

REQUEST FOR QUOTES

LEGION COTTAGES - EXCAVATION

REQUEST FOR QUOTES

Legion Cottages is a four tiny home development located between Ash Avenue and Main Street behind the American Legion in Cottage Grove. The development of Legion Cottages is a cooperative effort with Homes for Good, Post 32 of the American Legion in Cottage Grove, Lane County, and the University of Oregon. Legion Cottages will be designed and constructed through a partnership with University of Oregon Professor Rob Thallon and the University of Oregon's School of Architecture Oregon BILDS program. This partnership has had success using a model in which Homes for Good provides the land, while the students design and construct homes on the property.

The Agency (Homes for Good Housing Agency) will be accepting Quotes from licensed, bonded and properly insured contractors to excavate for the Legion Cottages project site located between Ash Avenue and Main Street in Cottage Grove, Oregon (Map and Tax Lot: 20-03-28-32-12100).

Contractors, Sub-Contractors, Section 3 Certified Contractors, and all Minority Business Enterprises are encouraged to participate in this solicitation.

A copy this solicitation and related Drawings will be available for viewing by **9:00 AM, Wednesday, November 27, 2019** at 300 West Fairview Drive, Springfield Oregon and at: <https://www.homesforgood.org/opportunities/contracts-and-vendors/bid-opportunities>.

Work under these contracts is subject to Davis Bacon:

Residential, General Decision Number: OR 20190021 08/02/2019 Minimum Wage Rates.

1. PRE-QUOTE MEETING:

A Pre-quote meeting will be held at the Riverview Terrace Community room located at 925 W. Main Street, Cottage Grove, Oregon 97424 on **Tuesday, December 10, 2019 at 2:00 PM**. Site walk to follow.

2. QUOTES DUE:

All Quotes for the work must be received at the Agency offices, 300 West Fairview Drive, Springfield, Oregon 97477 or via email to jyoung@homesforgood.org by **2:00 PM, Tuesday, December 17, 2019**.

- Quotes must be provided on your own company form.
- Provide pricing for overall project.
- Provide a schedule of values
- Payment & Performance Bonds (if quote is over \$100,000.00)
- The Quote shall be a firm, fixed, price for the work.
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3. SECURITY

N/A

4. CONTRACT ADMINISTRATION

The Contract Administrator for this solicitation is Jared L. Young. He may be contacted by writing to the Homes for Good Housing Authority, 300 West Fairview, Springfield, Oregon 97477, or by telephoning (541) 682-3432, Cell (541) 852-2879. Email: jyoung@homesforgood.org.

5. PROJECT DESCRIPTION

Project includes but is not limited to: site excavation.

Schedule:

The Agency expects to issue the **Notice to Proceed** effective approximately **December 18, 2019**.

6. PLAN CHECK AND PERMITS

The Agency will secure the basic building permit for the project and will be responsible for coordinating all inspections, and all other necessary fees, costs and additional permits required by governing authorities in the performance of the contract.

7. OREGON CONSTRUCTION CONTRACTOR'S REGISTRATION AND ENDORSEMENT

All contractors shall be currently licensed with the Oregon Construction Contractor's Board (CCB). The license shall be properly endorsed for the work to be performed.

Bidders for this project will have either a Residential or Commercial GENERAL CONTRACTOR endorsement, whichever is required according to the structure classification defined in ORS830.070. Surety Bonds valued according to the endorsement are to be current and on file with the CCB.

Sub-contractors working for the General Contractor of this project, will be licensed through the CCB with the appropriate endorsement for the work to be performed. This information will be noted and certified on the Contractor/Subcontractor Agreement form.

8. APPLICABLE WAGE RATES

Prevailing wage rates are required on this project. This is federally funded work and therefore subject to **Davis Bacon- Residential OR 20190021 08/02/2019**, payment and reporting requirements.

The prevailing wage rates (including basic hourly rate and fringe benefits) determined to be prevailing wage with respect to an employee in any trade or position employed under this contract, are applicable to all employees engaged under the contract

When contract exceeds \$50,000.00, State of Oregon Overtime payment rules apply.

Apprentice wage rates are to be based on an apprenticeship program registered with the Department of Labor or a BOLI-recognized State Apprenticeship Program; and any applicable trainee wage rate based thereon as specified in a BOLI-certified trainee programs.

9. SECTION 3 CLAUSE

The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

10. INSURANCE REQUIREMENTS

At signing of contract, the awarded Contractor is required to provide the Agency with Certificates of Insurance showing the following Insurance is in force and will insure all operations under this contract:

A. GENERAL CONTRACTOR:

(1) WORKERS' COMPENSATION, in accordance with State Law. The general contractor, its subcontractor, and all employers working under the contract are subject employers under the Oregon Workers' Compensation Law and shall comply with ORS 656.017, or otherwise be exempt under ORS 656.126.

(2) AUTOMOBILE LIABILITY for owned and non-owned motor vehicles used on the site or in connections therewith for a combined single limit for bodily injury and property damage of not less than **\$500,000** per occurrence.

(3) COMMERCIAL GENERAL LIABILITY and Professional Liability: the minimum limit of liability shall be **\$1,000,000** per occurrence written, with a combined single limit for bodily injury and property damage.

The General Contractor's General Liability policy shall name the Agency "Additional Insured" for this project, with an attached Endorsement Page, showing the additional insured as:

**Homes for Good Housing Agency
300 West Fairview Drive
Springfield, OR 97477**

B. SUBCONTRACTOR are all subcontractor insurance certificates must be on file with the Agency prior to initiation of work (submitted to General Contractor who provides Agency a copy):

(1) WORKERS' COMPENSATION, in accordance with State Law.
All employers working under the contract are subject employers under the Oregon Workers' Compensation Law and shall comply with ORS 656.017, or must otherwise be exempt under ORS 656.126.

(2) Automobile liability for owned and non-owned motor vehicles used on the site or in connections therewith for a combined single limit for bodily injury and property damage of not less than **\$500,000** per occurrence.

(3) Commercial General Liability and Professional Liability: the minimum limit of liability shall be **\$500,000** per occurrence written, with a combined single limit for bodily injury and property damage.

11. FIRST TIER SUBCONTRACTOR DISCLOSURE (ORS 279.027(1.(3))

N/A

12. SUBSTITUTING FIRST-TIER SUBCONTRACTORS:

N/A

13. ENVIRONMENTAL CARE

Awarded Contractor shall comply with all applicable federal, state, and local laws and regulations, including but not limited to those dealing with the prevention of environmental pollution and the preservation of natural resources that affect the performance of the contract. A list of entities who have enacted such laws or regulations is found in the Oregon Attorney General's Model Public Contract Rules Manual, OAR 137-030-0010, Commentary 4. If new or amended statutes, ordinances, or regulations are adopted, or the contractor encounters a condition not referred to in the quote document not caused by the contractor and not discoverable by reasonable site inspection which requires compliance with federal, state, or local laws or regulations dealing with the prevention of environmental pollution or the preservation of natural resources, both Homes for Good Housing Agency and the contractor shall have all the rights and obligations specified in ORS 279C.525 to handle the situation.

14. DRUG FREE WORKPLACE REQUIREMENT:

In order to meet the requirements of the Drug Free Workplace Act each contractor must certify and agree to the following provisions before contract award (certification statement included on quote form).

- a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the PHA's workplace and specifying the actions that will be taken against employees for violation of such prohibition.
- b. Establishing a drug-free awareness program to inform employees about the following:
 - (1) The dangers of drug abuse in the workplace;
 - (2) The Companies policy of maintaining a drug-free workplace;
 - (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.
- c. Making it a requirement that each employee of the Company be given a copy of the statement required by paragraph a.;
- d. Notifying the employee in the statement required by paragraph a. that, as condition of employment with the Company, the employee will–
 - (1) Abide by the terms of the statement; and
 - (2) Notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five days after such conviction.

- e. Notifying the Housing Authority within ten days after receiving notice under subparagraph d. (2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to the Contract Administrator on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notices shall include the identification number(s) of each affected grant;
- f. Taking one of the following actions within 30 days of receiving notice under subparagraph d. (2) with respect to any employee who is so convicted:
 - (1) Taking appropriate personnel action against such an employee, up to and including termination; consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
- g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. through f.

15. ADDENDA RECEIPT

Prospective Bidders are responsible for verifying with the Contract Administrator whether or not any Addenda have been issued for this project and that the bidder has received all Addenda that have been issued. Contractors are required to phone a minimum of five days prior to the date of the Quote opening to verify the issue of any Addenda.

16. AWARD OF CONTRACT

Homes for Good Housing Agency is prohibited from making any awards to contractors or accepting as subcontractors any individuals or firms which are on lists of contractors' ineligible to receive awards from the United States.

A contract will be awarded to the responsible bidder submitting the lowest Quote, provided the quote is reasonable and affordable, complies with the Instructions to Bidders, and is in the interest of Homes for Good Housing Agency to accept it. The bidder to whom the award is made will be notified at the earliest practicable date. Homes for Good Housing Agency reserves the right to reject any and all

quotes not in compliance with all prescribed public bidding requirements and may reject for good cause or waive any informality in Quotes received whenever such rejection or waiver is in the public interest to do so.

By execution of a contract with Homes for Good Housing Agency, the contractor certifies, under penalty of perjury that: (a) To the best of contractor's knowledge, contractor is not in violation of any tax laws described in ORS 305.380(4), and (b) Contractor has not discriminated against minority, women or small business enterprises in obtaining any required subcontracts

17. PAYMENT BOND AND PERFORMANCE BOND

Separate Assurance of completions.

For Contracts equal to or exceeding \$100,000.00 in value, the successful bidder will be required to furnish (prior to execution of the contract) assurance of completion which secures the faithful performance of the contract, and for the payment of all persons, firms or corporations to whom the contractor may become legally indebted for labor, materials, tools, equipment, or services, of any nature, employed or used by the Contractor in performing the work. Such assurances shall bear the same date as, or a date subsequent to, the date of the Contract. The current power of attorney for the person who signs for any surety company shall be attached to the bonds.

PAYMENT BOND: all Contractors submitting a quote for \$100,000.00 or greater must be capable of providing a Payment Bond in the amount of 100 percent of the contract price, from a guarantee or surety company acceptable to the U.S. Government and licensed to doing business in the State of Oregon.

PERFORMANCE BOND: In addition to the Payment Bond, all Contractors submitting a quote for \$100,000.00 or greater must be capable of providing a Performance Bond in the amount of 100 percent of the contract price, from a guarantee or surety company acceptable to the U.S. Government and licensed to doing business in the State of Oregon.

18. PUBLIC WORKS BOND: For contracts exceeding \$100,000.00 where work is performed for a public entity, the State of Oregon requires a \$30,000.00 payment bond be on file with the Oregon Contractor's Board prior to execution of a contract.

19. EXECUTION OF CONTRACT

Subsequent to award and within ten (10) days after the prescribed forms are presented for signature, the successful bidder shall execute and deliver to Homes for Good Housing Agency a contract in the form furnished by Homes for Good Housing Agency.

In order to execute the contract, the bidder must submit the following forms along with the signed contract:

1. Certificates of Insurance
2. W-9
3. Payment & Performance Bonds (if applicable).

20. RETAINAGE:

As permitted by state law and required by the U.S. Department of Housing and Urban Development:

- a. Retainage is 5 percent;
- b. 5% retainage will be withheld on all progress payments of contract;
- c. Retainage will be released upon final acceptance by the Agency of all contract work and receipt of all close-out documents;
- d. Interest will not accrue on retainage, and;
- e. Bonds or securities may not be substituted as an alternate form of retainage;
- f. Retainage of 25% will be withheld on contract progress payments when labor/wage reporting is in arrears for work covered under the progress payment;

END OF SECTION

Section 00826

APPLICABLE MINIMUM WAGE DETERMINATION

<p>DEPT. OF LABOR DAVIS BACON RESIDENTIAL CONSTRUCTION WAGE RATES</p>

In this section is an officially issued page which lists the applicable minimum wage rates, prepared by the US Department of DOE, Office of Labor Relations..



QUICK CHECK:

1. The wage rate listing in this section indicates the minimum hourly rate plus fringe benefits to be paid to workers for work performed under this contract.
2. Wages are to be paid weekly to workers for hours worked on this contract.
3. Oregon overtime wage rate calculations apply instead of Federal. *(See next page)*

Please request any clarification or additional rates from the Agency.

CONTRACT CONDITIONS

RELATED TO MINIMUM WAGE RATES

WAGE PERIOD & PAYMENTS

Employers must pay to each employee subject to DOE Determined Wage Requirements, the full amount of wages due, free and clear and without subsequent deduction (except as otherwise provided by law or regulations). Wage payments must be made no later than one pay period following the end of the regular pay period in which the wages were earned or accrued. A pay period may not be of any duration longer than weekly.

OVERTIME PAYMENT

Federal Prevailing wage rules, states that overtime is Paid after 40 hours worked in a standard work week.

When Oregon law stipulates payment of overtime, a contractor shall not require or permit any person to work more than 10 hours in any one day, or 40 hours in any one week except in case of necessity, emergency, or where public policy absolutely requires it, and in such cases the person shall be paid at least time and a half for:

- (a) All overtime in excess of eight hours a day or 40 hours in any one week when the work week is five consecutive days, Monday through Friday, or
- (b) All overtime in excess of 10 hours a day or 40 hours in any one week when the work week is four consecutive days, Monday through Friday, and
- (c) All work performed on Saturday, Sunday, and on any legal holiday specified in ORS 279C.540. All work performed on the days specified in ORS 279B.020 (1) for non-public improvement contracts or ORS 279C.540(1) for public improvement contracts.

FRINGE BENEFITS

Fringe benefits can include health insurance premiums, retirement contributions, life insurance, vacation and other paid leave, as well as some contributions to training funds or union dues.

Fringe benefits do not include employer payments or contributions required by other Federal, State, or local laws, such as employer's contributions to Social Security.

PAYMENTS LIABILITY:

Contractor shall make payment promptly, as due, to all persons supplying to such contractor labor or material for the prosecution of the work provided for in the contract, and shall be responsible for payment to such persons supplying labor or material to any subcontractor. Contractor and any subcontractor shall pay to the Department of Revenue all sums withheld from employees pursuant to ORS 316.167.

Contractor shall pay promptly all contributions or amounts due to the State Industrial Accident Fund and the State Unemployment Compensation Fund from contractor or any subcontractor in connection with the performance of the contract.

If contractor fails, neglects or refuses to make prompt payment of any claim for labor or services furnished to the contractor or a subcontractor by any person in connection with the public contract as such claim becomes due, Homes for Good Housing Agency may pay such claim to the person furnishing the labor or services and charge the amount of the payment against funds due or to become due the contractor by reason of the contract. The payment of a claim in the manner authorized hereby shall not relieve the contractor or its surety from the obligation with respect to any unpaid claim. If the Homes for Good Housing Agency is unable to determine the

validity of any claim for labor or services furnished, the Homes for Good Housing Agency may withhold from any current payment due contractor an amount equal to said claim until its validity is determined, and the claim, if valid, is paid by the contractor or Homes for Good Housing Agency. There shall be no final acceptance of the work under the contract until all such claims have been resolved.

Contractor shall make payment promptly, as due, to any person, co-partnership, association or corporation furnishing medical, surgical, hospital or other needed care and attention, incident to sickness or injury, to the employees of contractor, of all sums which the contractor agreed to pay or collected or deducted from the wages of employees pursuant to any law, contract or agreement for the purpose of providing payment for such service.

PAYROLL RECORDS

SUBMISSION OF EMPLOYEE INFORMATION TO HOMES FOR GOOD HOUSING AGENCY

Prior to the start of work the Contractor and any subcontractors shall prepare and submit to the Agency an anticipated list of employees, with names, address, social security numbers, and the hourly rate of pay. When changes occur to the work crew, a written notice of that change shall be provided to the Agency within 7 days of the change. At the completion of the contract, Contractors will submit a final report detailing the names of the employees, the hourly rate of pay, and the gross earnings under the contract, with a certification that all employees and subcontractors have been paid-in-full for work performed.

RECORDS of the employees performing services for this contract will be maintained for three years and include the work classification, hourly rate of pay, work hours, and wages earned and paid. Payroll records pertaining to this contract are to be available for review by HUD or Homes for Good Housing Agency. Homes for Good Housing Agency is to be notified of any worker changes.

Contractor must make and maintain for 3 years from the completion of the work, records containing information demonstrating compliance with the prevailing wage rates. While most payroll records are thorough, HUD reminds contractors that their records must contain the following minimum records:

1. Employee full name, address and social security number
2. Work classification
3. Hourly rate of wages paid
4. Rate(s) of any fringe benefits provided to the employee (instead of cash payment)
5. Number of daily and weekly hours worked
6. Gross wages earned
7. Deductions taken
8. Net actual wages paid.

END OF SECTION

"General Decision Number: OR20190021 08/02/2019

Superseded General Decision Number: OR20180021

State: Oregon

Construction Type: Residential

Counties: Benton and Lane Counties in Oregon.

RESIDENTIAL CONSTRUCTION PROJECTS (consisting of single family homes and apartments up to and including 4 stories).

Note: Under Executive Order (EO) 13658, an hourly minimum wage of \$10.60 for calendar year 2019 applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2015. If this contract is covered by the EO, the contractor must pay all workers in any classification listed on this wage determination at least \$10.60 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in calendar year 2019. If this contract is covered by the EO and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must pay workers in that classification at least the wage rate determined through the conformance process set forth in 29 CFR 5.5(a)(1)(ii) (or the EO minimum wage rate, if it is higher than the conformed wage rate). The EO minimum wage rate will be adjusted annually. Please note that this EO applies to the above-mentioned types of contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but it does not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(2)-(60). Additional information on contractor requirements and worker protections under the EO is available at www.dol.gov/whd/govcontracts.

Modification Number	Publication Date
0	01/04/2019
1	02/01/2019
2	06/14/2019
3	08/02/2019

BROR0001-002 06/01/2018

BENTON (South) AND LANE COUNTIES

	Rates	Fringes
BRICKLAYER.....	\$ 38.00	19.83

BROR0001-003 06/01/2018

BENTON (NORTH) COUNTY

	Rates	Fringes
BRICKLAYER.....	\$ 38.00	19.83

CARP0001-021 07/01/2018

	Rates	Fringes
Carpenters:		
Multi Unit.....	\$ 28.61	12.54
Single Unit.....	\$ 26.29	12.54

ELEC0280-007 01/01/2019

BENTON AND LANE (EAST OF A LINE RUNNING NORTH AND SOUTH FROM THE NORTHEAST CORNER OF COOS COUNTY TO THE SOUTHEAST CORNER OF LINCOLN COUNTY) COUNTIES

	Rates	Fringes
ELECTRICIAN.....	\$ 33.43	14.60

ELEC0932-009 01/01/2018

LANE COUNTY (AREA LYING WEST OF A LINE NORTH AND SOUTH FROM THE
N.E. CORNER OF COOS COUNTY TO THE S.E. CORNER OF LINCOLN COUNTY)

	Rates	Fringes
ELECTRICIAN.....	\$ 28.44	13.785

ENGI0701-019 01/01/2018

	Rates	Fringes
POWER EQUIPMENT OPERATOR		
GROUP 1.....	\$ 41.65	14.35
GROUP 1A.....	\$ 43.73	14.35
GROUP 1B.....	\$ 45.82	14.35
GROUP 2.....	\$ 39.74	14.35
GROUP 3.....	\$ 38.59	14.35
GROUP 4.....	\$ 37.51	14.35
GROUP 5.....	\$ 36.27	14.35
GROUP 6.....	\$ 33.05	14.35

POWER EQUIPMENT OPERATORS CLASSIFICATIONS

GROUP 1: CRANE: Helicopter Operator, when used in erecting
work; Whirley Operator, 90 ton and over; LATTICE BOOM
CRANE: Operator 200 tons through 299 tons, and/or over 200
feet boom; HYDRAULIC CRANE: Hydraulic Crane Operator 90
tons through 199 tons with luffing or tower attachments

GROUP 1A: HYDRAULIC CRANE: Hydraulic Operator, 200 tons and
over (with luffing or tower attachment); LATTICE BOOM
CRANE: Operator, 200 tons through 299 tons, with over 200
feet boom;

GROUP 1B: LATTICE BOOM CRANE: Operator, 300 tons through 399
tons with over 200 feet boom; Operator 400 tons and over

GROUP 2: CRANE: Cableway Operator, 25 tons and over;

HYDRAULIC CRANE: Hydraulic crane operator 90 tons through 199 tons (without luffing or tower attachment);
TOWER/WHIRLEY OPERATOR: Tower Crane Operator; Whirley Operator, under 90 tons; LATTICE BOOM CRANE: 90 through 199 tons and/or 150 to 200 feet boom; EXCAVATOR: Excavator over 130,000 lbs.; HYDRAULIC CRANE: Hydraulic crane operator, 50 tons through 89 tons (with luffing or tower attachment);
BLADE: Auto Grader; Blade Operator-Robotic; Rubber tired scraper with tandem scrapers, multi-engine

GROUP 3: HYDRAULIC CRANE: Hydraulic crane operator, 50 tons through 89 tons (without luffing or tower attachment);
LATTICE BOOM CRANES: Lattice Boom Crane-50 through 89 tons (and less than 150 feet boom); EXCAVATOR: excavator over 80,000 lbs. through 130,000 lbs.; Rubber Tired Scraper: with tandem scrapers; self loading, paddle wheel, auger type, finish and/or 2 or more units.

GROUP 4: CRANE: Hydraulic Crane Operator, under 50 tons;
LATTICE BOOM CRANE OPERATOR: Lattice Boom Crane Operator, under 50 tons; TRACKHOE/ EXCAVATOR-ROBOTIC: up to and including 20,000 lbs. with any or all attachments;
Excavator Operator over 20,000 lbs through 80,000 lbs.;
BLADE: Blade operator; Tractor operator with boom attachment; DRILLING: Churm Drill and Earth Boring Machine Operator; Directional Drill Operator over 20,000 lbs pullback; CRANE: Chicago boom and similar types; Boom type lifting device, 5 ton capacity or less; HYDRAULIC HOES
EXCAVATOR: Robotic Hydraulic backhoe operator, track and wheel type up to and including 20,000 lbs. with any or all attachments; Asphalt Paver; Screed Operator; Rubber-Tired Scraper, single engine, single scraper.

GROUP 5: TRACKHOE/EXCAVATORS-HYDRAULIC: up to and including 20,000 lbs.; Boom truck operator; DRILLING: Churm Drill and Earth Boring Machine Operator; Directional Drill Operator less than 20,000 lbs pullback; HYDRAULIC HOES EXCAVATORS: Hydraulic Backhoe Operator, wheel type (Ford, John Deere, Case type); Hydraulic Backhoe Operator track type up to and including 20,000 lbs.; Concrete Pumper; Concrete Paver

GROUP 6: LOADERS: (less than 1 cu yd.); Roller

(Non-Asphalt); Oiler

Zone Differential (add to Zone 1 rates):

Zone 2 - \$3.00

Zone 3 - \$6.00

For the following metropolitan counties: MULTNOMAH;
CLACKAMAS; MARION; WASHINGTON; YAMHILL; AND COLUMBIA;
CLARK; AND COWLITZ COUNTY, WASHINGTON WITH MODIFICATIONS AS
INDICATED:

All jobs or projects located in Multnomah, Clackamas and Marion Counties, West of the western boundary of Mt. Hood National Forest and West of Mile Post 30 on Interstate 84 and West of Mile Post 30 on State Highway 26 and West of Mile Post 30 on Highway 22 and all jobs or projects located in Yamhill County, Washington County and Columbia County and all jobs or projects located in Clark & Cowlitz County, Washington except that portion of Cowlitz County in the Mt. St. Helens ""Blast Zone"" shall receive Zone I pay for all classifications.

All jobs or projects located in the area outside the identified boundary above, but less than 50 miles from the Portland City Hall shall receive Zone II pay for all classifications.

All jobs or projects located more than 50 miles from the Portland City Hall, but outside the identified border above, shall receive Zone III pay for all classifications.

For the following cities: ALBANY; BEND; COOS BAY; EUGENE;
GRANTS PASS; KLAMATH FALLS; MEDFORD; ROSEBURG

All jobs or projects located within 30 miles of the respective city hall of the above mentioned cities shall receive Zone I pay for all classifications.

All jobs or projects located more than 30 miles and less than 50 miles from the respective city hall of the above mentioned cities shall receive Zone II pay for all classifications.

All jobs or projects located more than 50 miles from the respective city hall of the above mentioned cities shall receive Zone III pay for all classifications.

LAB00737-006 06/01/2019

	Rates	Fringes
Laborers: (Mason Tender-Brick)...	\$ 31.56	14.60

LAB00737-010 06/01/2019

	Rates	Fringes
Laborers:		
GROUP 2.....	\$ 31.97	14.57
GROUP 3.....	\$ 26.72	14.57

LABORER CLASSIFICATIONS:

GROUP 2: Grade Checker; Pipelayers

GROUP 3: Traffic Flaggers

PAIN0055-001 07/01/2013

	Rates	Fringes
Painters:		
SPRAY ONLY.....	\$ 19.81	8.83

* PLAS0555-003 07/01/2019

	Rates	Fringes
CEMENT MASON/CONCRETE FINISHER...	\$ 35.85	18.77

PLUM0290-004 04/01/2017

	Rates	Fringes
Plumbers.....	\$ 30.67	27.03

 SUOR2009-019 10/16/2009

	Rates	Fringes
INSULATOR - BATT.....	\$ 18.57	0.00
LABORER: Common or General.....	\$ 10.08	0.00
LABORER: Mason Tender - Cement/Concrete.....	\$ 26.00	0.00
PAINTER: Brush Only.....	\$ 12.00	0.00
PAINTER: Roller.....	\$ 12.00	0.00
ROOFER.....	\$ 12.00	0.00
TRUCK DRIVER: Dump Truck.....	\$ 16.78	0.00
TRUCK DRIVER: Water Truck.....	\$ 17.00	5.95

 WELDERS - Receive rate prescribed for craft performing
 operation to which welding is incidental.

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 Note: Executive Order (EO) 13706, Establishing Paid Sick Leave
 for Federal Contractors applies to all contracts subject to the
 Davis-Bacon Act for which the contract is awarded (and any
 solicitation was issued) on or after January 1, 2017. If this
 contract is covered by the EO, the contractor must provide
 employees with 1 hour of paid sick leave for every 30 hours
 they work, up to 56 hours of paid sick leave each year.
 Employees must be permitted to use paid sick leave for their
 own illness, injury or other health-related needs, including
 preventive care; to assist a family member (or person who is
 like family to the employee) who is ill, injured, or has other

health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at www.dol.gov/whd/govcontracts.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (ii)).

The body of each wage determination lists the classification and wage rates that have been found to be prevailing for the cited type(s) of construction in the area covered by the wage determination. The classifications are listed in alphabetical order of ""identifiers"" that indicate whether the particular rate is a union rate (current union negotiated rate for local), a survey rate (weighted average rate) or a union average rate (weighted union average rate).

Union Rate Identifiers

A four letter classification abbreviation identifier enclosed in dotted lines beginning with characters other than ""SU"" or ""UAVG"" denotes that the union classification and rate were prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2014. PLUM is an abbreviation identifier of the union which prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in processing the wage determination. 07/01/2014 is the effective date of the most current negotiated rate, which in this example is July 1, 2014.

Union prevailing wage rates are updated to reflect all rate

changes in the collective bargaining agreement (CBA) governing this classification and rate.

Survey Rate Identifiers

Classifications listed under the "SU" identifier indicate that no one rate prevailed for this classification in the survey and the published rate is derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As this weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SULA2012-007 5/13/2014. SU indicates the rates are survey rates based on a weighted average calculation of rates and are not majority rates. LA indicates the State of Louisiana. 2012 is the year of survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. 5/13/2014 indicates the survey completion date for the classifications and rates under that identifier.

Survey wage rates are not updated and remain in effect until a new survey is conducted.

Union Average Rate Identifiers

Classification(s) listed under the UAVG identifier indicate that no single majority rate prevailed for those classifications; however, 100% of the data reported for the classifications was union data. EXAMPLE: UAVG-OH-0010 08/29/2014. UAVG indicates that the rate is a weighted union average rate. OH indicates the state. The next number, 0010 in the example, is an internal number used in producing the wage determination. 08/29/2014 indicates the survey completion date for the classifications and rates under that identifier.

A UAVG rate will be updated once a year, usually in January of each year, to reflect a weighted average of the current negotiated/CBA rate of the union locals from which the rate is based.

WAGE DETERMINATION APPEALS PROCESS

1.) Has there been an initial decision in the matter? This can be:

- * an existing published wage determination
- * a survey underlying a wage determination
- * a Wage and Hour Division letter setting forth a position on a wage determination matter
- * a conformance (additional classification and rate) ruling

On survey related matters, initial contact, including requests for summaries of surveys, should be with the Wage and Hour Regional Office for the area in which the survey was conducted because those Regional Offices have responsibility for the Davis-Bacon survey program. If the response from this initial contact is not satisfactory, then the process described in 2.) and 3.) should be followed.

With regard to any other matter not yet ripe for the formal process described here, initial contact should be with the Branch of Construction Wage Determinations. Write to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2.) If the answer to the question in 1.) is yes, then an interested party (those affected by the action) can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Write to:

Wage and Hour Administrator
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

The request should be accompanied by a full statement of the

interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3.) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

4.) All decisions by the Administrative Review Board are final.

=====

END OF GENERAL DECISION"

In order for Homes for Good to meet the requirements of Section 3 documentation, each contractor is requested to certify whether or not they are a Section 3 business concern. Information in this section will assist in making that determination. The certification form is either in the Bid document section of the Project Manual, included with the contract documents or attached to this packet. Please complete and submit to Homes for Good as appropriate.

The purpose of 'Section 3' is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

Work to be performed under a Homes for Good contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3).

SECTION 3 CERTIFICATION FORM: Bidders are requested to complete and submit with their quote, the Section 3 Certification included with this information.

SECTION 3 COMPLIANCE DATE: In such case as the Award is not from a Formal Bid Process, the contractor will be required to complete the form and submit it with the contract documents.

- A. The work to be performed under this contract is subjected to the requirements of section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.
- B. The parties to this contract agree to comply with HUD regulations in 24 CFR part 135, which implement section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.
- C. The contractor agrees to send to each labor organization or representative of the workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employee and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each, and the name and location of the person(s) taking applications for each of the positions, and the anticipated date the work shall begin.
- D. The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon finding that the subcontractor is in violation of the regulations in 24 CFR part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 135.
- E. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 135.
- F. Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.
- G. With respect to work performed in connection with section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provision of section 3 and section 7(b) agree to comply with section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).

Examples of efforts to offer training and employment opportunities to Section 3 residents includes, but is not limited to, practices like those listed here. Please check those that apply to your company.

- Establishing training programs, which are consistent with the requirements of the Department of Labor, for public housing residents and other Section 3 residents in the building trades.
- Advertising the training and employment positions available by distributing flyers (which identify the positions available and the application process) to every occupied dwelling unit in the housing development where the funds are to be expended.
- Advertising the training and employment positions by posting flyers (which identify the positions available and the application process) in the common areas or other prominent areas of the housing development or developments.
- Posting job descriptions with transitional housing in the service area of the Section 3 covered project.
- Contacting Resident councils with employment opportunity information and request their assistance in notifying residents of training and employment opportunities.
- Sponsoring a job informational meeting to be conducted by Homes for Good or contractor representative at a location in the housing development.
- Arranging assistance in completing job applications and conducting job interviews for residents of the housing development or developments where the project is located.
- Arranging for a location within the development or developments where completed applications may be delivered to and collected by a recipient or contractor representative.
- Contacting agencies administering HUD Youthbuild Programs for their help in recruiting applicants.
- Consulting with State and local agencies administering training programs funded through JTPA or JOBS, probation and parole agencies, unemployment compensation programs, community organizations and other officials or organizations to assist with recruiting Section 3 residents for training and employment opportunities.
- Advertising the jobs to be filled through the local media.
- Employing a job coordinator to match contractor needs with eligible and qualified Section 3 residents.
- Where there are more qualified Section 3 residents than there are positions to be filled, maintaining a file of eligible qualified Section 3 residents for future employment positions.
- Undertaking job counseling education and related programs in association with local educational institutions.
- Undertaking continued job training efforts to ensure that the continued employment of Section 3 residents previously hired for employment opportunities.

SECTION 3 CERTIFICATION FORM

INSTRUCTIONS. In order for Homes for Good to meet the requirements of Section 3, each contractor is asked to certify whether or not they are a Section 3 business concern. The following information will assist in making that determination. After reviewing the information, please complete the certification at the bottom of the page which states that you are or are not a Section 3 Contractor.

Section 3 of the Housing and Urban Development Act of 1968 states that, to the greatest extent feasible, opportunities for training and employment should be given to very low/low income residents of the HUD-assisted project area. In the case of a Section 3 Certified business, should a job opening occur as a result of this contract, "a good faith effort" must be made to hire and/or train lower-income persons.

A SECTION 3 RESIDENT MEANS:

- A Public Housing resident
- An Individual who resides in the project area (Lane County) in which the Section 3 covered assistance is expended, and who is "low income" or "very low-income". (See Section 3 Income Eligibility Guidelines for definitions.)
- The easiest way to find out if an applicant qualifies as a Section 3 resident is to ask them to certify that they are a public housing resident or are living in the Section 3 area and their family is low/very low income.

A SECTION 3 BUSINESS CONCERN MEANS:

- If it is 51 percent or more owned by Section 3 residents; or
- A company whose permanent, full-time employees (do not count part-time employees) include persons, at least 30 percent of whom are currently Section 3 residents, or within three years of the date of first employment with the business concern were Section 3 residents; or
- A company that provides evidence of a commitment to subcontract in excess of 25 percent of total dollar awarded of all subcontracts to be awarded to business concerns that meet the above qualifications.

HAVING READ THE SECTION 3 CLAUSE, I HEREBY CERTIFY THAT **I AM [] OR AM NOT []** A SECTION 3 BUSINESS CONCERN AND THAT **I WILL [] OR WILL NOT []** TAKE STEPS TO THE "GREATEST EXTENT FEASIBLE" TO OFFER TRAINING AND EMPLOYMENT OPPORTUNITIES THAT MAY ARISE FROM THIS PROJECT TO SECTION 3 RESIDENTS:

NAME OF COMPANY: _____

NAME OF SIGNER: _____
(PLEASE PRINT)

SIGNATURE: _____

DATE: _____

COMPLETE AND SUBMIT THIS FORM WITH QUOTE



FY 2019 INCOME LIMITS DOCUMENTATION SYSTEM

[HUD.gov](#) [HUD User Home](#) [Data Sets](#) [Fair Market Rents](#) [Section 8 Income Limits](#) [MTSP Income Limits](#) [HUD LIHTC Database](#)

FY 2019 Income Limits Summary

Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.

FY 2019 Income Limit Area	Median Family Income Explanation	FY 2019 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Eugene-Springfield, OR MSA	\$64,900	Very Low (50%) Income Limits (\$) Explanation	22,750	26,000	29,250	32,450	35,050	37,650	40,250	42,850
		Extremely Low Income Limits (\$)* Explanation	13,650	16,910	21,330	25,750	30,170	34,590	39,010	42,850*
		Low (80%) Income Limits (\$) Explanation	36,350	41,550	46,750	51,900	56,100	60,250	64,400	68,550

NOTE: Lane County is part of the **Eugene-Springfield, OR MSA**, so all information presented here applies to all of the **Eugene-Springfield, OR MSA**.

The **Eugene-Springfield, OR MSA** contains the following areas: Lane County, OR;

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2019 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2019 [Fair Market Rent documentation system](#).

For last year's Median Family Income and Income Limits, please see here:

[FY2018 Median Family Income and Income Limits for Eugene-Springfield, OR MSA](#)

Select a different county or county equivalent in Oregon:

- Jackson County ▲
- Jefferson County ▲
- Josephine County ▲
- Klamath County ▲
- Lake County ▲
- Lane County ▲

[Select county or county equivalent](#)

Select any FY2019 HUD Metropolitan FMR Area's Income Limits:

Eugene-Springfield, OR MSA ▼

[Select HMFA Income Limits Area](#)

Or press below to start over and select a different state:

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Jonathan A. Oakes
OREGON
JULY 13, 1984
JONATHAN A. OAKES
2105
EXPIRES: DECEMBER 31, 2020

REVISIONS	
REV.	DATE

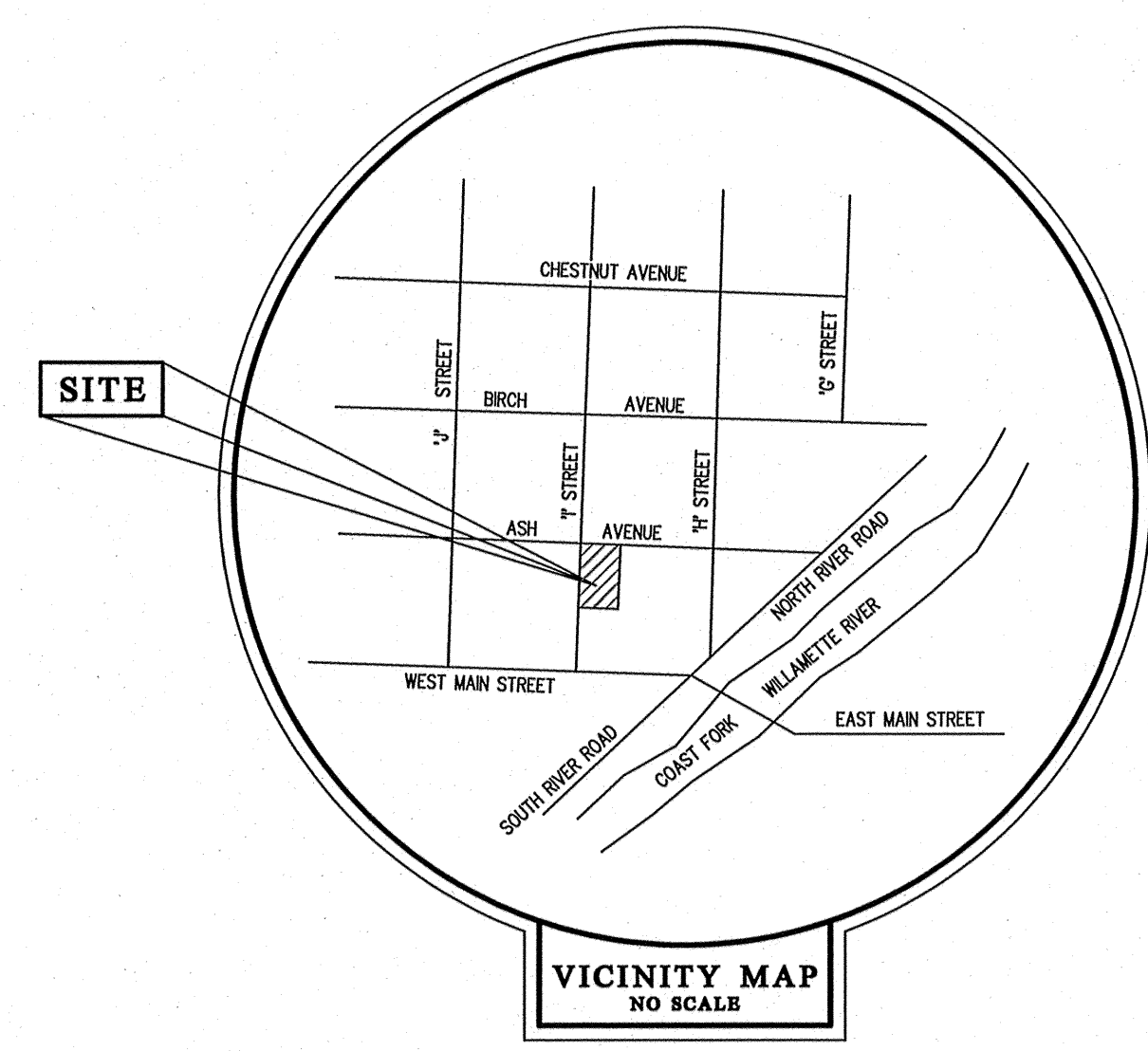
ALTA/NSPS LAND TITLE SURVEY
FOR
HOMES FOR GOOD
SW 1/4 SEC. 28, T 20 S, R 3 W W.M.
COTTAGE GROVE, LANE COUNTY, OREGON

PROJECT NO.
4742
DRAWN BY:
KSG
CHECKED BY:
JAO
CADD DRAWING:
4742ALTA.GXD

POAGE ENGINEERING & SURVEYING INC.
P.O. BOX 2527
EUGENE, OREGON 97402
(541) 485-4505

SHEET TITLE
**ALTA/ACSM
SURVEY**

SHEET NO.
1 of 1

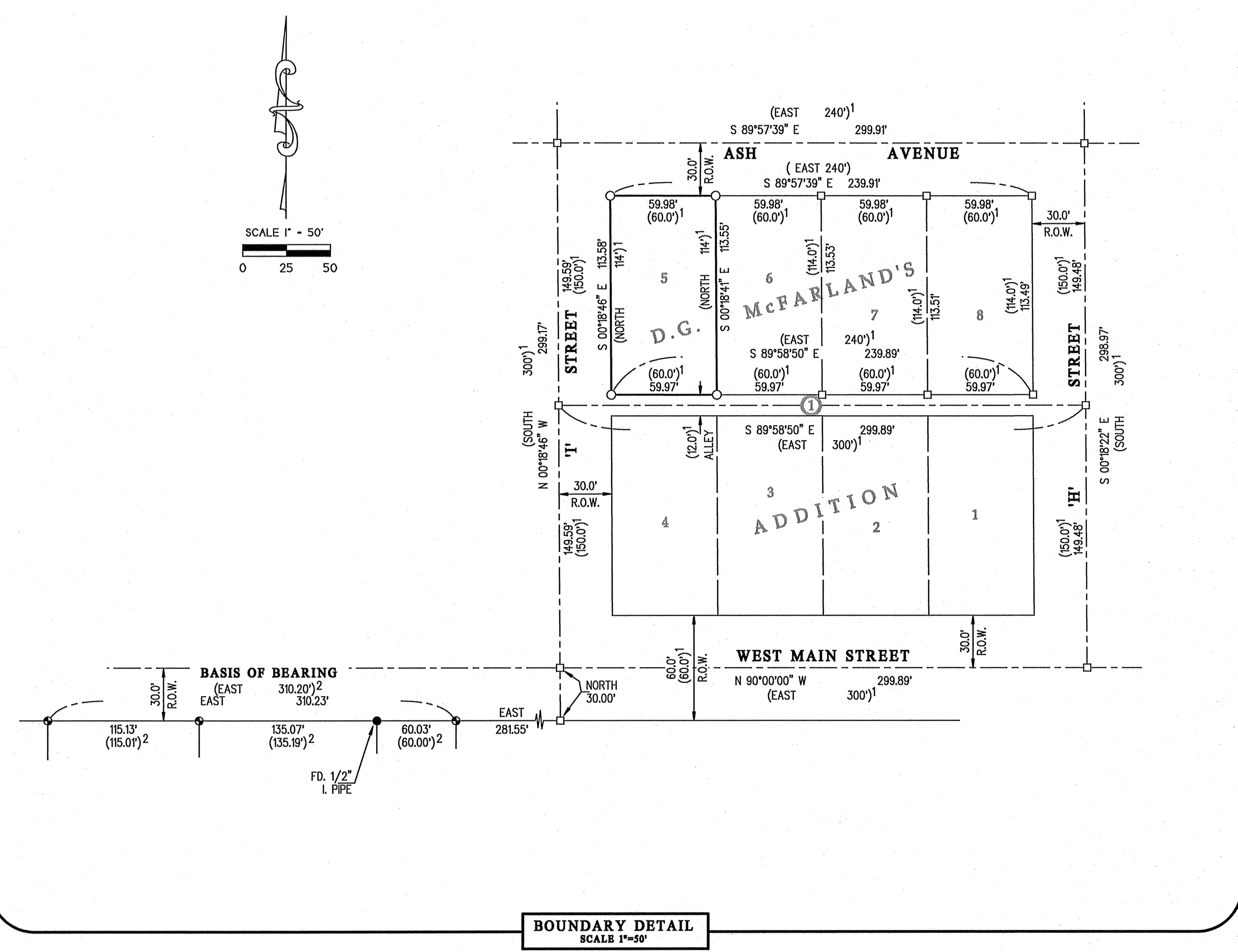
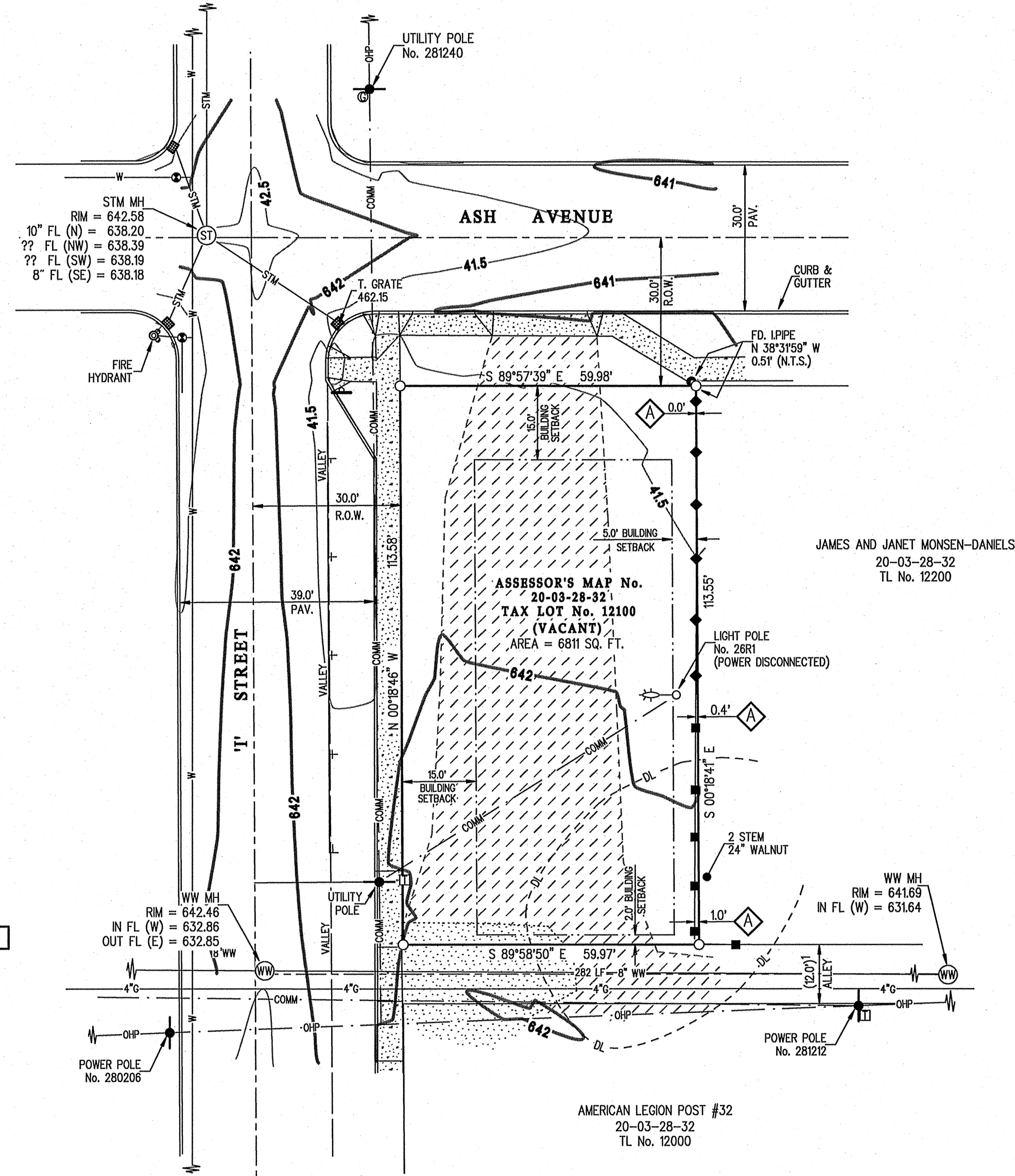


LEGEND

- FOUND MONUMENT AS NOTED
- FOUND REBAR WITH A CAP STAMPED "GEOMAX, INC." SET 5/8" X 30" REBAR WITH A YELLOW PLASTIC CAP STAMPED "POAGE ENG. & SURV. INC."
- COMPUTED POINT NO MONUMENT FOUND OR SET
- () * DATA OF RECORD WITH AN ENDNOTE CORRESPONDING TO A REFERENCE NUMBER LISTED HEREON.
- N.T.S. DIMENSION NOT SHOWN TO SCALE
- FIRE HYDRANT
- WATER VALVE
- CATCH BASIN
- WASTEWATER MANHOLE
- STORM SEWER MANHOLE
- TELECOMMUNICATION BOX
- NATURAL GAS RISER
- DENOTES LINE NOT DRAWN TO SCALE
- POWER POLE
- STREET LIGHT
- PROPERTY BOUNDARY
- STM EXISTING STORMWATER PIPE
- WW EXISTING WASTEWATER PIPE
- W EXISTING WATER PIPE
- OHP OVERHEAD POWER
- COMM OVERHEAD TELECOMMUNICATION LINE
- DL DRIP LINE (WALNUT TREE)
- EXISTING 40" PICKET FENCE
- EXISTING 6" BOARD FENCE
- GRAVEL SURFACE
- CONCRETE SURFACE
- A.C. SURFACE

- REFERENCES**
- D.G. MCFARLAND'S ADDITION BOOK 25, PAGE 480 & 481 LANE COUNTY OREGON PLAT RECORDS
 - C.S.F. No. 44432 SCHULZE 2018

SCALE 1" = 20'
0 10 20 40
CONTOUR INTERVAL 0.5 FOOT
ELEVATIONS SHOWN HEREON ARE BASED ON LANE CO. BM 20-03-28-33 DESCRIBED AS A USGS BRASS CAP STAMPED B-11 1917 AT THE SOUTHEAST CORNER OF MAIN STREET AND SIXTH STREET. LOCATED IN A SMALL RECESS ON THE EAST SIDE OF THE ENTRANCE TO ADDRESS 537 AT THE TOP OF THE SECOND STEP. ELEV. 640.85 1929 NGVD.



SURVEYOR'S CERTIFICATION

TO: HOMES FOR GOOD HOUSING AGENCY, CASCADE TITLE COMPANY, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE STANDARDS FOR ALTA/NSPS LAND TITLE SURVEY, AS DEFINED IN THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7(A), 7(B)(1), 7(C), 8, 9, 11, 13, 14, 16, 17, 18, 19 and 20 FROM TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON SEPTEMBER 17, 2018. DATE OF MAP: OCTOBER 1, 2019
BY *Jonathan A. Oakes*
JONATHAN A. OAKES
REGISTRATION NO. 2105
WITHIN THE STATE OF OREGON
DATE OF SURVEY: OCTOBER 1, 2019
DATE OF FIRST PRINT: OCTOBER 1, 2019
DATE OF LAST REVISION:

LEGAL DESCRIPTION

LOT FIVE (5), BLOCK ONE (1), D. G. MCFARLAND'S ADDITION TO COTTAGE GROVE, OREGON AS PLATTED AND RECORDED IN BOOK 25, PAGE 480, LANE COUNTY OREGON PLAT RECORDS, ALL IN LANE COUNTY OREGON.

NOTES CORRESPONDING TO SPECIAL TITLE EXCEPTIONS

INFORMATION CONTAINED IN SCHEDULE B OF PRELIMINARY TITLE REPORT NO. 0312762 PREPARED BY CASCADE TITLE COMPANY AND BEARING AN EFFECTIVE DATE OF MAY 1, 2019
THERE ARE NO SPECIAL EXCEPTIONS LISTED IN THE ABOVE REFERENCED REPORT THAT CAN BE DEPICTED ON THE ACCOMPANYING SURVEY.

STATEMENT OF ENCROACHMENTS

A COMBINATION PICKET FENCE AND BOARD FENCE IS LOCATED ON THE EASTERN PROPERTY LINE AT THE NORTH END AND APPROXIMATELY 10' FEET WEST OF THE EASTERN PROPERTY LINE AT THE SOUTHERN END.

FLOODPLAIN NOTE

THE SUBJECT PROPERTY APPEARS ON F.I.R.M. COMMUNITY PANEL NO. 41039C2087-F BEARING AN EFFECTIVE DATE OF JUNE 2, 1999 AND BY GRAPHIC PLOTTING ON THE F.I.R.M., THE SUBJECT PROPERTY IS LOCATED IN A ZONE X WHICH IS OUTSIDE THE BOUNDARIES OF THE SPECIAL FLOOD HAZARD AREA.

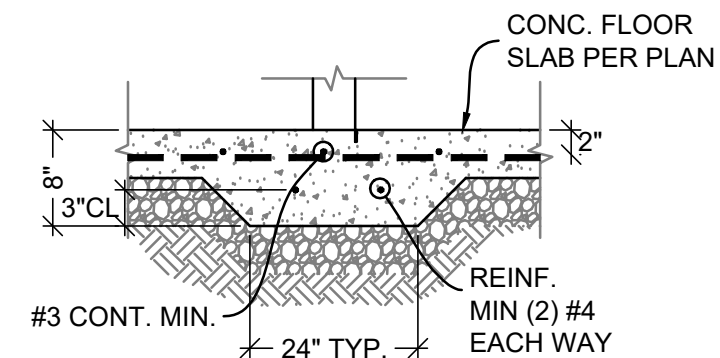
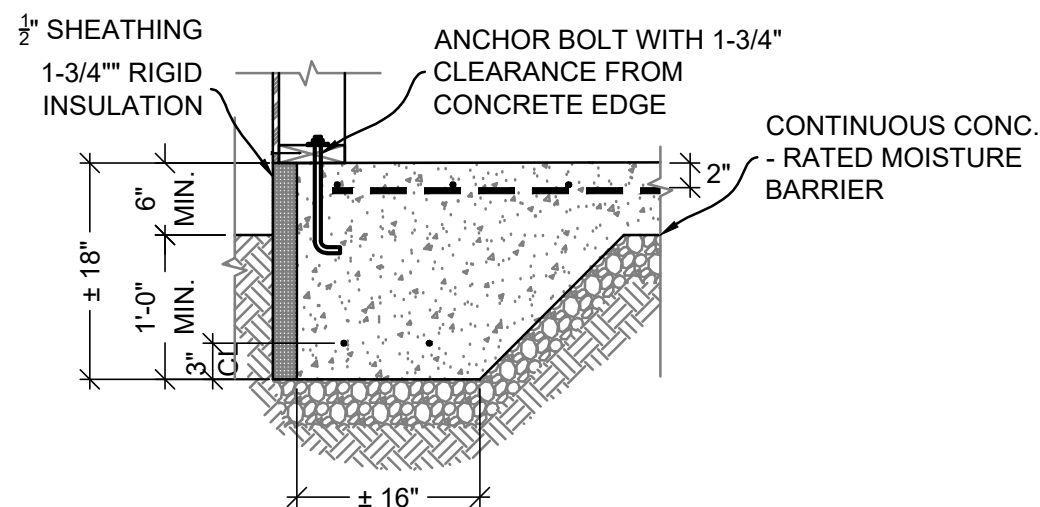
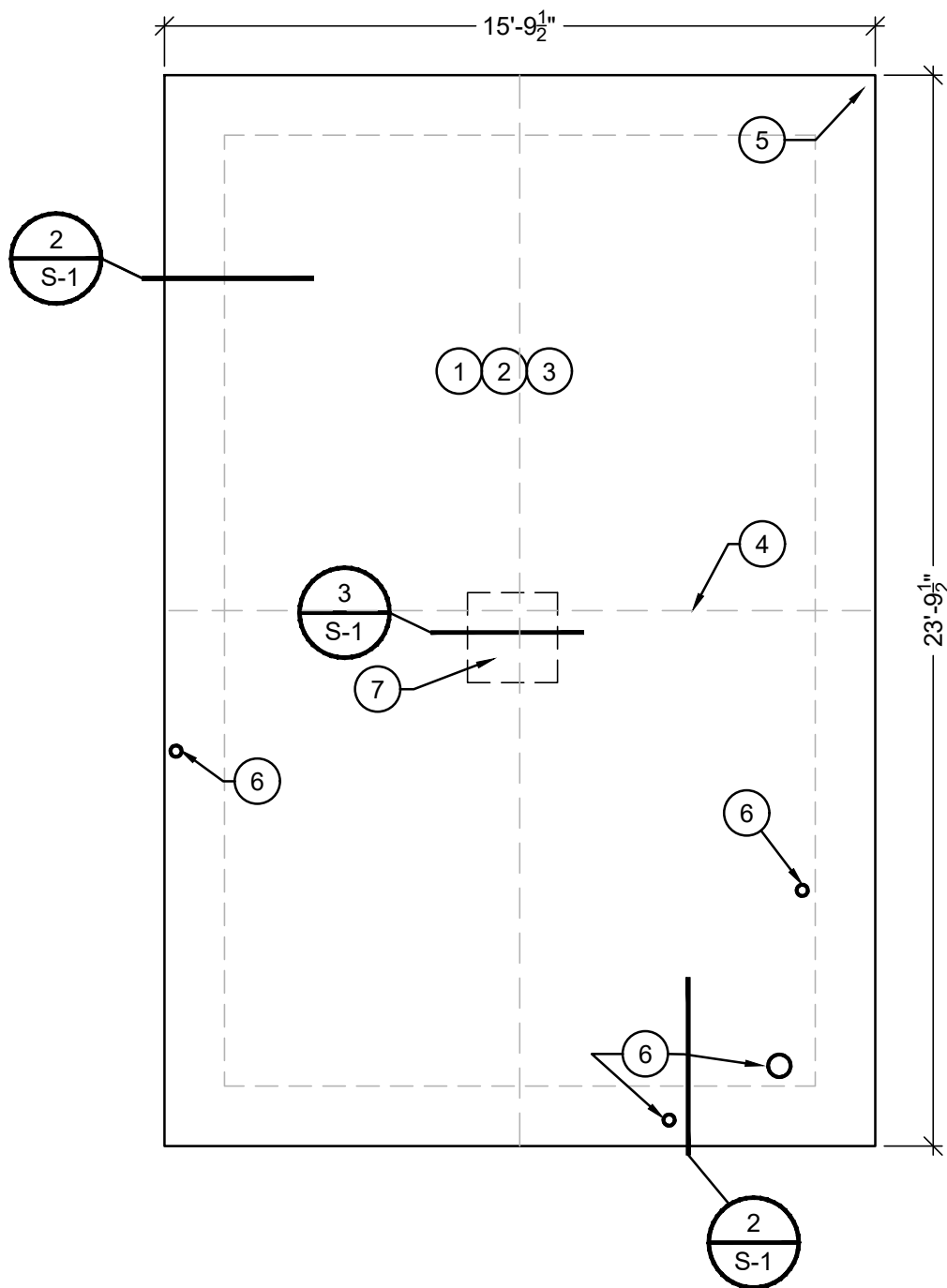
TABLE A NOTES

- THE SUBJECT PROPERTY IS ZONED R-1 DEFINED AS SINGLE FAMILY RESIDENTIAL. THE SITE IS CURRENTLY VACANT. FUTURE DEVELOPMENT WILL BE SUBJECT TO A 15.0' FRONT YARD SETBACK AND A 5.0' SIDE YARD SETBACK REQUIREMENT. THE FRONT YARD SETBACK CAN BE REDUCED TO 10 FEET IF THE GARAGE ENTRY IS SETBACK 25.0 FEET FROM THE STREET. THERE IS A MINIMUM 2.0' SETBACK FROM THE ALLEY AT THE SOUTH PROPERTY LINE. THE MAXIMUM BUILDING HEIGHT IN AN R-1 ZONE IS 28.0 FEET. THE MAXIMUM BUILDING COVERAGE ON R-1 ZONED PROPERTY IS 40% OF THE LOT AREA. THE STANDARD PARKING REQUIREMENT IN R-1 ZONED PROPERTY IS 2 SPACES PER DWELLING UNIT. ANY REQUIRED PARKING WILL BE DETERMINED BASED ON THE TYPE OF THE FUTURE BUILDINGS TO BE CONSTRUCTED ON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS CLASSIFIED AS A SINGLE FAMILY RESIDENTIAL LOT AND AS SUCH HAS A 15.0 FOOT FRONT YARD SETBACK, A 5.0 FOOT SIDE YARD SETBACK AND A 2.0 FOOT SETBACK FROM THE ALLEY WAY FORMING SOUTHERN BOUNDARY OF THE SUBJECT LOT. THESE SETBACKS ARE DEPICTED ON THE ACCOMPANYING SURVEY.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY.
- TO THE BEST OF MY KNOWLEDGE, THERE ARE NO PLANNED CHANGES IN CURRENT R.O.W. FOR THE STREETS ADJUTING THE SUBJECT PROPERTY. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR ALONG THE SUBJECT PROPERTY'S STREET FRONTAGE.
- AT THE TIME OF THIS SURVEY, NO APPROPRIATE AUTHORITY HAS DETERMINED WHETHER OR NOT ANY WETLANDS EXIST ON THE SUBJECT PROPERTY.
- THERE ARE NO OFF-SITE EASEMENTS BENEFITING THE SUBJECT PROPERTY.

LEGION COTTAGES FOUNDATION BID PLAN

Foundation Plan Notes

- ① ALL EXTERIOR FOOTINGS TO BEAR ON FIRM, 6" COMPACTED GRAVEL AT 12" MIN. BELOW LOWEST ADJACENT GRADE.
- ② CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3500 PSI
- ③ CONCRETE SLAB ON GRADE TO BE 4" THICK AND PLACED ON 4" AGGREGATE BASE COURSE COMPACTED TO 95% PER ASTM D-1557. RECOMMENDED REINFORCING #3 AT 24" O.C. EACH WAY OR HELIX INTEGRAL REINFORCING
- ④ CONTROL JOINTS SHALL BE APPROXIMATELY 8' O.C..
- ⑤ ANCHOR BOLTS AT EXTERIOR WALLS AND INTERIOR BEARING WALLS TO BE GALVANIZED AND A MINIMUM 1/2" DIA. SPACED AT 48" O.C. SEE SHEAR WALL SCHEDULE FOR SIZE AND SPACING OF ANCHOR BOLTS AT SHEAR WALLS.
- ⑥ COORDINATE FOUNDATION REINFORCING WITH PLUMBING DRAIN LOCATIONS.
- ⑦ INTERIOR LOFT SUPPORT COLUMN TO BEAR ON INTEGRAL FOOTING. SEE ③ / S-1

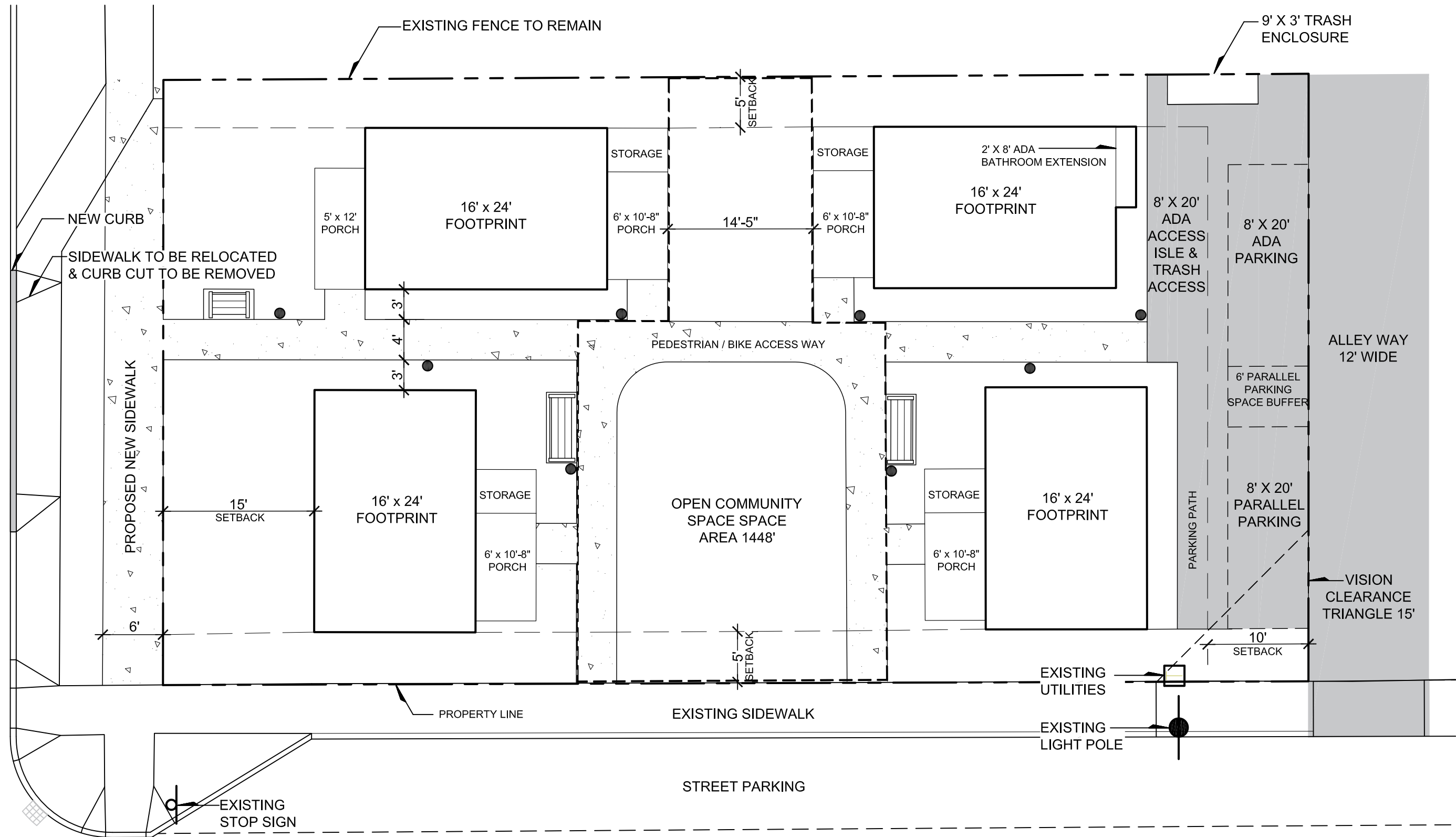


① FOUNDATION PLAN
S-1 SCALE: 1/4" = 1'-0"

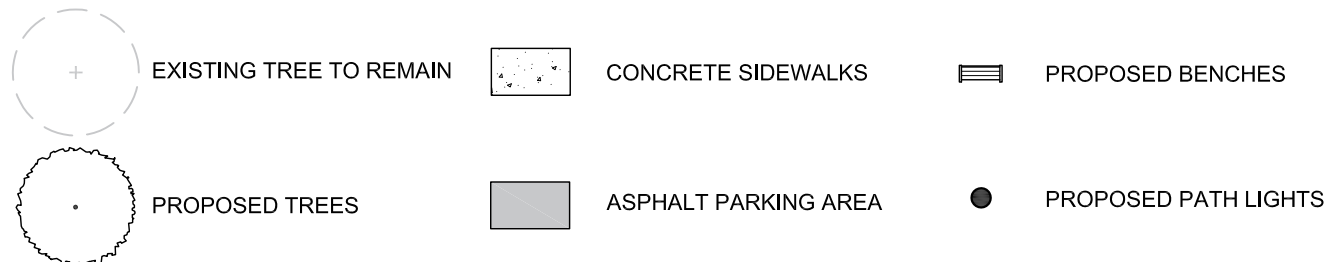
② EXTERIOR FOOTING DETAIL
S-1 SCALE: 3/4" = 1'-0"

③ INTERIOR FOOTING DETAIL
S-1 SCALE: 3/4" = 1'-0"

ASH AVENUE



SITE LEGEND

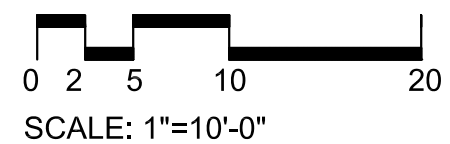


I STREET

SITE REVIEW NOTES

1. GROSS PROJECT AREA - 6810 SQFT (113'-6" X 60')
2. BICYCLE PARKING WILL BE PROVIDED IN THE STORAGE ROOM WITHIN EACH UNIT.
3. THERE ARE NO MAIL BOXES OR SIGNS PROPOSED FOR THE SITE.
4. SEE SURVEY FOR UTILITY CONNECTIONS AND PIPE SIZES.
5. SEE SHEET L2.0 & L3.0 FOR LANDSCAPE & IRRIGATION.

SITE PLAN



474 Willamette Street
Suite 305
Eugene, Oregon 97401
P 541.683.5803
F 541.683.8183
www.DLAdesign.com



Client / Consultant
Homes for Good

LEGION COTTAGES
SW 1/4 SEC. 28, T 20 S, R 3 W W.M. COTTAGE GROVE
LANE COUNTY, OREGON

Date: 10-24-2019
Drawn By: LS
Checked By: DJD
Submission:
SITE REVIEW

Revisions

L1.0