302.65	0.14%
PLUMBING	12,979.53	5.79%
PAINTING	25,727.31	11.49%
ROOFING	13,479.25	6.02%
SIDING	7,910.86	3.53%
SOFFIT, FASCIA, & GUTTER	6,624.31	2.96%
STAIRS	289.07	0.13%
TEMPORARY REPAIRS	1,080.00	0.48%
WINDOWS - SLIDING PATIO DOORS	915.45	0.41%
WINDOW TREATMENT	1,241.15	0.55%
WINDOWS - VINYL	4,048.63	1.81%
O&P Items Subtotal	186,672.64	83.33%
Overhead	18,667.42	8.33%
Profit	18,667.42	8.33%
Total	224,007.48	100.00%

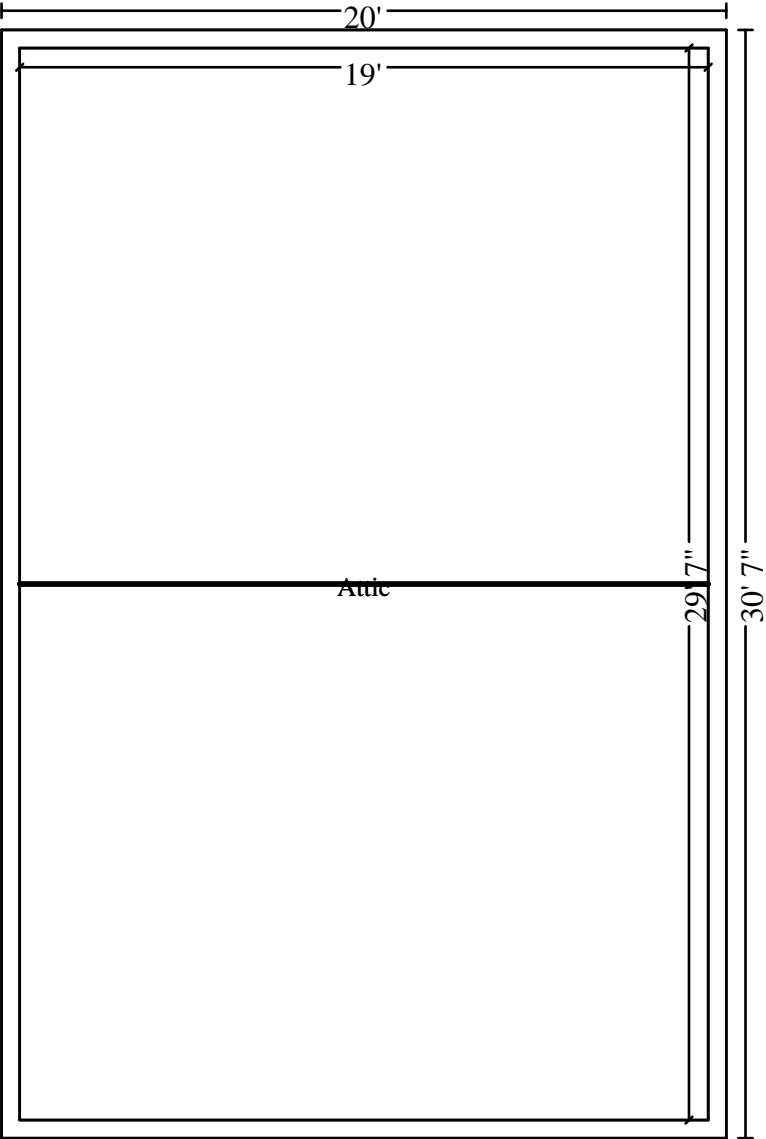














## HOMES FOR GOOD HOUSING AGENCY

**BID RESULTS RECORD**

CONTRACT #21-C-0011

BID OPENING: 2 PM, Wednesday, February 3, 2021

PROJECT/CONTRACT TITLE: Willakenzie Fire Rehab

<b>CONTRACTOR-BIDDER&gt;&gt;&gt;</b>	Dorman Construction, Inc.	Blankenship Corporation					
BID FORM, <i>complete, signed And if required, notarized</i>	Yes	Yes					
INDEPENDENT CONTRACTOR CERTIFICATION	Yes	Yes					
CERTIFICATE OF INFORMALITIES AND IRREGULARITIES	Yes	Yes					
NON-COLLUSIVE AFFIDAVIT	Yes	Yes					
SECTION 3 CERTIFICATION	Yes	Yes					
NOTICE OF SUB-CONTRACTORS *	Yes	Yes					
REPRESENTATIONS & CERTIFICATIONS <i>complete &amp; signed</i>	Yes	Yes					
ADDENDUM ONE	Yes	Yes					
ADDENDUM TWO	Yes	Yes					
BID BOND ( 5%)	Yes	Yes					
BASE BID	\$205,633.00	\$322,055.00					
20% Contingency	\$41,126.60	\$64,411.00					
<b>Total BID</b>	\$246,759.60	\$386,466.00					
Responsible Bid ( Y or N)	Yes	Yes					
Ranking of Bids	1	2					

Note: A check-off in the column indicates when form is received and acceptable

\*due within two hours This form must be submitted at the location specified in the Notice to Contractors, due within 2 hours after the date and time of the deadline when bids are due.

**Bid Recorder Certification:** The above bids were opened at the appointed time and date and recorded accurately. This a true and accurate record of the bids:

Signature:

Signature: Teresa Hashagen  
Teresa Hashagen (Feb 4, 2021 09:39 PST)

Email: thashagen@homesforgood.org

**Contract Administrator Certification:** The above bids were opened at the appointed time and date and recorded accurately. This a true and accurate record of the bids:

Signature:

Signature: Jared L. Young  
Jared L. Young (Feb 4, 2021 09:26 PST)

Email: jyoung@homesforgood.org

IN THE BOARD OF COMMISSIONERS OF THE  
HOMES FOR GOOD HOUSING AGENCY, OF LANE COUNTY OREGON

ORDER 21-24-02-01H

In the Matter of Accepting a Bid and  
Awarding Contract #21-C-0011 for the  
Willakenzie Fire Rehab Project.

WHEREAS, an Emergency Request for Bids of the Willakenzie Fire Rehab Project was sent to three (3) specific, trusted contractors on January 11, 2021; and

WHEREAS, at a duly publicized time and place on February 3, 2021, Jared Young of Homes for Good Housing Agency, opened bids on the following project: Contract #21-C-0011 for the Willakenzie Fire Rehab Project; and

WHEREAS, Dorman Construction, Inc. is the apparent low bidder for this project, and the bid submitted by Dorman Construction, Inc. is comparable to the Agency's Independent Cost Estimate for the project; and

WHEREAS, the bid submitted by Dorman Construction, Inc. has no irregularities and is responsive and responsible; and

WHEREAS, Insurance Funds are available to finance the project; and

WHEREAS, the Executive Director recommends award of the contract to Dorman Construction, Inc.;

NOW IT IS THEREFORE ORDERED THAT: that the Executive Director is authorized to enter into a Construction Contract with Dorman Construction, Inc. for the Willakenzie Fire Rehab Project in the amount of \$246,759.60. The contractor shall present a valid signed contract with payment and performance securities in accordance with bid and contract requirements and shall satisfactorily complete all work within the specified contract time.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2021

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Chair, Homes for Good Board of Commissioners



# BOARD OF COMMISSIONERS AGENDA ITEM

**BOARD MEETING DATE:** 02/24/2021

**AGENDA TITLE:** In the Matter of Accepting a Bid and Awarding Contract #20-C-0048 for the Pengra Court Exterior Improvements Project.

**DEPARTMENT:** Real Estate Development Division

**CONTACT :** Kurt von der Ehe, Capital Projects Manager

**EXT:** 2568

**PRESENTER:** Steve Ochs, Development Director

**EXT:** 2530

**ESTIMATED TIME :** 5 minutes

- ☒ **ORDER/RESOLUTION**
- ☐ **PUBLIC HEARING/ORDINANCE**
- ☐ **DISCUSSION OR PRESENTATION (NO ACTION)**
- ☐ **APPOINTMENTS**
- ☐ **REPORT**
- ☐ **PUBLIC COMMENT ANTICIPATED**

**Approval Signature**

**EXECUTIVE DIRECTOR:**

**DATE:** 2/17/21

**LEGAL STAFF :**

**DATE:**

**MANAGEMENT STAFF:**

**DATE:**



## **HOMES FOR GOOD MEMORANDUM**

**TO:** Homes for Good Board of Commissioners

**FROM:** Steve Ochs, Real Estate Development Director

**AGENDA ITEM TITLE:** ORDER 21-24-02-02H/ In the Matter of Approving Contract 20-C-0048 Pengra Court Exterior Improvements Project

**AGENDA DATE:** February 24, 2021

### **I MOTION**

It is moved that Grace Point Contracting be awarded contract #20-C-0048 for the Pengra Court Exterior Improvements project and that an order to this effect be signed, and an agreement be executed in accordance with bid documents.

### **II ISSUE**

Pengra Court, comprised of 22 units, is a public housing complex located in Springfield, Oregon. Pengra Court, built in 1981, has (16) 2-bedroom units and (6) 3-bedroom units.

Since initially constructed in 1981, there have been tremendous improvements in building science and materials. The siding installed at the time of construction does not meet the standards of today and as a result, the siding is beginning to fail. This compromises the building envelope and needs to be rectified before lasting damage is done to the structures. The windows at the site are nearing the end of their estimated useful life and need to be replaced. Lastly, the building needs full exterior paint. In conjunction with the siding replacement and window installation, Pengra Court will receive full exterior paint. The funding for the exterior improvements project will be provided through the Capital Fund Program.

The Agency followed the required procurement process for projects estimated to be over \$100,000. The Request for Bids was published in The Register Guard on December 13, 2020, and December 20, 2020, published on the Homes for Good website, and sent to various plan centers and specific contractors targeted for this type of work. The Agency received four (4) bids. The apparent low bidder's price was not comparable to the Agency's Independent Cost Estimate for this project and was deemed not responsible following analysis of the Schedule of Values. The second-lowest bidder's price was deemed to be responsible and comparable to the Agency's Independent Cost Estimate.

Grace Point Contracting would begin work in April of 2021 with a completion date set for November of 2021.

### **III DISCUSSION**

#### **A. Background/Analysis**

A formal bid process with a bid package was issued by the Agency for the required work. Four (4) bids were obtained, and two (2) bids were responsive and responsible; one (1) bid was not responsible, and one (1) bid was not responsive. The lowest responsive, responsible bidder reviewed their bid and confirmed their costs.

The criteria of responsive refer to the bids, while the term responsible always refers to the bidders.

To be considered a responsive bid, the bid must meet the criteria laid out in the bidding documents. The bid has to include all the required documents and information, (e.g. bid bond), all forms have to be completed fully, have the required signatures, and be submitted before the date and time specified, at the location specified, and in the way that was requested and any other criteria outlined in the Request for Bids.

To be considered responsible, a bidder must be capable or qualified to perform the work; and whose past performance, reputation, and financial capability is deemed acceptable, and who has offered the most advantageous pricing or cost-benefit, and/or submitted a bid based on the criteria stipulated in the bid documents, and/or has submitted a materially balanced bid.

In this instance, the bid received was not considered responsible after analysis of the Schedule of Values indicated a significant disparity in both labor and materials costs submitted by the contractor in question.

The public bidding process was employed; the lowest bid has no irregularities and is responsive and responsible. The prices are considered competitive. We recommend the award of the contract to Grace Point Contracting.

The total amount of this bid is \$1,199,278.94. Due to construction cost volatility Homes for Good will work with the contractor to make any reasonable adjustments if deemed necessary. Grace Point Contracting will provide performance and payment bonds for this contract.

#### **B. Recommendation**

Approval of the proposed motion.

### **IV IMPLEMENTATION/FOLLOW-UP**

Same as item III. B

### **V ATTACHMENTS**

Exhibit A: Bid Results Record

Exhibit B: Independent Cost Estimate

# HOMES FOR GOOD HOUSING AGENCY

## BID RESULTS RECORD

CONTRACT #20-C-0048

BID OPENING: 2:15 PM, Tuesday, February 4, 2021

PROJECT/CONTRACT TITLE: Pengra Court Exterior Improvements

CONTRACTOR-BIDDER>>>	GRACE POINT CONTRACTING	STOTTS CONSTRUCTION	MEILI	Blankenship Corp			
BID FORM, <i>complete, signed</i> <i>And if required, notarized</i>	\$1,199,278.94	\$1,014,000.00	\$1,422,764.99	\$1,079,812.00			
INDEPENDENT CONTRACTOR CERTIFICATION	Y	Y	Y	Y			
CERTIFICATE OF INFORMALITIES AND IRREGULARITIES	Y	Y	Y	Y			
NON-COLLUSIVE AFFIDAVIT	Y	Y	Y	Y			
SECTION 3 CERTIFICATION	Y	Y	Y	Y			
NOTICE OF SUB-CONTRACTORS *	Y	Y	Y	Y			
REPRESENTATIONS & CERTIFICATIONS <i>complete &amp; signed</i>							
ADDENDUM ONE	Y	Y	Y	Y			
ADDENDUM TWO	Y	Y	Y	Y			
ADDENDUM THREE	Y	Y	Y	Y			
BID BOND ( 5%)	Y	Y	Y	N			
<b>TOTAL BASE BID</b>							
Deduct #1	\$293,597.87	\$0	\$340,291.00	\$6,527 window upgrade			
Deduct #2	\$293,597.87	\$0	\$339,365.00				
Deduct #3	\$304,065.72	\$0	\$360,725				
Deduct #4	\$308,017.42	\$0	\$382,389.00				
Responsible Bid ( Y or N)							
Ranking of Bids							

Note: A check-off in the column indicates when form is received and acceptable

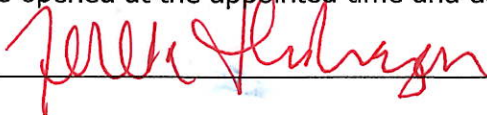
\*due within two hours This form must be submitted at the location specified in the Notice to Contractors, due within 2 hours after the date and time of the deadline when bids are due.



**Bid Recorder Certification:** The above bids were opened at the appointed time and date and recorded accurately. This a true and accurate record of the bids:

Signature:  Date 2/2/21

**Contract Administrator Certification:** The above bids were opened at the appointed time and date and recorded accurately. This a true and accurate record of the bids:

Signature:  Date 2/2/21

TITLE	QUANTITY	UNIT/ measure	UNIT COST	AMOUNT
Demo	22	unit	\$ 3,425.00	\$ 75,350.00
Staging/Temp Facilities/Equipment/Hardware/Misc	4	complex	\$ 11,200.00	\$ 44,800.00
Siding, Envelope, Window & Trim Labor	25572		\$ 20.75	\$ 530,619.00
Siding & Envelope Materials	25572	sf	\$ 6.75	\$ 172,611.00
Plywood Sheathing Replacement (10%)	4500		\$ 7.20	\$ 32,400.00
Fascia Replacement (5%)	375	lf	\$ 10.21	\$ 3,828.75
Sheetmetal Flashing	300	lf	\$ 12.26	\$ 3,678.00
Gutter & Downspout (Repair Allowance)	400	lf	\$ 5.96	\$ 2,384.00
Windows (materials)	66		\$ 825.00	\$ 54,450.00
Interior Trim, Storage Doors, Weatherstrip (mat.)	17254	sf	\$ 2.26	\$ 38,994.04
Storage room firewalls (drywall)	22		\$ 1,625.00	\$ 35,750.00
Painting (Interior & Exterior averaged)	25572	sf	\$ 3.25	\$ 83,109.00
Plumbing	22	ea	\$ 137.63	\$ 3,027.86
HVAC	44	ea	\$ 65.00	\$ 2,860.00
Electrical	22	ea	\$ 85.00	\$ 1,870.00
			\$	-
P/O & Project Management/Supervision Costs			17%	\$ 185,502.87
			\$	-
			\$	-
			\$	-
			\$	-
			\$	-
			\$	-
			\$	-
			\$	-
Total for All 4 unit groupings				\$ 1,271,234.52



3 Bedroom Units = 6	1142 sq ft	6852
2 bedroom units= 16	1170 sq ft	18720
	Total Sq ft	25572

	Siding	
Systems in Place	T-111	3.80/sq ft

IN THE BOARD OF COMMISSIONERS OF THE  
HOMES FOR GOOD HOUSING AGENCY, OF LANE COUNTY OREGON

ORDER 21-24-02-02H

In the Matter of Accepting a Bid and  
Awarding Contract #20-C-0048 for the  
Pengra Court Exterior Improvements Project.

WHEREAS, a Request for Bids of the Pengra Court Exterior Improvements Project was published in The Register Guard on December 13, 2020 and December 20, 2020; published on the Homes for Good website; and sent to various plan centers and specific contractors; and

WHEREAS, at a duly publicized time and place on February 2, 2021, Teresa Hashagen of Homes for Good Housing Agency, opened bids on the following project: Contract #20-C-0048 for the Pengra Court Exterior Improvements Project; and

WHEREAS, Grace Point Contracting is the apparent responsible low bidder for this project, and the bid submitted by Grace Point Contracting is comparable to the Agency's Independent Cost Estimate for the project; and

WHEREAS, the bid submitted by Grace Point Contracting has no irregularities and is responsive and responsible; and

WHEREAS, Capital Funds are available to finance the project; and

WHEREAS, the Executive Director recommends award of the contract to Grace Point Contracting ;

NOW IT IS THEREFORE ORDERED THAT: that the Executive Director is authorized to enter into a Construction Contract with Grace Point Contracting for the Pengra Court Exterior Improvements Project in the amount of \$1,199,278.94. The contractor shall present a valid signed contract with payment and performance securities in accordance with bid and contract requirements and shall satisfactorily complete all work within the specified contract time.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2021

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Chair, Homes for Good Board of Commissioners



# BOARD OF COMMISSIONERS AGENDA ITEM

**BOARD MEETING DATE:** 02/24/2021

**ORDER 21-24-02-03H —In the Matter of Approving the Executive Director to Sign Funding Agreements for Landlord Compensation Funding and Rent Assistance Funding**  
**AGENDA TITLE:**

**DEPARTMENT:** Executive

**CONTACT :** Jacob Fox

**EXT:**

**PRESENTER:** Jacob Fox

**EXT:**

**ESTIMATED TIME :** 10 Minutes

- ☒ **ORDER/RESOLUTION**
- ☐ **PUBLIC HEARING/ORDINANCE**
- ☐ **DISCUSSION OR PRESENTATION (NO ACTION)**
- ☐ **APPOINTMENTS**
- ☐ **REPORT**
- ☐ **PUBLIC COMMENT ANTICIPATED**

**Approval Signature**

**EXECUTIVE DIRECTOR:**

**DATE:** 2/17/21

**LEGAL STAFF :**

**DATE:**

**MANAGEMENT STAFF:**

**DATE:**



## **HOMES FOR GOOD MEMORANDUM**

**TO:** Homes for Good Board of Commissioners

**FROM:** Jacob Fox, Executive Director

**AGENDA ITEM TITLE:** In the Matter of Authorizing Executive Director Approval Authority for Intergovernmental Agreements with Lane County and Oregon Housing and Community Services

**AGENDA DATE:** February 24<sup>th</sup>, 2021

### **I MOTION**

It is moved that the Executive Director (ED) is delegated approval authority for all Intergovernmental Agreements (IGA's) between Homes for Good Housing Agency and Lane County and between Homes for Good Housing Agency and Oregon Housing and Community Services (OHCS)

### **II ISSUE**

Historically the Homes for Good Housing Agency has frequently entered into IGA's with Lane County for ongoing programs and new programs. Homes for Good Housing Agency, and all public housing authorities across the state of Oregon, have been asked to execute IGA's with OHCS to administer the ownership verification and distribution components of the Landlord Compensation Fund Program.

### **III DISCUSSION**

#### **A. Background**

Since 2015 when I became the Executive Director Lane County is the only governmental organization that Homes for Good has been party to an IGA with. The largest IGA is for the Low Income Weatherization project and the current IGA term ends on June 30<sup>th</sup>, 2021 and totals \$2,500,000. Over the past year we have entered into numerous other IGA's for a variety of programmatic partnership efforts including the distribution of Department of Treasury Emergency Rental Assistance granted to Lane County.

In the Oregon Legislature's Third Special Session of 2020, House Bill 4401 was enrolled to declare an emergency and direct OHCS to make distributions to compensate residential landlords for 80 percent of past-due rent of qualified tenants that the landlord has not collected after April 1, 2020 by establishing the Landlord Compensation Fund Program to be administered by OHCS. OHCS is awarding grant funds under this Agreement to local public housing authorities for the purpose of assisting in administration of the Landlord Compensation Fund Program. OHCS has opened an online application system for landlords and soon OHCS will be

sending conditionally approved applications to Homes for Good for ownership confirmation and once this confirmation has been completed, we will disburse funds to landlords. The relationship between Homes for Good and OHCS will be formalized in an IGA with a not to exceed amount of \$18,759,000 and included is also an advanced administrative costs disbursement in the amount \$90,000 for program start up costs and a \$562,770 (ie 3%) administrative cost allocation. These funds must be disbursed by June 30<sup>th</sup>, 2021 and if additional funding is made available by the State Legislature and/or OHCS it is possible for this IGA to continue into the next biennium.

B. Analysis

The Homes for Good Housing Agency ED's new spending authority adopted by the Board on December 9<sup>th</sup>, 2020 applies to "public contracts" (i.e. those contracts where Homes procures "goods, services and public improvements"). Intergovernmental Agreements (IGAs) are not public contracts, thus are exempt from the Oregon Public Contracting Code and Home's associated rules. Under ORS Chapter 456, the Board exercises Homes' statutory powers, unless delegated under ORS 456.135. The Homes for Good Bylaws do allocate authority to me, as ED, to "sign all contracts to which the Agency is to be a party." Article II.4.D. However, signing authority is not the same as approval authority. The fact that the Board separately delegated public contract spending authority to you indicates that the Board did not intend the Bylaws to delegate all contract approval authority to the ED. On the other hand, if the Board's underlying discussion when adopted its Bylaws supports a delegation of contract approval, as well as signing authority, it could be interpreted that the IGA needn't go to the Board. Without knowing the Board's underlying intent and direction when adopting Homes' Bylaws (and pursuant to Section 6.2 of the OHCS IGA, we determined that taking the OHCS IGA to the Board for approval is the best approach and at the same time provide the ED approval authority for all future IGA's with Lane County and OHCS.

C. Recommendation

Approval of the proposed motion.

#### **IV IMPLEMENTATION/FOLLOW-UP**

Upon approval of the Order, the OHCS/Homes for Good IGA will be executed by the ED and the ED has approval authority to execute all future IGA's with OHCS and Lane County

#### **V ATTACHMENTS**

OHCS/Homes for Good Intergovernmental Agreement: Landlord Compensation Fund

# **INTERGOVERNMENTAL AGREEMENT**

## **Landlord Compensation Fund Program**

### **Agreement No. 6123**

This grant agreement (this “Agreement”) is between the State of Oregon acting by and through its **Oregon Housing and Community Services Department**, together with its successors and assigns (“Agency”) and **Homes for Good**, an Oregon public corporation created under ORS 456.055 to 456.235 (“Housing Authority”), each a “Party” and, together, the “Parties”.

## **SECTION 1: EFFECTIVE DATE AND DURATION**

This Agreement shall become effective on the date this Agreement has been fully executed by every Party and, when required, approved by Department of Justice. Unless extended or terminated earlier in accordance with its terms, this Agreement shall expire on **July 31, 2021**. Agreement termination or expiration shall not extinguish or prejudice either Party’s right to enforce this Agreement with respect to any default by the other Party that has not been cured. The period of performance of this Agreement is April 1, 2020 through June 30, 2021.

## **SECTION 2: BACKGROUND AND PURPOSE**

At the request of Joint Committee on the Third Special Session of 2020, House Bill 4401 was enrolled to declare an emergency and direct Agency to make distributions to compensate residential landlords for 80 percent of past-due rent of qualified tenants that the landlord has not collected after April 1, 2020 by establishing the Landlord Compensation Fund Program to be administered by Agency. The Agency is awarding grant funds under this Agreement to local public housing authorities for the purpose of assisting in administration of the Landlord Compensation Fund Program.

## **SECTION 3: SINGLE POINT OF CONTACT**

### **3.1 Agency’s Single Point of Contact is:**

Natasha Detweiler  
725 Summer Street NE, Suite B  
Salem, OR 97301  
503-508-3824 Office  
Natasha.Detweiler@oregon.gov

### **3.2 Housing Authority’s Single Point of Contact is:**

[Housing Authority SPC]  
[Address]

[xxx-xxx-xxxx Office]  
[Email Address]

- 3.3** A Party may designate a new Single Point of Contact (SPC) by written notice to the other Party without the need for formal amendment.

## **SECTION 4: RESPONSIBILITIES OF EACH PARTY**

**4.1** Housing Authority (“HA”) shall perform the following:

- Identify and report to Agency, a single point of contact;
- Identify and report to Agency, up to a maximum of two (2) key system users to have access to the Landlord Compensation Fund (LCF) Application System and participate in system user training;
- Verify that the LCF applicant is the owner of the property or properties or an owner’s authorized representative (“LCF Applicant”);
  - Notify LCF Applicant and Agency if ownership cannot be verified;
- If HA is able to verify ownership, HA will transfer LCF payment distributions determined by Agency to approved selected owners by either check or electronic transfer, method determined by LCF Applicant’s selection in the LCF Application System:
  - HA will attempt to address and resolve issues or concerns with the ACH information provided by LCF Applicant;
  - HA will be responsible for contacting LCF Applicant to resolve any issues in a timely manner in order to process payment;
- Notify tenants, in writing via mail, and when possible by email, text, or written notice, that payment distribution has been made;
- Issue Internal Revenue Service (IRS) Form 1099-G (Certain Government Payments) or an IRS Form 1099-MISC to owners based on the owner’s submitted Taxpayer Identification Number and Certification Form (W-9);
  - LCF Applicant will submit the W-9 electronically through the LCF Application System;
  - HA will attempt to address and resolve issues or concerns with the information provided on the submitted W-9;
- Regularly and promptly update the status and workflow of LCF applications in the LCF Application System to ensure status of application is up-to-date;
- Create and maintain a designated customer service phone line and email address;
- Provide Agency with timely feedback for creating customer friendly program information and clarifications (such as FAQ documents);
- Follow applicable Agency guidance, including but not limited to the *Landlord Compensation Fund (LCF) Program Guidelines*; and
- Coordinate and communicate with Agency through the identified Single Point of Contact.

**4.2** Agency will perform the following:

- Identify and report to HA, a single point of contact;
- Develop, and provide access to HA, a Landlord Compensation Fund (LCF) Application System;

- Create and maintain a designated customer service phone line and email address;
- Coordinate training for HA on the LCF Application System and use;
- Address and resolve any issues with the LCF Application System in a timely manner that are preventing HA from completing responsibilities (notwithstanding the timely resolution of any technical issues that are the responsibility of Agency's contractor developing and maintaining the LCF Application System);
- Translate LCF application documents in multiple languages;
- Accept and review submitted LCF applications through the LCF Application System;
- Request LCF Applicant's preference for payment between paper check or electronic transfer (ACH) and provide LCF Applicant's response to HA;
- Request the owner's W-9 from the LCF Applicant through the LCF Application System;
- Request electronic transfer (ACH) information from LCF Applicant through the LCF Application System;
- Select project portfolio's for funding and calculate tenant rent-arrearage for eligibility;
- Notify LCF Applicant if their LCF application was not approved;
- Notify LCF Applicant if their application was selected and that funding is contingent upon HA verification of ownership;
- Assign approved LCF applications to HA with allocated funding amounts to relay and disburse payment distributions;
- Provide access to the Housing Authority's Single Point of Contact (and HA's backup point of contact, if applicable) to access LCF Applicant's submitted documentation through the LCF Application System (such as W-9 and ACH forms);
- Create tenant notification letter that HA will send to notify tenant of payment;
- Create owner notification letter than HA will send to notify LCF Applicant of final funding decision based on ownership verification outcome;
- Compile and publish a Frequently Asked Questions (FAQ) resource document;
- Communicate program timelines and needs with the HA network; and
- Coordinate and communicate with HA through the identified Single Point of Contact.

## SECTION 5: COMPENSATION

**Not to Exceed Compensation.** The maximum, not-to-exceed compensation, also referred to as "Program Distribution" payable to Housing Authority under this Agreement, which includes any allowable expenses, is **\$18,759,000.00**. Program Distribution payments will be made based on the number of LCF applications processed and paid out. Upon execution of this Agreement, Housing Authority will be granted an advance amount of administrative costs based on the anticipated program distribution in each monthly funding cycle as outlined below in Table 1.0. The advance amount of administrative costs will be counted in aggregate against the total allotted administrative costs as outlined below in Table 1.1. Housing Authority will work with Agency to reconcile and adjust any underpayment or overpayment of Administrative Cost Advances based on actual Program Distribution amounts.



**Table 1.0 – Advance Administrative Costs Disbursement:**

Anticipated Program Distribution	Administrative Cost Advance Amount
\$6 million up to \$10 million	\$75,000.00
\$10 million up to \$30 million	\$90,000.00
\$30 million and over	\$120,000.00

**Table 1.1 – Administrative Cost Limitations:**

Anticipated Program Distribution	Administrative Cost Limitation Amount
Up to \$6 million	6% of program distribution
\$6 million to \$10 million	4% of program distribution
\$10 million to \$30 million	3% of program distribution
\$30 million and over	2% of program distribution

Housing Authority shall submit monthly requests for program distribution payments generated through the LCF Application System. The request submissions shall coincide with the closing of each monthly funding cycle and submitted in March 2021, April 2021, May 2021 and June 2021.

## **SECTION 6: REPRESENTATIONS AND WARRANTIES**

Housing Authority represents and warrants to Agency that:

- 6.1** Housing Authority is a public body duly organized and validly existing in the State of Oregon. Housing Authority has the power and authority to enter into and perform the Housing Authority obligations outlined in this Agreement;
- 6.2** The making and performance by Housing Authority of this Agreement (a) have been duly authorized by Housing Authority, (b) do not and will not violate any provision of any applicable law, rule, regulation, or order of any court, regulatory commission, board, or other administrative agency or any provision of Housing Authority's charter or other organizational document and (c) do not and will not result in the breach of, or constitute a default or require any consent under any other agreement or instrument to which Housing Authority is party or by which Housing Authority may be bound or affected. No authorization, consent, license, approval of, or filing or registration with or notification to any governmental body or regulatory or supervisory authority is required for the execution, delivery or performance by Housing Authority of this Agreement, other than those that have already been obtained;
- 6.3** This Agreement has been duly executed and delivered by Housing Authority and constitutes a legal, valid and binding obligation of Housing Authority enforceable in accordance with its terms;

- 6.4 Housing Authority shall, at all times during the term of this Agreement, be qualified and duly licensed to perform its obligations under this Agreement; and
- 6.5 Housing Authority understands that the representations and warranties set forth in this section are in addition to, and not in lieu of, any other representations or warranties provided by Housing Authority.

## **SECTION 7: GOVERNING LAW, CONSENT TO JURISDICTION**

This Agreement shall be governed by and construed in accordance with the laws of the State of Oregon without regard to principles of conflicts of law. Any claim, action, suit or proceeding (collectively "Claim") between Agency or any other agency or department of the State of Oregon, or both, and Housing Authority that arises from or relates to this Agreement shall be brought and conducted solely and exclusively within the Circuit Court of Marion County for the State of Oregon; provided, however, if a Claim must be brought in a federal forum, then it shall be brought and conducted solely and exclusively within the United States District Court for the District of Oregon. In no event shall this Section be construed as a waiver by the State of Oregon of any form of defense or immunity, whether sovereign immunity, governmental immunity, immunity based on the eleventh amendment to the Constitution of the United States or otherwise, to or from any Claim or from the jurisdiction of any court. HOUSING AUTHORITY, BY EXECUTION OF THIS AGREEMENT, HEREBY CONSENTS TO THE IN PERSONAM JURISDICTION OF SAID COURTS.

## **SECTION 8: OWNERSHIP OF WORK PRODUCT**

- 8.1 As used in this Section 8 and elsewhere in this Agreement, the following terms have the meanings set forth below:
- 8.1.1 **"Housing Authority Intellectual Property"** means any intellectual property owned by Housing Authority and developed independently from the work under this Agreement.
- 8.1.2 **"Third Party Intellectual Property"** means any intellectual property owned by parties other than Housing Authority or Agency.
- 8.1.3 **"Work Product"** means every invention, discovery, work of authorship, trade secret or other tangible or intangible item that Housing Authority is required to deliver to Agency under this Agreement, and all intellectual property rights therein.
- 8.2 All Work Product created by Housing Authority under this Agreement, including derivative works and compilations, and whether such Work Product is considered a work made for hire or an employment to invent, shall be the exclusive property of Agency. Agency and Housing Authority agree that any Work Product that is an original work of authorship created by Housing Authority under this Agreement is a "work made for hire" of which Agency is the author within the meaning of the United States Copyright Act. If for any reason the original Work Product created by Housing Authority under this Agreement is not "work

made for hire," Housing Authority hereby irrevocably assigns to Agency any and all of its rights, title, and interest in all original Work Product created by Housing Authority under this Agreement, whether arising from copyright, patent, trademark, trade secret, or any other state or federal intellectual property law or doctrine. Upon Agency's reasonable request, Housing Authority shall execute such further documents and instruments necessary to fully vest such rights in Agency. Housing Authority forever waives any and all rights relating to Work Product created by Housing Authority under this Agreement, including without limitation, any and all rights arising under 17 U.S.C. §106A or any other rights of identification of authorship or rights of approval, restriction or limitation on use or subsequent modifications.

If the Work Product created by Housing Authority under this Agreement is a derivative work based on Housing Authority Intellectual Property, or is a compilation that includes Housing Authority Intellectual Property, Housing Authority hereby grants to Agency an irrevocable, non-exclusive, perpetual, royalty-free license to use, reproduce, prepare derivative works based upon, distribute copies of, perform, and display the pre-existing elements of the Housing Authority Intellectual Property employed in the Work Product, and to authorize others to do the same on Agency's behalf.

If the Work Product created by Housing Authority under this Agreement is a derivative work based on Third Party Intellectual Property, or is a compilation that includes Third Party Intellectual Property, Housing Authority agrees to work with the Agency and make commercially reasonable efforts to secure on Agency's behalf and in the name of Agency an irrevocable, non-exclusive, perpetual, royalty-free license to use, reproduce, prepare derivative works based upon, distribute copies of, perform and display the pre-existing element of the Third Party Intellectual Property employed in the Work Product, and to authorize others to do the same on Agency's behalf.

- 8.3** If Work Product is Housing Authority Intellectual Property, Housing Authority hereby grants to Agency an irrevocable, non-exclusive, perpetual, royalty-free license to use, reproduce, prepare derivative works based upon, distribute copies of, perform and display the Housing Authority Intellectual Property, and to authorize others to do the same on Agency's behalf.
- 8.4** If Work Product is Third Party Intellectual Property, Housing Authority agrees to work with the Agency and make commercially reasonable efforts to secure on Agency's behalf and in the name of Agency an irrevocable, non-exclusive, perpetual, royalty-free license to use, reproduce, prepare derivative works based upon, distribute copies of, perform and display the Third Party Intellectual Property, and to authorize others to do the same on Agency's behalf.
- 8.5** If state or federal law requires that Agency or Housing Authority grant to the United States a license to any intellectual property in the Work Product, or if state or federal law requires that Agency or the United States own the intellectual property in the Work Product, then Housing Authority shall execute such further documents and instruments as Agency may reasonably request in order to make any such grant or to assign ownership in such intellectual property to the United States or Agency.

## **SECTION 9: CONTRIBUTION**

- 9.1** If any third party makes any claim or brings any action, suit or proceeding alleging a tort as now or hereafter defined in ORS 30.260 (a “Third Party Claim”) against a Party (the “Notified Party”) with respect to which the other Party (the “Other Party”) may have liability, the Notified Party shall promptly notify the Other Party in writing of the Third Party Claim and deliver to the Other Party, along with the written notice, a copy of the claim, process and all legal pleadings with respect to the Third Party Claim that have been received by the Notified Party. Each Party is entitled to participate in the defense of a Third Party Claim, and to defend a Third Party Claim with counsel of its own choosing. Receipt by the Other Party of the notice and copies required in this Section and a meaningful opportunity for the Other Party to participate in the investigation, defense and settlement of the Third Party Claim with counsel of its own choosing are conditions precedent to the Other Party’s contribution obligation under this Section 9 with respect to the Third Party Claim.
- 9.2** With respect to a Third Party Claim for which Agency is jointly liable with Housing Authority (or would be if joined in the Third Party Claim ), Agency shall contribute to the amount of expenses (including attorneys’ fees), judgments, fines and amounts paid in settlement actually and reasonably incurred and paid or payable by Housing Authority in such proportion as is appropriate to reflect the relative fault of Agency on the one hand and of Housing Authority on the other hand in connection with the events that resulted in such expenses, judgments, fines or settlement amounts, as well as any other relevant equitable considerations. The relative fault of Agency on the one hand and of Housing Authority on the other hand shall be determined by reference to, among other things, the Parties’ relative intent, knowledge, access to information and opportunity to correct or prevent the circumstances resulting in such expenses, judgments, fines or settlement amounts. Agency’s contribution amount in any instance is capped to the same extent it would have been capped under Oregon law if the State had sole liability in the proceeding.
- 9.3** With respect to a Third Party Claim for which Housing Authority is jointly liable with Agency (or would be if joined in the Third Party Claim), Housing Authority shall contribute to the amount of expenses (including attorneys’ fees), judgments, fines and amounts paid in settlement actually and reasonably incurred and paid or payable by Agency in such proportion as is appropriate to reflect the relative fault of Housing Authority on the one hand and of Agency on the other hand in connection with the events that resulted in such expenses, judgments, fines or settlement amounts, as well as any other relevant equitable considerations. The relative fault of Housing Authority on the one hand and of Agency on the other hand shall be determined by reference to, among other things, the Parties’ relative intent, knowledge, access to information and opportunity to correct or prevent the circumstances resulting in such expenses, judgments, fines or settlement amounts. Housing Authority’s contribution amount in any instance is capped to the same extent it would have been capped under Oregon law if it had sole liability in the proceeding.

## **SECTION 10: HOUSING AUTHORITY DEFAULT**

Housing Authority will be in default under this Agreement upon the occurrence of any of the following events:

- 10.1** Housing Authority fails to perform, observe or discharge any of its covenants, agreements or obligations under this Agreement;
- 10.2** Any representation, warranty or statement made by Housing Authority in this Agreement or in any documents or reports relied upon by Agency to measure the delivery of services, the expenditure of funds or the performance by Housing Authority is untrue in any material respect when made;
- 10.3** Housing Authority (a) applies for or consents to the appointment of, or taking of possession by, a receiver, custodian, trustee, or liquidator of itself or all of its property, (b) admits in writing its inability, or is generally unable, to pay its debts as they become due, (c) makes a general assignment for the benefit of its creditors, (d) is adjudicated a bankrupt or insolvent, (e) commences a voluntary case under the Federal Bankruptcy Code (as now or hereafter in effect), (f) files a petition seeking to take advantage of any other law relating to bankruptcy, insolvency, reorganization, winding-up, or composition or adjustment of debts, (g) fails to controvert in a timely and appropriate manner, or acquiesces in writing to, any petition filed against it in an involuntary case under the Bankruptcy Code, or (h) takes any action for the purpose of effecting any of the foregoing; or
- 10.4** A proceeding or case is commenced, without the application or consent of Housing Authority, in any court of competent jurisdiction, seeking (a) the liquidation, dissolution or winding-up, or the composition or readjustment of debts of Housing Authority, (b) the appointment of a trustee, receiver, custodian, liquidator, or the like of Housing Authority or of all or any substantial part of its assets, or (c) similar relief in respect to Housing Authority under any law relating to bankruptcy, insolvency, reorganization, winding-up, or composition or adjustment of debts, and such proceeding or case continues undismissed, or an order, judgment, or decree approving or ordering any of the foregoing is entered and continues unstayed and in effect for a period of sixty consecutive days, or an order for relief against Housing Authority is entered in an involuntary case under the Federal Bankruptcy Code (as now or hereafter in effect).

## **SECTION 11: AGENCY DEFAULT**

Agency will be in default under this Agreement if Agency fails to perform, observe or discharge any of its covenants, agreements, or obligations under this Agreement.

## **SECTION 12: REMEDIES**

- 12.1** In the event Housing Authority is in Default under Section 10, Agency may, at its option, pursue any or all of the remedies available to it under this Agreement and at law or in equity, including, but not limited to: (a) termination of this Agreement under Section 15; (b) reducing or withholding payment for work or Work Product that Housing Authority has failed to deliver within any scheduled completion dates or has performed inadequately or defectively, (c) requiring Housing Authority to perform, at Housing Authority's expense, additional work necessary to satisfy its performance obligations or meet performance standards under this Agreement; (d) initiation of an action or proceeding for damages, specific performance, or declaratory or injunctive relief; or (e) exercise of its right of recovery of overpayments under Section 13 of this Agreement or setoff, or both. These remedies are cumulative to the extent the remedies are not inconsistent, and Agency may pursue any remedy or remedies singly, collectively, successively or in any order whatsoever.
- 12.2** In the event Agency is in default under Section 11 and whether or not Housing Authority elects to exercise its right to terminate this Agreement under Section 15.3.3, or in the event Agency terminates this Agreement under Sections 15.2.1, 15.2.2, 15.2.3, or 15.2.5, Housing Authority's sole monetary remedy will be: (a) for work compensable at a stated rate, (1) a claim for unpaid invoices for work completed and accepted by Agency, (2) for work completed and accepted by Agency within any limits set forth in this Agreement but not yet invoiced, (3) for authorized expenses incurred, and (4) for interest within the limits of ORS 293.462, all of which less any claims Agency has against Housing Authority; and (b) for deliverable-based work, (1) a claim for the sum designated for completing the deliverable multiplied by the percentage of work completed on the deliverable and accepted by Agency, (2) for authorized expenses incurred, and (3) for interest within the limits of ORS 293.462, all of which less previous amounts paid for the deliverable and any claims that Agency has against Housing Authority. In no event will Agency be liable to Housing Authority for any expenses related to termination of this Agreement or for anticipated profits. If previous amounts paid to Housing Authority exceed the amount due to Housing Authority under this Section 12.2, Housing Authority shall promptly pay any excess to Agency.

## **SECTION 13: RECOVERY OF OVERPAYMENTS**

If payments to Housing Authority under this Agreement, or any other agreement between Agency and Housing Authority, exceed the amount to which Housing Authority is entitled, Agency may, after notifying Housing Authority in writing, withhold from payments due Housing Authority under this Agreement, such amounts, over such periods of times, as are necessary to recover the amount of the overpayment.

## **SECTION 14: LIMITATION OF LIABILITY**

EXCEPT FOR LIABILITY ARISING UNDER OR RELATED TO SECTION 9, NEITHER PARTY WILL BE LIABLE FOR INCIDENTAL, CONSEQUENTIAL, OR OTHER INDIRECT DAMAGES ARISING

OUT OF OR RELATED TO THIS AGREEMENT, REGARDLESS OF WHETHER THE LIABILITY CLAIM IS BASED IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, PRODUCT LIABILITY OR OTHERWISE. NEITHER PARTY WILL BE LIABLE FOR ANY DAMAGES OF ANY SORT ARISING SOLELY FROM THE TERMINATION OF THIS AGREEMENT IN ACCORDANCE WITH ITS TERMS.

## **SECTION 15: TERMINATION**

**15.1** This Agreement may be terminated at any time by mutual written consent of the Parties.

**15.2** Agency may terminate this Agreement as follows:

**15.2.1** Upon thirty (30) days advance written notice to Housing Authority;

**15.2.2** Immediately upon written notice to Housing Authority, if Agency fails to receive funding, or appropriations, limitations, or other expenditure authority at levels sufficient in Agency's reasonable administrative discretion, to perform its obligations under this Agreement;

**15.2.3** Immediately upon written notice to Housing Authority, if federal or state laws, rules, regulations, or guidelines are modified or interpreted in such a way that Agency's performance under this Agreement is prohibited or Agency is prohibited from paying for such performance from the planned funding source;

**15.2.4** Immediately upon written notice to Housing Authority, if Housing Authority is in default under this Agreement and such default remains uncured twenty (20) days after written notice thereof to Housing Authority; or

**15.2.5** As otherwise expressly provided in this Agreement.

**15.3** Housing Authority may terminate this Agreement as follows:

**15.3.1** Immediately upon written notice to Agency, if Housing Authority fails to receive funding, or appropriations, limitations or other expenditure authority at levels sufficient in Housing Authority's reasonable administrative discretion, to perform its obligations under this Agreement;

**15.3.2** Immediately upon written notice to Agency, if federal or state laws, rules, regulations, or guidelines are modified or interpreted in such a way that Housing Authority's performance under this Agreement is prohibited or Housing Authority is prohibited from paying for such performance from the planned funding source;

**15.3.3** Immediately upon written notice to Agency, if Agency is in default under this Agreement and such default remains uncured twenty (20) days after written notice thereof to Agency; or

**15.3.4** As otherwise expressly provided in this Agreement.

- 15.4** Upon receiving a notice of termination of this Agreement, Housing Authority will immediately cease all activities under this Agreement, unless Agency expressly directs otherwise in such notice. Upon termination, Housing Authority will deliver to Agency all documents, information, works-in-progress, Work Product and other property that are or would be deliverables under the Agreement. Upon Agency's request, Housing Authority will surrender all documents, research, or objects or other tangible things needed to complete the work that was to have been performed by Housing Authority under this Agreement.

## **SECTION 16: INSURANCE**

The Housing Authority shall insure, or self-insure, and be independently responsible for the risk of its own liability for claims within the scope of the Oregon Tort Claims Act (ORS 30.260 through 30.300).

## **SECTION 17: NONAPPROPRIATION**

Agency's obligation to pay any amounts and otherwise perform its duties under this Agreement is conditioned upon Agency receiving funding, appropriations, limitations, allotments, or other expenditure authority sufficient to allow Agency, in the exercise of its reasonable administrative discretion, to meet its obligations under this Agreement. Nothing in this Agreement may be construed as permitting any violation of Article XI, section 7 of the Oregon Constitution or any other law limiting the activities, liabilities or monetary obligations of Agency.

## **SECTION 18: AMENDMENTS**

The terms of this Agreement may not be altered, modified, supplemented or otherwise amended, except by written agreement of the Parties unless otherwise expressly provided within this agreement.

## **SECTION 19: NOTICE**

Except as otherwise expressly provided in this Agreement, any notices to be given relating to this Agreement must be given in writing by facsimile, email, personal delivery, or postage prepaid mail, to a Party's Single Point of Contact at the physical address, fax number or email address set forth in this Agreement, or to such other addresses as either Party may indicate pursuant to this Section 19. Any notice so addressed and mailed becomes effective five (5) days after mailing. Any notice given by personal delivery becomes effective when actually delivered. Any notice given by email becomes effective upon the sender's receipt of confirmation generated by the recipient's email system that the notice has been received by the recipient's email system. Any notice given by facsimile becomes effective upon electronic confirmation of successful transmission to the designated fax number.

## **SECTION 20: SURVIVAL**



All rights and obligations of the Parties under this Agreement will cease upon termination of this Agreement, other than the rights and obligations arising under Sections 8, 9, 10, 13, 14 and 21 hereof and those rights and obligations that by their express terms survive termination of this Agreement; provided, however, that termination of this Agreement will not prejudice any rights or obligations accrued to the Parties under this Agreement prior to termination.

## **SECTION 21: SEVERABILITY**

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

## **SECTION 22: COUNTERPARTS**

This Agreement may be executed in several counterparts, all of which when taken together shall constitute one agreement, notwithstanding that all Parties are not signatories to the same counterpart. Each copy of the Agreement so executed constitutes an original.

## **SECTION 23: COMPLIANCE WITH LAW**

In connection with their activities under this Agreement, the Parties shall comply with all applicable federal, state, and local law.

## **SECTION 24: INDEPENDENT CONTRACTORS**

The Parties agree and acknowledge that their relationship is that of independent contracting parties and that Housing Authority is not an officer, employee, or agent of the State of Oregon as those terms are used in ORS 30.265 or otherwise.

## **SECTION 25: INTENDED BENEFICIARIES**

Agency and Housing Authority are the only parties to this Agreement and are the only parties entitled to enforce its terms. Nothing in this Agreement provides, is intended to provide, or may be construed to provide any direct or indirect benefit or right to third persons unless such third persons are individually identified by name herein and expressly described as intended beneficiaries of this Agreement.

## **SECTION 26: FORCE MAJEURE**

Neither Party is responsible for any failure to perform or any delay in performance of any obligations under this Agreement caused by fire, civil unrest, labor unrest, natural disasters or

causes, or war, which is beyond that Party's reasonable control and unknown to the Parties at the time of execution of this Agreement. Each Party shall, however, make all reasonable efforts to remove or eliminate such cause of failure to perform or delay in performance and shall, upon the cessation of the cause, diligently pursue performance of its obligations under this Agreement. Agency may terminate this Agreement upon written notice to Housing Authority after reasonably determining that the failure or delay will likely prevent successful performance of this Agreement.

## **SECTION 27: ASSIGNMENT AND SUCCESSORS IN INTEREST**

Housing Authority may not assign or transfer its interest in this Agreement without the prior written consent of Agency. Any attempt by Housing Authority to assign or transfer its interest in this Agreement without such prior written consent by Agency will be void and of no force or effect. Agency's consent to Housing Authority's assignment or transfer of its interest in this Agreement will not relieve Housing Authority of any of its duties or obligations under this Agreement. The provisions of this Agreement will be binding upon and inure to the benefit of the Parties hereto, and their respective successors and permitted assigns.

## **SECTION 28: SUBCONTRACTS**

Housing Authority shall not, without Agency's prior written consent, enter into any subcontracts for any of the work required of Housing Authority under this Agreement. Agency's consent to any subcontract will not relieve Housing Authority of any of its duties or obligations under this Agreement.

## **SECTION 29: TIME IS OF THE ESSENCE**

Time is of the essence in the Parties' performance of their obligations under this Agreement.

## **SECTION 30: MERGER, WAIVER**

This Agreement and all exhibits and attachments, if any, constitute the entire agreement between the Parties on the subject matter hereof. There are no understandings, agreements, or representations, oral or written, not specified herein regarding this Agreement. No waiver or consent under this Agreement binds either Party unless in writing and signed by both Parties. Such waiver or consent, if made, is effective only in the specific instance and for the specific purpose given. EACH PARTY, BY SIGNATURE OF ITS AUTHORIZED REPRESENTATIVE, HEREBY ACKNOWLEDGES THAT IT HAS READ THIS AGREEMENT, UNDERSTANDS IT, AND AGREES TO BE BOUND BY ITS TERMS AND CONDITIONS.

## **SECTION 31: RECORDS MAINTENANCE AND ACCESS**

Housing Authority shall maintain all financial records relating to this Agreement in accordance with generally accepted accounting principles. In addition, Housing Authority shall maintain any other records, books, documents, papers, plans, records of shipments and payments and writings of Housing Authority, whether in paper, electronic or other form, that are pertinent to this Agreement in such a manner as to clearly document Housing Authority's performance. All financial records, other records, books, documents, papers, plans, records of shipments and payments and writings of Housing Authority, whether in paper, electronic or other form, that are pertinent to this Agreement, are collectively referred to as "Records." Housing Authority acknowledges and agrees that the State of Oregon, including but not limited to its Secretary of State, Agency, the federal government (if applicable), and their duly authorized representatives will have access to all Records to perform examinations and audits and make excerpts and transcripts. Housing Authority shall retain and keep accessible all Records for a minimum of six (6) years, or such longer period as may be required by applicable law, following termination of this Agreement, or until the conclusion of any audit, controversy or litigation arising out of or related to this Agreement, whichever date is later. Subject to foregoing minimum records retention requirement, Housing Authority shall maintain Records in accordance with the records retention schedules set forth in OAR Chapter 166.

## **SECTION 32: HEADINGS**

The headings and captions to sections of this Agreement have been inserted for identification and reference purposes only and may not be used to construe the meaning or to interpret this Agreement.

## **SECTION 33: CONFIDENTIALITY**

Housing Authority shall protect, and shall require and cause its subrecipients and vendors to protect, the confidentiality of all information concerning clients and other applicants for and recipient of services funded by this Agreement. Neither the Housing Authority nor its subrecipients or vendors shall release or disclose any such information except as necessary for the administration of the program(s) funded under this Agreement, as authorized in writing by the client, applicant, or recipient of such services, or as required by law, including required disclosures under the Oregon Public Records Law. All records and files shall be appropriately secured to prevent access by unauthorized persons.

Housing Authority shall ensure, and shall require and cause its subrecipients and vendors to ensure, that all its officers, employees, and agents are aware of and comply with this confidentiality requirement.

## **SECTION 34: ELECTRONIC SIGNATURES**

The Parties agree that signatures showing on PDF documents, including but not limited to PDF copies of the Agreement, Work Orders, and amendments, submitted or exchanged via email are "Electronic Signatures" under ORS Chapter 84 and bind the signing Party and are intended to be

and can be relied upon by the Parties. State reserves the right at any time to require the submission of the hard copy originals of any documents.

***[Signatures pages follow]***

## SECTION 35: SIGNATURES

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the dates set forth below.

### **STATE OF OREGON acting by and through its Oregon Housing and Community Services Department (OHCS)**

\_\_\_\_\_  
OHCS Director or delegate

\_\_\_\_\_  
Date

\_\_\_\_\_  
Agreement/Contract Administrator

\_\_\_\_\_  
Date

\_\_\_\_\_  
Procurement Specialist

\_\_\_\_\_  
Date

### **Housing Authority**

\_\_\_\_\_  
Housing Authority

\_\_\_\_\_  
Date

### **Approved for Legal Sufficiency in accordance with ORS 291.047**

Approved by Maria DiMiceli via email  
AAG Maria DiMiceli, Department of Justice

February 20, 2021  
Date

IN THE BOARD OF COMMISSIONERS OF THE  
HOMES FOR GOOD HOUSING AGENCY, OF LANE COUNTY OREGON

ORDER 21-24-02-03H

In the Matter of Authorizing Executive  
Director Approval Authority for  
Intergovernmental Agreements with Lane  
County and Oregon Housing and Community  
Services

WHEREAS, Homes for Good has historically entered into Intergovernmental Agreements (IGA) with Lane County.

WHEREAS, in the Third Special Session of 2020 the Oregon Legislature directed Oregon Housing and Community Services (OHCS) to make distributions to compensate residential landlords for 80% of past-due rent of qualified tenants that the landlord has not collected after April 1<sup>st</sup>, 2020.

WHEREAS, Oregon Housing and Community Services has created the Landlord Compensation Fund Program and now must execute an IGA with Homes for Good to verify ownership and distribute funding to residential landlords that have been conditionally approved by OHCS.

WHEREAS, this IGA will not exceed \$18,759,000 and includes an advanced administrative costs disbursement in the amount \$90,000 for program start up costs and a \$562,770 (ie 3%) administrative cost allocation.

NOW IT IS THEREFORE ORDERED THAT:

The Executive Director is delegated approval authority for all Intergovernmental Agreements with Lane County and Oregon Housing and Community Services.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2021

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Chair, Homes for Good Board of Commissioners