



LAKE OSWEGO
BEND

5400 Meadows Road, Suite 410, Lake Oswego, OR 97035
1051 NW Bond Street, Suite 310, Bend, OR 97701

pence.net, CCB: OR 239463

DOCUMENT 2026-0189

Change Order Request

COR No. 080/EXT0109

TO: Eric Nielsen
Deschutes County
14 NW Kearney Ave.
Bend, OR

Date: March 8th, 2026

Job: 3122-018

Project: Deschutes County Courthouse Expansion

COR Title: COR 080- Lafayette Improvements

1. Contract time being extended () Calendar days.
2. Acceptance of COR is required prior to () to avoid additional cost/time impact.

With execution of this Change Order Request, Pence is authorized to make the following changes in the contract drawings and/or specifications for this project in accordance with the revisions specified below, or attached hereto.

This COR captures the costs associated with the HHPR- 221 Lafayette Parking On-Site Improvements design package as noted in the attached.

Execution of this COR is not a waiver of other 'unsubmitted' impacts that may arise as a result of these changes. Though we will endeavor to capture all impacts during these primary submissions, Pence reserves the right to submit additional changes at a future date should they arise.

Itemized Description

Amount

Description	Subcontractor	Amount
General Conditions	Pence	\$36,846.00
General Requirements	Pence	\$80,363.00
Railings	Sunburst Fabrications	\$28,180.00
Electrical	Elite Electric	\$22,700.00
Earthwork, Concrete, Paving	Wilson Curb	\$177,771.00
Landscaping	Andres Landscape	\$27,700.00
Allowance- Soils	Pence	\$5,000.00
Allowance- Signage	Pence	\$1,500.00
Allowance- Stump Grind	Pence	\$750.00
Allowance- ROW Landscape	Pence	\$6,000.00
SDI	Pence	\$3,325.00
Construction Contingency	Pence	\$19,340.00
P&P Bonds	Pence	\$4,017.00
Liability Insurance	Pence	\$4,017.00
Fee	Pence	\$8,225.00



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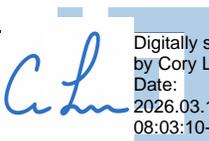
CAT Tax	Pence	\$1,875.00
Preconstruction	Pence	\$18,715.00

Total Cost: \$446,324.00

Execution Workflow

1. Pence Contractors

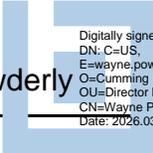
By: _____
Date: _____


Digitally signed
by Cory Loomis
Date:
2026.03.10
08:03:10-07'00'

Cory Loomis
Project Executive
Initialed (Not Executed)

2. Cumming Group

By: _____
Date: _____


Wayne Powderly
Digitally signed by Wayne Powderly
DN: C=US,
E=wayne.powderly@cumming-group.com,
O=Cumming Management Group,
OU=Director Project Management,
CN=Wayne Powderly
Date: 2026.03.09 16:06:03-07'00'

3. Deschutes County

By: _____
Date: _____



February 20th, 2026

Eric Nielsen
Deschutes County Facilities
14 NW Kearney Avenue
Bend, OR 97703

RE: 221 Lafayette Parking – Guaranteed Maximum Price (GMP)

Dear Eric,

Based on the project documents provided, and the clarifications in this narrative, Pence is pleased to present the GMP per the summary below.

Description	area	unit	unit cost	total
221 Lafayette Parking GMP	5,777	gsf	\$ 77.26	\$ 446,324
Total Construction Cost				\$ 446,324

The follow reports are attached.

1. CSI Standard Format 33 Division Detail Report by Category/location.
2. Allowances (including markups):
 - a. Includes an allowance of \$5,000 for removal and haul off of unsuitable soils at previously demolished structure.
 - b. Includes an allowance of \$1,500 for additional county signage not shown.
 - c. Includes an allowance of \$750 to grind existing tree stump that has been left onsite.
 - d. Includes an allowance of \$6,000 for right of way landscaping.

01 – General

1. The GMP is based on the following documents:
 - Deschutes County 221 Lafayette Parking On-Site Improvements, PRSIMP202406073, PRROW202500408 by HHPR dated 10.23.2025
 - Special Provisions to the OSS Technical Specification
 - Oregon Standard Specifications for Construction 2024
 - Pence Narrative and Clarifications (this document)
2. The GMP is based on a schedule duration of three months from notice to proceed and receipt of the main SIMP and ROW permits, April 2026 through June 2026.
3. The GMP includes a Construction Contingency of 5% of the cost of the work for Contractor’s exclusive use. The Owner should carry additional contingency for design changes and unanticipated conditions.
4. The General Liability Insurance program shall be a cost of the work at a fixed rate of 0.9% of the Contract value.
5. The Payment and Performance bond, Workers’ Compensation, and auto insurance shall be a cost of the work at a fixed rate of 0.9% of the Contract value.

6. Subcontractor Default Mitigation is included as a cost of the work and shall be reimbursed at a fixed rate of 1.25% of the total sum of the Subcontractor values.
7. This GMP does not include the cost of tariffs or taxes that are not enacted at the time of the issuance of the GMP. These costs, if any will be the responsibility of the Owner and will require the GMP to be increased by Change Order.
8. Builder's Risk is not included in the estimate and is provided by the Owner. If a claim against Builder's risk is opened, all deductibles will be paid by the Owner.
9. Corporate Activity Tax is included.
10. Prevailing wage rates are included.

26- Electrical

1. E0.1 feeder schedule for Pacific Power notes to PP1 4" conduit per ESR manual table #16. Table #16 is to be utilized for three phase electrical service. The service designed for this project is single phase and thus table #15 of the ESR manual has been included for Pacific Power conduit and wire sizing and is applicable to the conduit called out per flagnote 4 / E1.0.
2. Flagnote 4 / E1.0 calls out (1) conduit run to Pacific Power transformer. Subcontractors have noted Pacific Power will require (2) conduits and this is what has been included.
3. A 400 amp meterbase has been included with commercial bypass that feeds into a 400 amp electrical panel to be mounted on a freestanding structural rack.
4. Flagnote 2 / E1.0 notes (6) conduit runs to future EV chargers, but only (4) EV chargers are called out. (4) dedicated conduit runs have been included with pull strings, conduit caps, and B12 Christy junction boxes.
5. Luminaires per schedule on Photometrics E2.0 with factory installed photocells.
6. Concrete pole bases have been included to be flush mounted. Calculations and PE stamp for structural design of pole bases is included.

31- Earthwork and Utilities

1. Traffic control for demolition and cap existing sewer service per demolition note 7 / C2.0 is included.
2. Demolition note 6 / C2.0 states to coordinate striping removal with City of Bend. Assume Pence to perform the demolition and not strictly coordinate. Striping removal is included.
3. Note 7 for the concrete retaining wall detail / C5.2 states to excavate six inches and replace with compacted aggregate base course where shallow bedrock is present. This is not included nor is any other form of hard rock boring or drilling. This will be addressed via Owner change order should any bedrock excavation, boring, or drilling be required.
4. Erosion & Sediment Control Note 4 / C1.0 calls for earthwork constructed concrete truck washout. Washout will be included via Eco-Pan by concrete flatwork subcontractor.
5. Removal and hauloff of unsuitable soils is not included outside of what is shown in the stated allowance in section 40 below.
6. Alternate to demolish & repave entire alleyway between NW Bond St. and NW Lafayette Ave. is included.

32- Site Improvements

1. Irrigation controller per specifications will require a 120v power supply. This has been included as hard-wired to a junction box.



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BEND 1051 NW Bond Street, Suite 310, Bend, OR 97701

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2. 7/L2.0 calls for a 6" tall footing for the staple bike rack to be flush-mounted with adjacent finish grade. Assume 1' width and flush with adjacent asphalt.
3. C3.0 calls for an island with 4" deep 1-3" rock mulch. There is no callout for the curb around this island. Assume 12" concrete curb per COB std dwg R-3 / C5.1 to match the curb called out at the sidewalk per Note 2 / C3.0.
4. Asphalt for the main parking lot per C3.0 included as 3" thickness per AC pavement section on C5.0. Asphalt for alleyway per C3.1 included as 4" thickness per COB std dwg R-11/C5.1.
5. CSS-1 tack coat and asphalt compaction testing are included. Prime coat assumed not required and is not included.
6. Landscape maintenance after installation is assumed not required and is not included.
7. Irrigation trench backfill is included as native material only.

General Clarifications

1. System development fees, permit and plan review fees, utility engineering fees, utility aid-to-construction fees, City or County utility connection and improvement fees, or any franchise utility and development fees are not included as these are provided by the Owner.
2. Special inspection costs, geotechnical observation costs, any other inspection costs, and any job specific bonds are not included as they are assumed to be by Owner. Should they be required, the cost shall be added to the contract via Owner change order.
3. Utility company fees and charges associated with moving phone or cable and power underground are not included as they are assumed to be by Owner. Should they be required, the cost shall be added to the contract via Owner change order.
4. Temporary utility fees for temporary water, natural gas, or electrical are not included as they are assumed to be by Owner. Should they be required, the cost shall be added to the contract via Owner change order.
5. Deferred submittals & associated costs are not included as they are assumed to be by Owner. Should they be required, the cost shall be added to the contract via Owner change order.
6. LEED requirements or fees are not included as they are assumed not required. Should they be required, they are assumed to be by Owner, and the cost shall be added to the contract via Owner change order.
7. Bringing existing conditions up to current code is not included other than what is indicated in the plans.

Thank you for the opportunity to present this GMP. Please feel free to call with any questions you may have.

Sincerely,

Cory Loomis
Project Executive
Pence Contractors, LLC

Spreadsheet Level	Quantity	Unit Cost	Total
01.0000 GENERAL REQUIREMENTS			
01.3100 Project Management and Coordination			
general conditions	3.00 mnth	12,282.00 /mnth	36,846
general requirements	3.00 mnth	26,787.67 /mnth	80,363
01.3100 Project Management and Coordination	3.00 mnth	39,069.67 /mnth	117,209
01.0000 GENERAL REQUIREMENTS	3.00 mnth	39,069.67 /mnth	117,209
02.0000 EXISTING CONDITIONS			
02.2100 Surveying & Documentation			
site & building surveying, private, by others	5,777.00 gsa	0.78 /gsa	4,500
02.2100 Surveying & Documentation	5,777.00 gsa	0.78 /gsa	4,500
02.0000 EXISTING CONDITIONS	5,777.00 gsa	0.78 /gsa	4,500
26.0000 ELECTRICAL			
26.1000 Electrical Systems			
site electrical	5,777.00 gsa	3.93 /gsa	22,700
26.1000 Electrical Systems	5,777.00 gsa	3.93 /gsa	22,700
26.0000 ELECTRICAL	5,777.00 gsa	3.93 /gsa	22,700
31.0000 EARTHWORK			
31.2000 Earth Moving			
site demo, earthwork, and utilities (incl electrical trenching)	5,777.00 gsa	14.00 /gsa	80,859
31.2000 Earth Moving	5,777.00 gsa	14.00 /gsa	80,859
31.0000 EARTHWORK	5,777.00 gsa	14.00 /gsa	80,859
32.0000 EXTERIOR IMPROVEMENTS			
32.1200 Flexible Paving			
ac paving - 3" onsite, 4" offsite	2,898.00 sqft	11.94 /sqft	34,592
32.1200 Flexible Paving	2,898.00 sqft	11.94 /sqft	34,592
32.1300 Rigid Paving			
site concrete	1,169.00 sqft	46.47 /sqft	54,320
32.1300 Rigid Paving	1,169.00 unit	46.47 /unit	54,320
32.1700 Paving Specialties			
new striping & signage, wheelstops	2,898.00 sqft	1.21 /sqft	3,500
32.1700 Paving Specialties	2,898.00 sqft	1.21 /sqft	3,500
32.3000 Site Furnishings			
bike rack, single-loop, supply and install	1.00 each	425.00 /each	425
site handrail at ramp, supply and install	117.00 lnft	206.22 /lnft	24,128
core drill and grout holes at railing	20.00 each	181.33 /each	3,627
32.3000 Site Furnishings	5,777.00 gsa	4.88 /gsa	28,180
32.9000 Landscaping			



CSI Standard Detail Report
221 Lafayette Parking
 Bend, OR
 GMP v01d

Spreadsheet Level	Quantity	Unit Cost	Total
32.9000 Landscaping			
landscaping & irrigation	1,019.00 sqft	27.18 /sqft	27,700
32.9000 Landscaping	<u>1,019.00 sqft</u>	<u>27.18 /sqft</u>	<u>27,700</u>
 32.0000 EXTERIOR IMPROVEMENTS	 5,777.00 gsa	 25.67 /gsa	 148,292
 41.0000 ALLOWANCES			
01.2100 Allowances			
unsuitable soils at existing structure	1.00 allow	5,000.00 /allow	5,000
county signage	1.00 allow	1,500.00 /allow	1,500
grind stump of tree previously demo'd	1.00 allow	750.00 /allow	750
right of way landscaping	1.00 allow	6,000.00 /allow	6,000
01.2100 Allowances	<u>1.00 allow</u>	<u>13,250.00 /allow</u>	<u>13,250</u>
 41.0000 ALLOWANCES	 5,777.00 gsa	 2.29 /gsa	 13,250



Estimate Totals

Description	Amount	Totals	Hours	Rate	Cost per Unit
Subtotal Construction	386,810	386,810			66.957 /gsa
Sub Default Insurance	3,325			1.250 %	0.576 /gsa
Construction Contingency	19,340			5.000 %	3.348 /gsa
P&P Bonds	4,017			0.900 %	0.695 /gsa
Liability Insurance	4,017			0.900 %	0.695 /gsa
Builders Risk Insurance - NIC					
	30,699	417,509			72.271 /gsa
Contractor Fee	8,225			1.970 %	1.424 /gsa
	8,225	425,734			73.695 /gsa
Corporate Activity Tax	1,875			0.420 %	0.324 /gsa
Total Construction	1,875	427,609			74.019 /gsa
Preconstruction	18,715				3.240 /gsa
Total		446,324			77.259 /gsa

Management/General Conditions- Summary								Management/General Conditions-														
 CONTRACTORS		Project Name:		Deschutes County Courthouse																		
		Job #:		3122-018				Daily														
		Project Type:		Public/Civic/CM-GC				1 2 4 6 8 10 12 14 15 16 20 30 40														
		Date of Estimate:		2/1/2026				Weekly														
		Constr Start Date:		4/1/2026				4.3 8.6 17.2 25.8 34.4 43 51.6 60.2 64.5 68.8 86 129 172														
Constr Duration (mo):		3				<i>Orig. GMP Had This Time as 'Ramp Down'</i>																
Management/General Conditions- Summary								Lafayette														
Standard Cost Code	Category	Description	Unit	Count 2026	Unit Price 2026	Comments on Basis of Estimate	TOTAL	Description	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26		
013104	L	Senior Project Manager- Cory	hrs	52	203	Write SPOs, manage billings, coordinate the work	\$ 10,468	Senior Project Manager	Covered In Budget During This Time, but Working on Lafayette				17.2	17.2	17.2							
013107	L	Senior Project Engineer- Alexis	hrs	0	108	Change Mgmt	\$ -	Senior Project Engineer	Covered In Budget During This Time, but Working on Lafayette													
013107	L	Project Intern- Trystan	hrs	69	42	Site documentation and closeout documents	\$ 2,857	Project Intern	Not Working On Lafayette At This Time			17.2	17.2	17.2	17.2							
013109	L	Project Admin- Rese	hrs	103	82	Invoicing	\$ 8,454	Project Admin	Not Working On Lafayette At This Time			25.8	25.8	25.8	25.8							
013124	L	Project Superintendent- Kurt	hrs	26	227	Scheduling	\$ 5,852	Project Superintendent	Covered In Budget During This Time, but Working on Lafayette				8.6	8.6	8.6							
015216	M	First Aid Supplies	mo	3	50		\$ 150															
015219	M	Chemical Toilets	mo	3	500		\$ 1,500															
015433	M	Fuel	mo	3	500		\$ 1,500															
015651	L	Safety Manager	hrs	26	130		\$ 3,364	Field Safety Manager	Not Working On Lafayette At This Time			8.6	8.6	8.6								
015651	M	Safety Manager (Travel)	mo	3	250		\$ 750															
015813	M	Construction Signage	mo	3	150		\$ 450															
017836	M	Post Closeout Services	ls	1	1,500		\$ 1,500															
Management/General Conditions- Summary							\$ 36,846															

General Requirements- Logistics- Summary							General Requirements- Logistics- Hours																						
 Project Name: Deschutes County Courthouse Job #: 3122-018 Project Type: Public/Civic/CN-GC Date of Estimate: 2/1/2026 Constr Start Date: 4/1/2026 Constr Duration (mo): 3							Daily 1 2 4 6 8 10 12 14 15 16 20 30 40 Weekly 4.3 8.6 17.2 25.8 34.4 43 51.6 60.2 64.5 68.8 86 129 172																						
General Requirements- Logistics- Summary																													
Standard Cost Code	Category	Description	Unit	Count 2026	Unit Price 2026	Totals	Description	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27									
060150	L	Asst/Logistics Superintendent- Tyson	hrs	0	160	\$ -	Asst/Logistics Superintendent	Covered in Budget During This Time, but Working on Lafayette																					
060160	L	Field Engineer- Jorge	hrs	77	108	\$ 8,389	Field Engineer	Covered in Budget During This Time, but Working on Lafayette																					
060260	L	Temp Fence (other than jersey barriers)	hrs	26	93	\$ 2,387	Temp Fence- 2 hrs/wk				25.8	25.8	25.8																
060260	M	Temp Fence (other than jersey barriers)	mo	3	1,500	\$ 4,500																							
060170	L	Foreman- Mackenzie	hrs	181	126	\$ 22,754	Foreman- Field Supervision- 14 hrs/wk				60.2	60.2	60.2																
060330	L	Forklift Operator	hrs	77	93	\$ 7,161	Forklift Operator- 6 hrs/wk				25.8	25.8	25.8																
060330	E	Forklift Rental	mo	3	4,200	\$ 12,600																							
060400	M	Small Tools	mo	3	500	\$ 1,500																							
060460	L	Temp Protection Finishes	hrs	26	93	\$ 2,387	Temp Protection Finishes- 2 hrs/wk				8.6	8.6	8.6																
060460	M	Temp Protection Finishes	mo	3	500	\$ 1,500																							
060530	L	Safety Barriers / Railings	hrs	52	93	\$ 4,774	Safety Barriers / Railings- 4 hrs/wk				17.2	17.2	17.2																
060530	M	Safety Barriers / Railings	mo	3	500	\$ 1,500																							
060550	L	Continuous cleanup	hrs	77	93	\$ 7,161	Continuous cleanup- 6 hrs/wk				25.8	25.8	25.8																
060550	M	Continuous cleanup	mo	3	250	\$ 750																							
060560	M	Dropboxes/Dumpsters	mo	3	1,000	\$ 3,000																							
General Requirements- Logistics- Summary						\$ 80,363																							

DCC- Lafayette- Estimating/Bid Package Effort

Post Date	Category	Source Description	Amount	Reference Date	Quantity	Uom	Py Trx Description
2/11/2026	L	Jeffrey Soukup	414.3	2/12/2026	2.5	HOURS	Regular Time
2/10/2026	L	Jeffrey Soukup	248.58	2/11/2026	1.5	HOURS	Regular Time
2025-12-02	L	Fletcher Hunt	878.08	2025-12-02	8	HOURS	Regular Time
2025-12-01	L	Fletcher Hunt	878.08	2025-12-01	8	HOURS	Regular Time
2025-11-25	L	Fletcher Hunt	878.08	2025-11-25	8	HOURS	Regular Time
2025-11-24	L	Fletcher Hunt	878.08	2025-11-24	8	HOURS	Regular Time
2025-11-21	L	Fletcher Hunt	878.08	2025-11-21	8	HOURS	Regular Time
2025-11-20	L	Fletcher Hunt	878.08	2025-11-20	8	HOURS	Regular Time
2025-11-19	L	Fletcher Hunt	878.08	2025-11-19	8	HOURS	Regular Time
2025-11-18	L	Fletcher Hunt	878.08	2025-11-18	8	HOURS	Regular Time
2025-11-17	L	Fletcher Hunt	878.08	2025-11-17	8	HOURS	Regular Time
2025-11-14	L	Fletcher Hunt	439.04	2025-11-14	4	HOURS	Regular Time
2025-11-13	L	Fletcher Hunt	439.04	2025-11-13	4	HOURS	Regular Time
2025-11-12	L	Fletcher Hunt	439.04	2025-11-12	4	HOURS	Regular Time
2025-11-11	L	Fletcher Hunt	439.04	2025-11-11	4	HOURS	Regular Time
2025-11-06	L	Fletcher Hunt	439.04	2025-11-06	4	HOURS	Regular Time
2025-11-05	L	Fletcher Hunt	439.04	2025-11-05	4	HOURS	Regular Time
2025-11-04	L	Fletcher Hunt	439.04	2025-11-04	4	HOURS	Regular Time
2025-10-31	L	Fletcher Hunt	439.04	2025-10-31	4	HOURS	Regular Time
2025-10-30	L	Fletcher Hunt	439.04	2025-10-30	4	HOURS	Regular Time
2025-10-29	L	Fletcher Hunt	219.52	2025-10-29	2	HOURS	Regular Time
2025-10-27	L	Kayla Bonn	67.73	2025-10-27	1	HOURS	Regular Time
2025-10-24	L	Fletcher Hunt	878.08	2025-10-24	8	HOURS	Regular Time
2025-10-23	L	Fletcher Hunt	878.08	2025-10-23	8	HOURS	Regular Time
2025-10-22	L	Fletcher Hunt	219.52	2025-10-22	2	HOURS	Regular Time
2025-10-21	L	Fletcher Hunt	219.52	2025-10-21	2	HOURS	Regular Time
2025-10-14	L	Fletcher Hunt	439.04	2025-10-14	4	HOURS	Regular Time
2025-10-13	L	Fletcher Hunt	878.08	2025-10-13	8	HOURS	Regular Time
2025-10-10	L	Fletcher Hunt	878.08	2025-10-10	8	HOURS	Regular Time
2025-10-09	L	Fletcher Hunt	878.08	2025-10-09	8	HOURS	Regular Time
2025-10-08	L	Kayla Bonn	135.46	2025-10-08	2	HOURS	Regular Time
2025-10-08	L	Fletcher Hunt	439.04	2025-10-08	4	HOURS	Regular Time
2025-10-07	L	Kayla Bonn	67.73	2025-10-07	1	HOURS	Regular Time
			18,714.92				

Jeff Soukup

From: Brent Wilson <Wilsoncurb@outlook.com>
Sent: Wednesday, February 11, 2026 11:04 AM
To: Jeff Soukup
Subject: RE: 221 Lafayette - Survey Questions

[EXTERNAL] *Use Caution*

That is correct all scope is included.



Brent Wilson
Wilson Curb Inc.
Mobile: 541-480-0420
Email: brent@wilsoncurb.com
21315 Bear Creek Rd
Bend, OR 97701
www.wilsoncurb.com

From: Jeff Soukup <jeffso@pence.net>
Sent: Wednesday, February 11, 2026 11:03 AM

To: Brent Wilson <Wilsoncurb@outlook.com>
Subject: RE: 221 Lafayette - Survey Questions

Meaning he has all the scope listed below?

JEFF SOUKUP
Senior Estimator



T : 541.323.2336
C : 503.949.6375
E: jeffso@pence.net

1051 NW Bond St., Suite 310
Bend, OR 97701
www.pence.net

OR CCB# 239463

From: Brent Wilson <Wilsoncurb@outlook.com>
Sent: Wednesday, February 11, 2026 11:00 AM
To: Jeff Soukup <jeffso@pence.net>
Subject: RE: 221 Lafayette - Survey Questions

[EXTERNAL] *Use Caution*

Greg Hopper just confirmed that those numbers are all good for this project



Brent Wilson
Wilson Curb Inc.
Mobile: 541-480-0420
Email: brent@wilsoncurb.com
21315 Bear Creek Rd
Bend, OR 97701
www.wilsoncurb.com

From: Jeff Soukup <jeffso@pence.net>
Sent: Wednesday, February 11, 2026 10:31 AM

To: Brent Wilson <Wilsoncurb@outlook.com>
Subject: 221 Lafayette - Survey Questions

Brent,

As discussed, please confirm you included the scope listed blank below. Trying to ensure you are covered. If you could get back to me by 11 AM, that would be helpful:

Description	Wilson Curb Brent Wilson 541-480-0420
Base Scope	
survey staking	4,500
coordination	
data processing & calculations	
project control	
sawcuts	
water	
storm swales	
lightpoles	
retaining wall	
curb and sidewalk	
materials/expenses	
EVR stubups	
electrical panel/meter housekeeping pad	
Prevailing Wage	yes
Pence Scope form + Bid form	yes
Addendums (acknowledge)	n/a
Schedule (acknowledge)	yes

Thanks,

JEFF SOUKUP
Senior Estimator



T: 541.323.2336
C: 503.949.6375
E: jeffso@pence.net

1051 NW Bond St., Suite 310
Bend, OR 97701
www.pence.net

OR CCB# 239463

221 Lafayette Parking & On-Site Improvements

DATE: 11-17-2025 TIME: 2PM

TO: Pence Contractors, LLC
 5400 Meadows Rd. Suite 400.
 Lake Oswego, OR 97035

Phone: 503-252-3802

Email: fletcherh@pence.net

FROM: Wilson Curb Inc (Bidder)
21315 Bear Creek Rd. (Address)
Bend OR, 97701 (City/State/Zip)
Brent Wilson (Authorized Signer)

541-480-0420 (Phone)
541-389-4918 (Mobile)
wilsoncurb@outlook.com (E-Mail)
 _____ (E-Mail)

Operating as (strike out conditions that do not apply) an individual, a company, a corporation organized and existing under the laws of the State of Oregon, or a proprietorship, a partnership, or joint venture consisting of:
 S Corp _____

This form is to be used by all subcontractors / suppliers.

BID PROPOSALS

Having become completely familiar with the local conditions and legal requirements affecting the cost of work at the place where work is to be executed, having carefully examined the site conditions as they currently exist, and having carefully examined Bidding Documents prepared by Harper Houf Peterson Righellis Inc. together with any addenda to such bidding documents as listed hereinafter, the undersigned hereby proposes and agrees to provide all labor, materials, plant equipment, transportation and other facilities and services as necessary and/or required to execute all the work described by the aforesaid bidding documents for the following base bid and alternate/unit price amounts listed below.

Please break out your proposal per the following areas:

Bid Package/
 Spec Section

Description

Amount

Bid Package/ Spec Section	Description	Amount
#2	Electrical excavation Detail in SOV	\$12,250.00
#3	Earthwork, excavation Detail in SOV	\$63,166.00
#4	Asphalt patching Detail in SOV	\$12,773.00
#5	Site Concrete Detail in SOV	\$52,570.00
#6	Pavement markings and signage and bumpers Detail in SOV	\$3500.00
#		

SUBTOTAL: \$ 144,259.00

Alternate	Description	Amount
1	Surveying if needed	\$4,500.00
2		
3		
4		
5		
6		

ADDENDA ACKNOWLEDGEMENT

The undersigned acknowledges receipt of the following Addenda:

Addendum No. ____ dated _____ Addendum No. ____ dated _____
 Addendum No. ____ dated _____ Addendum No. ____ dated _____

Cost of Performance and Payment Bond: For this bid price: \$ \$3000.00 LS As a percentage: 2.10 %

(If your bid is over \$100,000 you must also include a letter from your **SURETY (not your agent)** indicating that they are prepared to supply a performance and payment bond for your firm on this specific project for your total bid amount)

Name of surety: Markel Surety Company

Please state your company's current EMR: (Bidders with an EMR above 1.0 or who do not list their EMR may be excluded) .82

Minimum Bidder Qualifications Acknowledgement: **Initial Below**

Bidder has reviewed and acknowledged all scope of work clarifications provided in Exhibit 1 attachment.	BW
The bidder has reviewed the insurance requirements as specified in the example Master Subcontract Agreement/Purchase Order (MSA) and will obtain the appropriate insurance upon execution of a contract in conjunction with this bid.	BW
The bidder attests to having the appropriate license to perform the scope per the documents and specifications as well as any local or state authority's requirements.	BW
The bidder has reviewed the MSA and agrees to promptly execute the agreement without any additions or deductions upon notification that they are successful bidder on the project.	BW
The bidder attests that they have included any local taxes and fees in their pricing.	BW

Cost Reduction Concepts (attach additional documentation as necessary) \$ 0.00

Submitted this 17th day of November, 2025.

Firm: Wilson Curb Inc.

Signature: *Brent Wilson* Typed name: Brent Wilson, President

Oregon CCB No.: 55987

COBID: MBE ____ WBE ____ ESB ____ DBE ____ SDVOB ____ NONE

If NOT COBID, what % or \$ of your scope will be performed by COBID Certified Firms? NONE

The bids will be reviewed by the Owner, Architect and Pence Contractors, LLC (Contractor). The awards will be made based on what is the most beneficial for the project, not necessarily the low bid. Contractor may reject offers that A) are made contingent upon Contractor accepting terms and conditions that differ from the solicitation documents; and/or B) take exceptions to the terms and conditions of the solicitation documents. Bidder agrees to hold their price for a period of sixty (60) days.

END OF SECTION

#	Description	Bid QTY	Units	Rates	Total Dollar Amount	Total Billed to Date	Total QTY billed to date	Dollar Amount left to bill	Quantity Left to bill
					Total Estimate	Total Billed to Date		Total \$ left to bill	\$ 148,759.00
		0			\$ 148,759.00	\$ -			
0	Bid Schedule of values	0	0		\$ -	\$ -	0	\$ -	0
0		0	0		\$ -	\$ -	0	\$ -	0
#2	Electrical Work Excavation only	0	0		\$ -	\$ -	0	\$ -	0
1	Excavation of electrical trenching Ln Ft of trenching.From electrial panel to Ev charging and Light pole	180	Ln Ft	\$ 20.00	\$ 3,600.00	\$ -	0	\$ 3,600.00	180
2	Light pole base Concrete only. Includes excavation	2	Each	\$ 2,000.00	\$ 4,000.00	\$ -	0	\$ 4,000.00	2
3	New housekeeping pad at electrical panel This is under site concrete.	50	Sq Ft	\$ 15.00	\$ 750.00	\$ -	0	\$ 750.00	50
4	Excavation of electrical trench from new panel to pacific power Transformer does not include conduit	78	Ln Ft	\$ 50.00	\$ 3,900.00	\$ -	0	\$ 3,900.00	78
0		0	0		\$ -	\$ -	0	\$ -	0
#3	Earthwork Bid Breakdown	0	0		\$ -	\$ -	0	\$ -	0
1	Mob	1	Each	\$ 4,000.00	\$ 4,000.00	\$ -	0	\$ 4,000.00	1
2	Gravel entrance 3 to 6 inch drain rock.	1	Each	\$ 1,500.00	\$ 1,500.00	\$ -	0	\$ 1,500.00	1
3	Erosion control silt fence and inlet protection	1	Each	\$ 1,500.00	\$ 1,500.00	\$ -	0	\$ 1,500.00	1
3	Sawcutting of all concret and asphalt	350	Ln Ft	\$ 10.00	\$ 3,500.00	\$ -	0	\$ 3,500.00	350
5	Removal of asphalt and concrete on site plan.	3427	Sq Ft	\$ 2.00	\$ 6,854.00	\$ -	0	\$ 6,854.00	3427
6	Excavation for wall, clear and grub wall area	125	Ln Ft	\$ 50.00	\$ 6,250.00	\$ -	0	\$ 6,250.00	125
7	Excavation for swale at wall and parking lot. Chip down 3 ft plus for guarantee drainage	1	Each	\$ 8,000.00	\$ 8,000.00	\$ -	0	\$ 8,000.00	1
8	Swale material, 9 inches drain rock, 3 inch peagravel, 18 inches of amended soile	100	CY	\$ 35.00	\$ 3,500.00	\$ -	0	\$ 3,500.00	100
9	Testing For swale	2	Each	\$ 1,400.00	\$ 2,800.00	\$ -	0	\$ 2,800.00	2
10	Prep for Curb	219	Ln Ft	\$ 10.00	\$ 2,190.00	\$ -	0	\$ 2,190.00	219
11	Prep for Sidewalk	875	Sq Ft	\$ 2.25	\$ 1,968.75	\$ -	0	\$ 1,968.75	875
12	Prep for asphalt paving parking lot.	3359	Sq Ft	\$ 1.75	\$ 5,878.25	\$ -	0	\$ 5,878.25	3359
13		0	0		\$ -	\$ -	0	\$ -	0
14	Removal of existing Stormwater facility	1	Each	\$ 1,000.00	\$ 1,000.00	\$ -	0	\$ 1,000.00	1
15	Removal of Existing sign base	1	Each	\$ 750.00	\$ 750.00	\$ -	0	\$ 750.00	1
16	New water meter double check valve. Installed By BYP plumbing	1	Each	\$ 2,500.00	\$ 2,500.00	\$ -	0	\$ 2,500.00	1
17		0	0		\$ -	\$ -	0	\$ -	0
18	Sewer abandondment Traffic plan.	1	Each	\$ 500.00	\$ 500.00	\$ -	0	\$ 500.00	1
19	Sewer abandondment road closure set up . Wilson Curb Inc is approved with city of Bend	1	Each	\$ 2,500.00	\$ 2,500.00	\$ -	0	\$ 2,500.00	1
20	Sewer abandondment Excavtion and abandondment	1	Each	\$ 5,400.00	\$ 5,400.00	\$ -	0	\$ 5,400.00	1
21	Sewer abandonment paving listed in #3 Asphalt section	0	Sq Ft	\$ -	\$ -	\$ -	0	\$ -	0
22		0	0		\$ -	\$ -	0	\$ -	0
23	Topsoil and backfill	1234	Sq Ft	\$ 1.50	\$ 1,851.00	\$ -	0	\$ 1,851.00	1234
24	Rock mulch for around tree.	112	Sq Ft	\$ 2.00	\$ 224.00	\$ -	0	\$ 224.00	112
25	landscaping sleeves	1	LS	\$ 500.00	\$ 500.00	\$ -	0	\$ 500.00	1

221 Lafayette Parking & On-Site Improvements

DATE: 11-19-25 TIME: 11:00 AM

TO: Pence Contractors, LLC
 5400 Meadows Rd. Suite 400.
 Lake Oswego, OR 97035

Phone: 503-252-3802

Email: fletcherh@pence.net

FROM: HWA (Bidder) 541-389-9351 (Phone)
62930 O.B. Riley Road Suite 100 (Address) _____ (Mobile)
Bend, OR 97705 (City/State/Zip) _____ (E-Mail)
Don Hendricks (Authorized Signer) danh@hwa-inc.org (E-Mail)

Operating as (strike out conditions that do not apply) an ~~individual~~, a ~~company~~, a corporation organized and existing under the laws of the State of Oregon, or a proprietorship, a partnership, or joint venture consisting of:

This form is to be used by all subcontractors / suppliers.

BID PROPOSALS

Having become completely familiar with the local conditions and legal requirements affecting the cost of work at the place where work is to be executed, having carefully examined the site conditions as they currently exist, and having carefully examined Bidding Documents prepared by Harper Houf Peterson Righellis Inc. together with any addenda to such bidding documents as listed hereinafter, the undersigned hereby proposes and agrees to provide all labor, materials, plant equipment, transportation and other facilities and services as necessary and/or required to execute all the work described by the aforesaid bidding documents for the following base bid and alternate/unit price amounts listed below.

Please break out your proposal per the following areas:

Bid Package/ Spec Section	Description	Amount

SUBTOTAL: \$ 6,000.00

Alternate	Description	Amount
1		
2		
3		
4		
5		
6		

ADDENDA ACKNOWLEDGEMENT

The undersigned acknowledges receipt of the following Addenda:

Addendum No. ____ dated _____ Addendum No. ____ dated _____

Addendum No. ____ dated _____ Addendum No. ____ dated _____

Cost of Performance and Payment Bond: For this bid price: \$ _____ LS As a percentage: _____ %

(If your bid is over \$100,000 you must also include a letter from your **SURETY (not your agent)** indicating that they are prepared to supply a performance and payment bond for your firm on this specific project for your total bid amount)

Name of surety: _____

Please state your company's current EMR: (Bidders with an EMR above 1.0 or who do not list their EMR may be excluded) _____

Minimum Bidder Qualifications Acknowledgement:

Initial Below

Bidder has reviewed and acknowledged all scope of work clarifications provided in Exhibit 1 attachment.	DH
The bidder has reviewed the insurance requirements as specified in the example Master Subcontract Agreement/Purchase Order (MSA) and will obtain the appropriate insurance upon execution of a contract in conjunction with this bid.	DH
The bidder attests to having the appropriate license to perform the scope per the documents and specifications as well as any local or state authority's requirements.	DH
The bidder has reviewed the MSA and agrees to promptly execute the agreement without any additions or deductions upon notification that they are successful bidder on the project.	DH
The bidder attests that they have included any local taxes and fees in their pricing.	DH

Cost Reduction Concepts (attach additional documentation as necessary) \$ _____

Submitted this 19 day of November, 2025.

Firm: HWA

Signature: [Signature] Typed name: Dan Hendricks

Oregon CCB No.: NA

COBID: MBE ____ WBE ____ ESB ____ DBE ____ SDVOB ____

If NOT COBID, what % or \$ of your scope will be performed by COBID Certified Firms? 0

The bids will be reviewed by the Owner, Architect and Pence Contractors, LLC (Contractor). The awards will be made based on what is the most beneficial for the project, not necessarily the low bid. Contractor may reject offers that A) are made contingent upon Contractor accepting terms and conditions that differ from the solicitation documents; and/or B) take exceptions to the terms and conditions of the solicitation documents. Bidder agrees to hold their price for a period of sixty (60) days.

END OF SECTION

Exhibit "A"
Scope of Work and Fee Proposal

221 LAFAYETTE AVE.
Construction Staking



November 12, 2025

EV stubups and electrical panel/meter housekeeping pad is incl
in price attached email from Dan - FH 11/12/25

Task 1	Construction Staking - Site Work	\$ 6,000
a	Coordination	
b	Data Processing and Calculations	
c	Establish Project Control	
d	saw cuts	
e	water	
f	storm swail	
g	light poles	
h	retaining wall	
i	Curb and Sidewalk	
j	Materials/Expenses	
Total Fee Estimate:		\$ 6,000

Assumptions and Understandings:

- This fee proposal valid for 30 days.
- Please see Construction Staking General Conditions for staking procedures and details.

CONSTRUCTION STAKING
GENERAL CONDITIONS

1. This Construction Staking Proposal is based on the information shown on the Plans and Specifications. Minor modifications to staking methods and requirements can be made under the Project Fee. Changes to the Project Fee for substantial changes, additive or deductive, can be negotiated prior to beginning the work.
2. The Project Fee is limited to the specific items identified in this quote (see Exhibit A). Any item not included in this quote will be considered "Extra Work." It is assumed that this includes all staking required for the complete construction of this project based on commonly accepted industry standards. Changes can be accommodated as identified above.
3. Any additional staking made necessary by additions or modifications to the Plans and Specifications, or other "extras" as delineated herein, will be charged on a time and materials basis at current HWA billing rates. It will be the contractor's responsibility to keep HWA informed of revisions or additions to the original bid set plans, otherwise HWA will not be responsible for said changes either staked or constructed.
4. The Project Fee accounts for the single setting of each specified stake. Restaking shall be considered extra according to the HWA Fee Schedule.
5. Any claim against HWA for losses resulting from errors in staking (either horizontal or vertical) must be accompanied by proof of the actual location of the stake and information written on the lath (i.e., stakes must still be in place in the field when the claim is made).
6. The contractor is cautioned that the stakes are a guide for construction. The construction plans and specifications are to hold superior. If a discrepancy is noted between stakes set and the plans, the contractor is obligated to notify HWA of the discrepancy, otherwise HWA will not be liable for the work.
7. It will be the contractor's responsibility to discuss offsets for stakes in a pre-construction meeting with HWA before the calculations are made, otherwise offsets will be chosen by HWA according to standard practice in Deschutes County and any changes made after calculations are done will be billed to the contractor as an extra.
8. Following the setting of stakes, cut sheets can be provided by HWA at the Contractor's request. "Cut sheets" will be provided in an 8½" x 11" format from handwritten field notes.
9. The contractor has sole responsibility for preservation of construction stakes after stakes have been set. Any and all disturbance of the construction stakes will be the sole responsibility of the contractor.
10. Please note that HWA will not be solving or establishing rights of ways or any other positions to define property boundaries as part of this project.

Fletcher Hunt

From: Dan Hendricks <DanH@hwa-inc.org>
Sent: Wednesday, November 12, 2025 11:06 AM
To: Fletcher Hunt
Subject: RE: Project Name: 221 Lafayette Parking and On-Site Improvements (11-12-2025)

Categories: Bid Questions - Answers

[EXTERNAL] *Use Caution*

The EV locations and the pad are included in the price and yes prevailing wage rates were used to calculate site work time.

Thanks,

From: Fletcher Hunt <fletcherh@pence.net>
Sent: Wednesday, November 12, 2025 10:30 AM
To: Dan Hendricks <DanH@hwa-inc.org>
Subject: Project Name: 221 Lafayette Parking and On-Site Improvements (11-12-2025)

Dan,

Thanks for sending this in. Just had a few quick questions:

1. There are (4) stubups shown on the electrical plan for future EV chargers. Would these require survey typically? If so, can you provide an adder cost (via email reply is OK)?
2. There's a housekeeping pad in the NE corner for the electrical panel/meter, same question as above.
3. Are prevailing wage rates included?

Regards,

Fletcher Hunt
Estimator II



T : 503.252.3802
C : 971.284.4124
E: fletcherh@pence.net

5400 Meadows Road, Fourth Floor
Lake Oswego, OR 97035
www.pence.net



Subcontractor Comparison & Award Recommendation

Bid Date: 11/17/2025

[BID SUMMARY FORM](#)

Architect: HHRP
Plan Version Date:

10/23/2025

Project: **221 Lafayette Parking**

Scope: **26-01 - Electrical**

Spec/Div	Description	Pence Budget	Elite Electric Jon Colombo 503-901-3924	Kronsberg Electric Tim Hansen 541-668-4051	Kuenzi Electric Jared Neukomm 541-903-8532	Tomco Electric Terry Milbert 541-419-0523	Bend Electric	Bright Services	Central Oregon Electric
	Base Scope		19,100	25,391	21,100	37,847			
	lightpole, 18' Hapso SSS18D4-4 x2		incl	incl	incl	incl	Declined to Bid	Declined to Bid	Declined to Bid
	pole mounted luminaire, Lithonia x2		incl	incl	incl	incl			
	lightpole bases		1,600	incl	4,990	incl			
	structural engineering for light > 16'		1,500	1,000	1,500	1,500			
	junction boxes at EV		500	1,116	850	500			
	ESR table 15 conduit sizing		-300	-300	-300	-300			
	service panel & utility meter		incl	incl	incl	incl			
	conduit, 1" to lightpoles		incl	incl	incl	incl			
	conduit, 1-1/4" to EV chargers		incl	incl	incl	incl			
	conduit x2, 3" grey sch. 40		incl	incl	540	incl			
	electrical permitting fees		300	incl	incl	300			
	Prevailing Wage		yes	yes	yes	yes			
	Pence Scope form + Bid form		yes	yes	yes	yes			
	Addendums (acknowledge)		n/a	n/a	n/a	n/a			
	Schedule (acknowledge)		yes	yes	yes	yes			
	Total Base Bid	\$ -	\$ 22,700	\$ 27,207	\$ 28,680	\$ 39,847	\$ -	\$ -	\$ -
	Bond		n/a	n/a	n/a	n/a	n/a	n/a	n/a
	Total Combined Price		\$ 22,700	\$ 27,207	\$ 28,680	\$ 39,847	0	0	0

MWESB

	We recommend this work be awarded to: Elite Electric		
	Subcontract / Purchase Agreement Amount: 22,700		
	We recommend this work be bonded: N/A		
	Estimated Bond Cost: N/A		
	Pence Contractors by: Cory Loomis		

221 Lafayette Parking & On-Site Improvements

DATE: 11/17/25 TIME: 12:00pm

TO: Pence Contractors, LLC
5400 Meadows Rd. Suite 400.
Lake Oswego, OR 97035

Phone: 503-252-3802

Email: fletcherh@pence.net

FROM: Elite Electric (Bidder) 541-330-9750 (Phone)
20657 NE Brinson BLVD (Address) 503-901-3924 (Mobile)
Bend, Oregon 97701 (City/State/Zip) jonc@elitebend.com (E-Mail)
Jon Colombo (Authorized Signer) jason@elitebend.com (E-Mail)

Operating as (strike out conditions that do not apply) an individual, a company, a corporation organized and existing under the laws of the State of Oregon, or a proprietorship, a partnership, or joint venture consisting of:

This form is to be used by all subcontractors / suppliers.

BID PROPOSALS

Having become completely familiar with the local conditions and legal requirements affecting the cost of work at the place where work is to be executed, having carefully examined the site conditions as they currently exist, and having carefully examined Bidding Documents prepared by Harper Houf Peterson Righellis Inc. together with any addenda to such bidding documents as listed hereinafter, the undersigned hereby proposes and agrees to provide all labor, materials, plant equipment, transportation and other facilities and services as necessary and/or required to execute all the work described by the aforesaid bidding documents for the following base bid and alternate/unit price amounts listed below.

Please break out your proposal per the following areas:

Bid Package/ Spec Section	Description	Amount
00961	Electrical Labor and Materials	\$11,000 \$10,500.00
00961	Electrical Service Gear	\$3,900.00
00961	Electrical Fixture Package	\$4,200.00

SUBTOTAL: \$19,100
~~\$18,600.00~~

Alternate	Description	Amount
1		
2		
3		
4		
5		
6		

ADDENDA ACKNOWLEDGEMENT

The undersigned acknowledges receipt of the following Addenda:

Addendum No. NA dated NA Addendum No. NA dated NA
 Addendum No. NA dated NA Addendum No. NA dated NA

Cost of Performance and Payment Bond: For this bid price: \$18,600.00LS As a percentage: 3 %

(If your bid is over \$100,000 you must also include a letter from your **SURETY (not your agent)** indicating that they are prepared to supply a performance and payment bond for your firm on this specific project for your total bid amount)

Name of surety: NA

Please state your company's current EMR: (Bidders with an EMR above 1.0 or who do not list their EMR may be excluded) _____

Minimum Bidder Qualifications Acknowledgement:

	Initial Below
Bidder has reviewed and acknowledged all scope of work clarifications provided in Exhibit 1 attachment.	JC
The bidder has reviewed the insurance requirements as specified in the example Master Subcontract Agreement/Purchase Order (MSA) and will obtain the appropriate insurance upon execution of a contract in conjunction with this bid.	JC
The bidder attests to having the appropriate license to perform the scope per the documents and specifications as well as any local or state authority's requirements.	JC
The bidder has reviewed the MSA and agrees to promptly execute the agreement without any additions or deductions upon notification that they are successful bidder on the project.	JC
The bidder attests that they have included any local taxes and fees in their pricing.	JC

Cost Reduction Concepts (attach additional documentation as necessary) \$ _____

Submitted this 17th day of November, 2025.

Firm: Elite Electric

Signature: Jon Colombo  Typed name: Jon Colombo

Oregon CCB No.: 172058

COBID: MBE NA WBE NA ESB NA DBE NA SDVOB NA

If NOT COBID, what % or \$ of your scope will be performed by COBID Certified Firms? NA

The bids will be reviewed by the Owner, Architect and Pence Contractors, LLC (Contractor). The awards will be made based on what is the most beneficial for the project, not necessarily the low bid. Contractor may reject offers that A) are made contingent upon Contractor accepting terms and conditions that differ from the solicitation documents; and/or B) take exceptions to the terms and conditions of the solicitation documents. Bidder agrees to hold their price for a period of sixty (60) days.

END OF SECTION



Pence Contractors

Attn: Fletcher Hunt

REV#0 – 11/17/25

REV#1 – 11-18-25

REV#2 – 11/21/25

Subject: Electrical Design and Construction Proposal

Pence Contractors

Thank you for giving us the chance to present our proposal for the referenced project.

PROJECT DETAILS

Project Name

Lafayette Parking Improvement

Project Location

221 NW Lafayette Ave Bend, Or

Project Description

New electrical service and distributed power for parking lot improvement

PROPOSAL INFORMATION SOURCE

- Invitation to Bid Package #1 documents

Name	Type
00_08_30_Wage_Rates.pdf	PDF Document
00_11_00_Invitation_To_Bid.pdf	PDF Document
00_21_00_Instructions_to_Bidders.pdf	PDF Document
00_31_00_Available_Project_Inform...	PDF Document
00_41_00_Pence_Bid_Form.pdf	PDF Document
01_PEN_2025_MSA__Exhibits_24JU...	PDF Document
Exhibit_5_Minimum_Project_Safety...	PDF Document

- Based on a set of electrical drawings dated 3/25/25

INCLUDED IN PROPOSAL

General Electrical

- Provide permit application and all required documentation to secure electrical permit .
- Provide adequate manpower and supervision for all work related to the project.
- Provide labor wage rates in compliance with Document 00 83 00.
- Coordinate and schedule all inspections for our scope of work. Have Elite Electric staff member present for all inspections and provide Pence a copy of all inspection reports.
- Assist with coordination of Pacific Power for new service to site.

Electrical Underground



- Provide and install utility conduit from new PPL transformer to electrical service.
- The drawings show reference the utility conduit in two locations. Confirming we have conduits per Table 16 of the ESR as not on the the single line drawing. This includes (2) 4" conduits. Since we are single phase, we agree the power company would allow Table 15 of the ESR to be used and we could offer a credit of (\$300.00)

Panel Ampacity	Maximum Conduit Length	Max Degree of Bends	120/208		277/480	
			Number of Conduit Runs	Conduit Trade Size	Number of Conduit Runs	Conduit Trade Size
200 or less	150	270	1	3"	1	3"
400	150	270	2	4"	2	3"
600	100	270	2	4"	2	4"
800	100	270	3	4"	3	4"

Please note the single line drawing shows a vault pad mounted transformer. The electrical and civil drawings are not showing a new vault placement and we suspect that the power company will just plan to upgrade the existing overhead transformer however we have provided and add option for a vault in the event it is needed.

- Provide and install 1" underground conduit to new light poles per plan E1.0
- Provide and install 1.25" underground conduits to EV charger locations. EV charger locations are for future. Conduits not to exceed 26" stubs at locations

Electrical Power Installation

- Provide and install 400A Panel H 120/240v single-phase panel. free-standing gear with utility pull section. This is proposed to be a 400amp meterbase with commercial bypass that feeds into a 400amp Electrical panel to be mounted on a freestanding rack.
- Provide and install 1.25" conduit stubs for future EV chargers. Drawings indicate these will be conduit stubs. Provide and Install B12 Christy Boxes, Conduit caps, and pull strings for all (4) 1.25" future EV charger pipes.

Electrical Lighting Installation

- Provide and install 1" underground conduit to feed parking lot poles
- Provide and install parking lot lights per sheet E1.0. Our supplier states these lights are still available and we can provide factory installed photo sensors. In the event these lights become un-available, confirming we will supply the equivalent replacement with no cost impact.



SUMMARY OF COST

- Electrical Labor and Materials **\$11,000.00**
- Electrical Service Gear \$3,900.00
- Electrical Fixture Package \$4,200.00

TOTAL PROPOSAL AMOUNT **\$19,100.00**

ADD OPTIONS:

- The proposed light poles are 18' tall. The City of Bend requires structural engineering for all lights >16'. Please include **\$1,500.00** if Elite Electric needs to provide structural engineering. **We assume this will be a City issued permit and the City will require this however they could grant the County a variance.**
- Electrical drawings defer concrete light bases to structural engineer so we have elected to place these as an add option in case they are being handled by the Civil Contractor. Please include **\$1,600.00** for Elite Electric to supply and install concrete bases. **Concrete Light bases can be supplied at flush grade or up to 36" above grade, no cost impacts**
- Electrical permit fees- Add **\$300.00** to include
- Supply Power Co Vault for new transformer (we suspect this will be an overhead transformer and likely not needed). Add **\$1,600.00** to include.

EXCLUSIONS AND CLARIFICATIONS

- All work not stated above
- All AHJ permit fees, all Power Utility fees, and all Telecommunication Utility fees.
- All Trench, backfilling, sidewalk repair, and permit fees.
- All additional scope as a result from plan review or AHJ inspection requirements.
- All demolition. Unless otherwise noted above.
- Concrete saw cutting and repair.

Sincerely,
Jon Colombo
Elite Electric
503-901-3924

THANK YOU FOR GIVING US THE OPPORTUNITY TO BID THIS PROJECT FOR YOU!

All wiring will be done in a complete and workmanlike manner. All work will be done in compliance with the latest edition of the NEC, or any applicable local codes. All money is due upon receipt of the invoice. Overdue if not paid by the 10th of the month. Add 1.5% per month on unpaid amount.

221 Lafayette Parking & On-Site Improvements

DATE: 11/17/25 TIME: 12:00pm

TO: Pence Contractors, LLC
5400 Meadows Rd. Suite 400.
Lake Oswego, OR 97035

Phone: 503-252-3802

Email: fletcherh@pence.net

FROM: Elite Electric (Bidder) 541-330-9750 (Phone)
20657 NE Brinson BLVD (Address) 503-901-3924 (Mobile)
Bend, Oregon 97701 (City/State/Zip) jonc@elitebend.com (E-Mail)
Jon Colombo (Authorized Signer) jason@elitebend.com (E-Mail)

Operating as (strike out conditions that do not apply) an individual, a company, a corporation organized and existing under the laws of the State of Oregon, or a proprietorship, a partnership, or joint venture consisting of:

This form is to be used by all subcontractors / suppliers.

BID PROPOSALS

Having become completely familiar with the local conditions and legal requirements affecting the cost of work at the place where work is to be executed, having carefully examined the site conditions as they currently exist, and having carefully examined Bidding Documents prepared by Harper Houf Peterson Righellis Inc. together with any addenda to such bidding documents as listed hereinafter, the undersigned hereby proposes and agrees to provide all labor, materials, plant equipment, transportation and other facilities and services as necessary and/or required to execute all the work described by the aforesaid bidding documents for the following base bid and alternate/unit price amounts listed below.

Please break out your proposal per the following areas:

Bid Package/
Spec Section

Description

Amount

Bid Package/ Spec Section	Description	Amount
00961	Electrical Labor and Materials	\$10,500.00
00961	Electrical Service Gear	\$3,900.00
00961	Electrical Fixture Package	\$4,200.00

SUBTOTAL:

\$ 18,600.00

Alternate

Description

Amount

Alternate	Description	Amount
1		
2		
3		
4		
5		
6		

ADDENDA ACKNOWLEDGEMENT

The undersigned acknowledges receipt of the following Addenda:

Addendum No. NA dated NA Addendum No. NA dated NA
 Addendum No. NA dated NA Addendum No. NA dated NA

Cost of Performance and Payment Bond: For this bid price: \$18,600.00LS As a percentage: 3 %

(If your bid is over \$100,000 you must also include a letter from your **SURETY (not your agent)** indicating that they are prepared to supply a performance and payment bond for your firm on this specific project for your total bid amount)

Name of surety: NA

Please state your company's current EMR: (Bidders with an EMR above 1.0 or who do not list their EMR may be excluded) _____

Minimum Bidder Qualifications Acknowledgement:

	Initial Below
Bidder has reviewed and acknowledged all scope of work clarifications provided in Exhibit 1 attachment.	JC
The bidder has reviewed the insurance requirements as specified in the example Master Subcontract Agreement/Purchase Order (MSA) and will obtain the appropriate insurance upon execution of a contract in conjunction with this bid.	JC
The bidder attests to having the appropriate license to perform the scope per the documents and specifications as well as any local or state authority's requirements.	JC
The bidder has reviewed the MSA and agrees to promptly execute the agreement without any additions or deductions upon notification that they are successful bidder on the project.	JC
The bidder attests that they have included any local taxes and fees in their pricing.	JC

Cost Reduction Concepts (attach additional documentation as necessary) \$ _____

Submitted this 17th day of November, 2025.

Firm: Elite Electric

Signature: Jon Colombo Digitally signed by Jon Colombo
DN: C=US, E=jon@elitebend.com, O=Elite Electric, OU=Elite Electric, CN=Jon Colombo
Date: 2025.11.17 12:22:49-08'00' Typed name: Jon Colombo

Oregon CCB No.: 172058

COBID: MBE NA WBE NA ESB NA DBE NA SDVOB NA

If NOT COBID, what % or \$ of your scope will be performed by COBID Certified Firms? NA

The bids will be reviewed by the Owner, Architect and Pence Contractors, LLC (Contractor). The awards will be made based on what is the most beneficial for the project, not necessarily the low bid. Contractor may reject offers that A) are made contingent upon Contractor accepting terms and conditions that differ from the solicitation documents; and/or B) take exceptions to the terms and conditions of the solicitation documents. Bidder agrees to hold their price for a period of sixty (60) days.

END OF SECTION



Pence Contractors

Attn: Fletcher Hunt

REV#0 – 11/17/25

REV#1 – 11-18-25

Subject: Electrical Design and Construction Proposal

Pence Contractors

Thank you for giving us the chance to present our proposal for the referenced project.

PROJECT DETAILS

Project Name

Lafayette Parking Improvement

Project Location

221 NW Lafayette Ave Bend, Or

Project Description

New electrical service and distributed power for parking lot improvement

PROPOSAL INFORMATION SOURCE

- Invitation to Bid Package #1 documents

Name	Type
00_08_30_Wage_Rates.pdf	PDF Document
00_11_00_Invitation_To_Bid.pdf	PDF Document
00_21_00_Instructions_to_Bidders.pdf	PDF Document
00_31_00_Available_Project_Inform...	PDF Document
00_41_00_Pence_Bid_Form.pdf	PDF Document
01_PEN_2025_MSA__Exhibits_24JU...	PDF Document
Exhibit_5_Minimum_Project_Safety...	PDF Document

- Based on a set of electrical drawings dated 3/25/25

INCLUDED IN PROPOSAL

General Electrical

- Provide permit application and all required documentation to secure electrical permit .
- Provide adequate manpower and supervision for all work related to the project.
- Provide labor wage rates in compliance with Document 00 83 00.
- Coordinate and schedule all inspections for our scope of work. Have Elite Electric staff member present for all inspections and provide Pence a copy of all inspection reports.
- Assist with coordination of Pacific Power for new service to site.

Electrical Underground

- Provide and install utility conduit from new PPL transformer to electrical service.



The drawings show reference the utility conduit in two locations. Confirming we have conduits per Table 16 of the ESR as not on the the single line drawing. This includes (2) 4" conduits. Since we are single phase, we agree the power company would allow Table 15 of the ESR to be used and we could offer a credit of (\$300.00)

Panel Ampacity	Maximum Conduit Length	Max Degree of Bends	120/208		277/480	
			Number of Conduit Runs	Conduit Trade Size	Number of Conduit Runs	Conduit Trade Size
200 or less	150	270	1	3"	1	3"
400	150	270	2	4"	2	3"
600	100	270	2	4"	2	4"
800	100	270	3	4"	3	4"

Please note the single line drawing shows a vault pad mounted transformer. The electrical and civil drawings are not showing a new vault placement and we suspect that the power company will just plan to upgrade the existing overhead transformer however we have provided and add option for a vault in the event it is needed.

- Provide and install 1" underground conduit to new light poles per plan E1.0
- Provide and install 1.25" underground conduits to EV charger locations. EV charger locations are for future. Conduits not to exceed 26" stubs at locations

Electrical Power Installation

- Provide and install 400A Panel H 120/240v single-phase panel. free-standing gear with utility pull section. This is proposed to be a 400amp meterbase with commercial bypass that feeds into a 400amp Electrical panel to be mounted on a freestanding rack.
- Provide and install 1.25" conduit stubs for future EV chargers. Drawings indicate these will be conduit stubs. We will provide pull strings and caps. If junction boxes are desired, please provide specification and we can price.

Electrical Lighting Installation

- Provide and install 1" underground conduit to feed parking lot poles
- Provide and install parking lot lights per sheet E1.0. Our supplier states these lights are still available and we can provide factory installed photo sensors. In the event these lights become un-available, confirming we will supply the equivalent replacement with no cost impact.

SUMMARY OF COST

- Electrical Labor and Materials \$10,500.00



- Electrical Service Gear \$3,900.00
- Electrical Fixture Package \$4,200.00

TOTAL PROPOSAL AMOUNT \$18,600.00

ADD OPTIONS:

- The proposed light poles are 18' tall. The City of Bend requires structural engineering for all lights >16'. Please include **\$1,500.00** if Elite Electric needs to provide structural engineering. **We assume this will be a City issued permit and the City will require this however they could grant the County a variance,**
- Electrical drawings defer concrete light bases to structural engineer so we have elected to place these as an add option in case they are being handled by the Civil Contractor. Please include **\$1,600.00** for Elite Electric to supply and install concrete bases. **Concrete Light bases can be supplied at flush grade or up to 36" above grade, no cost impacts**
- Electrical permit fees- Add **\$300.00** to include
- Supply Power Co Vault for new transformer (we suspect this will be an overhead transformer and likely not needed) Add **\$1,600.00** to include.

EXCLUSIONS AND CLARIFICATIONS

- All work not stated above
- All AHJ permit fees, all Power Utility fees, and all Telecommunication Utility fees.
- All Trench, backfilling, sidewalk repair, and permit fees
- All additional scope as a result from plan review or AHJ inspection requirements.
- All demolition. Unless otherwise noted above.
- Concrete saw cutting and repair.

Sincerely,
Jon Colombo
Elite Electric
503-901-3924

THANK YOU FOR GIVING US THE OPPORTUNITY TO BID THIS PROJECT FOR YOU!

All wiring will be done in a complete and workmanlike manner. All work will be done in compliance with the latest edition of the NEC, or any applicable local codes. All money is due upon receipt of the invoice. Overdue if not paid by the 10th of the month. Add 1.5% per month on unpaid amount.

Fletcher Hunt

From: Jon Colombo <jonc@elitebend.com>
Sent: Tuesday, November 18, 2025 3:09 PM
To: Fletcher Hunt
Cc: Jason Bethers
Subject: Re: 221 Lafayette bid clarifications
Attachments: 251118 Lafayette Parking Lot Improvement Proposal REV 1.pdf

You don't often get email from jonc@elitebend.com. [Learn why this is important](#)

[EXTERNAL] *Use Caution*

Fletcher,

See the attached revised proposal with all questions answered in Yellow.

Let me know if you have any questions.

Thanks,



Jon Colombo
Project Manager

503-901-3924 | jonc@elitebend.com

From: Fletcher Hunt <fletcherh@pence.net>
Sent: Tuesday, November 18, 2025 2:20 PM
To: Jon Colombo <jonc@elitebend.com>
Cc: Jason Bethers <jason@elitebend.com>
Subject: 221 Lafayette bid clarifications

Jon,

Trying to make sure we're apples to apples between all bidders and I had a few items I wanted to clarify on your bid for 221 Lafayette. No bid revision necessary, email responses with amounts or no change indication will be OK:

1. In reviewing the photometrics plan with another bidder, it sounds like the luminaires they call out have been discontinued. We're asking the design team to look at providing a new product with factory installed photosensors on both lights. Are you able to provide an add cost to go to the closest equivalent product by Lithonia that would accomplish this so we are covered?
2. Are you figuring pole base to be above ground or flush with finish surface? Not sure if this would affect cost or not. If it would, please let me know which option you selected and what cost would be to go to the other option.
3. It was also noted by another bidder that PP&L will require (2) – 3" conduits rather than the (1) that is called out in the plans. Can you provide an add cost to provide a 2nd conduit for the PP&L transformer?
4. E0.1 feeder schedule notes to use table PP&L #16 for sizing. Table #16 is for 3-phase service, but we have single phase service which would utilize table #15. Can you verify correct table was used and provide a cost adjustment if this changes anything on your end?
5. I read your verbiage regarding the structural engineering for CoB pole lights over 16'. Do you know if the County has similar requirements? Since these are on County property, I'm not sure the CoB requirements will apply, but we're looking into it.
6. Is the way you currently have this quoted that there is a meter base separate from power panel on freestanding rack? This is the way we'd like it priced in lieu of having them both in a single enclosure. If not, please provide price adjustment to go this route.
7. Can you confirm 4x EVR locations are conduits and pull strings only, no junction boxes?

Let me know if you have any questions.

Regards,

Fletcher Hunt

Estimator II



T : 503.252.3802
C : 971.284.4124
E: fletcherh@pence.net

5400 Meadows Road, Fourth Floor
Lake Oswego, OR 97035
www.pence.net

221 Lafayette Parking & On-Site Improvements

DATE: 11/17/25 TIME: 12:00pm

TO: Pence Contractors, LLC
5400 Meadows Rd. Suite 400.
Lake Oswego, OR 97035

Phone: 503-252-3802

Email: fletcherh@pence.net

FROM: Elite Electric (Bidder) 541-330-9750 (Phone)
20657 NE Brinson BLVD (Address) 503-901-3924 (Mobile)
Bend, Oregon 97701 (City/State/Zip) jonc@elitebend.com (E-Mail)
Jon Colombo (Authorized Signer) jason@elitebend.com (E-Mail)

Operating as (strike out conditions that do not apply) an individual, a company, a corporation organized and existing under the laws of the State of Oregon, or a proprietorship, a partnership, or joint venture consisting of:

This form is to be used by all subcontractors / suppliers.

BID PROPOSALS

Having become completely familiar with the local conditions and legal requirements affecting the cost of work at the place where work is to be executed, having carefully examined the site conditions as they currently exist, and having carefully examined Bidding Documents prepared by Harper Houf Peterson Righellis Inc. together with any addenda to such bidding documents as listed hereinafter, the undersigned hereby proposes and agrees to provide all labor, materials, plant equipment, transportation and other facilities and services as necessary and/or required to execute all the work described by the aforesaid bidding documents for the following base bid and alternate/unit price amounts listed below.

Please break out your proposal per the following areas:

Bid Package/
 Spec Section

Description

Amount

Bid Package/ Spec Section	Description	Amount
00961	Electrical Labor and Materials	\$10,500.00
00961	Electrical Service Gear	\$3,900.00
00961	Electrical Fixture Package	\$4,200.00

SUBTOTAL: \$ 18,600.00

Alternate

Description

Amount

Alternate	Description	Amount
1		
2		
3		
4		
5		
6		

ADDENDA ACKNOWLEDGEMENT

The undersigned acknowledges receipt of the following Addenda:

Addendum No. NA dated NA Addendum No. NA dated NA
Addendum No. NA dated NA Addendum No. NA dated NA

Cost of Performance and Payment Bond: For this bid price: \$18,600.00LS As a percentage: 3%

(If your bid is over \$100,000 you must also include a letter from your **SURETY (not your agent)** indicating that they are prepared to supply a performance and payment bond for your firm on this specific project for your total bid amount)

Name of surety: NA

Please state your company's current EMR: (Bidders with an EMR above 1.0 or who do not list their EMR may be excluded) _____

Minimum Bidder Qualifications Acknowledgement:

	Initial Below
Bidder has reviewed and acknowledged all scope of work clarifications provided in Exhibit 1 attachment.	JC
The bidder has reviewed the insurance requirements as specified in the example Master Subcontract Agreement/Purchase Order (MSA) and will obtain the appropriate insurance upon execution of a contract in conjunction with this bid.	JC
The bidder attests to having the appropriate license to perform the scope per the documents and specifications as well as any local or state authority's requirements.	JC
The bidder has reviewed the MSA and agrees to promptly execute the agreement without any additions or deductions upon notification that they are successful bidder on the project.	JC
The bidder attests that they have included any local taxes and fees in their pricing.	JC

Cost Reduction Concepts (attach additional documentation as necessary) \$ _____

Submitted this 17th day of November, 2025.

Firm: Elite Electric

Signature: Jon Colombo Digitally signed by Jon Colombo
DN: C=US, E=jonc@elitebend.com, O=Elite
Electric, OU=Elite Electric, CN=Jon
Colombo
Date: 2025.11.17 12:22:49-08'00' Typed name: Jon Colombo

Oregon CCB No.: 172058

COBID: MBE NA WBE NA ESB NA DBE NA SDVOB NA

If NOT COBID, what % or \$ of your scope will be performed by COBID Certified Firms? NA

The bids will be reviewed by the Owner, Architect and Pence Contractors, LLC (Contractor). The awards will be made based on what is the most beneficial for the project, not necessarily the low bid. Contractor may reject offers that A) are made contingent upon Contractor accepting terms and conditions that differ from the solicitation documents; and/or B) take exceptions to the terms and conditions of the solicitation documents. Bidder agrees to hold their price for a period of sixty (60) days.

END OF SECTION



Pence Contractors

Attn: Fletcher Hunt

REV#0 – 11/17/25

Subject: Electrical Design and Construction Proposal

Pence Contractors

Thank you for giving us the chance to present our proposal for the referenced project.

PROJECT DETAILS

Project Name

Lafayette Parking Improvement

Project Location

221 NW Lafayette Ave Bend, Or

Project Description

New electrical service and distributed power for parking lot improvement

PROPOSAL INFORMATION SOURCE

- Invitation to Bid Package #1 documents

Name	Type
00_08_30_Wage_Rates.pdf	PDF Document
00_11_00_Invitation_To_Bid.pdf	PDF Document
00_21_00_Instructions_to_Bidders.pdf	PDF Document
00_31_00_Available_Project_Inform...	PDF Document
00_41_00_Pence_Bid_Form.pdf	PDF Document
01_PEN_2025_MSA__Exhibits_24JU...	PDF Document
Exhibit_5_Minimum_Project_Safety...	PDF Document

- Based on a set of electrical drawings dated 3/25/25

INCLUDED IN PROPOSAL

General Electrical

- Provide permit application and all required documentation to secure electrical permit .
- Provide adequate manpower and supervision for all work related to the project.
- Provide labor wage rates in compliance with Document 00 83 00.
- Coordinate and schedule all inspections for our scope of work. Have Elite Electric staff member present for all inspections and provide Pence a copy of all inspection reports.
- Assist with coordination of Pacific Power for new service to site.

Electrical Underground

- Provide and install utility conduit from new PPL transformer to electrical service.
Please note the single line drawing shows a vault pad mounted transformer. The electrical and civil drawings are not



showing a new vault placement and we suspect that the power company will just plan to upgrade the existing overhead transformer however we have provided and add option for a vault in the event it is needed.

- Provide and install 1" underground conduit to new light poles per plan E1.0
- Provide and install 1.25" underground conduits to EV charger locations. EV charger locations are for future. Conduits not to exceed 26" stubs at locations

Electrical Power Installation

- Provide and install 400A Panel H 120/240v single-phase free-standing gear with utility pull section
- Provide and install 1.25" conduit stubs for future EV chargers

Electrical Lighting Installation

- Provide and install 1" underground conduit to feed parking lot poles
- Provide and install parking lot lights per sheet E1.0

SUMMARY OF COST

• Electrical Labor and Materials	\$10,500.00
• Electrical Service Gear	\$3,900.00
• Electrical Fixture Package	\$4,200.00

TOTAL PROPOSAL AMOUNT	\$18,600.00
------------------------------	--------------------

ADD OPTIONS:

- The proposed light poles are 18' tall. The City of Bend requires structural engineering for all lights >16'. Please include **\$1,500.00** if Elite Electric needs to provide structural engineering.
- Electrical drawings defer concrete light bases to structural engineer so we have elected to place these as an add option in case they are being handled by the Civil Contractor. Please include **\$1,600.00** for Elite Electric to supply and install concrete bases.
- Electrical permit fees- Add **\$300.00** to include
- Supply Power Co Vault for new transformer (we suspect this will be an overhead transformer and likely not needed) Add **\$1,600.00** to include.

EXCLUSIONS AND CLARIFICATIONS

- All work not stated above
- All AHJ permit fees, all Power Utility fees, and all Telecommunication Utility fees.
- All Trench, backfilling, sidewalk repair, and permit fees.
- All additional scope as a result from plan review or AHJ inspection requirements.
- All demolition. Unless otherwise noted above.
- Concrete saw cutting and repair.



Sincerely,
Jon Colombo
Elite Electric
503-901-3924

THANK YOU FOR GIVING US THE OPPORTUNITY TO BID THIS PROJECT FOR YOU!

All wiring will be done in a complete and workmanlike manner. All work will be done in compliance with the latest edition of the NEC, or any applicable local codes. All money is due upon receipt of the invoice. Overdue if not paid by the 10th of the month. Add 1.5% per month on unpaid amount.

221 Lafayette Parking & On-Site Improvements

DATE: 11/17/2025 TIME: 2:00 PM

TO: Pence Contractors, LLC
5400 Meadows Rd. Suite 400.
Lake Oswego, OR 97035

Phone: 503-252-3802

Email: fletcherh@pence.net

FROM: Kronsberg Electric, Inc. (Bidder) (541) 923-4664 (Phone)
P.O. Box 1416 (Address) (541) 668-4051 (Mobile)
Redmond, Oregon 97756 (City/State/Zip) Timh@kronsbergelectric.com (E-Mail)
Tim Hansen (Authorized Signer) Timh@kronsbergelectric.com (E-Mail)

Operating as (strike out conditions that do not apply) an individual, a company, a corporation organized and existing under the laws of the State of Oregon, or a proprietorship, a partnership, or joint venture consisting of:

This form is to be used by all subcontractors / suppliers.

BID PROPOSALS

Having become completely familiar with the local conditions and legal requirements affecting the cost of work at the place where work is to be executed, having carefully examined the site conditions as they currently exist, and having carefully examined Bidding Documents prepared by Harper Houf Peterson Righellis Inc. together with any addenda to such bidding documents as listed hereinafter, the undersigned hereby proposes and agrees to provide all labor, materials, plant equipment, transportation and other facilities and services as necessary and/or required to execute all the work described by the aforesaid bidding documents for the following base bid and alternate/unit price amounts listed below.

Please break out your proposal per the following areas:

Bid Package/
Spec Section

Description

Amount

Bid Package/ Spec Section	Description	Amount
Electrical	Electrical Base Materials & BOLI 2025 Labor Rates	\$22,534.00
Electrical	Precast Concrete Site Lighting Pole Bases	\$2,537.00
Electrical	Electrical Permit Fees	\$320.00
	See attached Kronsberg Proposal Form For Inclusions And Exclusions	

SUBTOTAL: \$ \$25,391.00

Alternate	Description	Amount
1	N/A	
2		
3		
4		
5		
6		

ADDENDA ACKNOWLEDGEMENT

The undersigned acknowledges receipt of the following Addenda:

Addendum No. _____ dated N/A Addendum No. _____ dated _____
 Addendum No. _____ dated _____ Addendum No. _____ dated _____

Cost of Performance and Payment Bond: For this bid price: \$ 1,253.55 LS As a percentage: 5 %
Rates may vary when application is made

(If your bid is over \$100,000 you must also include a letter from your **SURETY (not your agent)** indicating that they are prepared to supply a performance and payment bond for your firm on this specific project for your total bid amount)

Name of surety: N/A

Please state your company's current EMR: (Bidders with an EMR above 1.0 or who do not list their EMR may be excluded) 2024 / .83

Minimum Bidder Qualifications Acknowledgement:

Initial Below

Bidder has reviewed and acknowledged all scope of work clarifications provided in Exhibit 1 attachment.	
The bidder has reviewed the insurance requirements as specified in the example Master Subcontract Agreement/Purchase Order (MSA) and will obtain the appropriate insurance upon execution of a contract in conjunction with this bid.	Yes
The bidder attests to having the appropriate license to perform the scope per the documents and specifications as well as any local or state authority's requirements.	Yes
The bidder has reviewed the MSA and agrees to promptly execute the agreement without any additions or deductions upon notification that they are successful bidder on the project.	Yes
The bidder attests that they have included any local taxes and fees in their pricing.	Yes

Cost Reduction Concepts (attach additional documentation as necessary) \$ N/A

Submitted this 17th day of November, 2025.

Firm: Kronsberg Electric, Inc

Signature: Tim Hansen Digitally signed by Tim Hansen
 DN: cn=Tim Hansen, o=Kronsberg Electric, Inc., ou=Estimator/PM,
 email=tim.hansen@kronsbergelectric.com, c=US Typed name: Tim Hansen

Oregon CCB No.: 121874

COBID: MBE _____ WBE _____ ESB _____ DBE _____ SDVOB _____

If NOT COBID, what % or \$ of your scope will be performed by COBID Certified Firms? _____

The bids will be reviewed by the Owner, Architect and Pence Contractors, LLC (Contractor). The awards will be made based on what is the most beneficial for the project, not necessarily the low bid. Contractor may reject offers that A) are made contingent upon Contractor accepting terms and conditions that differ from the solicitation documents; and/or B) take exceptions to the terms and conditions of the solicitation documents. Bidder agrees to hold their price for a period of sixty (60) days.

END OF SECTION



Quality Commercial Electrical Construction

P.O. Box 1416
Redmond, OR 97756
Phone: 541-923-4664
Fax: 541-504-4644

REV-1 Proposal Deschutes Campus (Lafayette Parking Lot) KEI #25123 **11/21/2025**
221 NW Lafayette Ave, Bend, Oregon

Pence Contractors
5400 Meadows Road, Fourth Floor
Lake Oswego, Or. 97035
ATTN: Fletcher Hunt Cell (971) 284-4124

1) Electrical Base	\$23,650.00
2) F & I (2) Site Concrete Lighting Pole Bases (Minus Excavation)	\$2,537.00
TOTAL ELECTRICAL PROPOSAL (Price good for 30 Days)	\$26,187.00

INCLUSIONS:

1. Concrete Pole Lighting Bases
2. Separate Meterbase And Power Panel Mounted On Free Standing Struct Rack
3. F&I HDPE 14"X19"X12" Pull Box, 1-1/4" PVC Conduit, String, PVC Cap For Future EV Chargers
4. Using BOLI July 1st 2025 PWR Rates
5. Dedicated (4) 1-1/4" PVC Conduits Stubbed Above Ground At The (4) Future EV Charger Locations
6. Factory Installed PE Cells On Each Pole Light
7. Installing (2) 3" PVC Conduits For the PP&L Secondary Power Conduits.
8. Used GRC Exposed Conduits From Underground To Bottom Of Power Panel

EXCLUSIONS:

1. Permit Cost, Plan Review Fees Or Power Company Fees
2. Temp Power
3. All Excavation & Backfill And The Drilling Of Lighting Concrete Base Holes / EV Pull Boxes
4. Concrete Houskeeping Pad For The Power Panel And Meter Free Standing Strut Rack

Tim Hansen
Kronsberg Electric, Inc
Timh@kronsbergelectric.com

Fletcher Hunt

From: Beau Batts <Beau@advancedprecast.com>
Sent: Tuesday, November 18, 2025 2:30 PM
To: Tim Hansen
Cc: Fletcher Hunt; Rob Kronsberg; Keith Kronsberg; Kurt Prewitt
Subject: Re: pole base engineered stamp

You don't often get email from beau@advancedprecast.com. [Learn why this is important](#)

[EXTERNAL] *Use Caution*

Tim,

That is correct. I believe it is around \$1000 for engineering.

Thanks
Beau

From: Tim Hansen <TimH@kronsbergelectric.com>
Sent: Tuesday, November 18, 2025 2:27 PM
To: Beau Batts <Beau@advancedprecast.com>
Cc: Fletcher Hunt <fletcherh@pence.net>; Rob Kronsberg <rob@kronsbergelectric.com>; Keith Kronsberg <keith@kronsbergelectric.com>
Subject: Re: pole base engineered stamp

Beau

Am I understanding correctly that Advance Precast can provide a stamped pole base detail if I can get you the information you requested in the below email?

Is there an added cost for this stamp?



Tim Hansen
Electrical Estimator
Project Manager
Electrical Designer

Phone: 541-923-4664
Fax: 541-504-4644
Cell: 541-668-4051
Email: TimH@kronsbergelectric.com____
P.O. Box 1416
Redmond, OR 97756

www.kronsbergelectric.com

Fletcher Hunt

From: Tim Hansen <TimH@kronsbergelectric.com>
Sent: Friday, November 14, 2025 10:55 AM
To: Fletcher Hunt
Subject: Lafayette Parking Lot

Categories: Sub bid clarifications

[EXTERNAL] *Use Caution*

This should be the last correction

The plans show the wrong size of conduit from the PP&L transformer to the new Meter Base

The plans call for (1) 3" PVC conduits but PP&L requirements require (2) 3" PVC conduits.

I am going to make this correction so please consider that when you review my proposal



Tim Hansen
Electrical Estimator
Project Manager
Electrical Designer

Phone: 541-923-4664

Fax: 541-504-4644

Cell: 541-668-4051

Email: TimH@kronsbergelectric.com

P.O. Box 1416

Redmond, OR 97756

www.kronsbergelectric.com

Fletcher Hunt

From: Tim Hansen <TimH@kronsbergelectric.com>
Sent: Friday, November 14, 2025 12:16 PM
To: Fletcher Hunt
Subject: Re: Lafayette Parking Lot

[EXTERNAL] *Use Caution*

Another clarification about the 3" conduit

On sheet E0.1 in the feeder schedule tag # "PP1" it says to use PP&L table #16 for sizing. The problem is table #16 is for a three phase electrical service but we have a single phase service so we need to use table #15

I am done with take off so there will be no more questions.



Tim Hansen
Electrical Estimator
Project Manager
Electrical Designer

Phone: 541-923-4664

Fax: 541-504-4644

Cell: 541-668-4051

Email: TimH@kronsbergelectric.com

P.O. Box 1416

Redmond, OR 97756

www.kronsbergelectric.com

From: Tim Hansen <TimH@kronsbergelectric.com>
Sent: Friday, November 14, 2025 11:23 AM
To: Fletcher Hunt <fletcherh@pence.net>
Subject: Re: Lafayette Parking Lot

It is the quantity of conduits that is wrong

221 Lafayette Parking & On-Site Improvements

DATE: 11/17/2025 TIME: 2:00 PM

TO: Pence Contractors, LLC
5400 Meadows Rd. Suite 400.
Lake Oswego, OR 97035

Phone: 503-252-3802

Email: fletcherh@pence.net

FROM: Kronsberg Electric, Inc. (Bidder) (541) 923-4664 (Phone)
P.O. Box 1416 (Address) (541) 668-4051 (Mobile)
Redmond, Oregon 97756 (City/State/Zip) Timh@kronsbergelectric.com (E-Mail)
Tim Hansen (Authorized Signer) Timh@kronsbergelectric.com (E-Mail)

Operating as (strike out conditions that do not apply) an individual, a company, a corporation organized and existing under the laws of the State of Oregon, or a proprietorship, a partnership, or joint venture consisting of:

This form is to be used by all subcontractors / suppliers.

BID PROPOSALS

Having become completely familiar with the local conditions and legal requirements affecting the cost of work at the place where work is to be executed, having carefully examined the site conditions as they currently exist, and having carefully examined Bidding Documents prepared by Harper Houf Peterson Righellis Inc. together with any addenda to such bidding documents as listed hereinafter, the undersigned hereby proposes and agrees to provide all labor, materials, plant equipment, transportation and other facilities and services as necessary and/or required to execute all the work described by the aforesaid bidding documents for the following base bid and alternate/unit price amounts listed below.

Please break out your proposal per the following areas:

Bid Package/
Spec Section

Description

Amount

Bid Package/ Spec Section	Description	Amount
Electrical	Electrical Base Materials & BOLI 2025 Labor Rates	\$22,534.00
Electrical	Precast Concrete Site Lighting Pole Bases	\$2,537.00
Electrical	Electrical Permit Fees	\$320.00
	See attached Kronsberg Proposal Form For Inclusions And Exclusions	

SUBTOTAL: \$ \$25,391.00

Alternate	Description	Amount
1	N/A	
2		
3		
4		
5		
6		

ADDENDA ACKNOWLEDGEMENT

The undersigned acknowledges receipt of the following Addenda:

Addendum No. _____ dated N/A Addendum No. _____ dated _____
 Addendum No. _____ dated _____ Addendum No. _____ dated _____

Cost of Performance and Payment Bond: For this bid price: \$ 1,253.55 LS As a percentage: 5 %
Rates may vary when application is made

(If your bid is over \$100,000 you must also include a letter from your **SURETY (not your agent)** indicating that they are prepared to supply a performance and payment bond for your firm on this specific project for your total bid amount)

Name of surety: N/A

Please state your company's current EMR: (Bidders with an EMR above 1.0 or who do not list their EMR may be excluded) 2024 / .83

Minimum Bidder Qualifications Acknowledgement:

	Initial Below
Bidder has reviewed and acknowledged all scope of work clarifications provided in Exhibit 1 attachment.	
The bidder has reviewed the insurance requirements as specified in the example Master Subcontract Agreement/Purchase Order (MSA) and will obtain the appropriate insurance upon execution of a contract in conjunction with this bid.	Yes
The bidder attests to having the appropriate license to perform the scope per the documents and specifications as well as any local or state authority's requirements.	Yes
The bidder has reviewed the MSA and agrees to promptly execute the agreement without any additions or deductions upon notification that they are successful bidder on the project.	Yes
The bidder attests that they have included any local taxes and fees in their pricing.	Yes

Cost Reduction Concepts (attach additional documentation as necessary) \$ N/A

Submitted this 17th day of November, 2025.

Firm: Kronsberg Electric, Inc

Signature: Tim Hansen Digitally signed by Tim Hansen
DN: cn=Tim Hansen, email=tim@kronsbergelectric.com,
o=Kronsberg Electric, Inc., ou=Estimator/PM,
c=US Typed name: Tim Hansen

Oregon CCB No.: 121874

COBID: MBE _____ WBE _____ ESB _____ DBE _____ SDVOB _____

If NOT COBID, what % or \$ of your scope will be performed by COBID Certified Firms? _____

The bids will be reviewed by the Owner, Architect and Pence Contractors, LLC (Contractor). The awards will be made based on what is the most beneficial for the project, not necessarily the low bid. Contractor may reject offers that A) are made contingent upon Contractor accepting terms and conditions that differ from the solicitation documents; and/or B) take exceptions to the terms and conditions of the solicitation documents. Bidder agrees to hold their price for a period of sixty (60) days.

END OF SECTION



Quality Commercial Electrical Construction

P.O. Box 1416
Redmond, OR 97756
Phone: 541-923-4664
Fax: 541-504-4644

Electrical Proposal Deschutes Campus (Lafayette Parking Lot) KEI #25123
221 NW Lafayette Ave, Bend, Oregon

11/17/2025

Pence Contractors
5400 Meadows Road, Fourth Floor
Lake Oswego, Or. 97035
ATTN: Fletcher Hunt Cell (971) 284-4124

1) Electrical Base	\$22,534.00
2) F & I (2) Site Concrete Lighting Pole Bases (Minus Excavation)	\$2,537.00
TOTAL ELECTRICAL PROPOSAL (Price good for 30 Days)	\$25,071.00

INCLUSIONS:

1. Concrete Pole Lighting Bases
2. Separate Meterbase And Power Panel Mounted On Free Standing Struct Rack
3. Furnish & Install Empty Raceways For Future EV Chargers
4. Using BOLI July 1st 2025 PWR Rates
5. Dedicated (4) 1-1/4" PVC Conduits Stubbed Above Ground At The (4) Future EV Charger Locations
6. Factory Installed PE Cells On Each Pole Light
7. Installing (2) 3" PVC Conduits For the PP&L Secondary Power Conduits.

EXCLUSIONS:

1. Permit Cost, Plan Review Fees Or Power Company Fees
2. Temp Power
3. All Excavation & Backfill And The Drilling Of Lighting Concrete Base Holes
4. Concrete Houskeeping Pad For The Power Panel And Meter Free Standing Strut Rack

Tim Hansen
Kronsberg Electric, Inc
Timh@kronsbergelectric.com

Fletcher Hunt

From: Beau Batts <Beau@advancedprecast.com>
Sent: Tuesday, November 18, 2025 2:30 PM
To: Tim Hansen
Cc: Fletcher Hunt; Rob Kronsberg; Keith Kronsberg; Kurt Prewitt
Subject: Re: pole base engineered stamp

You don't often get email from beau@advancedprecast.com. [Learn why this is important](#)

[EXTERNAL] *Use Caution*

Tim,

That is correct. I believe it is around \$1000 for engineering.

Thanks
Beau

From: Tim Hansen <TimH@kronsbergelectric.com>
Sent: Tuesday, November 18, 2025 2:27 PM
To: Beau Batts <Beau@advancedprecast.com>
Cc: Fletcher Hunt <fletcherh@pence.net>; Rob Kronsberg <rob@kronsbergelectric.com>; Keith Kronsberg <keith@kronsbergelectric.com>
Subject: Re: pole base engineered stamp

Beau

Am I understanding correctly that Advance Precast can provide a stamped pole base detail if I can get you the information you requested in the below email?

Is there an added cost for this stamp?



Tim Hansen
Electrical Estimator
Project Manager
Electrical Designer

Phone: 541-923-4664
Fax: 541-504-4644
Cell: 541-668-4051
Email: TimH@kronsbergelectric.com____
P.O. Box 1416
Redmond, OR 97756

www.kronsbergelectric.com

Fletcher Hunt

From: Tim Hansen <TimH@kronsbergelectric.com>
Sent: Friday, November 14, 2025 10:55 AM
To: Fletcher Hunt
Subject: Lafayette Parking Lot
Categories: Sub bid clarifications

[EXTERNAL] *Use Caution*

This should be the last correction

The plans show the wrong size of conduit from the PP&L transformer to the new Meter Base

The plans call for (1) 3" PVC conduits but PP&L requirements require (2) 3" PVC conduits.

I am going to make this correction so please consider that when you review my proposal



Tim Hansen
Electrical Estimator
Project Manager
Electrical Designer

Phone: 541-923-4664

Fax: 541-504-4644

Cell: 541-668-4051

Email: TimH@kronsbergelectric.com

P.O. Box 1416

Redmond, OR 97756

www.kronsbergelectric.com

Fletcher Hunt

From: Tim Hansen <TimH@kronsbergelectric.com>
Sent: Friday, November 14, 2025 12:16 PM
To: Fletcher Hunt
Subject: Re: Lafayette Parking Lot

[EXTERNAL] *Use Caution*

Another clarification about the 3" conduit

On sheet E0.1 in the feeder schedule tag # "PP1" it says to use PP&L table #16 for sizing. The problem is table #16 is for a three phase electrical service but we have a single phase service so we need to use table #15

I am done with take off so there will be no more questions.



Tim Hansen
Electrical Estimator
Project Manager
Electrical Designer

Phone: 541-923-4664

Fax: 541-504-4644

Cell: 541-668-4051

Email: TimH@kronsbergelectric.com

P.O. Box 1416

Redmond, OR 97756

www.kronsbergelectric.com

From: Tim Hansen <TimH@kronsbergelectric.com>
Sent: Friday, November 14, 2025 11:23 AM
To: Fletcher Hunt <fletcherh@pence.net>
Subject: Re: Lafayette Parking Lot

It is the quantity of conduits that is wrong

221 Lafayette Parking & On-Site Improvements

DATE: 11/17/25 TIME: 9:00 AM

TO: Pence Contractors, LLC
 5400 Meadows Rd. Suite 400.
 Lake Oswego, OR 97035

Phone: 503-252-3802

Email: fletcherh@pence.net

FROM: Kuenzi Electric- Jared Neukomm (Bidder) 541.903.8532 (Phone)
1425 NW Murphy Ct. (Address) 503.457.1321 (Mobile)
Prineville, OR 97754 (City/State/Zip) jared@kuenzиеlectricinc.com (E-Mail)
Jared Neukomm (Authorized Signer) _____ (E-Mail)

Operating as (strike out conditions that do not apply) ~~an individual~~, a company, a ~~corporation~~ organized and existing under the laws of the State of _____, or a ~~proprietorship~~, a ~~partnership~~, or ~~joint venture~~ consisting of:

This form is to be used by all subcontractors / suppliers.

BID PROPOSALS

Having become completely familiar with the local conditions and legal requirements affecting the cost of work at the place where work is to be executed, having carefully examined the site conditions as they currently exist, and having carefully examined Bidding Documents prepared by Harper Houf Peterson Righellis Inc. together with any addenda to such bidding documents as listed hereinafter, the undersigned hereby proposes and agrees to provide all labor, materials, plant equipment, transportation and other facilities and services as necessary and/or required to execute all the work described by the aforesaid bidding documents for the following base bid and alternate/unit price amounts listed below.

Please break out your proposal per the following areas:

Bid Package/
 Spec Section

Description

Amount

<u>Bid Package/ Spec Section</u>	<u>Description</u>	<u>Amount</u>
00961	Electrical Service, Light Poles, and EV Charger Conduits	\$21,100

SUBTOTAL: \$ 21,100

Alternate

Description

Amount

<u>Alternate</u>	<u>Description</u>	<u>Amount</u>
1	Provide and Install Concrete Pole Foundations	\$4,900
2		
3		
4		
5		
6		

ADDENDA ACKNOWLEDGEMENT

The undersigned acknowledges receipt of the following Addenda:

Addendum No. ___ dated _____ Addendum No. ___ dated _____

Addendum No. ___ dated _____ Addendum No. ___ dated _____

Cost of Performance and Payment Bond: For this bid price: \$ N/A LS As a percentage: _____%

(If your bid is over \$100,000 you must also include a letter from your **SURETY (not your agent)** indicating that they are prepared to supply a performance and payment bond for your firm on this specific project for your total bid amount)

Name of surety: _____

Please state your company's current EMR: (Bidders with an EMR above 1.0 or who do not list their EMR may be excluded) .87

Minimum Bidder Qualifications Acknowledgement:

Initial Below

Bidder has reviewed and acknowledged all scope of work clarifications provided in Exhibit 1 attachment.	JN
The bidder has reviewed the insurance requirements as specified in the example Master Subcontract Agreement/Purchase Order (MSA) and will obtain the appropriate insurance upon execution of a contract in conjunction with this bid.	JN
The bidder attests to having the appropriate license to perform the scope per the documents and specifications as well as any local or state authority's requirements.	JN
The bidder has reviewed the MSA and agrees to promptly execute the agreement without any additions or deductions upon notification that they are successful bidder on the project.	JN
The bidder attests that they have included any local taxes and fees in their pricing.	JN

Cost Reduction Concepts (attach additional documentation as necessary) \$ _____

Submitted this 17th day of November, 2025.

Firm: Kuenzi Electric Inc.

Signature:  Typed name: Jared Neukom

Oregon CCB No.: 151895

COBID: MBE ___ WBE ___ ESB ___ DBE ___ SDVOB ___

If NOT COBID, what % or \$ of your scope will be performed by COBID Certified Firms? _____

The bids will be reviewed by the Owner, Architect and Pence Contractors, LLC (Contractor). The awards will be made based on what is the most beneficial for the project, not necessarily the low bid. Contractor may reject offers that A) are made contingent upon Contractor accepting terms and conditions that differ from the solicitation documents; and/or B) take exceptions to the terms and conditions of the solicitation documents. Bidder agrees to hold their price for a period of sixty (60) days.

END OF SECTION



ESTIMATE #82148

SENT ON:

11/17/25

RECIPIENT:

Pence Construction

221 Lafayette Parking & On-Site Improvements
 221 NW Lafayette Ave
 Bend, Oregon 97703

Kuenzi Electric
 1035 Commerce Ct
 Silverton, OR 97381

Product/Service	Description
Project Summary	<p>This proposal provides the cost of the electrical scope of work for the Lafayette Parking Lot project based on the plans dated 3-25-2025</p> <p>Proposal Acknowledgements:</p> <ul style="list-style-type: none"> • Permit Fees • Prevailing Wage Rate
Service	<p>This proposal includes installing an H-frame mounted electrical service.</p> <ul style="list-style-type: none"> • Install (1) 3" PVC conduit from utility transformer location to new electrical service approx. 75'. (Wiring provided and installed by utility) • Build service H-frame • Provide and install (1) 320amp continuous meter base • Provide and install (1) 400 amp 3R rated panel enclosure
Pole Lights	<ul style="list-style-type: none"> • Provide and install (2) light poles complete with LED fixtures. The light closest to the service will contain a photocell which will control the lights on both poles. • Install (1) 1" PVC conduit between all light poles and extend to electrical service. • Install #10 XHHW and make connections. <p>* If Pence Construction does not have a concrete contractor installing pole bases, we have listed an add alternate at the end of this proposal to provide and install concrete bases.</p> <p>NOTE: This proposal does not include inground junction boxes as the plans don't indicate any to be installed. Conduits will run in and out of light poles.</p>
Future EV Charger Conduit	<ul style="list-style-type: none"> • Install (1) 1 1/2" PVC conduit from service to each future EV Charger location - (4) total. • Conduits to be terminated at sidewalk grade with a female threaded coupler and make threaded plug. • Conduits and pull strings only, EV chargers and wiring excluded. <p>NOTE: Specification 2.3 lists how to terminate the conduits at EV charger locations. Junction boxes for EV chargers are not included in this proposal.</p>



ESTIMATE #82148

SENT ON:

11/17/25

Product/Service	Description	
Alternate Add- Concrete Light Pole Foundations	<ul style="list-style-type: none"> • Provide and install (2) 8' deep x 2' wide concrete pole bases. * Excavator contractor to provide holes for pole bases. 	<p style="text-align: right;"><small>PRICE NOT INCLUDED IN TOTAL</small></p> <p style="text-align: right;">\$4,990.00</p>
EXCAVATION NOT INCLUDED	<ul style="list-style-type: none"> 170'- 18" deep x 24" Wide Trench 75'- 36" deep x 24" Wide Trench (2)- 8' deep x 36" Wide Pole Base Holes 	
Exclusions	<ul style="list-style-type: none"> • Trenching and backfill • Vacuum/auger excavating for light pole bases • Utility installations or fees • Utility transformer • In-ground junction boxes • EV charging equipment • Concrete Pads 	
PROPOSAL DISCLAIMER	<p>The prices quoted in this proposal are based on current tariff rates. Should any new tariffs be imposed or existing tariffs be increased, Kuenzi Electric reserves the right to adjust the pricing the affected goods to account for the increased cost.</p> <p>All waste created by the electrical contractor will be removed to a specific area on the construction site as instructed by the owner/contractor.</p> <p>Warranty shall only apply to the electrical installation of the material, fixtures, equipment, and other items supplied by the electrical contractor. Warranty shall not apply to material, fixtures, equipment, and other items supplied by others. Warranty shall not apply to extensions or additions to the original installation if made by others. Warranty shall commence from the final electrical inspection date for a maximum period of one year. No warranty work shall be performed if any invoice is past due, including change orders.</p> <p>Our pricing structure is based upon payment of invoices within thirty (30) days.</p> <p>Any payments not received within 30 days of invoice date should be considered past due and will accrue an additional interest charge at 1.5% per month of the unpaid balance until paid in full. No work shall be performed (including warranty) if any invoice is past due (including change orders). In addition, no release of lien shall be signed unless all payments are paid in full.</p> <p>All work to be performed during normal business hours based on a standard of 7:00am to 4:00pm. No over-time or weekends without additional charges.</p>	

Total

\$21,100.00

This quote is valid for the next 30 days, after which values may be subject to change.



ESTIMATE #82148

SENT ON:
11/17/25

Signature: _____ Date: _____

Fletcher Hunt

From: Jared Neukomm <Jared@kuenzielectricinc.com>
Sent: Tuesday, November 18, 2025 4:27 PM
To: Fletcher Hunt
Subject: Re: 221 Lafayette bid clarifications

You don't often get email from jared@kuenzielectricinc.com. [Learn why this is important](#)

[EXTERNAL] *Use Caution*

Hi Fletcher,

Please see my responses in red-

1. In reviewing the photometrics plan with another bidder, it sounds like the luminaires they call out have been discontinued. We're asking the design team to look at providing a new product with factory installed photosensors on both lights. Are you able to provide an add cost to go to the closest equivalent product by Lithonia that would accomplish this so we are covered? **My supplier has verified that the DSXO LED P1 30K 70CRI fixtures that are called out on the plans are available. I quoted the first fixture with an integral photocell to control both lights. I can add a photocell to the second so that they are control by individual photocell if preferred. Is the light that I have listed the same one that you are being told is discontinued?**
2. In your add alt for pole bases, are you figuring them to be above ground or flush with finish surface? Not sure if this would affect cost or not. If it would, please let me know which option you selected and what cost would be to go to the other option. **Since they still need to be approved by an engineer, I have them figured for 8' total (5' below grade and 3' above grade). If we remove 3' and include (2) 5' bases below grade only, this reduces the add alt \$350 to \$4,640.00**
3. It was also noted by another bidder that **PP&L** will require (2) – 3" conduits rather than the (1) that is called out in the plans. Can you provide an add cost to provide a 2nd conduit for the PP&L transformer? **The second 3" run of 75' will cost \$540.**
4. E0.1 feeder schedule notes to use table PP&L #16 for sizing. Table #16 is for 3-phase service, but we have single phase service which would utilize table #15. Can you verify correct table was used and provide a cost adjustment if this changes anything on your end?

Looks like Pacific Power will be doing this one rather than PP&L. Only conduit between the transformer and the meter is required. Pacific Power pulls their own conductors to the meter.

5. Apparently, CoB requires structural engineering on pole lights over 16'. Since these are on County property, I'm not sure the CoB requirements will apply, but we're looking into it. Are you able to provide an add cost to get PE stamps for the pole bases? **I would recommended installing precast bases for these poles. That way they are already engineered. I can dig into a budget cost for engineering just in case.**

6. Is the way you currently have this quoted that there is a meter base separate from power panel on freestanding rack within its own enclosure? This is the way we'd like it priced in lieu of having them both in a single enclosure. If not, please provide price adjustment to go this route. I read through multiple times but couldn't figure out if they were separate or together in the enclosure you listed. **My quote has (1) 320amp continous meter base and (1) 400 amp panel enclosure. These are seperate enclosures and will be installed on an H-frame that we will provide and install.**

Thank you,

Jared Neukomm, Estimator/Project Manager
Cell: 503.457.1321
1035 Commerce Ct. Silverton OR 97381 - 503.873.4908
1425 NW Murphy Ct. Prineville OR 97754 - 541.903.8532



From: Fletcher Hunt <fletcherh@pence.net>
Sent: Tuesday, November 18, 2025 2:33 PM
To: Jared Neukomm <Jared@kuenzielectricinc.com>
Subject: 221 Lafayette bid clarifications

Jared,

Trying to make sure we're apples to apples between all bidders and I had a few items I wanted to clarify on your bid for 221 Lafayette. No bid revision necessary, email responses with amounts or no change indication will be OK:

1. In reviewing the photometrics plan with another bidder, it sounds like the luminaires they call out have been discontinued. We're asking the design team to look at providing a new product with factory installed photosensors on both lights. Are you able to provide an add cost to go to the closest equivalent product by Lithonia that would accomplish this so we are covered?
2. In your add alt for pole bases, are you figuring them to be above ground or flush with finish surface? Not sure if this would affect cost or not. If it would, please let me know which option you selected and what cost would be to go to the other option.

Fletcher Hunt

From: Jared Neukomm <Jared@kuenzielectricinc.com>
Sent: Wednesday, November 19, 2025 8:48 AM
To: Fletcher Hunt
Subject: Re: 221 Lafayette bid clarifications

[EXTERNAL] *Use Caution*

Fletcher,

My base bid covers photocell control on both lights.

Thank you,

Jared Neukomm, Estimator/Project Manager
Cell: 503.457.1321
1035 Commerce Ct. Silverton OR 97381 - 503.873.4908
1425 NW Murphy Ct. Prineville OR 97754 - 541.903.8532



From: Fletcher Hunt <fletcherh@pence.net>
Sent: Wednesday, November 19, 2025 8:08 AM
To: Jared Neukomm <Jared@kuenzielectricinc.com>
Subject: RE: 221 Lafayette bid clarifications

Jared, yes that is the fixture we thought was discontinued. Must have been a mistake. I'd still prefer pricing to reflect factory installed photocells on both just so all bidders are pricing the same thing. Please provide cost adjustment as necessary.

Good with all other items. Thanks for the response.

Regards,

Fletcher Hunt
Estimator II

A stylized, handwritten signature of the word "Pence" in a dark blue or black ink.

Fletcher Hunt

From: Jared Neukomm <Jared@kuenzielectricinc.com>
Sent: Friday, November 21, 2025 9:16 AM
To: Fletcher Hunt
Subject: Re: 221 Lafayette - EV conduit runs
Attachments: Christy_B12.pdf

[EXTERNAL] *Use Caution*

I've attached the Christy B12 junction box spec sheet that I carried for this number. To provide and install (4) Christy B12 in-ground junction boxes, the added cost would be \$850. If you would like, I can send an updated proposal with this adjustment included.

The pull string and caps for the EV charger conduits are already included in our base bid.

Thank you,

Jared Neukomm, Estimator/Project Manager
Cell: 503.457.1321
1035 Commerce Ct. Silverton OR 97381 - 503.873.4908
1425 NW Murphy Ct. Prineville OR 97754 - 541.903.8532



From: Fletcher Hunt <fletcherh@pence.net>
Sent: Friday, November 21, 2025 7:54 AM
To: Jared Neukomm <Jared@kuenzielectricinc.com>
Subject: 221 Lafayette - EV conduit runs

Jared,

The Owner came back on question about the conduit runs to the EV chargers. Can you please adjust pricing so that all 4 locations have conduit cap, pull string, and junction box (Christy B12)?

Regards,

Fletcher Hunt
Estimator II

A stylized, handwritten signature of the name "Pence" in a dark blue or black ink.

221 Lafayette Parking & On-Site Improvements

DATE: 11/19/2025 TIME: 11:48 AM

TO: Pence Contractors, LLC
 5400 Meadows Rd. Suite 400.
 Lake Oswego, OR 97035

Phone: 503-252-3802

Email: fletcherh@pence.net

FROM: Tomco Electric Inc (Bidder) (541) 389-5424 (Phone)

PO Box 6388 (Address) (541) 419-0523 (Mobile)

Bend, OR 97708-6388 (City/State/Zip) terry.m@tomcoelectric.com (E-Mail)

Terrence D Milbert (Authorized Signer) _____ (E-Mail)



Operating as (strike out conditions that do not apply) an individual, a company, a corporation organized and existing under the laws of the State of _____, or a proprietorship, a partnership, or joint venture consisting of:

This form is to be used by all subcontractors / suppliers.

BID PROPOSALS

Having become completely familiar with the local conditions and legal requirements affecting the cost of work at the place where work is to be executed, having carefully examined the site conditions as they currently exist, and having carefully examined Bidding Documents prepared by Harper Houf Peterson Righellis Inc. together with any addenda to such bidding documents as listed hereinafter, the undersigned hereby proposes and agrees to provide all labor, materials, plant equipment, transportation and other facilities and services as necessary and/or required to execute all the work described by the aforesaid bidding documents for the following base bid and alternate/unit price amounts listed below.

Please break out your proposal per the following areas:

Bid Package/ Spec Section	Description	Amount
	Electrical	\$37,847

SUBTOTAL: \$ 37,847

Alternate	Description	Amount
1		
2		
3		
4		
5		
6		

ADDENDA ACKNOWLEDGEMENT

The undersigned acknowledges receipt of the following Addenda:

Addendum No. ____ dated _____ Addendum No. ____ dated _____
 Addendum No. ____ dated _____ Addendum No. ____ dated _____

Cost of Performance and Payment Bond: For this bid price: \$ _____ LS As a percentage: _____%

(If your bid is over \$100,000 you must also include a letter from your **SURETY (not your agent)** indicating that they are prepared to supply a performance and payment bond for your firm on this specific project for your total bid amount)

Name of surety: _____

Please state your company's current EMR: (Bidders with an EMR above 1.0 or who do not list their EMR may be excluded) _____

Minimum Bidder Qualifications Acknowledgement:

	Initial Below
Bidder has reviewed and acknowledged all scope of work clarifications provided in Exhibit 1 attachment.	TM
The bidder has reviewed the insurance requirements as specified in the example Master Subcontract Agreement/Purchase Order (MSA) and will obtain the appropriate insurance upon execution of a contract in conjunction with this bid.	TM
The bidder attests to having the appropriate license to perform the scope per the documents and specifications as well as any local or state authority's requirements.	TM
The bidder has reviewed the MSA and agrees to promptly execute the agreement without any additions or deductions upon notification that they are successful bidder on the project.	TM
The bidder attests that they have included any local taxes and fees in their pricing.	TM

Cost Reduction Concepts (attach additional documentation as necessary) \$ _____

Submitted this 19th day of November, 2025.

Firm: Tomco Electric Inc

Signature:  Terrence D Milbert Typed name: Terrence Dean Milbert

Oregon CCB No.: 33844

COBID: MBE ____ WBE ____ ESB ____ DBE ____ SDVOB ____

If NOT COBID, what % or \$ of your scope will be performed by COBID Certified Firms? _____

The bids will be reviewed by the Owner, Architect and Pence Contractors, LLC (Contractor). The awards will be made based on what is the most beneficial for the project, not necessarily the low bid. Contractor may reject offers that A) are made contingent upon Contractor accepting terms and conditions that differ from the solicitation documents; and/or B) take exceptions to the terms and conditions of the solicitation documents. Bidder agrees to hold their price for a period of sixty (60) days.

END OF SECTION



Proposal

Date: 11/18/2025

To: Pense Construction - Estimating

Reference: Deschutes Campus Parking

WE are pleased to offer our proposal for the above referenced project as specified below:

Conditions of Proposal:

- This proposal is subject to the successful negotiation of a mutually agreeable contract.
- One year warranty.
- Drawings by Solera dated 25-March-2025.
- Addenda acknowledged 0.

Exclusions:

- Permit fees.
- Utility fees/charges.
- Relocation/removal of existing utilities.
- Utility vaults.
- Electric vehicle chargers.
- Primary raceways.
- Excavation, trenching, backfill, and removal of spoils.
- Temporary power, lighting, heat and related components.
- Protective bollards.
- Hard surface removal, restoration, or replacement.
- Surveying/staking
- Traffic and pedestrian control.

Inclusions:

- Free standing NEMA 3R service panel, and utility meter.
- Concrete pad for service panel and utility meter.
- Underground conduits with pull string for electric vehicle chargers.
- Concrete bases for electric vehicle chargers.
- Underground conduits, conductors, and terminations for light poles.
- Concrete bases for light poles.

Clarifications:

- Short circuit, coordination study, arc-flash hazard analysis and labels not specified or included, add **\$2,916.00** if desired.

Proposal\$ 37,847.00

Regards,

Terrence (Terry) Milbert
Project Manager

Proposal No.: PP7111

This quote is good for 30 days from this date. Terms are net 30 days. Interest will accrue at the rate of 1.5% or the maximum allowed by law. The purchaser agrees to pay all costs incurred by Tomco Electric, Inc. in p This quote is good for 30 days from this date. Terms are net 30 days. Interest will accrue at the rate of 1.5% or the maximum allowed by law. The purchaser agrees to pay all costs incurred by Tomco Electric, Inc. in pursuit of payments that are past due including, but not limited to collection agency commissions and attorney's fees. **MATERIALS PRICE ESCALATION.** The proposal sum was calculated using current pricing for component building materials. The market for building materials is volatile, and sudden price increases can occur. Contractor will use their best efforts to obtain the lowest possible prices from available building material suppliers. If the prices of materials purchased after execution of this agreement for use in this project increase more than 10% over the cost as of the date of this proposal, Customer agrees that Contractor shall be entitled an adjustment of the contract sum to cover the difference. In the event of such a cost increase, Contractor shall deliver a written change request to Customer stating the increased cost, the building material or materials in question, and the source of supply, along with invoices or bills of sale and any other documents supporting the change request. **STORAGE** Owner shall provide safe secure storage of materials and equipment at the jobsite without charge. If onsite storage is inadequate or if owner directs Contractor to order materials early due to material price escalation or for other reasons, then Contractor shall be entitled to an increase in Contract Sum to account for unforeseen storage costs, security, and insurance.

Fletcher Hunt

From: Terry Milbert <terry.m@tomcoelectric.com>
Sent: Friday, November 21, 2025 8:56 AM
To: Fletcher Hunt
Subject: Re: Deschutes Campus Parking - Proposal
Attachments: Outlook-xxytk1y0

[EXTERNAL] *Use Caution*

Fletcher,
Please see below,

Terry Milbert CTSI ESCM

Project Manager/Estimator



P (541) 389-5424

F (541) 317-0494

C (541) 419-0523

www.tomcoelectric.com

From: Fletcher Hunt <fletcherh@pence.net>
Sent: Friday, November 21, 2025 7:56 AM
To: Terry Milbert <terry.m@tomcoelectric.com>
Subject: FW: Deschutes Campus Parking - Proposal

Terry, wanted to follow up on the below items.

Also, the Owner came back on my question about the conduit runs to the EV chargers, so they will actually require pull string, conduit cap, junction box (Christy B12) at each of the four. Can you please update pricing to reflect?

We have installed a number of these, our proposal included pull string, we can revise to add conduit caps, the conduits would extend thru the concrete base for the EV charger, we question the use of a junction box, this just adds a point to steal power.

Regards,

Fletcher Hunt

Estimator II



T : 503.252.3802
C : 971.284.4124
E : fletcherh@pence.net

5400 Meadows Road, Fourth Floor
Lake Oswego, OR 97035
www.pence.net

From: Fletcher Hunt

Sent: Thursday, November 20, 2025 2:50 PM

To: 'terry.m@tomcoelectric.com' <terry.m@tomcoelectric.com>

Subject: RE: Deschutes Campus Parking - Proposal

Terry, I had some clarifications I wanted to ask to make sure we're apples to apples between all the bidders. Can you review the below items and let me know if there are any pricing adjustments? No formal bid revision required, just response to the email is OK.

1. Factory installed photocells on both lights rather than just 1 post-installed photocell at the Northern lightpole as shown on the plans. **Our proposal included a master photocell and contactor in the electrical panel.**
2. PE stamp for precast conc pole bases since CoB sometimes requires engineering on bases for lightpoles over 16'. **In our experience this is not required, we can reach out to our supplier and inquire.**
3. Can you remove the housekeeping pad for the electrical panel? This will be by the site concrete subcontractor. **Yes, there will be some coordination involved as we have a ground box in the slab.**
4. Can you include an add cost to carry over the counter the permit fees? **Based on the city of Bend's fee schedule there are fees based on total construction costs that we have no way of knowing.**
5. Add a second conduit run for the 3" grey sch. 40 Pacific Power transformer. **Yes**
6. Assuming you included only 4 conduit runs for the EV locations and now the 6 they call out for in the plans? If not, can you reduce to 4? **Our proposal included 4 EV charger locations.**



Subcontractor Comparison & Award Recommendation

Bid Date: 11/17/2025 [BID SUMMARY FORM](#)

Architect: HPR
Plan Version Date: 10/23/2025

Project: **221 Lafayette Parking** Scope: 31-01 - Earthwork & Utilities

Spec/Div	Description	Pence Budget	Wilson Curb Brent Wilson 541-480-0420	Grizzly Mountain Excavation Clint Loveday 541-410-8978	Vic Russell Brian Burgess 541-210-3739	Barlett Excavation	Censor Commercial Construction	7 Peaks Paving
	Base Scope		63,166	See below	217,339			
	Site Demo		Incl	6,750	incl			
	demo & cap sewer service		Incl	incl	refused to provide breakout between scopes			
	demo AC paving		Incl	incl				
	demo sidewalk		Incl	incl				
	demo signage		Incl	incl				
	demo stormwater facility		Incl	1,000				
	sawcutting		Incl	1,152				
	Earthwork		Incl	16,500	incl			
	mobilization		Incl	20,100	incl			
	erosion control		Incl	10,250	incl			
	construction entrance		Incl	incl				
	clear & grub		Incl	3,321	incl	Declined to Bid	Declined to Bid	Declined to Bid
	cut to fill		Incl	incl				
	import fill		Incl	incl				
	rough grade		Incl	incl				
	fine grade		Incl	incl				
	agg base		Incl	8,995	incl			
	swales		Incl	10,125	incl			
	excavation for demo & cap sewer		Incl	9,750	incl			
	traffic control for demo sewer service		Incl	3,000	incl			
	excavate retaining wall footing		Incl	6,975	incl			
	excavate for DCVA, and stub water main		Incl	2,500	incl			
	Electrical excavation		12,250	10,560	10,726			
	excavate lightpole bases x2		Incl	700	incl			
	trenching for electrical conduits		Incl	19,620	incl			
	New housekeeping pad for electrical panel - by site concrete		-750	N/A	N/A			
ALT	demo City AC for drive aisle replacement		4,676	4,676	4,676			
ALT	prep for replaced City AC drive aisle		3,117	3,117	3,117			
ALT	delete sawcutting (not needed w/ alt)		-1,600	-1,600	-1,600			
	Prevailing Wage		yes	yes	yes			
	Pence Scope form + Bid form		yes	no	no			
	Addendums (acknowledge)		n/a	n/a	n/a			
	Schedule (acknowledge)		yes	no	no			
	Total Base Bid	\$ -	\$ 80,859	\$ 137,491	\$ 234,258	\$ -	\$ -	\$ -
	Bond			n/a	n/a	n/a	n/a	n/a
	Total Combined Price		80,859	137,491	234,258	0	0	0
MWESB								

We recommend this work be awarded to: Wilson Curb	
Subcontract/ Purchase Agreement Amount:	\$ 80,859.00
We recommend this work be bonded: N/A	
Estimated Bond Cost:	N/A
Pence Contractors by: Cory Loomis	

ADDENDA ACKNOWLEDGEMENT

The undersigned acknowledges receipt of the following Addenda:

Addendum No. ____ dated _____ Addendum No. ____ dated _____
 Addendum No. ____ dated _____ Addendum No. ____ dated _____

Cost of Performance and Payment Bond: For this bid price: \$ \$3000.00 LS As a percentage: 2.10 %

(If your bid is over \$100,000 you must also include a letter from your **SURETY (not your agent)** indicating that they are prepared to supply a performance and payment bond for your firm on this specific project for your total bid amount)

Name of surety: Markel Surety Company

Please state your company's current EMR: (Bidders with an EMR above 1.0 or who do not list their EMR may be excluded) .82

Minimum Bidder Qualifications Acknowledgement: **Initial Below**

Bidder has reviewed and acknowledged all scope of work clarifications provided in Exhibit 1 attachment.	BW
The bidder has reviewed the insurance requirements as specified in the example Master Subcontract Agreement/Purchase Order (MSA) and will obtain the appropriate insurance upon execution of a contract in conjunction with this bid.	BW
The bidder attests to having the appropriate license to perform the scope per the documents and specifications as well as any local or state authority's requirements.	BW
The bidder has reviewed the MSA and agrees to promptly execute the agreement without any additions or deductions upon notification that they are successful bidder on the project.	BW
The bidder attests that they have included any local taxes and fees in their pricing.	BW

Cost Reduction Concepts (attach additional documentation as necessary) \$ 0.00

Submitted this 17th day of November, 2025.

Firm: Wilson Curb Inc.

Signature: *Brent Wilson* Typed name: Brent Wilson, President

Oregon CCB No.: 55987

COBID: MBE ____ WBE ____ ESB ____ DBE ____ SDVOB ____ NONE

If NOT COBID, what % or \$ of your scope will be performed by COBID Certified Firms? NONE

The bids will be reviewed by the Owner, Architect and Pence Contractors, LLC (Contractor). The awards will be made based on what is the most beneficial for the project, not necessarily the low bid. Contractor may reject offers that A) are made contingent upon Contractor accepting terms and conditions that differ from the solicitation documents; and/or B) take exceptions to the terms and conditions of the solicitation documents. Bidder agrees to hold their price for a period of sixty (60) days.

END OF SECTION

#	Description	Bid QTY	Units	Rates	Total Dollar Amount	Total Billed to Date	Total QTY billed to date	Dollar Amount left to bill	Quantity Left to bill
					Total Estimate	Total Billed to Date		Total \$ left to bill	\$ 148,759.00
		0			\$ 148,759.00	\$ -			
0	Bid Schedule of values	0	0		\$ -	\$ -	0	\$ -	0
0		0	0		\$ -	\$ -	0	\$ -	0
#2	Electrical Work Excavation only	0	0		\$ -	\$ -	0	\$ -	0
1	Excavation of electrical trenching Ln Ft of trenching.From electrial panel to Ev charging and Light pole	180	Ln Ft	\$ 20.00	\$ 3,600.00	\$ -	0	\$ 3,600.00	180
2	Light pole base Concrete only. Includes excavation	2	Each	\$ 2,000.00	\$ 4,000.00	\$ -	0	\$ 4,000.00	2
3	New housekeeping pad at electrical panel This is under site concrete.	50	Sq Ft	\$ 15.00	\$ 750.00	\$ -	0	\$ 750.00	50
4	Excavation of electrical trench from new panel to pacific power Transformer does not include conduit	78	Ln Ft	\$ 50.00	\$ 3,900.00	\$ -	0	\$ 3,900.00	78
0		0	0		\$ -	\$ -	0	\$ -	0
#3	Earthwork Bid Breakdown	0	0		\$ -	\$ -	0	\$ -	0
1	Mob	1	Each	\$ 4,000.00	\$ 4,000.00	\$ -	0	\$ 4,000.00	1
2	Gravel entrance 3 to 6 inch drain rock.	1	Each	\$ 1,500.00	\$ 1,500.00	\$ -	0	\$ 1,500.00	1
3	Erosion control silt fence and inlet protection	1	Each	\$ 1,500.00	\$ 1,500.00	\$ -	0	\$ 1,500.00	1
3	Sawcutting of all concret and asphalt	350	Ln Ft	\$ 10.00	\$ 3,500.00	\$ -	0	\$ 3,500.00	350
5	Removal of asphalt and concrete on site plan.	3427	Sq Ft	\$ 2.00	\$ 6,854.00	\$ -	0	\$ 6,854.00	3427
6	Excavation for wall, clear and grub wall area	125	Ln Ft	\$ 50.00	\$ 6,250.00	\$ -	0	\$ 6,250.00	125
7	Excavation for swale at wall and parking lot. Chip down 3 ft plus for guarantee drainage	1	Each	\$ 8,000.00	\$ 8,000.00	\$ -	0	\$ 8,000.00	1
8	Swale material, 9 inches drain rock, 3 inch peagravel, 18 inches of amended soile	100	CY	\$ 35.00	\$ 3,500.00	\$ -	0	\$ 3,500.00	100
9	Testing For swale	2	Each	\$ 1,400.00	\$ 2,800.00	\$ -	0	\$ 2,800.00	2
10	Prep for Curb	219	Ln Ft	\$ 10.00	\$ 2,190.00	\$ -	0	\$ 2,190.00	219
11	Prep for Sidewalk	875	Sq Ft	\$ 2.25	\$ 1,968.75	\$ -	0	\$ 1,968.75	875
12	Prep for asphalt paving parking lot.	3359	Sq Ft	\$ 1.75	\$ 5,878.25	\$ -	0	\$ 5,878.25	3359
13		0	0		\$ -	\$ -	0	\$ -	0
14	Removal of existing Stormwater facility	1	Each	\$ 1,000.00	\$ 1,000.00	\$ -	0	\$ 1,000.00	1
15	Removal of Existing sign base	1	Each	\$ 750.00	\$ 750.00	\$ -	0	\$ 750.00	1
16	New water meter double check valve. Installed By BYP plumbing	1	Each	\$ 2,500.00	\$ 2,500.00	\$ -	0	\$ 2,500.00	1
17		0	0		\$ -	\$ -	0	\$ -	0
18	Sewer abandondment Traffic plan.	1	Each	\$ 500.00	\$ 500.00	\$ -	0	\$ 500.00	1
19	Sewer abandondment road closure set up . Wilson Curb Inc is approved with city of Bend	1	Each	\$ 2,500.00	\$ 2,500.00	\$ -	0	\$ 2,500.00	1
20	Sewer abandondment Excavtion and abandondment	1	Each	\$ 5,400.00	\$ 5,400.00	\$ -	0	\$ 5,400.00	1
21	Sewer abandonment paving listed in #3 Asphalt section	0	Sq Ft	\$ -	\$ -	\$ -	0	\$ -	0
22		0	0		\$ -	\$ -	0	\$ -	0
23	Topsoil and backfill	1234	Sq Ft	\$ 1.50	\$ 1,851.00	\$ -	0	\$ 1,851.00	1234
24	Rock mulch for around tree.	112	Sq Ft	\$ 2.00	\$ 224.00	\$ -	0	\$ 224.00	112
25	landscaping sleeves	1	LS	\$ 500.00	\$ 500.00	\$ -	0	\$ 500.00	1

Fletcher Hunt

From: Brent Wilson <Wilsoncurb@outlook.com>
Sent: Monday, November 17, 2025 5:03 PM
To: Fletcher Hunt
Subject: Re: Deschutes county 221 Lafayette parking lot

Categories: Bid Questions - Answers

[EXTERNAL] *Use Caution*

Fletcher

1. Is pricing contingent on award of all scopes you quoted? I would like to do the concrete and excavation together. The asphalt, striping, electrical excavation, surveying. can be removed.
2. Earthwork
 1. Are you able to perform the abandon/cap sewer service called out in the plans? If so, can you provide an adder? I can and will add a line item
 2. Can you provide an adder to demo signage they call out in the demo plans? I can get that included
 3. Your gravel 3" to 6" line item, is this for the swales? Is the construction entrance included in this? If not, can you provide an adder? that is for the entrance however i donthave much. I have this project built in phases so i will leave the asphalt as long as possible to work from. I will remove for the wall and the curb first then work my way out removing the asphalt last to keep a clean site.
 - i. I will add the 3 inch rock for the swale . i dont know how i missed that.
 4. Your prep line items (for curb, sidewalk, asphalt), does this include fine grade / agg base? My price includes all prep lined item out.
 5. Can you provide an adder to excavate for the 2 light pole bases? i have it broken down on the SOV my bid was for the excavation for trenches and light poles not the install of electrical
 6. Are you able to perform supply & install of the double check valve assembly shown at North end of the site for water service? If so, can you provide an adder? I will add that to the pricing.
 7. Can you provide an adder to do electrical trenching? I have broken down on the SOV
3. Site concrete
 1. Does your retaining wall line item include footing? If not, can you please provide an adder? Yes it does include the footing.
 2. Can you provide adder for the curb around the rock mulch median in the parking lot? I'm assuming same curb that goes in adjacent to the sidewalk. Let me look at the quantity i think thats included
 3. Can you provide an adder for the housekeeping pad at the electrical panel? Yes
 4. Can you provide adders for the footing at the bike rack? Yes
4. AC Paving
 1. Do you currently have 3" for the onsite (main parking lot) per section on C5.0 and 4" per R-11 / C5.1? If not, can you please update pricing? Yes that is for 3 inch paving. i did not mark up the subcontractors price

2. Do you have joint seal included between new & existing AC? If not, can you provide an adder? **Yes they cover joint sealing in that price for the cold joint.**
3. Do you have CSS-1 tack coat and compaction testing included? If not, can you please provide adders? **Yes they tack coat against the curb prior to paving**

Let me know if you have any questions.

I will get you these clarifications by tomorrow morning.

Thank you

Brent Wilson

Regards,

Fletcher Hunt

Estimator II

The logo for Pence, featuring the word "Pence" in a large, stylized, cursive script font.

T: 503.252.3802
C: 971.284.4124
E: fletcherh@pence.net

5400 Meadows Road, Fourth Floor
Lake Oswego, OR 97035
www.pence.net

From: Brent Wilson <Wilsoncurb@outlook.com>
Sent: Monday, November 17, 2025 7:32 AM
To: Fletcher Hunt <fletcherh@pence.net>; Jorge Olivera <jorge.olivera@pence.net>
Subject: Deschutes county 221 Lafayette parking lot

[EXTERNAL] *Use Caution*

Guys
attached is your bid form and my schedule of valued break down.
Let me know when you get the numbers figured out.



Brent Wilson

Wilson Curb Inc.

Mobile: 541-480-0420

Email: brent@wilsoncurb.com

21315 Bear Creek Rd

#	Description	Bid QTY	Units	Rates	Total Dollar Amount	Total Billed to Date	Total QTY billed to date	Dollar Amount left to bill	Quantity Left to bill
					Total Estimate	Total Billed to Date		Total \$ left to bill	\$ 177,540.50
		0			\$ 177,540.50	\$ -			
0	Bid Schedule of values	0	0		\$ -	\$ -	0	\$ -	0
0		0	0		\$ -	\$ -	0	\$ -	0
#2	Electrical Work Excavation only	0	0		\$ -	\$ -	0	\$ -	0
1	Excavation of electrical trenching Ln Ft of trenching.From electrial panel to Ev charging and Light pole	180	Ln Ft	\$ 20.00	\$ 3,600.00	\$ -	0	\$ 3,600.00	180
2	Light pole base Concrete only. Includes excavtion	2	Each	\$ 2,000.00	\$ 4,000.00	\$ -	0	\$ 4,000.00	2
3	New housekeeping pad at electrical panel	50	Sq Ft	\$ 15.00	\$ 750.00	\$ -	0	\$ 750.00	50
4	Excavation of electrical trench from new panel to pacific power Transformer does not include conduit	78	Ln Ft	\$ 50.00	\$ 3,900.00	\$ -	0	\$ 3,900.00	78
0		0	0		\$ -	\$ -	0	\$ -	0
#3	Earthwork Bid Breakdown	0	0		\$ -	\$ -	0	\$ -	0
1	Mob	1	Each	\$ 4,000.00	\$ 4,000.00	\$ -	0	\$ 4,000.00	1
2	Gravel entrance 3 to 6 inch drain rock.	1	Each	\$ 1,500.00	\$ 1,500.00	\$ -	0	\$ 1,500.00	1
3	Erosion control silt fence and inlet protection	1	Each	\$ 1,500.00	\$ 1,500.00	\$ -	0	\$ 1,500.00	1
3	Sawcutting of all concret and asphalt	350	Ln Ft	\$ 10.00	\$ 3,500.00	\$ -	0	\$ 3,500.00	350
5	Removal of asphalt and concrete on site plan.	3427	Sq Ft	\$ 2.00	\$ 6,854.00	\$ -	0	\$ 6,854.00	3427
6	Excavation for wall, clear and grub wall area	125	Ln Ft	\$ 50.00	\$ 6,250.00	\$ -	0	\$ 6,250.00	125
7	Excavation for swale at wall and parking lot. Chip down 3 ft plus for guarantee drainage	1	Each	\$ 8,000.00	\$ 8,000.00	\$ -	0	\$ 8,000.00	1
8	Swale material, 9 inches drain rock, 3 inch peagravel, 18 inches of amended soile	100	CY	\$ 35.00	\$ 3,500.00	\$ -	0	\$ 3,500.00	100
9	Testing For swale	2	Each	\$ 1,400.00	\$ 2,800.00	\$ -	0	\$ 2,800.00	2
10	Prep for Curb	219	Ln Ft	\$ 10.00	\$ 2,190.00	\$ -	0	\$ 2,190.00	219
11	Prep for Sidewalk	875	Sq Ft	\$ 2.25	\$ 1,968.75	\$ -	0	\$ 1,968.75	875
12	Prep for asphalt paving parking lot.	3359	Sq Ft	\$ 1.75	\$ 5,878.25	\$ -	0	\$ 5,878.25	3359
13		0	0		\$ -	\$ -	0	\$ -	0
14	Removal of existing Stormwater facility	1	Each	\$ 1,000.00	\$ 1,000.00	\$ -	0	\$ 1,000.00	1
15	Removal of Existing sign base	1	Each	\$ 750.00	\$ 750.00	\$ -	0	\$ 750.00	1
16	New water meter double check valve. Installed By BYP plumbing	1	Each	\$ 2,500.00	\$ 2,500.00	\$ -	0	\$ 2,500.00	1
17		0	0		\$ -	\$ -	0	\$ -	0
18	Sewer abandondment Traffic plan.	1	Each	\$ 500.00	\$ 500.00	\$ -	0	\$ 500.00	1
19	Sewer abandondment road closure set up . Wilson Curb Inc is approved with city of Bend	1	Each	\$ 2,500.00	\$ 2,500.00	\$ -	0	\$ 2,500.00	1
20	Sewer abandondment Excavtion and abandondment	1	Each	\$ 5,400.00	\$ 5,400.00	\$ -	0	\$ 5,400.00	1
21	Sewer abandonment paving listed in #3 Asphalt section	0	Sq Ft	\$ -	\$ -	\$ -	0	\$ -	0
22		0	0		\$ -	\$ -	0	\$ -	0
23	Topsoil and backfill	1234	Sq Ft	\$ 1.50	\$ 1,851.00	\$ -	0	\$ 1,851.00	1234
24	Rock mulch for around tree.	112	Sq Ft	\$ 2.00	\$ 224.00	\$ -	0	\$ 224.00	112
25	landscaping sleeves	1	LS	\$ 500.00	\$ 500.00	\$ -	0	\$ 500.00	1

0		0	0	0		\$ -	\$ -	0	\$ -	0	
0		0	0	0		\$ -	\$ -	0	\$ -	0	
0		0	0	0		\$ -	\$ -	0	\$ -	0	
#4	Asphalt		0	0		\$ -	\$ -	0	\$ -	0	
1	3 inch Asphalt paving at parking lot.	2685	Sq Ft		\$ 3.00	\$ 8,055.00	\$ -	0	\$ 8,055.00	2685	
2	4 inch asphalt At sewer abandondment	320	Sq Ft		\$ 7.00	\$ 2,240.00	\$ -	0	\$ 2,240.00	320	
3	4 inch asphalt in parking area	354	Sq Ft		\$ 7.00	\$ 2,478.00	\$ -	0	\$ 2,478.00	354	
0		0	0	0		\$ -	\$ -	0	\$ -	0	
#5	Site Concrete		0	0		\$ -	\$ -	0	\$ -	0	
1	4 ft retaining wall and footing.	125	Ln Ft		\$ 250.00	\$ 31,250.00	\$ -	0	\$ 31,250.00	125	
2	12 inch standard curb.	219	Ln Ft		\$ 30.00	\$ 6,570.00	\$ -	0	\$ 6,570.00	219	
3	4 inch concrete sidewalk	875	Sq Ft		\$ 12.00	\$ 10,500.00	\$ -	0	\$ 10,500.00	875	
4	ada domes	1	Each		\$ 750.00	\$ 750.00	\$ -	0	\$ 750.00	1	
5	washout pan	1	Each		\$ 3,000.00	\$ 3,000.00	\$ -	0	\$ 3,000.00	1	
6	Bike rack footings	1	Each		\$ 500.00	\$ 500.00	\$ -	0	\$ 500.00	1	
#6	Pavement markings		0	0		\$ -	\$ -	0	\$ -	0	
0	Striping and parking bumpers and signage	1	LS		\$ 3,500.00	\$ 3,500.00	\$ -	0	\$ 3,500.00	1	
0		0	0	0		\$ -	\$ -	0	\$ -	0	
0		0	0	0		\$ -	\$ -	0	\$ -	0	
#A	Surveying if needed.		1	LS		\$ 4,500.00	\$ 4,500.00	\$ -	0	\$ 4,500.00	1
0		0	0	0		\$ -	\$ -	0	\$ -	0	
0		0	0	0		\$ -	\$ -	0	\$ -	0	
0	Prices exclude all Materials testing, electrical installationHandrails, bike racks		0	0		\$ -	\$ -	0	\$ -	0	
0	landscaping, Landscape boulders, permits, City of bend traffic control fees.		0	0		\$ -	\$ -	0	\$ -	0	
0		0	0	0		\$ -	\$ -	0	\$ -	0	
0		0	0	0		\$ -	\$ -	0	\$ -	0	
0	BID ALTERNATE		0	0		\$ -	\$ -	0	\$ -	0	
0		0	0	0		\$ -	\$ -	0	\$ -	0	
0		0	0	0		\$ -	\$ -	0	\$ -	0	
0	Alternate. For removing entire parking lot. Total price is \$28,011.5		0	0		\$ -	\$ -	0	\$ -	0	
0	Removal of asphalt see AC paving for this line item.	6234	Sq Ft		\$ 0.75	\$ 4,675.50	\$ -	0	\$ 4,675.50	6234	
0	Base rock for new asphalt and prep for new asphalt	6234	Sq Ft		\$ 0.50	\$ 3,117.00	\$ -	0	\$ 3,117.00	6234	
0	4 inch of asphalt paving.	6234	Sq Ft		\$ 3.50	\$ 21,819.00	\$ -	0	\$ 21,819.00	6234	
0	Sawcutting not needed since parking lot all paved.	-160	Ln Ft		\$ 10.00	\$ (1,600.00)	\$ -	0	\$ (1,600.00)	-160	
0		0	0	0		\$ -	\$ -	0	\$ -	0	
0		0	0	0		\$ -	\$ -	0	\$ -	0	
0	Removal of Tree Stump Stump Grinding per stump		1	Each		\$ 750.00	\$ 750.00	\$ -	0	\$ 750.00	1
0	Haul off of Unsuitable materials CY		1	Each		\$ 20.00	\$ 20.00	\$ -	0	\$ 20.00	1
0			0	0		\$ -	\$ -	0	\$ -	0	
0		0	0	0		\$ -	\$ -	0	\$ -	0	
0		0	0	0		\$ -	\$ -	0	\$ -	0	
0		0	0	0		\$ -	\$ -	0	\$ -	0	
0		0	0	0		\$ -	\$ -	0	\$ -	0	

221 Lafayette Parking & On-Site Improvements

DATE: 11-17-2025 TIME: 2 PM

TO: Pence Contractors, LLC
5400 Meadows Rd. Suite 400.
Lake Oswego, OR 97035

Phone: 503-252-3802

Email: fletcherh@pence.net

FROM: Wilson Curb Inc (Bidder)

541-389-4918 (Phone)

21315 Bear Creek Rd. (Address)

541-480-0420 (Mobile)

Bend, OR (City/State/Zip)

wilsoncurb@outlook.com (E-Mail)

Brent Wilson (Authorized Signer) _____ (E-Mail)

Operating as (strike out conditions that do not apply) an ~~individual~~, a ~~company~~, a corporation organized and existing under the laws of the State of Oregon, or a proprietorship, a partnership, or joint venture consisting of: _____ S Corp.

This form is to be used by all subcontractors / suppliers.

BID PROPOSALS

Having become completely familiar with the local conditions and legal requirements affecting the cost of work at the place where work is to be executed, having carefully examined the site conditions as they currently exist, and having carefully examined Bidding Documents prepared by Harper Houf Peterson Righellis Inc. together with any addenda to such bidding documents as listed hereinafter, the undersigned hereby proposes and agrees to provide all labor, materials, plant equipment, transportation and other facilities and services as necessary and/or required to execute all the work described by the aforesaid bidding documents for the following base bid and alternate/unit price amounts listed below.

Please break out your proposal per the following areas:

<u>Bid Package/ Spec Section</u>	<u>Description</u>	<u>Amount</u>
#2	Electrial work	\$4,500.00
#3	Earthwork	\$43,195.50
#4	Asphalt paving	\$8,631.00
#5	Site Concrete	\$49,400.00
#6	Pavement markings	\$3,500.00

SUBTOTAL: \$109,226.50

<u>Alternate</u>	<u>Description</u>	<u>Amount</u>
1	Extra for surveying if needed	\$4,500.00
2		
3		
4		
5		
6		

ADDENDA ACKNOWLEDGEMENT

The undersigned acknowledges receipt of the following Addenda:

Addendum No. _____ dated _____ Addendum No. _____ dated _____

Addendum No. _____ dated _____ Addendum No. _____ dated _____

Cost of Performance and Payment Bond: For this bid price: \$ \$2,293.00S As a percentage: 2.1% %

(If your bid is over \$100,000 you must also include a letter from your **SURETY (not your agent)** indicating that they are prepared to supply a performance and payment bond for your firm on this specific project for your total bid amount)

Name of surety: Markel Surety Group

Please state your company's current EMR: (Bidders with an EMR above 1.0 or who do not list their EMR may be excluded) .82

Minimum Bidder Qualifications Acknowledgement:

Initial Below

Bidder has reviewed and acknowledged all scope of work clarifications provided in Exhibit 1 attachment.	BW
The bidder has reviewed the insurance requirements as specified in the example Master Subcontract Agreement/Purchase Order (MSA) and will obtain the appropriate insurance upon execution of a contract in conjunction with this bid.	BW
The bidder attests to having the appropriate license to perform the scope per the documents and specifications as well as any local or state authority's requirements.	Bw
The bidder has reviewed the MSA and agrees to promptly execute the agreement without any additions or deductions upon notification that they are successful bidder on the project.	BW
The bidder attests that they have included any local taxes and fees in their pricing.	BW

Cost Reduction Concepts (attach additional documentation as necessary) \$ _____

Submitted this 17th day of November, 2025.

Firm: Wilson Curb Inc.

Signature: *Brent Wilson* Typed name: Brent Wilson

Oregon CCB No.: 55987

COBID: MBE WBE ESB DBE SDVOB **NONE**

If NOT COBID, what % or \$ of your scope will be performed by COBID Certified Firms? NONE

The bids will be reviewed by the Owner, Architect and Pence Contractors, LLC (Contractor). The awards will be made based on what is the most beneficial for the project, not necessarily the low bid. Contractor may reject offers that A) are made contingent upon Contractor accepting terms and conditions that differ from the solicitation documents; and/or B) take exceptions to the terms and conditions of the solicitation documents. Bidder agrees to hold their price for a period of sixty (60) days.

END OF SECTION

#	Description	Bid QTY	Units	Rates	Total Dollar Amount	Dollar Billed to Date	Total QTY billed to date	Dollar Amount left to bill	Quantity Left to bill	Total QTY Month #1		Total QTY Month#2
					Total Estimate	Total Billed to Date		Total \$ left to bill	\$ 113,726.50	% Complete	0	% Complete
	Revised Pence Lafayette				\$ 113,726.50	\$ -				Billed	\$ -	Billed
0		0	0		\$ -	\$ -	0	\$ -	0		\$ -	
#3	Earthwork Breakdown \$43,195.50	0	0		\$ -	\$ -	0	\$ -	0		\$ -	
1	Mob	1	Each	\$ 4,000.00	\$ 4,000.00	\$ -	0	\$ 4,000.00	1		\$ -	
2	Gravel 3 to 6 inch	1	Each	\$ 1,500.00	\$ 1,500.00	\$ -	0	\$ 1,500.00	1		\$ -	
3	Erosion Control silt fence	1	Each	\$ 1,500.00	\$ 1,500.00	\$ -	0	\$ 1,500.00	1		\$ -	
4	Sawcutting	250	Ln Ft	\$ 10.00	\$ 2,500.00	\$ -	0	\$ 2,500.00	250		\$ -	
5	Removal of asphalt and concrete	2696	Sq Ft	\$ 2.00	\$ 5,392.00	\$ -	0	\$ 5,392.00	2696		\$ -	
6	Excavation for wall, clear and grub	125	Ln Ft	\$ 80.00	\$ 10,000.00	\$ -	0	\$ 10,000.00	125		\$ -	
7	Excavation/ fill for swale at wall and parking lot	1	LS	\$ 7,000.00	\$ 7,000.00	\$ -	0	\$ 7,000.00	1		\$ -	
8	Prep for curb	130	Ln Ft	\$ 10.00	\$ 1,300.00	\$ -	0	\$ 1,300.00	130		\$ -	
9	Prep for walk	875	Sq Ft	\$ 2.25	\$ 1,968.75	\$ -	0	\$ 1,968.75	875		\$ -	
10	Prep for asphalt	2877	Sq Ft	\$ 1.75	\$ 5,034.75	\$ -	0	\$ 5,034.75	2877		\$ -	
11	Test swale 1 and 2	1	LS	\$ 3,000.00	\$ 3,000.00	\$ -	0	\$ 3,000.00	1		\$ -	
0		0	0		\$ -	\$ -	0	\$ -	0		\$ -	
0		0	0		\$ -	\$ -	0	\$ -	0		\$ -	
#4	Asphalt \$8,631.00	0	0		\$ -	\$ -	0	\$ -	0		\$ -	
1	Asphalt placement only prep previous line items	2877	Sq Ft	\$ 3.00	\$ 8,631.00	\$ -	0	\$ 8,631.00	2877		\$ -	
0		0	0		\$ -	\$ -	0	\$ -	0		\$ -	
#5	Site Concrete \$49,400.00	0	0		\$ -	\$ -	0	\$ -	0		\$ -	
1	4 ft retaining wall	125	Ln Ft	\$ 250.00	\$ 31,250.00	\$ -	0	\$ 31,250.00	125		\$ -	
2	12 inch curb	130	Ln Ft	\$ 30.00	\$ 3,900.00	\$ -	0	\$ 3,900.00	130		\$ -	
3	4 inch sidewalk	875	Sq Ft	\$ 12.00	\$ 10,500.00	\$ -	0	\$ 10,500.00	875		\$ -	
4	ada domes	1	Each	\$ 750.00	\$ 750.00	\$ -	0	\$ 750.00	1		\$ -	
5	Washout pan	1	Each	\$ 3,000.00	\$ 3,000.00	\$ -	0	\$ 3,000.00	1		\$ -	
0		0	0		\$ -	\$ -	0	\$ -	0		\$ -	
#6	Pavement marking \$3,500.00	0	0		\$ -	\$ -	0	\$ -	0		\$ -	
1	Striping and signage.	1	LS	\$ 3,500.00	\$ 3,500.00	\$ -	0	\$ 3,500.00	1		\$ -	
0		0	0		\$ -	\$ -	0	\$ -	0		\$ -	
0		0	0		\$ -	\$ -	0	\$ -	0		\$ -	
# 2	Electrical work \$4500 total	0	0		\$ -	\$ -	0	\$ -	0		\$ -	
0	Excavation for electrical	1	LS	\$ 2,500.00	\$ 2,500.00	\$ -	0	\$ 2,500.00	1		\$ -	
0	Light pole base	2	Each	\$ 1,000.00	\$ 2,000.00	\$ -	0	\$ 2,000.00	2		\$ -	
0		0	0		\$ -	\$ -	0	\$ -	0		\$ -	
0		0	0		\$ -	\$ -	0	\$ -	0		\$ -	

GRIZZLY MOUNTAIN EXCAVATION LLC

Clint Loveday, Manager

CELL: 541-410-8978 * PHONE: 541-504-5570 * FAX: 541-504-5572

910 NE KING WAY * REDMOND OR 97756

CCB #: 170006 * DBE, MBE & ESB #: 4713

Proposal

Sent to: Pence	Proposal Date:	Plan Dated:
	November 24, 2025	October 23, 2025
	Job No.	Project:
		Lafayette Ave

Labor & Supervision	Quantity	Unit	Amount	Notes:
1110 Temporary Barricades	1	ls	\$7,850.00	
1140 Equipment Hauling	1	ls	\$6,500.00	
1200 Clean-up	1	ls	\$2,500.00	
1350 Supervision	1	ls	\$3,250.00	
			Total:	\$20,100.00

	Quantity	Unit	Amount	Notes:
2050 Demolition	1	ls	\$6,750.00	
2051 Asphalt & Conc. Cutt.	256	lf	\$1,152.00	
2100 Clear & Grub	2,460	sf	\$3,321.00	
2151 Dust Control	50	hrs	\$5,500.00	
2152 Erosion Control	1	ls	\$4,750.00	
			Total:	\$21,473.00

	Quantity	Unit	Amount	Notes:
2230 Mass Excavation	340	cy	\$13,750.00	
2900 Landscape Grading	1	ls	\$2,750.00	
			Total:	\$16,500.00

	Quantity	Unit	Amount	Notes:
2225 Foundation Excavation	118	lf	\$6,975.00	retaining wall
			Total:	\$6,975.00

	Quantity	Unit	Amount	Notes:
2270 Sidewalk Grading & Gravel	825	sf	\$1,650.00	prep only
2525 Concrete Curb Prep	120	lf	\$600.00	
			Total:	\$2,250.00

	Quantity	Unit	Amount	Notes:
2505 Asphalt Patching	88	sf	\$220.00	prep only
2510 Asphalt Paving	2,900	sf	\$6,525.00	prep only
			Total:	\$6,745.00

Grizzly Mountain Excavation LLC

Plan Date

Job Name:

Bid Date: 11/24/2025

		Quantity	Unit	Amount	Notes:
2600	Power TV & Telephone	80	lf	\$5,200.00	
2610	Site Lighting	84	lf	\$3,780.00	dig and backfill only
2610	Light Pole Base Holes	2	ea	\$700.00	
2610	EV Underground Trench	92	lf	\$4,140.00	
2620	Power Vaults	1	ea	\$5,750.00	
2606	3" Conduit	80	lf	\$750.00	
				Total:	\$20,320.00

		Quantity	Unit	Amount	Notes:
2720	Storm Swale	638	sf	\$10,125.00	
				Total:	\$10,125.00

		Quantity	Unit	Amount	Notes:
2730	Sanitary Sewer Removal	1	ls	\$9,750.00	
				Total:	\$9,750.00

Grand Total of Bid:				\$114,238.00
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Notes:

Does not include sign relocation choke sand any abatement utility relocation or demo
 compaction testing fencing survey layout well abandonment septic removal vapor barrier
 Unit prices prevail any quantities above will require a price change
 Water line to be installed by other past mete
 Does not include any over x of undocumented material

Thank you for your consideration of this bid. If you have any questions or concerns, please contact
 Clint. Proposals are valid for acceptance within 30 days. After 30 days, proposal subject to price
 change due to the rising cost of material and fuel.

Grizzly Mountain Excavation LLC

910 NE King Way * Redmond OR 97756

Cell: 541-410-8978 * Phone: 541-504-5570 * Fax: 541-504-5572 * CCB # 170006

GRIZZLY MOUNTAIN EXCAVATION LLC

Clint Loveday, Manager

CELL: 541-410-8978 * PHONE: 541-504-5570 * FAX: 541-504-5572

910 NE KING WAY * REDMOND OR 97756

CCB #: 170006 * DBE, MBE & ESB #: 4713

Proposal

Sent to: Pence		Proposal Date:	Plan Dated:
		November 24, 2025	October 23, 2025
		Job No.	Project:
			Lafayette Ave

Labor & Supervision		Quantity	Unit	Amount	Notes:
1110	Temporary Barricades	1	ls	\$7,850.00	
1140	Equipment Hauling	1	ls	\$6,500.00	
1200	Clean-up	1	ls	\$2,500.00	
1350	Supervision	1	ls	\$3,250.00	
				Total:	\$20,100.00

		Quantity	Unit	Amount	Notes:
2050	Demolition	1	ls	\$5,852.00	
2051	Asphalt & Conc. Cutt.	256	lf	\$1,152.00	
2100	Clear & Grub	2,460	sf	\$3,321.00	
2151	Dust Control	50	hrs	\$5,500.00	
2152	Erosion Control	1	ls	\$4,750.00	
				Total:	\$20,575.00

		Quantity	Unit	Amount	Notes:
2230	Mass Excavation	340	cy	\$12,920.00	
2900	Landscape Grading	1	ls	\$2,250.00	
				Total:	\$15,170.00

		Quantity	Unit	Amount	Notes:
2225	Foundation Excavation	118	lf	\$6,490.00	retaining wall
				Total:	\$6,490.00

		Quantity	Unit	Amount	Notes:
2270	Sidewalk Grading & Gravel	825	sf	\$1,362.00	prep only
2525	Concrete Curb Prep	120	lf	\$480.00	
				Total:	\$1,842.00

		Quantity	Unit	Amount	Notes:
2505	Asphalt Patching	88	sf	\$180.00	prep only
2510	Asphalt Paving	2,900	sf	\$5,510.00	prep only
				Total:	\$5,690.00

Grizzly Mountain Excavation LLC

Plan Date

Job Name:

Bid Date: 11/24/2025

	Quantity	Unit	Amount	Notes:
2600	Power TV & Telephone	80	lf	\$4,400.00
2610	Site Lighting	84	lf	\$2,940.00 dig and backfill only
2610	EV Underground Trench	92	lf	\$3,220.00
2620	Power Vaults	1	ea	\$4,550.00
2606	3" Conduit	80	lf	\$600.00
Total:				\$15,710.00

	Quantity	Unit	Amount	Notes:
2720	Storm Swale	638	sf	\$9,570.00
Total:				\$9,570.00

	Quantity	Unit	Amount	Notes:
2730	Sanitary Sewer Removal	1	ls	\$7,550.00
Total:				\$7,550.00

Grand Total of Bid:	\$102,697.00
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Notes:

Does not include sign relocation choke sand any abatement utility relocation or demo
 compaction testing fencing survey layout well abandonment septic removal vapor barrier
 Unit prices prevail any quantities above will require a price change
 Water line to be installed by other past mete
 Does not include any over x of undocumented material

Thank you for your consideration of this bid. If you have any questions or concerns, please contact
 Clint. Proposals are valid for acceptance within 30 days. After 30 days, proposal subject to price
 change due to the rising cost of material and fuel.

Grizzly Mountain Excavation LLC

910 NE King Way * Redmond OR 97756

Cell: 541-410-8978 * Phone: 541-504-5570 * Fax: 541-504-5572 * CCB # 170006

Vic Russell Construction, Inc
 Po Box 2520
 La Pine, OR 97739

Revision 1

QUOTATION

Date	Estimate #
11/14/2025	9199

Name / Address
Pence 222 NW Lafayette Bend

Vic Russell Construction, Inc.
Office Ph: 541-536-3478
Office fax: 541-536-3526

Customer Phone	Customer E-mail
	brianb@vicrussellconstruction.com

Description	Lump Sum
Scope of work: Plans dated October 23, 2025 222NW Lafayette Bend, Oregon	0.00
Mobilization	
Traffic Control plan	
Temp chain Link fence	
Erosion Control	
Tree Protection	
New Temp gravel on Construction Entrance 825 SF	
new construct concrete washout	
Demo and remove 2034 SF of AC	
Demo and remove 79 SF concrete	
Remove 2 signs	
Demo and remove 77 LF of existing sidewalk	
Base Material	IN/CY/TON
Existing Base	Sq Ft.
Asphalt	Sq. Yds
Subgrade Base	Unit Price

Estimated by:	Payment Due: Upon Completion	Lump Sum
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**IN ORDER TO SCHEDULE PROJECT - QUOTATION MUST BE SIGNED AND RETURNED TO
 VIC RUSSELL CONSTRUCTION, INC. AS CONFIRMATION**

Conditions of Quotation:
 ADDITIONAL CHARGES MAY INCURR FOR THE FOLLOWING
 * Rock hammering, relocation of utilities, permits, testing, soil sterilants and saw cuts.
 * Vic Russell Construction, Inc does not warranty and is not responsible for any edge cracking, thermal cracking or tree root that may occur as a result of insufficient mitigation measures.
 * Completion dependent upon weather and ground conditions.
 * Vic Russell Construction, Inc will charge 1 1/2% interest per month on all outstanding balances not paid within terms of contract.
 * Escalation Clause: If fuel and oil prices increase substantially, this bid may be subject to increase. All increases to contract will be subject to owner approval.
 *Credit Card Payment 4.5% Service Charge
 * **Quote is good for 15 days.**
 * **Terms: Net due and payable upon completion, unless otherwise noted.**
 * **If Owner or Prime Contractor insist upon completion of work against the advice of Vic Russell Construction, Inc due to weather conditions or sub-surface conditions, the Owner or Prime Contractor assumes all risk defects that may occur due to weather or sub-surface conditions.**

* CONTRACTOR PROVIDED NOTICE TO OWNER ABOUT CONSTRUCTION LIENS: Int: _____
 * TERMS AND CONDITIONS OF QUOTATION UNDERSTOOD AND AGREED TO BY: Int: _____
 * SEAL COAT OPTION SELECTED BY: Int: _____

I (we) hereby accept this quotation and the additional terms and conditions, and authorize Vic Russell Construction, Inc to proceed as specified.

Property Owner (Or authorized representative) (Print) Signature Acceptance Date:

If you have any questions regarding this quotation, please call (541) 536-3478. We appreciate the opportunity to serve you!

Vic Russell Construction, Inc
 Po Box 2520
 La Pine, OR 97739

QUOTATION

Date	Estimate #
11/14/2025	9199

Name / Address
Pence 222 NW Lafayette Bend

Vic Russell Construction, Inc.
Office Ph: 541-536-3478
Office fax: 541-536-3526

Customer Phone	Customer E-mail
	brianb@vicrussellconstruction.com

Description	Lump Sum
Two light pole base dig	
Electrical trenching	
Median curb	
Pad for electrical panel	
TOTAL	217,339.00

Base Material	IN/CY/TON	Asphalt	IN/CY/TON	Subgrade Base
Existing Base	Sq Ft.	Sq. Yds	Unit Price	

Estimated by:	Payment Due: Upon Completion	Lump Sum	\$217,339.00
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**IN ORDER TO SCHEDULE PROJECT - QUOTATION MUST BE SIGNED AND RETURNED TO
 VIC RUSSELL CONSTRUCTION, INC. AS CONFIRMATION**

Conditions of Quotation:
 ADDITIONAL CHARGES MAY INCUR FOR THE FOLLOWING
 * Rock hammering, relocation of utilities, permits, testing, soil sterilants and saw cuts.
 * Vic Russell Construction, Inc does not warranty and is not responsible for any edge cracking, thermal cracking or tree root that may occur as a result of insufficient mitigation measures.
 * Completion dependent upon weather and ground conditions.
 * Vic Russell Construction, Inc will charge 1 1/2% interest per month on all outstanding balances not paid within terms of contract.
 * Escalation Clause: If fuel and oil prices increase substantially, this bid may be subject to increase. All increases to contract will be subject to owner approval.
 *Credit Card Payment 4.5% Service Charge
 * **Quote is good for 15 days.**
 * **Terms: Net due and payable upon completion, unless otherwise noted.**
 * **If Owner or Prime Contractor insist upon completion of work against the advice of Vic Russell Construction, Inc due to weather conditions or sub-surface conditions, the Owner or Prime Contractor assumes all risk defects that may occur due to weather or sub-surface conditions.**

* CONTRACTOR PROVIDED NOTICE TO OWNER ABOUT CONSTRUCTION LIENS: Int: _____
 * TERMS AND CONDITIONS OF QUOTATION UNDERSTOOD AND AGREED TO BY: Int: _____
 * SEAL COAT OPTION SELECTED BY: Int: _____

I (we) hereby accept this quotation and the additional terms and conditions, and authorize Vic Russell Construction, Inc to proceed as specified.

Property Owner (Or authorized representative) (Print) _____ **Signature** _____ **Acceptance Date:** _____

If you have any questions regarding this quotation, please call (541) 536-3478. We appreciate the opportunity to serve you!

Fletcher Hunt

From: Brian Burgess <brianb@vicrussellconstruction.com>
Sent: Thursday, November 20, 2025 9:45 AM
To: Fletcher Hunt
Subject: RE: Project Name: 221 Lafayette Parking and On-Site Improvements (11-14-2025)

Categories: Bid Questions - Answers

[EXTERNAL] *Use Caution*

Fletcher,

Here is the rest :

1. Site Concrete
 - a. Can you provide an adder for the curb around the rock mulch median if not already included? Assume same 12" standard curb as what is next to the sidewalk. [A\) I will provide an adder for the median curb. Just so you are aware I made a site visit and I do not believe where the existing tree is where drawn. ADD \\$1610.00](#)
 - b. Can you provide an adder for the housekeeping pad at electrical panel if not already included? [A\) I will provide an Adder ADD \\$ 185.00](#)
 - c. Do you have the tactile warning surface at the ADA ramp included? If not, can you provide an adder? [This was actually covered in original bid .](#)

That will bring the total for the project up to \$217,339.00

I will send adjusted Bid.

Thank You

Brian Burgess / PM / Estimating

Office: 541-536-3478

Cell: 541-210-3739



From: Fletcher Hunt <fletcherh@pence.net>
Sent: Tuesday, November 18, 2025 10:19 AM
To: Brian Burgess <brianb@vicrussellconstruction.com>
Subject: RE: Project Name: 221 Lafayette Parking and On-Site Improvements (11-14-2025)

Sorry to hear that Brian, I know how that goes. I have until next Wednesday to get everything levelled, so by no means am I expecting instant responses. Get to it when you can, but real life comes first.

Fletcher Hunt

From: Brian Burgess <brianb@vicrussellconstruction.com>
Sent: Wednesday, November 19, 2025 9:09 AM
To: Fletcher Hunt
Subject: 221 Lafayette

Categories: Bid Questions - Answers

[EXTERNAL] *Use Caution*

Fletcher,

1. Prevailing wage rates included? [A\)Yes Prevailing wage rates were applied per drawing dates.](#)
2. Sawcutting included in site demo scope? [A\)Yes We have the saw cutting in the project as per the design provided.](#)
3. Earthwork scope:
 - a. All cut to fill, import fill, rough grade, and fine grade included? [A\) Yes WE have this covered in our Bid.](#)
 - b. Swale excavation, drain rock, and pea gravel per C5.2 included? [A\) Yes Swale is included. Correct VRC owns Finley Butte Aggregate and will supply all rock.](#)
 - c. Excavation for retaining wall footing included? [A\)Correct Yes this is included.](#)
 - d. Backflow preventor at North end of property (Febco Model 850) included? [A\) Yes We have this in our Bid](#)
 - e. Your clear & grub qty notes 3,208 sqft. Your AC paving qty notes 3,104 sqft. Looks to me like clear & grub is just for AC, sidewalk, and curb at this point, is that accurate? Can you revise to include landscaping areas as well if that is the case? [A\) Correct. Add an additional \\$ 3,069.00](#)
 - f. Do you have excavation for light pole bases included (assume 5' below grade, 3' dia.)? If not, can you provide an adder? [A\) I will provide and Adder. ADD \\$ 1540.00](#)
 - g. Can you provide an adder for electrical trenching if not already included? [A\) I will provide an Adder. ADD \\$9186](#)
 - h. For the demo and cap sewer main, have you figured trenching and re-patching all the way to the mainline shown in the middle of Lafayette? We believe the Owner will not want us to rip into Lafayette and we're asking if we can cap at the ends of the lateral lines at the curblines at the North edge of the property. Can you break this price out specifically from base bid and include as an add alt? Base bid will be to abandon and cap at ends of laterals. [A\) Yes we have this in our Bid.](#)
 - i. Do you have agg base included at curbs? If not, please provide an adder. [A\) Yes we have this in our bid](#)
 - j. Please provide adder for agg base beneath boulders. [A\) WE have this in our Bid.](#)
4. Site Concrete
 - a. Can you provide an adder for the curb around the rock mulch median if not already included? Assume same 12" standard curb as what is next to the sidewalk. [A\) I will provide an adder for the median curb. Just so your are aware I made a site visit and I do not believe where the existing tree is where drawn.](#)

- b. Can you provide an adder for the housekeeping pad at electrical panel if not already included? A) I will provide an Adder
 - c. Do you have the tactile warning surface at the ADA ramp included? If not, can you provide an adder? A) I will provide an Adder.
 - d. Do you have the footing for the bike rack figured? If not, please provide an adder. Detail is on L2.0 A) Yes this is included
5. AC Paving
- a. Do you have 3” for onsite asphalt shown on C3.0 and 4” for offsite shown on C3.1? If not, can you please adjust pricing? A) If your referring to ROW - This is included in our Bid.
 - b. Do you have joint seal included between new and existing asphalt? A) Yes this is included
 - c. Do you have CSS-1 tack coat and compaction testing included? A) Yes this is included
6. Pavement Specialties
- a. I see wheelstops are included. Do you have the striping, signage, and demo of the (2) stripes at the South end of the lot included as well? A) We did not include striping only the removal of stripping.
7. Metal Railings
- a. You have 1 lsum noted for ADA handrail. Is this the entire 120’ length along the sidewalk? A) Material was not included as we could not find the handrail in a reasonable time frame. Installation only.

I will have answers to the rest with a new bid for this hopefully by end of day as I am on a tight schedule today.

Thank You

Brian Burgess / PM / Estimating



Off
Cell: 541-210-3739

ice: 541-536-3478

Brian Burgess / PM / Estimating

Office: 541-536-3478

Cell: 541-210-3739



Vic Russell Construction, Inc
 Po Box 2520
 La Pine, OR 97739

QUOTATION

Date	Estimate #
11/14/2025	9199

Name / Address
Pence 222 NW Lafayette Bend

Vic Russell Construction, Inc.
Office Ph: 541-536-3478
Office fax: 541-536-3526

Customer Phone	Customer E-mail
	brianb@vicrussellconstruction.com

Description	Lump Sum
Scope of work: Plans dated October 23, 2025 222NW Lafayette Bend, Oregon	0.00
Mobilization	
Traffic Control plan	
Temp chain Link fence	
Erosion Control	
Tree Protection	
New Temp gravel on Construction Entrance 825 SF	
new construct concrete washout	
Demo and remove 2034 SF of AC	
Demo and remove 79 SF concrete	
Remove 2 signs	
Demo and remove 77 LF of existing sidewalk	
Base Material	IN/CY/TON
Existing Base	Sq Ft.
Asphalt	Sq. Yds
Subgrade Base	Unit Price

Estimated by:	Payment Due: Upon Completion	Lump Sum
---------------	------------------------------	----------

**IN ORDER TO SCHEDULE PROJECT - QUOTATION MUST BE SIGNED AND RETURNED TO
 VIC RUSSELL CONSTRUCTION, INC. AS CONFIRMATION**

Conditions of Quotation:
 ADDITIONAL CHARGES MAY INCURR FOR THE FOLLOWING
 * Rock hammering, relocation of utilities, permits, testing, soil sterilants and saw cuts.
 * Vic Russell Construction, Inc does not warranty and is not responsible for any edge cracking, thermal cracking or tree root that may occur as a result of insufficient mitigation measures.
 * Completion dependent upon weather and ground conditions.
 * Vic Russell Construction, Inc will charge 1 1/2% interest per month on all outstanding balances not paid within terms of contract.
 * Escalation Clause: If fuel and oil prices increase substantially, this bid may be subject to increase. All increases to contract will be subject to owner approval.
 *Credit Card Payment 4.5% Service Charge
 * **Quote is good for 15 days.**
 * **Terms: Net due and payable upon completion, unless otherwise noted.**
 * **If Owner or Prime Contractor insist upon completion of work against the advice of Vic Russell Construction, Inc due to weather conditions or sub-surface conditions, the Owner or Prime Contractor assumes all risk defects that may occur due to weather or sub-surface conditions.**

* CONTRACTOR PROVIDED NOTICE TO OWNER ABOUT CONSTRUCTION LIENS: Int: _____
 * TERMS AND CONDITIONS OF QUOTATION UNDERSTOOD AND AGREED TO BY: Int: _____
 * SEAL COAT OPTION SELECTED BY: Int: _____

I (we) hereby accept this quotation and the additional terms and conditions, and authorize Vic Russell Construction, Inc to proceed as specified.

Property Owner (Or authorized representative) (Print) Signature Acceptance Date:

If you have any questions regarding this quotation, please call (541) 536-3478. We appreciate the opportunity to serve you!

Vic Russell Construction, Inc
 Po Box 2520
 La Pine, OR 97739

Original Bid

QUOTATION

Date	Estimate #
11/14/2025	9199

Name / Address
Pence 222 NW Lafayette Bend

Vic Russell Construction, Inc.
Office Ph: 541-536-3478
Office fax: 541-536-3526

Customer Phone	Customer E-mail
	brianb@vicrussellconstruction.com

Description	Lump Sum
Demo existing sewer and cap main	
Coordinate striping with City of Bend	
Clear and Grub 6" of 3028 SF	
Construct 120 LF 12" curb	
clear vision area 440 SF	
Construct 140 LF sidewalk base and pour	
Install 1 bike rack	
install 8 precast rubber wheel stops	
install 120 LF concrete retaining wall @ back of sidewalk 6"	
install 1 ADA ramp handrail exclude material; installation only	
install 3014 SF of new base and AC	
TOTAL	201,749.44

Base Material	IN/CY/TON	Asphalt	IN/CY/TON	Subgrade Base
Existing Base	Sq Ft.	Sq. Yds	Unit Price	

Estimated by:	Payment Due: Upon Completion	Lump Sum	\$201,749.44
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**IN ORDER TO SCHEDULE PROJECT - QUOTATION MUST BE SIGNED AND RETURNED TO
 VIC RUSSELL CONSTRUCTION, INC. AS CONFIRMATION**

Conditions of Quotation:
 ADDITIONAL CHARGES MAY INCUR FOR THE FOLLOWING

- * Rock hammering, relocation of utilities, permits, testing, soil sterilants and saw cuts.
- * Vic Russell Construction, Inc does not warranty and is not responsible for any edge cracking, thermal cracking or tree root that may occur as a result of insufficient mitigation measures.
- * Completion dependent upon weather and ground conditions.
- * Vic Russell Construction, Inc will charge 1 1/2% interest per month on all outstanding balances not paid within terms of contract.
- * Escalation Clause: If fuel and oil prices increase substantially, this bid may be subject to increase. All increases to contract will be subject to owner approval.
- *Credit Card Payment 4.5% Service Charge
- * **Quote is good for 15 days.**
- * **Terms: Net due and payable upon completion, unless otherwise noted.**
- * **If Owner or Prime Contractor insist upon completion of work against the advice of Vic Russell Construction, Inc due to weather conditions or sub-surface conditions, the Owner or Prime Contractor assumes all risk defects that may occur due to weather or sub-surface conditions.**

* CONTRACTOR PROVIDED NOTICE TO OWNER ABOUT CONSTRUCTION LIENS: Int: _____
 * TERMS AND CONDITIONS OF QUOTATION UNDERSTOOD AND AGREED TO BY: Int: _____
 * SEAL COAT OPTION SELECTED BY: Int: _____

I (we) hereby accept this quotation and the additional terms and conditions, and authorize Vic Russell Construction, Inc to proceed as specified.

Property Owner (Or authorized representative) (Print)	Signature	Acceptance Date:
---	------------------	-------------------------

If you have any questions regarding this quotation, please call (541) 536-3478. We appreciate the opportunity to serve you!

Fletcher Hunt

From: Brian Burgess <brianb@vicrussellconstruction.com>
Sent: Wednesday, November 19, 2025 9:09 AM
To: Fletcher Hunt
Subject: 221 Lafayette

[EXTERNAL] *Use Caution*

Fletcher,

1. Prevailing wage rates included? A) Yes Prevailing wage rates were applied per drawing dates.
2. Sawcutting included in site demo scope? A) Yes We have the saw cutting in the project as per the design provided.
3. Earthwork scope:
 - a. All cut to fill, import fill, rough grade, and fine grade included? A) Yes WE have this covered in our Bid.
 - b. Swale excavation, drain rock, and pea gravel per C5.2 included? A) Yes Swale is included. Correct VRC owns Finley Butte Aggregate and will supply all rock.
 - c. Excavation for retaining wall footing included? A) Correct Yes this is included.
 - d. Backflow preventor at North end of property (Febco Model 850) included? A) Yes We have this in our Bid
 - e. Your clear & grub qty notes 3,208 sqft. Your AC paving qty notes 3,104 sqft. Looks to me like clear & grub is just for AC, sidewalk, and curb at this point, is that accurate? Can you revise to include landscaping areas as well if that is the case? A) Correct. Add an additional \$ 3,069.00
 - f. Do you have excavation for light pole bases included (assume 5' below grade, 3' dia.)? If not, can you provide an adder? A) I will provide and Adder. ADD \$ 1540.00
 - g. Can you provide an adder for electrical trenching if not already included? A) I will provide an Adder. ADD \$9186
 - h. For the demo and cap sewer main, have you figured trenching and re-patching all the way to the mainline shown in the middle of Lafayette? We believe the Owner will not want us to rip into Lafayette and we're asking if we can cap at the ends of the lateral lines at the curblines at the North edge of the property. Can you break this price out specifically from base bid and include as an add alt? Base bid will be to abandon and cap at ends of laterals. A) Yes we have this in our Bid.
 - i. Do you have agg base included at curbs? If not, please provide an adder. A) Yes we have this in our bid
 - j. Please provide adder for agg base beneath boulders. A) WE have this in our Bid.
4. Site Concrete
 - a. Can you provide an adder for the curb around the rock mulch median if not already included? Assume same 12" standard curb as what is next to the sidewalk. A) I will provide an adder for the median curb. Just so your are aware I made a site visit and I do not believe where the existing tree is where drawn.
 - b. Can you provide an adder for the housekeeping pad at electrical panel if not already included? A) I will provide an Adder

- c. Do you have the tactile warning surface at the ADA ramp included? If not, can you provide an adder? A) I will provide an Adder.
- d. Do you have the footing for the bike rack figured? If not, please provide an adder. Detail is on L2.0 A) Yes this is included
- 5. AC Paving
 - a. Do you have 3" for onsite asphalt shown on C3.0 and 4" for offsite shown on C3.1? If not, can you please adjust pricing? A) If your referring to ROW - This is included in our Bid.
 - b. Do you have joint seal included between new and existing asphalt? A) Yes this is included
 - c. Do you have CSS-1 tack coat and compaction testing included? A) Yes this is included
- 6. Pavement Specialties
 - a. I see wheelstops are included. Do you have the striping, signage, and demo of the (2) stripes at the South end of the lot included as well? A) We did not include striping only the removal of striping.
- 7. Metal Railings
 - a. You have 1 lsum noted for ADA handrail. Is this the entire 120' length along the sidewalk? A) Material was not included as we could not find the handrail in a reasonable time frame. Installation only.

I will have answers to the rest with a new bid for this hopefully by end of day as I am on a tight schedule today.

Thank You

Brian Burgess / PM / Estimating



Off
Cell: 541-210-3739

ice: 541-536-3478

Brian Burgess / PM / Estimating

Office: 541-536-3478
Cell: 541-210-3739





Subcontractor Comparison & Award Recommendation

Bid Date: 11/17/2025

[BID SUMMARY FORM](#)

Architect: HHRP
Plan Version Date: 10/23/2025

Project: **221 Lafayette Parking** Scope: 32-01 - Site Concrete

Spec/Div	Description	Pence Budget	Wilson Curb Brent Wilson 541-480-0420	JKD Construction Kristina Lannen 541-213-5116	Pence Kelly Sean Barnes 971-382-3908	Vic Russell Brian Burgess 541-210-3739	Bend Concrete Services	Roger Langliers Construction	Censor Commercial Construction
	Base Scope		See below	See below	57,000	217,339			
						refused to provide breakout between scopes			
	retaining wall		31,250	17,330	incl	incl	Declined to Bid	Declined to Bid	Declined to Bid
	footing, retaining wall		incl above	incl	incl				
	conc curb, 12"		6,570	4,565	incl	incl			
	curb around rock mulch median		incl above	incl above	1,845	1,610			
	housekeeping pad at electrical panel		750	510	1,200	185			
	sidewalk		10,500	6,630	incl	incl			
	tactile warning surface		750	3,071	incl	incl			
	footing, bike rack		500	893	600	incl			
	footing x2, signage		1,000	1,000	incl	1,000			
	eco pans		3,000	1,200	incl	excl			
	Other bids required to perform work		Yes - earthwork	46,072	46,072	incl			
	Multiple scopes clarification		Will not break up package with earthwork, needs earthwork and site concrete combined	Would require going to number 2 earthwork contractor in lieu of apparent low - Wilson Curb, which added cost is shown here as \$46,072.	Would require going to number 2 earthwork contractor in lieu of apparent low - Wilson Curb, which added cost is shown here as \$46,072.	incl			
	Prevailing Wage		yes	11,927	yes	yes			
	Pence Scope form + Bid form		yes	yes	yes	no			
	Addendums (acknowledge)		n/a	n/a	n/a	n/a			
	Schedule (acknowledge)		yes	yes	yes	no			
	Total Base Bid	\$ -	\$ 54,320	\$ 93,198	\$ 106,717	\$ 220,134	\$ -	\$ -	\$ -
	Bond		n/a	n/a	n/a	n/a	n/a	n/a	n/a
	Total Combined Price		54,320	93,198	106,717	220,134	0	0	0

MWESB

We recommend this work be awarded to:	Wilson Curb
Subcontract / Purchase Agreement Amount:	\$ 54,320
We recommend this work be bonded:	N/A
Estimated Bond Cost:	N/A
Pence Contractors by:	Cory Loomis

221 Lafayette Parking & On-Site Improvements

DATE: 11-17-2025 TIME: 2PM

TO: Pence Contractors, LLC
5400 Meadows Rd. Suite 400.
Lake Oswego, OR 97035

Phone: 503-252-3802

Email: fletcherh@pence.net

FROM: Wilson Curb Inc (Bidder)

541-480-0420 (Phone)

21315 Bear Creek Rd. (Address)

541-389-4918 (Mobile)

Bend OR, 97701 (City/State/Zip)

wilsoncurb@outlook.com (E-Mail)

Brent Wilson (Authorized Signer) _____ (E-Mail)

Operating as (strike out conditions that do not apply) an individual, a company, a corporation organized and existing under the laws of the State of Oregon, or a proprietorship, a partnership, or joint venture consisting of:
S Corp _____

This form is to be used by all subcontractors / suppliers.

BID PROPOSALS

Having become completely familiar with the local conditions and legal requirements affecting the cost of work at the place where work is to be executed, having carefully examined the site conditions as they currently exist, and having carefully examined Bidding Documents prepared by Harper Houf Peterson Righellis Inc. together with any addenda to such bidding documents as listed hereinafter, the undersigned hereby proposes and agrees to provide all labor, materials, plant equipment, transportation and other facilities and services as necessary and/or required to execute all the work described by the aforesaid bidding documents for the following base bid and alternate/unit price amounts listed below.

Please break out your proposal per the following areas:

Bid Package/
Spec Section

Description

Amount

Bid Package/ Spec Section	Description	Amount
#2	Electrical excavation Detail in SOV	\$12,250.00
#3	Earthwork, excavation Detail in SOV	\$63,166.00
#4	Asphalt patching Detail in SOV	\$12,773.00
#5	Site Concrete Detail in SOV	\$52,570.00
#6	Pavement markings and signage and bumpers Detail in SOV	\$3500.00
#		

SUBTOTAL: \$ 144,259.00

Alternate	Description	Amount
1	Surveying if needed	\$4,500.00
2		
3		
4		
5		
6		

ADDENDA ACKNOWLEDGEMENT

The undersigned acknowledges receipt of the following Addenda:

Addendum No. ____ dated _____ Addendum No. ____ dated _____
 Addendum No. ____ dated _____ Addendum No. ____ dated _____

Cost of Performance and Payment Bond: For this bid price: \$ \$3000.00 LS As a percentage: 2.10 %

(If your bid is over \$100,000 you must also include a letter from your **SURETY (not your agent)** indicating that they are prepared to supply a performance and payment bond for your firm on this specific project for your total bid amount)

Name of surety: Markel Surety Company

Please state your company's current EMR: (Bidders with an EMR above 1.0 or who do not list their EMR may be excluded) .82

Minimum Bidder Qualifications Acknowledgement: **Initial Below**

Bidder has reviewed and acknowledged all scope of work clarifications provided in Exhibit 1 attachment.	BW
The bidder has reviewed the insurance requirements as specified in the example Master Subcontract Agreement/Purchase Order (MSA) and will obtain the appropriate insurance upon execution of a contract in conjunction with this bid.	BW
The bidder attests to having the appropriate license to perform the scope per the documents and specifications as well as any local or state authority's requirements.	BW
The bidder has reviewed the MSA and agrees to promptly execute the agreement without any additions or deductions upon notification that they are successful bidder on the project.	BW
The bidder attests that they have included any local taxes and fees in their pricing.	BW

Cost Reduction Concepts (attach additional documentation as necessary) \$ 0.00

Submitted this 17th day of November, 2025.

Firm: Wilson Curb Inc.

Signature: *Brent Wilson* Typed name: Brent Wilson, President

Oregon CCB No.: 55987

COBID: MBE ____ WBE ____ ESB ____ DBE ____ SDVOB ____ NONE

If NOT COBID, what % or \$ of your scope will be performed by COBID Certified Firms? NONE

The bids will be reviewed by the Owner, Architect and Pence Contractors, LLC (Contractor). The awards will be made based on what is the most beneficial for the project, not necessarily the low bid. Contractor may reject offers that A) are made contingent upon Contractor accepting terms and conditions that differ from the solicitation documents; and/or B) take exceptions to the terms and conditions of the solicitation documents. Bidder agrees to hold their price for a period of sixty (60) days.

END OF SECTION

#	Description	Bid QTY	Units	Rates	Total Dollar Amount	Total Billed to Date	Total QTY billed to date	Dollar Amount left to bill	Quantity Left to bill
					Total Estimate	Total Billed to Date		Total \$ left to bill	\$ 148,759.00
		0			\$ 148,759.00	\$ -			
0	Bid Schedule of values	0	0		\$ -	\$ -	0	\$ -	0
0		0	0		\$ -	\$ -	0	\$ -	0
#2	Electrical Work Excavation only	0	0		\$ -	\$ -	0	\$ -	0
1	Excavation of electrical trenching Ln Ft of trenching.From electrial panel to Ev charging and Light pole	180	Ln Ft	\$ 20.00	\$ 3,600.00	\$ -	0	\$ 3,600.00	180
2	Light pole base Concrete only. Includes excavtion	2	Each	\$ 2,000.00	\$ 4,000.00	\$ -	0	\$ 4,000.00	2
3	New housekeeping pad at electrical panel	50	Sq Ft	\$ 15.00	\$ 750.00	\$ -	0	\$ 750.00	50
4	Excavation of electrical trench from new panel to pacific power Transformer does not include conduit	78	Ln Ft	\$ 50.00	\$ 3,900.00	\$ -	0	\$ 3,900.00	78
0		0	0		\$ -	\$ -	0	\$ -	0
#3	Earthwork Bid Breakdown	0	0		\$ -	\$ -	0	\$ -	0
1	Mob	1	Each	\$ 4,000.00	\$ 4,000.00	\$ -	0	\$ 4,000.00	1
2	Gravel entrance 3 to 6 inch drain rock.	1	Each	\$ 1,500.00	\$ 1,500.00	\$ -	0	\$ 1,500.00	1
3	Erosion control silt fence and inlet protection	1	Each	\$ 1,500.00	\$ 1,500.00	\$ -	0	\$ 1,500.00	1
3	Sawcutting of all concret and asphalt	350	Ln Ft	\$ 10.00	\$ 3,500.00	\$ -	0	\$ 3,500.00	350
5	Removal of asphalt and concrete on site plan.	3427	Sq Ft	\$ 2.00	\$ 6,854.00	\$ -	0	\$ 6,854.00	3427
6	Excavation for wall, clear and grub wall area	125	Ln Ft	\$ 50.00	\$ 6,250.00	\$ -	0	\$ 6,250.00	125
7	Excavation for swale at wall and parking lot. Chip down 3 ft plus for guarantee drainage	1	Each	\$ 8,000.00	\$ 8,000.00	\$ -	0	\$ 8,000.00	1
8	Swale material, 9 inches drain rock, 3 inch peagravel, 18 inches of amended soile	100	CY	\$ 35.00	\$ 3,500.00	\$ -	0	\$ 3,500.00	100
9	Testing For swale	2	Each	\$ 1,400.00	\$ 2,800.00	\$ -	0	\$ 2,800.00	2
10	Prep for Curb	219	Ln Ft	\$ 10.00	\$ 2,190.00	\$ -	0	\$ 2,190.00	219
11	Prep for Sidewalk	875	Sq Ft	\$ 2.25	\$ 1,968.75	\$ -	0	\$ 1,968.75	875
12	Prep for asphalt paving parking lot.	3359	Sq Ft	\$ 1.75	\$ 5,878.25	\$ -	0	\$ 5,878.25	3359
13		0	0		\$ -	\$ -	0	\$ -	0
14	Removal of existing Stormwater facility	1	Each	\$ 1,000.00	\$ 1,000.00	\$ -	0	\$ 1,000.00	1
15	Removal of Existing sign base	1	Each	\$ 750.00	\$ 750.00	\$ -	0	\$ 750.00	1
16	New water meter double check valve. Installed By BYP plumbing	1	Each	\$ 2,500.00	\$ 2,500.00	\$ -	0	\$ 2,500.00	1
17		0	0		\$ -	\$ -	0	\$ -	0
18	Sewer abandondment Traffic plan.	1	Each	\$ 500.00	\$ 500.00	\$ -	0	\$ 500.00	1
19	Sewer abandondment road closure set up . Wilson Curb Inc is approved with city of Bend	1	Each	\$ 2,500.00	\$ 2,500.00	\$ -	0	\$ 2,500.00	1
20	Sewer abandondment Excavtion and abandondment	1	Each	\$ 5,400.00	\$ 5,400.00	\$ -	0	\$ 5,400.00	1
21	Sewer abandonment paving listed in #3 Asphalt section	0	Sq Ft	\$ -	\$ -	\$ -	0	\$ -	0
22		0	0		\$ -	\$ -	0	\$ -	0
23	Topsoil and backfill	1234	Sq Ft	\$ 1.50	\$ 1,851.00	\$ -	0	\$ 1,851.00	1234
24	Rock mulch for around tree.	112	Sq Ft	\$ 2.00	\$ 224.00	\$ -	0	\$ 224.00	112
25	landscaping sleeves	1	LS	\$ 500.00	\$ 500.00	\$ -	0	\$ 500.00	1

Fletcher Hunt

From: Brent Wilson <Wilsoncurb@outlook.com>
Sent: Monday, November 17, 2025 5:03 PM
To: Fletcher Hunt
Subject: Re: Deschutes county 221 Lafayette parking lot

Categories: Bid Questions - Answers

[EXTERNAL] *Use Caution*

Fletcher

1. Is pricing contingent on award of all scopes you quoted? I would like to do the concrete and excavation together. The asphalt, striping, electrical excavation, surveying. can be removed.
2. Earthwork
 1. Are you able to perform the abandon/cap sewer service called out in the plans? If so, can you provide an adder? I can and will add a line item
 2. Can you provide an adder to demo signage they call out in the demo plans? I can get that included
 3. Your gravel 3" to 6" line item, is this for the swales? Is the construction entrance included in this? If not, can you provide an adder? that is for the entrance however i donthave much. I have this project built in phases so i will leave the asphalt as long as possible to work from. I will remove for the wall and the curb first then work my way out removing the asphalt last to keep a clean site.
 - i. I will add the 3 inch rock for the swale . i dont know how i missed that.
 4. Your prep line items (for curb, sidewalk, asphalt), does this include fine grade / agg base? My price includes all prep lined item out.
 5. Can you provide an adder to excavate for the 2 light pole bases? i have it broken down on the SOV my bid was for the excavation for trenches and light poles not the install of electrical
 6. Are you able to perform supply & install of the double check valve assembly shown at North end of the site for water service? If so, can you provide an adder? I will add that to the pricing.
 7. Can you provide an adder to do electrical trenching? I have broken down on the SOV
3. Site concrete
 1. Does your retaining wall line item include footing? If not, can you please provide an adder? Yes it does include the footing.
 2. Can you provide adder for the curb around the rock mulch median in the parking lot? I'm assuming same curb that goes in adjacent to the sidewalk. Let me look at the quantity i think thats included
 3. Can you provide an adder for the housekeeping pad at the electrical panel? Yes
 4. Can you provide adders for the footing at the bike rack? Yes
4. AC Paving
 1. Do you currently have 3" for the onsite (main parking lot) per section on C5.0 and 4" per R-11 / C5.1? If not, can you please update pricing? Yes that is for 3 inch paving. i did not mark up the subcontractors price

2. Do you have joint seal included between new & existing AC? If not, can you provide an adder? **Yes they cover joint sealing in that price for the cold joint.**
3. Do you have CSS-1 tack coat and compaction testing included? If not, can you please provide adders? **Yes they tack coat against the curb prior to paving**

Let me know if you have any questions.

I will get you these clarifications by tomorrow morning.

Thank you

Brent Wilson

Regards,

Fletcher Hunt

Estimator II

The logo for Pence, featuring the word "Pence" in a large, stylized, cursive script font.

T: 503.252.3802
C: 971.284.4124
E: fletcherh@pence.net

5400 Meadows Road, Fourth Floor
Lake Oswego, OR 97035
www.pence.net

From: Brent Wilson <Wilsoncurb@outlook.com>
Sent: Monday, November 17, 2025 7:32 AM
To: Fletcher Hunt <fletcherh@pence.net>; Jorge Olivera <jorge.olivera@pence.net>
Subject: Deschutes county 221 Lafayette parking lot

[EXTERNAL] *Use Caution*

Guys
attached is your bid form and my schedule of valued break down.
Let me know when you get the numbers figured out.



Brent Wilson

Wilson Curb Inc.

Mobile: 541-480-0420

Email: brent@wilsoncurb.com

21315 Bear Creek Rd

221 Lafayette Parking & On-Site ImprovementsDATE: 11-17-2025 TIME: 2 PMTO: Pence Contractors, LLC
5400 Meadows Rd. Suite 400.
Lake Oswego, OR 97035

Phone: 503-252-3802

Email: fletcherh@pence.net

FROM: Wilson Curb Inc (Bidder) 541-389-4918 (Phone)
21315 Bear Creek Rd. (Address) 541-480-0420 (Mobile)
Bend, OR (City/State/Zip) wilsoncurb@outlook.com (E-Mail)
Brent Wilson (Authorized Signer) _____ (E-Mail)Operating as (strike out conditions that do not apply) an ~~individual, a company,~~ a corporation organized and existing under the laws of the State of Oregon, or a proprietorship, a partnership, or joint venture consisting of:
S Corp. _____

This form is to be used by all subcontractors / suppliers.

BID PROPOSALS

Having become completely familiar with the local conditions and legal requirements affecting the cost of work at the place where work is to be executed, having carefully examined the site conditions as they currently exist, and having carefully examined Bidding Documents prepared by Harper Houf Peterson Righellis Inc. together with any addenda to such bidding documents as listed hereinafter, the undersigned hereby proposes and agrees to provide all labor, materials, plant equipment, transportation and other facilities and services as necessary and/or required to execute all the work described by the aforesaid bidding documents for the following base bid and alternate/unit price amounts listed below.

Please break out your proposal per the following areas:

<u>Bid Package/ Spec Section</u>	<u>Description</u>	<u>Amount</u>
#2	Electrial work	\$4,500.00
#3	Earthwork	\$43,195.50
#4	Asphalt paving	\$8,631.00
#5	Site Concrete	\$49,400.00
#6	Pavement markings	\$3,500.00

SUBTOTAL: \$109,226.50

<u>Alternate</u>	<u>Description</u>	<u>Amount</u>
1	Extra for surveying if needed	\$4,500.00
2		
3		
4		
5		
6		

ADDENDA ACKNOWLEDGEMENT

The undersigned acknowledges receipt of the following Addenda:

Addendum No. ____ dated _____ Addendum No. ____ dated _____

Addendum No. ____ dated _____ Addendum No. ____ dated _____

Cost of Performance and Payment Bond: For this bid price: \$ \$2,293.00S As a percentage: 2.1% %

(If your bid is over \$100,000 you must also include a letter from your **SURETY (not your agent)** indicating that they are prepared to supply a performance and payment bond for your firm on this specific project for your total bid amount)

Name of surety: Markel Surety Group

Please state your company's current EMR: (Bidders with an EMR above 1.0 or who do not list their EMR may be excluded) .82

Minimum Bidder Qualifications Acknowledgement:

Initial Below

Bidder has reviewed and acknowledged all scope of work clarifications provided in Exhibit 1 attachment.	BW
The bidder has reviewed the insurance requirements as specified in the example Master Subcontract Agreement/Purchase Order (MSA) and will obtain the appropriate insurance upon execution of a contract in conjunction with this bid.	BW
The bidder attests to having the appropriate license to perform the scope per the documents and specifications as well as any local or state authority's requirements.	Bw
The bidder has reviewed the MSA and agrees to promptly execute the agreement without any additions or deductions upon notification that they are successful bidder on the project.	BW
The bidder attests that they have included any local taxes and fees in their pricing.	BW

Cost Reduction Concepts (attach additional documentation as necessary) \$ _____

Submitted this 17th day of November, 2025.

Firm: Wilson Curb Inc.

Signature: *Brent Wilson* Typed name: Brent Wilson

Oregon CCB No.: 55987

COBID: MBE ____ WBE ____ ESB ____ DBE ____ SDVOB ____ NONE

If NOT COBID, what % or \$ of your scope will be performed by COBID Certified Firms? NONE

The bids will be reviewed by the Owner, Architect and Pence Contractors, LLC (Contractor). The awards will be made based on what is the most beneficial for the project, not necessarily the low bid. Contractor may reject offers that A) are made contingent upon Contractor accepting terms and conditions that differ from the solicitation documents; and/or B) take exceptions to the terms and conditions of the solicitation documents. Bidder agrees to hold their price for a period of sixty (60) days.

END OF SECTION

#	Description	Bid QTY	Units	Rates	Total Dollar Amount	Dollar Billed to Date	Total QTY billed to date	Dollar Amount left to bill	Quantity Left to bill	Total QTY Month #1		Total QTY Month#2
					Total Estimate	Total Billed to Date		Total \$ left to bill	\$ 113,726.50	% Complete	0	% Complete
	Revised Pence Laffayette				\$ 113,726.50	\$ -				Billed	\$ -	Billed
0		0	0		\$ -	\$ -	0	\$ -	0		\$ -	
#3	Earthwork Breakdown \$43,195.50	0	0		\$ -	\$ -	0	\$ -	0		\$ -	
1	Mob	1	Each	\$ 4,000.00	\$ 4,000.00	\$ -	0	\$ 4,000.00	1		\$ -	
2	Gravel 3 to 6 inch	1	Each	\$ 1,500.00	\$ 1,500.00	\$ -	0	\$ 1,500.00	1		\$ -	
3	Erosion Control silt fence	1	Each	\$ 1,500.00	\$ 1,500.00	\$ -	0	\$ 1,500.00	1		\$ -	
4	Sawcutting	250	Ln Ft	\$ 10.00	\$ 2,500.00	\$ -	0	\$ 2,500.00	250		\$ -	
5	Removal of asphalt and concrete	2696	Sq Ft	\$ 2.00	\$ 5,392.00	\$ -	0	\$ 5,392.00	2696		\$ -	
6	Excavation for wall, clear and grub	125	Ln Ft	\$ 80.00	\$ 10,000.00	\$ -	0	\$ 10,000.00	125		\$ -	
7	Excavation/ fill for swale at wall and parking lot	1	LS	\$ 7,000.00	\$ 7,000.00	\$ -	0	\$ 7,000.00	1		\$ -	
8	Prep for curb	130	Ln Ft	\$ 10.00	\$ 1,300.00	\$ -	0	\$ 1,300.00	130		\$ -	
9	Prep for walk	875	Sq Ft	\$ 2.25	\$ 1,968.75	\$ -	0	\$ 1,968.75	875		\$ -	
10	Prep for asphalt	2877	Sq Ft	\$ 1.75	\$ 5,034.75	\$ -	0	\$ 5,034.75	2877		\$ -	
11	Test swale 1 and 2	1	LS	\$ 3,000.00	\$ 3,000.00	\$ -	0	\$ 3,000.00	1		\$ -	
0		0	0		\$ -	\$ -	0	\$ -	0		\$ -	
0		0	0		\$ -	\$ -	0	\$ -	0		\$ -	
#4	Asphalt \$8,631.00	0	0		\$ -	\$ -	0	\$ -	0		\$ -	
1	Asphalt placement only prep previous line items	2877	Sq Ft	\$ 3.00	\$ 8,631.00	\$ -	0	\$ 8,631.00	2877		\$ -	
0		0	0		\$ -	\$ -	0	\$ -	0		\$ -	
#5	Site Concrete \$49,400.00	0	0		\$ -	\$ -	0	\$ -	0		\$ -	
1	4 ft retaining wall	125	Ln Ft	\$ 250.00	\$ 31,250.00	\$ -	0	\$ 31,250.00	125		\$ -	
2	12 inch curb	130	Ln Ft	\$ 30.00	\$ 3,900.00	\$ -	0	\$ 3,900.00	130		\$ -	
3	4 inch sidewalk	875	Sq Ft	\$ 12.00	\$ 10,500.00	\$ -	0	\$ 10,500.00	875		\$ -	
4	ada domes	1	Each	\$ 750.00	\$ 750.00	\$ -	0	\$ 750.00	1		\$ -	
5	Washout pan	1	Each	\$ 3,000.00	\$ 3,000.00	\$ -	0	\$ 3,000.00	1		\$ -	
0		0	0		\$ -	\$ -	0	\$ -	0		\$ -	
#6	Pavement marking \$3,500.00	0	0		\$ -	\$ -	0	\$ -	0		\$ -	
1	Striping and signage.	1	LS	\$ 3,500.00	\$ 3,500.00	\$ -	0	\$ 3,500.00	1		\$ -	
0		0	0		\$ -	\$ -	0	\$ -	0		\$ -	
0		0	0		\$ -	\$ -	0	\$ -	0		\$ -	
# 2	Electrical work \$4500 total	0	0		\$ -	\$ -	0	\$ -	0		\$ -	
0	Excavation for electrical	1	LS	\$ 2,500.00	\$ 2,500.00	\$ -	0	\$ 2,500.00	1		\$ -	
0	Light pole base	2	Each	\$ 1,000.00	\$ 2,000.00	\$ -	0	\$ 2,000.00	2		\$ -	
0		0	0		\$ -	\$ -	0	\$ -	0		\$ -	
0		0	0		\$ -	\$ -	0	\$ -	0		\$ -	

221 Lafayette Parking & On-Site Improvements

DATE: 11/19/2025 TIME: _____

TO: Pence Contractors, LLC
 5400 Meadows Rd. Suite 400.
 Lake Oswego, OR 97035

Phone: 503-252-3802

Email: fletcherh@pence.net

FROM: JKD Construction Inc (Bidder)
2660 NE Hwy 20 STE 610-501 (Address)
Bend, OR 97701 (City/State/Zip)
 _____ (Authorized Signer)

541-280-1692 (Phone)
541-280-1692 (Mobile)
steve@jkdconcrete.com (E-Mail)
kristina@jkdconcrete.com (E-Mail)

Operating as (strike out conditions that do not apply) ~~an individual, a company,~~ a corporation organized and existing under the laws of the State of Oregon, ~~or a proprietorship, a partnership, or joint venture consisting of:~~

This form is to be used by all subcontractors / suppliers.

BID PROPOSALS

Having become completely familiar with the local conditions and legal requirements affecting the cost of work at the place where work is to be executed, having carefully examined the site conditions as they currently exist, and having carefully examined Bidding Documents prepared by Harper Houf Peterson Righellis Inc. together with any addenda to such bidding documents as listed hereinafter, the undersigned hereby proposes and agrees to provide all labor, materials, plant equipment, transportation and other facilities and services as necessary and/or required to execute all the work described by the aforesaid bidding documents for the following base bid and alternate/unit price amounts listed below.

Please break out your proposal per the following areas:

<u>Bid Package/ Spec Section</u>	<u>Description</u>	<u>Amount</u>
00440.00	Commercial Grade Concrete	47,125.88

SUBTOTAL: \$ _____

<u>Alternate</u>	<u>Description</u>	<u>Amount</u>
1		
2		
3		
4		
5		
6		

ADDENDA ACKNOWLEDGEMENT

The undersigned acknowledges receipt of the following Addenda:

Addendum No. ____ dated _____ Addendum No. ____ dated _____
 Addendum No. ____ dated _____ Addendum No. ____ dated _____

Cost of Performance and Payment Bond: For this bid price: \$ _____ LS As a percentage: _____%

(If your bid is over \$100,000 you must also include a letter from your **SURETY (not your agent)** indicating that they are prepared to supply a performance and payment bond for your firm on this specific project for your total bid amount)

Name of surety: _____

Please state your company's current EMR: (Bidders with an EMR above 1.0 or who do not list their EMR may be excluded) _____

Minimum Bidder Qualifications Acknowledgement:

	Initial Below
Bidder has reviewed and acknowledged all scope of work clarifications provided in Exhibit 1 attachment.	
The bidder has reviewed the insurance requirements as specified in the example Master Subcontract Agreement/Purchase Order (MSA) and will obtain the appropriate insurance upon execution of a contract in conjunction with this bid.	
The bidder attests to having the appropriate license to perform the scope per the documents and specifications as well as any local or state authority's requirements.	
The bidder has reviewed the MSA and agrees to promptly execute the agreement without any additions or deductions upon notification that they are successful bidder on the project.	****
The bidder attests that they have included any local taxes and fees in their pricing.	

Cost Reduction Concepts (attach additional documentation as necessary) \$ _____

Submitted this 19 day of November, 2025.

Firm: JKD Construction Inc

Signature:  Typed name: Kristina Lannen

Oregon CCB No.: 185304

COBID: MBE ____ WBE ____ ESB ____ DBE ____ SDVOB ____

If NOT COBID, what % or \$ of your scope will be performed by COBID Certified Firms? None

The bids will be reviewed by the Owner, Architect and Pence Contractors, LLC (Contractor). The awards will be made based on what is the most beneficial for the project, not necessarily the low bid. Contractor may reject offers that A) are made contingent upon Contractor accepting terms and conditions that differ from the solicitation documents; and/or B) take exceptions to the terms and conditions of the solicitation documents. Bidder agrees to hold their price for a period of sixty (60) days.

END OF SECTION

****To be negotiated once bid has been accepted****

JKD Construction
 2660 NE Highway 20 Ste 610-501
 Bend, OR 97701
 +15412801692



ADDRESS

Pence Contractors
 1051 NW Bond St
 Suite 310
 Bend, OR 97701

Estimate 1564

DATE 11/12/2025

PROJECT NAME

221 Lafayette Parking Lot

DESCRIPTION	QTY	RATE	AMOUNT
Plans dated 10.23.2025 Pricing good through August 2026 Includes Prevailing Wage July 2025 rates			
12" concrete curb - LF 4 CY	166	27.50	4,565.00T
4" sidewalk - SF 9 CY	690	8.50	5,865.00T
4" sidewalk (FUTURE) SF 1.5 CY	90	8.50	765.00T
6" ADA Ramp - SF 1 CY	35	12.75	446.25T
ADA Domes - SF	35	75.00	2,625.00T
6" bike rack footing - SF 1.5 CY	70	12.75	892.50T
6" electrical panel slab - SF 1 CY	40	12.75	510.00T
2) Sign Post Base Footings 12"x36" #4 bar to plan	2	500.00	1,000.00T
Up to 48" tall x 8" wide retaining wall with 24" wide x 12" tall footing with #4 rebar as per detail shown on C5.2 - 117 LF 20.5 CY	20.50	750.00	15,375.00T
Type 1L Additives: Fiber @ \$10/CY Eucoshield @ \$5/CY Concrete finishing aid @ \$18.90/CY Labor to hand apply and work finishing aid into concrete @ \$16.88/CY	38.50	50.78	1,955.03T

DESCRIPTION	QTY	RATE	AMOUNT
Concrete Wash Out Pans - Each	3	400.00	1,200.00T
Cold Weather Budget	0	3,855.00	0.00T
Hot Water -@\$8.25 38.5 cy=\$318.00 1% Accel- \$8.75 cy 38.5 cy = \$337.00 Blankets Budget= \$3,200.00 Not included in price			
Includes Prevailing Wage July 2025 rates	1	11,660.00	11,660.00T
Exclusions: Handrails Light Pole Bases Cold weather additives and blankets Traffic control and flagging Pumps unless listed above are not included and can be supplied at additional cost Anything not specifically listed on this bid is not included in our proposal Our pricing above is presented as a whole for the entire job, additions or deletions of line items listed above will potentially result in changes to all pricing. Please contact JKD for updated pricing. JKD Construction reserves the right to a price escalation Wash Out Pans are not included and can be provided at additional cost No staking or surveying included No subgrade materials provided No prep of subgrade materials included No testing or permits included unless listed above Steel/embeds/reinforcement of any kind are not included unless listed above Use of any ice melt by customer will void warranty, use of ice melt will result in damages to concrete	1	0.00	0.00

SUBTOTAL 46,858.78

TAX 267.10

TOTAL \$47,125.88

Accepted By

Accepted Date

Fletcher Hunt

From: Kristina Lannen <kristina@jkdconcrete.com>
Sent: Wednesday, November 19, 2025 5:16 AM
To: Fletcher Hunt; Steve Smith
Subject: Re: Estimate 1564 from JKD Construction
Attachments: Estimate 1564 (1).pdf

Categories: Bids

[EXTERNAL] *Use Caution*

Good morning Fletcher,
In regards to your questions, please see responses in red below and our revised estimate attached.
Thank you,

Kristina Lannen

JKD Construction Inc
Cell: 541-213-5116



From: Fletcher Hunt <fletcherh@pence.net>
Sent: Tuesday, November 18, 2025 1:01 PM
To: Steve Smith <steve@jkdconcrete.com>; Kristina Lannen <kristina@jkdconcrete.com>
Subject: RE: Estimate 1564 from JKD Construction

Steve/Kristina, I had a few questions/clarifications regarding your bid:

1. Can you please fill out the attached bid form? **Unfortunately, we are unable to agree to all of the language in your MSA. Do you still need our bid form?**
2. Your bid notes prevailing wage rates for July 2023. Want to verify if this should say July 2025? **Document 00 83 00 Wage Rates (under General Documents) states the wages are BOLI July 1, 2023. However, we have updated our bid to reflect July 2025 as requested.**
3. Your retaining wall line item for \$9,750 notes max. 18" tall. The detail on C5.2 notes this is a 4' tall retaining wall. Please verify if this is a typo or revise bid to adjust to 4' in lieu of 18". **Revised to match detail.**
4. You have a line item for hot water / blanketing, etc. for \$3,710. The project duration is anticipated to be April 2026 through June 2026. Please verify if this line item is still necessary and revise as

needed. April and May weather can be unpredictable. We have removed the dollar value from our bid, however we recommend that Pence carries a contingency for cold weather. We will ask for a change order if additives are necessary.

5. The tax line item at the very end, is this for Corporate Activity Tax? **Correct.**

Please let me know if you have any questions.

Regards,

Fletcher Hunt
Estimator II



T : 503.252.3802
C : 971.284.4124
E: fletcherh@pence.net

5400 Meadows Road, Fourth Floor
Lake Oswego, OR 97035
www.pence.net

From: JKD Construction <quickbooks@notification.intuit.com>
Sent: Monday, November 17, 2025 11:41 AM
To: Fletcher Hunt <fletcherh@pence.net>; kristina@jkdconcrete.com
Subject: Estimate 1564 from JKD Construction

[EXTERNAL] *Use Caution*

ESTIMATE 1564 DETAILS

JKD Construction

\$43,493.66

JKD Construction

2660 NE Highway 20 Ste 610-501
 Bend, OR 97701
 +15412801692

**ADDRESS**

Pence Contractors
 1051 NW Bond St
 Suite 310
 Bend, OR 97701

Estimate 1564**DATE 11/12/2025****PROJECT NAME**

221 Lafayette Parking Lot

DESCRIPTION	QTY	RATE	AMOUNT
Plans dated 10.23.2025 Pricing good through August 2026 Includes Prevailing Wage July 2025 rates			
12" concrete curb - LF 3 CY	120	27.50	3,300.00T
4" sidewalk - SF 9 CY	690	8.50	5,865.00T
4" sidewalk (FUTURE) SF 1.5 CY	90	8.50	765.00T
6" ADA Ramp - SF 1 CY	35	12.75	446.25T
ADA Domes - SF	35	75.00	2,625.00T
6" bike rack footing - SF 1.5 CY	70	12.75	892.50T
6" electrical panel slab - SF 1 CY	40	12.75	510.00T
2) Sign Post Base Footings 12"x36" #4 bar to plan	2	500.00	1,000.00T
Up to 48" tall x 8" wide retaining wall with 24" wide x 12" tall footing with #4 rebar as per detail shown on C5.2 - 117 LF 20.5 CY	20.50	750.00	15,375.00T
Type 1L Additives: Fiber @ \$10/CY Eucoshield @ \$5/CY Concrete finishing aid @ \$18.90/CY Labor to hand apply and work finishing aid into concrete @ \$16.88/CY	37.50	50.78	1,904.25T

DESCRIPTION	QTY	RATE	AMOUNT
Concrete Wash Out Pans - Each	3	400.00	1,200.00T
Cold Weather Budget	0	3,839.00	0.00T
Hot Water -@\$8.25 37.5 cy=\$310.00 1% Accel- \$8.75 cy 37.5 cy = \$329.00 Blankets Budget= \$3,200.00 Not included in price			
Includes Prevailing Wage July 2025 rates	1	11,660.00	11,660.00T
Exclusions: Handrails Light Pole Bases Cold weather additives and blankets Pumps unless listed above are not included and can be supplied at additional cost Anything not specifically listed on this bid is not included in our proposal Our pricing above is presented as a whole for the entire job, additions or deletions of line items listed above will potentially result in changes to all pricing. Please contact JKD for updated pricing. JKD Construction reserves the right to a price escalation Wash Out Pans are not included and can be provided at additional cost No staking or surveying included No subgrade materials provided No prep of subgrade materials included No testing or permits included unless listed above Steel/embeds/reinforcement of any kind are not included unless listed above Use of any ice melt by customer will void warranty, use of ice melt will result in damages to concrete	1	0.00	0.00

SUBTOTAL 45,543.00

TAX 259.60

TOTAL \$45,802.60

Accepted By

Accepted Date

Fletcher Hunt

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Kristina Lannen

JKD Construction Inc
Cell: 541-213-5116



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Regards,

Fletcher Hunt
Estimator II



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C: 971.284.4124
E: fletcherh@pence.net

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Lake Oswego, OR 97035
www.pence.net

From: JKD Construction <quickbooks@notification.intuit.com>
Sent: Monday, November 17, 2025 11:41 AM
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Subject: Estimate 1564 from JKD Construction

[EXTERNAL] *Use Caution*

ESTIMATE 1564 DETAILS

JKD Construction

\$43,493.66

Review and approve

JKD Construction
 2660 NE Highway 20 Ste 610-501
 Bend, OR 97701
 +15412801692

Rev 0



ADDRESS

Pence Contractors
 1051 NW Bond St
 Suite 310
 Bend, OR 97701

Estimate 1564

DATE 11/12/2025

PROJECT NAME

221 Lafayette Parking Lot

DESCRIPTION	QTY	RATE	AMOUNT
Plans dated 10.23.2025 Pricing good through August 2026 Includes Prevailing Wage July 2023 rates			
12" concrete curb - LF 3 CY	120	27.50	3,300.00T
4" sidewalk - SF 9 CY	690	8.50	5,865.00T
4" sidewalk (FUTURE) SF 1.5 CY	90	8.50	765.00T
6" ADA Ramp - SF 1 CY	35	12.75	446.25T
ADA Domes - SF	35	75.00	2,625.00T
6" bike rack footing - SF 1.5 CY	70	12.75	892.50T
6" electrical panel slab - SF 1 CY	40	12.75	510.00T
2) Sign Post Base Footings 12"x36" #4 bar to plan	2	500.00	1,000.00T
Max 18" tall x 8" wide retaining wall with 24" wide x 12" tall footing with #4 rebar as per detail shown on C5.2 - LF 13 CY	13	750.00	9,750.00T
Type 1L Additives: Fiber @ \$10/CY Eucoshield @ \$5/CY Concrete finishing aid @ \$18.90/CY Labor to hand apply and work finishing aid into concrete @ \$16.88/CY	30	50.78	1,523.40T

DESCRIPTION	QTY	RATE	AMOUNT
Concrete Wash Out Pans - Each	3	400.00	1,200.00T
Hot Water -@\$8.25 30 cy=\$247.50 1% Accel- \$8.75 cy 30 cy = \$262.50 Blankets Budget= \$3200	1	3,710.00	3,710.00T
Includes Prevailing Wage July 2023 rates	1	11,660.00	11,660.00T
Exclusions: Handrails Light Pole Bases Pumps unless listed above are not included and can be supplied at additional cost Anything not specifically listed on this bid is not included in our proposal Our pricing above is presented as a whole for the entire job, additions or deletions of line items listed above will potentially result in changes to all pricing. Please contact JKD for updated pricing. JKD Construction reserves the right to a price escalation Wash Out Pans are not included and can be provided at additional cost No staking or surveying included No subgrade materials provided No prep of subgrade materials included No testing or permits included unless listed above Steel/embeds/reinforcement of any kind are not included unless listed above Use of any ice melt by customer will void warranty, use of ice melt will result in damages to concrete	1	0.00	0.00

SUBTOTAL	43,247.15
TAX	246.51
TOTAL	\$43,493.66

Accepted By

Accepted Date

221 Lafayette Parking & On-Site Improvements

DATE: 11/17/25 TIME: _____

TO: Pence Contractors, LLC
 5400 Meadows Rd. Suite 400.
 Lake Oswego, OR 97035

Phone: 503-252-3802

Email: fletcherh@pence.net

FROM: Pence Kelly Concrete LLC (Bidder)

(503)587-8129 (Phone)

5400 Meadows Rd. Suite 450. (Address)

(971)382-3908 (Mobile)

Lake Oswego, OR 97035 (City/State/Zip)

_____ (E-Mail)

Sean Barnes (Authorized Signer)

sean.barnes@pencekelly.com (E-Mail)

Operating as (strike out conditions that do not apply) an ~~individual~~, a company, a ~~corporation organized~~ and existing under the laws of the State of Oregon, or a ~~proprietorship, a partnership, or joint venture consisting of:~~

This form is to be used by all subcontractors / suppliers.

BID PROPOSALS

Having become completely familiar with the local conditions and legal requirements affecting the cost of work at the place where work is to be executed, having carefully examined the site conditions as they currently exist, and having carefully examined Bidding Documents prepared by Harper Houf Peterson Righellis Inc. together with any addenda to such bidding documents as listed hereinafter, the undersigned hereby proposes and agrees to provide all labor, materials, plant equipment, transportation and other facilities and services as necessary and/or required to execute all the work described by the aforesaid bidding documents for the following base bid and alternate/unit price amounts listed below.

Please break out your proposal per the following areas:

Bid Package/ Spec Section	Description	Amount
02001	Site Concrete	\$57,000

SUBTOTAL: \$ \$57,000

Alternate	Description	Amount
1		
2		
3		
4		
5		
6		

ADDENDA ACKNOWLEDGEMENT

The undersigned acknowledges receipt of the following Addenda:

Addendum No. ____ dated _____ Addendum No. ____ dated _____
 Addendum No. ____ dated _____ Addendum No. ____ dated _____

Cost of Performance and Payment Bond: For this bid price: \$ _____ LS As a percentage: 1 %

(If your bid is over \$100,000 you must also include a letter from your **SURETY (not your agent)** indicating that they are prepared to supply a performance and payment bond for your firm on this specific project for your total bid amount)

Name of surety: _____

Please state your company's current EMR: (Bidders with an EMR above 1.0 or who do not list their EMR may be excluded) _____

Minimum Bidder Qualifications Acknowledgement:

Initial Below

Bidder has reviewed and acknowledged all scope of work clarifications provided in Exhibit 1 attachment.	<i>SB</i>
The bidder has reviewed the insurance requirements as specified in the example Master Subcontract Agreement/Purchase Order (MSA) and will obtain the appropriate insurance upon execution of a contract in conjunction with this bid.	<i>SB</i>
The bidder attests to having the appropriate license to perform the scope per the documents and specifications as well as any local or state authority's requirements.	<i>SB</i>
The bidder has reviewed the MSA and agrees to promptly execute the agreement without any additions or deductions upon notification that they are successful bidder on the project.	<i>SB</i>
The bidder attests that they have included any local taxes and fees in their pricing.	<i>SB</i>

Cost Reduction Concepts (attach additional documentation as necessary) \$ _____

Submitted this 18 day of November, 2025.

Firm: Pence Kelly Concrete LLC, 5400 Meadows Road, Suit 450 Lake Oswego, OR 97035

Signature: Sean Barnes  Typed name: Sean Barnes

Oregon CCB No.: 146525

COBID: MBE ____ WBE ____ ESB ____ DBE ____ SDVOB ____

If NOT COBID, what % or \$ of your scope will be performed by COBID Certified Firms? _____

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END OF SECTION



PENCE / KELLY
CONCRETE, LLC

5400 Meadows Road, Suite 450
Lake Oswego, OR 97035
P 503.587.8129 F 503.256.3684
pencekelly.com CCB #146525

221 Lafayette Parking

Clarification Letter

Dated

Monday, November 17, 2025

To: Pence Contractors
From: Sean Barnes
Estimator
Pence/Kelly Concrete, LLC

971-382-3908
Sean.barnes@pencekelly.com

Pence Kelly's Proposal/Bid is based on the following Drawings, Schedule, and/or Addenda:
Bid Set: 10.23.2025, HHPR Architects

Proposal Breakout		Value
•	Sitework Concrete	\$57,000

Schedule of Values		Quantity	Units
1.	Retaining wall	118	LF
2.	Retaining wall footing	118	LF
3.	12" Standard Curb	120	LF
4.	ADA Truncated Domes	12	SF
5.	4" Sidewalk	727	SF
6.	4" COB Sidewalk	91	SF

Clarifications	
1.	This proposal does not assume Saturday work.
2.	This proposal assumes project completion by June 2026.
3.	Assumes chute-pour access where available. Suitable access for concrete trucks must be provided.
4.	Contractor shall provide clean suitable access for concrete pump if required.
5.	Assumes layout from survey provided by others
6.	ADA-accessible pathways must be designed to allow normal shrinkage and curling of curing concrete. Subcontractor reserves the right to review any ADA ramps designed at or near maximum allowable tolerances.
7.	Subcontractor shall be allowed to dump concrete, steel, and all other debris into contractor provided dumpsters.
8.	Concrete truck washout and cleanup areas must be provided by the general contractor.
9.	Contractor shall provide needed temporary power to be within 100' of subcontractor's work.
10.	Exact schedule and construction sequence to be mutually negotiated.
11.	Concrete overrun of 5% or more due to low grade will be charged for.
12.	Excludes all costs/taxes/fees, international tariffs, or similar legislative changes. Any future cost impacts will require a formal contract amendment.
13.	This proposal is valid for 30 days.

**Due to volatility in the market, material prices used in this proposal are only good for 30 days.
Quantities are based off the current noted plan set. Total pricing will be based off actual units installed.

Standard Exclusions:		
General Conditions & Site Logistics	Concrete Work & Finishes	Other Trades & Specialty Items
Dumpsters	Shake-on hardeners	CMU site wall foundations



PENCE / KELLY
CONCRETE, LLC

5400 Meadows Road, Suite 450
Lake Oswego, OR 97035
P 503.587.8129 F 503.256.3684
pencekelly.com CCB #146525

Offsite parking	Colored concrete	Masonry reinforcing
Temporary fencing	Exposed finish	Private utility locates
Temporary heating	Sand finish	Fencing sleeves
Temp power, water, or job office utilities	Sandblast finish	Light pole bases
Street cleaning & dust control	Stamped concrete	Site furnishings
Access lighting, fencing, toilets	Polished concrete	Bollard foundations
Traffic control of any kind	Type II cement	Handrails (including coring/drilling)
Protection of work from other trades	Final hardeners/densifiers	Structural steel
Permitting and special inspections	Vapor emission control products	Precast concrete
Dewatering	Shrinkage reducing admixtures	Pavers or CMU supply/installation
Erosion control	Moisture protection	Stonework
Snow or ice removal	Joint sealing	MEP sleeves/anchors/blockouts
Bellman services	Backer rod	Fasteners or embeds
Demolition, haul off, and excavation	Blanketing	Mortar setting of any kind
Grading and compaction of any kind	Weather protection	Testing of any kind
Foundation insulation or geofoam	Hot/Cold Weather admixtures	Supply/install of bike racks
Mock-ups		Skate Stops

Fletcher Hunt

From: Sean Barnes
Sent: Tuesday, November 18, 2025 1:52 PM
To: Fletcher Hunt
Cc: Brandon Benfield; Jesse Merickel
Subject: Re: 221 Lafayette Parking
Attachments: 00_41_00_Pence_Bid_Form Signed.pdf

Fletcher, please see attached for signed bid form and below for adds.

Adds Not Part of Base Cost

12" standard curb at mulch: 46lf= \$1,845

Assumed 6" electrical pad: 39sf= \$1,200

Bike Rack Pad Assumed: 15sf= \$600

Clarification- No shortloads, Rebar assumed. Includes fiber in mix design. Added scope assumed to be poured with base items.

Covered Items in Base Bid

Signage footings 2ea: Concrete placement only, assuming catch with other scope supply and install of signs assumed by others.

Eco-pans: Included

Please let me know if you need anything else.

Thank you,



Sean Barnes

Estimator

Pence/Kelly Concrete

5400 Meadows Road, Suite 450

Lake Oswego, OR 97035

Phone: 503-587-8129

Cell: 971-382-3908

OR CCB# 146525

Vic Russell Construction, Inc
 Po Box 2520
 La Pine, OR 97739

Rev 1

QUOTATION

Date	Estimate #
11/14/2025	9199

Name / Address
Pence 222 NW Lafayette Bend

Vic Russell Construction, Inc.
Office Ph: 541-536-3478
Office fax: 541-536-3526

Customer Phone	Customer E-mail
	brianb@vicrussellconstruction.com

Description	Lump Sum
Scope of work: Plans dated October 23, 2025 222NW Lafayette Bend, Oregon	0.00
Mobilization	
Traffic Control plan	
Temp chain Link fence	
Erosion Control	
Tree Protection	
New Temp gravel on Construction Entrance 825 SF	
new construct concrete washout	
Demo and remove 2034 SF of AC	
Demo and remove 79 SF concrete	
Remove 2 signs	
Demo and remove 77 LF of existing sidewalk	
Base Material	IN/CY/TON
Existing Base	Sq Ft.
Asphalt	Sq. Yds
Subgrade Base	Unit Price

Estimated by:	Payment Due: Upon Completion	Lump Sum
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 VIC RUSSELL CONSTRUCTION, INC. AS CONFIRMATION**

Conditions of Quotation:
 ADDITIONAL CHARGES MAY INCURR FOR THE FOLLOWING
 * Rock hammering, relocation of utilities, permits, testing, soil sterilants and saw cuts.
 * Vic Russell Construction, Inc does not warranty and is not responsible for any edge cracking, thermal cracking or tree root that may occur as a result of insufficient mitigation measures.
 * Completion dependent upon weather and ground conditions.
 * Vic Russell Construction, Inc will charge 1 1/2% interest per month on all outstanding balances not paid within terms of contract.
 * Escalation Clause: If fuel and oil prices increase substantially, this bid may be subject to increase. All increases to contract will be subject to owner approval.
 *Credit Card Payment 4.5% Service Charge
 * **Quote is good for 15 days.**
 * **Terms: Net due and payable upon completion, unless otherwise noted.**
 * **If Owner or Prime Contractor insist upon completion of work against the advice of Vic Russell Construction, Inc due to weather conditions or sub-surface conditions, the Owner or Prime Contractor assumes all risk defects that may occur due to weather or sub-surface conditions.**

* CONTRACTOR PROVIDED NOTICE TO OWNER ABOUT CONSTRUCTION LIENS: Int: _____
 * TERMS AND CONDITIONS OF QUOTATION UNDERSTOOD AND AGREED TO BY: Int: _____
 * SEAL COAT OPTION SELECTED BY: Int: _____

I (we) hereby accept this quotation and the additional terms and conditions, and authorize Vic Russell Construction, Inc to proceed as specified.

Property Owner (Or authorized representative) (Print) Signature Acceptance Date:

If you have any questions regarding this quotation, please call (541) 536-3478. We appreciate the opportunity to serve you!

Vic Russell Construction, Inc
 Po Box 2520
 La Pine, OR 97739

QUOTATION

Date	Estimate #
11/14/2025	9199

Name / Address
Pence 222 NW Lafayette Bend

Vic Russell Construction, Inc.
Office Ph: 541-536-3478
Office fax: 541-536-3526

Customer Phone	Customer E-mail
	brianb@vicrussellconstruction.com

Description	Lump Sum
Demo existing sewer and cap main	
Coordinate striping with City of Bend	
Clear and Grub 6" of 3028 SF	
Construct 120 LF 12" curb	
clear vision area 440 SF	
Construct 140 LF sidewalk base and pour	
Install 1 bike rack	
install 8 precast rubber wheel stops	
install 120 LF concrete retaining wall @ back of sidewalk 6"	
install 1 ADA ramp handrail exclude material; installation only	
install 3014 SF of new base and AC	
Landscape area clear & grub	

Base Material	IN/CY/TON	Asphalt	IN/CY/TON	Subgrade Base
Existing Base	Sq Ft.	Sq. Yds	Unit Price	

Estimated by:	Payment Due: Upon Completion	Lump Sum
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If you have any questions regarding this quotation, please call (541) 536-3478. We appreciate the opportunity to serve you!

Fletcher Hunt

From: Brian Burgess <brianb@vicrussellconstruction.com>
Sent: Thursday, November 20, 2025 9:45 AM
To: Fletcher Hunt
Subject: RE: Project Name: 221 Lafayette Parking and On-Site Improvements (11-14-2025)

Categories: Bid Questions - Answers

[EXTERNAL] *Use Caution*

Fletcher,

Here is the rest :

1. Site Concrete
 - a. Can you provide an adder for the curb around the rock mulch median if not already included? Assume same 12" standard curb as what is next to the sidewalk. [A\) I will provide an adder for the median curb. Just so you are aware I made a site visit and I do not believe where the existing tree is where drawn. ADD \\$1610.00](#)
 - b. Can you provide an adder for the housekeeping pad at electrical panel if not already included? [A\) I will provide an Adder ADD \\$ 185.00](#)
 - c. Do you have the tactile warning surface at the ADA ramp included? If not, can you provide an adder? [This was actually covered in original bid .](#)

That will bring the total for the project up to \$217,339.00

I will send adjusted Bid.

Thank You

Brian Burgess / PM / Estimating

Office: 541-536-3478

Cell: 541-210-3739



From: Fletcher Hunt <fletcherh@pence.net>
Sent: Tuesday, November 18, 2025 10:19 AM
To: Brian Burgess <brianb@vicrussellconstruction.com>
Subject: RE: Project Name: 221 Lafayette Parking and On-Site Improvements (11-14-2025)

Sorry to hear that Brian, I know how that goes. I have until next Wednesday to get everything levelled, so by no means am I expecting instant responses. Get to it when you can, but real life comes first.

Fletcher Hunt

From: Brian Burgess <brianb@vicrussellconstruction.com>
Sent: Wednesday, November 19, 2025 9:09 AM
To: Fletcher Hunt
Subject: 221 Lafayette

Categories: Bid Questions - Answers

[EXTERNAL] *Use Caution*

Fletcher,

1. Prevailing wage rates included? [A\)Yes Prevailing wage rates were applied per drawing dates.](#)
2. Sawcutting included in site demo scope? [A\)Yes We have the saw cutting in the project as per the design provided.](#)
3. Earthwork scope:
 - a. All cut to fill, import fill, rough grade, and fine grade included? [A\) Yes WE have this covered in our Bid.](#)
 - b. Swale excavation, drain rock, and pea gravel per C5.2 included? [A\) Yes Swale is included. Correct VRC owns Finley Butte Aggregate and will supply all rock.](#)
 - c. Excavation for retaining wall footing included? [A\)Correct Yes this is included.](#)
 - d. Backflow preventor at North end of property (Febco Model 850) included? [A\) Yes We have this in our Bid](#)
 - e. Your clear & grub qty notes 3,208 sqft. Your AC paving qty notes 3,104 sqft. Looks to me like clear & grub is just for AC, sidewalk, and curb at this point, is that accurate? Can you revise to include landscaping areas as well if that is the case? [A\) Correct. Add an additional \\$ 3,069.00](#)
 - f. Do you have excavation for light pole bases included (assume 5' below grade, 3' dia.)? If not, can you provide an adder? [A\) I will provide and Adder. ADD \\$ 1540.00](#)
 - g. Can you provide an adder for electrical trenching if not already included? [A\) I will provide an Adder. ADD \\$9186](#)
 - h. For the demo and cap sewer main, have you figured trenching and re-patching all the way to the mainline shown in the middle of Lafayette? We believe the Owner will not want us to rip into Lafayette and we're asking if we can cap at the ends of the lateral lines at the curblines at the North edge of the property. Can you break this price out specifically from base bid and include as an add alt? Base bid will be to abandon and cap at ends of laterals. [A\) Yes we have this in our Bid.](#)
 - i. Do you have agg base included at curbs? If not, please provide an adder. [A\) Yes we have this in our bid](#)
 - j. Please provide adder for agg base beneath boulders. [A\) WE have this in our Bid.](#)
4. Site Concrete
 - a. Can you provide an adder for the curb around the rock mulch median if not already included? Assume same 12" standard curb as what is next to the sidewalk. [A\) I will provide an adder for the median curb. Just so your are aware I made a site visit and I do not believe where the existing tree is where drawn.](#)

- b. Can you provide an adder for the housekeeping pad at electrical panel if not already included? A) I will provide an Adder
 - c. Do you have the tactile warning surface at the ADA ramp included? If not, can you provide an adder? A) I will provide an Adder.
 - d. Do you have the footing for the bike rack figured? If not, please provide an adder. Detail is on L2.0 A) Yes this is included
5. AC Paving
- a. Do you have 3” for onsite asphalt shown on C3.0 and 4” for offsite shown on C3.1? If not, can you please adjust pricing? A) If your referring to ROW - This is included in our Bid.
 - b. Do you have joint seal included between new and existing asphalt? A) Yes this is included
 - c. Do you have CSS-1 tack coat and compaction testing included? A) Yes this is included
6. Pavement Specialties
- a. I see wheelstops are included. Do you have the striping, signage, and demo of the (2) stripes at the South end of the lot included as well? A) We did not include striping only the removal of stripping.
7. Metal Railings
- a. You have 1 lsum noted for ADA handrail. Is this the entire 120’ length along the sidewalk? A) Material was not included as we could not find the handrail in a reasonable time frame. Installation only.

I will have answers to the rest with a new bid for this hopefully by end of day as I am on a tight schedule today.

Thank You

Brian Burgess / PM / Estimating



Off
Cell: 541-210-3739

ice: 541-536-3478

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Office: 541-536-3478

Cell: 541-210-3739



Vic Russell Construction, Inc
 Po Box 2520
 La Pine, OR 97739

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Date	Estimate #
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Vic Russell Construction, Inc.
Office Ph: 541-536-3478
Office fax: 541-536-3526

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Description	Lump Sum
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Brian Burgess / PM / Estimating



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Office: 541-536-3478
Cell: 541-210-3739





Subcontractor Comparison & Award Recommendation

Bid Date: 11/17/2025

[BID SUMMARY FORM](#)

Architect: HHPR
Plan Version Date: 10/23/2025

Project: **221 Lafayette Parking** Scope: **32-02 - Flexible Pavement**

Spec/Div	Description	Pence Budget	Wilson Curb Brent Wilson 541-480-0420	Tri County Paving Nick Dragt 541-390-0358	Vic Russell Brian Burgess 541-210-3739	7 Peaks Paving	Asphalt Recovery	High Desert Aggregate & Paving	Barlett Excavation
	Base Scope				217,339				
	AC paving, 3" onsite (C5.0)		8,055	9,471	incl	Declined to Bid	Declined to Bid	Declined to Bid	Declined to Bid
	AC paving, 4" offsite (R-11/C5.1)		2,478	2,835	incl				
	joint seal application btwn new/existing		incl	450	incl				
	CSS-1 tack coat		incl	incl	incl				
	asphalt compaction testing		incl	incl	incl				
	AC paving, patchback at demo'd sewer		2,240	750	incl				
	substrate paving overage		incl	1,500	incl				
<u>ALT</u>	4" AC paving throughout alleyway		21,819	19,980	19,980				
	Prevailing Wage		yes	yes	yes				
	Pence Scope form + Bid form		yes	yes	no				
	Addendums (acknowledge)		n/a	n/a	n/a				
	Schedule (acknowledge)		yes	yes	no				
	Total Base Bid	\$ -	\$ 34,592	\$ 34,986	\$ 237,319	\$ -	\$ -	\$ -	\$ -
	Bond		n/a	n/a	n/a	n/a	n/a	n/a	n/a
	Total Combined Price		34,592	34,986	237,319	0	0	0	0

MWESB

We recommend this work be awarded to:	Wilson Curb
Subcontract / Purchase Agreement Amount:	34,592
We recommend this work be bonded:	N/A
Estimated Bond Cost:	N/A
Pence Contractors by:	Cory Loomis

221 Lafayette Parking & On-Site Improvements

DATE: 11-17-2025 TIME: 2PM

TO: Pence Contractors, LLC
5400 Meadows Rd. Suite 400.
Lake Oswego, OR 97035

Phone: 503-252-3802

Email: fletcherh@pence.net

FROM: Wilson Curb Inc (Bidder)

541-480-0420 (Phone)

21315 Bear Creek Rd. (Address)

541-389-4918 (Mobile)

Bend OR, 97701 (City/State/Zip)

wilsoncurb@outlook.com (E-Mail)

Brent Wilson (Authorized Signer) _____ (E-Mail)

Operating as (strike out conditions that do not apply) an individual, a company, a corporation organized and existing under the laws of the State of Oregon, or a proprietorship, a partnership, or joint venture consisting of:
S Corp _____

This form is to be used by all subcontractors / suppliers.

BID PROPOSALS

Having become completely familiar with the local conditions and legal requirements affecting the cost of work at the place where work is to be executed, having carefully examined the site conditions as they currently exist, and having carefully examined Bidding Documents prepared by Harper Houf Peterson Righellis Inc. together with any addenda to such bidding documents as listed hereinafter, the undersigned hereby proposes and agrees to provide all labor, materials, plant equipment, transportation and other facilities and services as necessary and/or required to execute all the work described by the aforesaid bidding documents for the following base bid and alternate/unit price amounts listed below.

Please break out your proposal per the following areas:

Bid Package/
Spec Section

Description

Amount

Bid Package/ Spec Section	Description	Amount
#2	Electrical excavation Detail in SOV	\$12,250.00
#3	Earthwork, excavation Detail in SOV	\$63,166.00
#4	Asphalt patching Detail in SOV	\$12,773.00
#5	Site Concrete Detail in SOV	\$52,570.00
#6	Pavement markings and signage and bumpers Detail in SOV	\$3500.00
#		

SUBTOTAL: \$ 144,259.00

Alternate

Description

Amount

Alternate	Description	Amount
1	Surveying if needed	\$4,500.00
2		
3		
4		
5		
6		

ADDENDA ACKNOWLEDGEMENT

The undersigned acknowledges receipt of the following Addenda:

Addendum No. ____ dated _____ Addendum No. ____ dated _____
 Addendum No. ____ dated _____ Addendum No. ____ dated _____

Cost of Performance and Payment Bond: For this bid price: \$ \$3000.00 LS As a percentage: 2.10 %

(If your bid is over \$100,000 you must also include a letter from your **SURETY (not your agent)** indicating that they are prepared to supply a performance and payment bond for your firm on this specific project for your total bid amount)

Name of surety: Markel Surety Company

Please state your company's current EMR: (Bidders with an EMR above 1.0 or who do not list their EMR may be excluded) .82

Minimum Bidder Qualifications Acknowledgement: **Initial Below**

Bidder has reviewed and acknowledged all scope of work clarifications provided in Exhibit 1 attachment.	BW
The bidder has reviewed the insurance requirements as specified in the example Master Subcontract Agreement/Purchase Order (MSA) and will obtain the appropriate insurance upon execution of a contract in conjunction with this bid.	BW
The bidder attests to having the appropriate license to perform the scope per the documents and specifications as well as any local or state authority's requirements.	BW
The bidder has reviewed the MSA and agrees to promptly execute the agreement without any additions or deductions upon notification that they are successful bidder on the project.	BW
The bidder attests that they have included any local taxes and fees in their pricing.	BW

Cost Reduction Concepts (attach additional documentation as necessary) \$ 0.00

Submitted this 17th day of November, 2025.

Firm: Wilson Curb Inc.

Signature: *Brent Wilson* Typed name: Brent Wilson, President

Oregon CCB No.: 55987

COBID: MBE ____ WBE ____ ESB ____ DBE ____ SDVOB ____ NONE

If NOT COBID, what % or \$ of your scope will be performed by COBID Certified Firms? NONE

The bids will be reviewed by the Owner, Architect and Pence Contractors, LLC (Contractor). The awards will be made based on what is the most beneficial for the project, not necessarily the low bid. Contractor may reject offers that A) are made contingent upon Contractor accepting terms and conditions that differ from the solicitation documents; and/or B) take exceptions to the terms and conditions of the solicitation documents. Bidder agrees to hold their price for a period of sixty (60) days.

END OF SECTION

#	Description	Bid QTY	Units	Rates	Total Dollar Amount	Total Billed to Date	Total QTY billed to date	Dollar Amount left to bill	Quantity Left to bill
					Total Estimate	Total Billed to Date		Total \$ left to bill	\$ 148,759.00
		0			\$ 148,759.00	\$ -			
0	Bid Schedule of values	0	0		\$ -	\$ -	0	\$ -	0
0		0	0		\$ -	\$ -	0	\$ -	0
#2	Electrical Work Excavation only	0	0		\$ -	\$ -	0	\$ -	0
1	Excavation of electrical trenching Ln Ft of trenching.From electrial panel to Ev charging and Light pole	180	Ln Ft	\$ 20.00	\$ 3,600.00	\$ -	0	\$ 3,600.00	180
2	Light pole base Concrete only. Includes excavtion	2	Each	\$ 2,000.00	\$ 4,000.00	\$ -	0	\$ 4,000.00	2
3	New housekeeping pad at electrical panel	50	Sq Ft	\$ 15.00	\$ 750.00	\$ -	0	\$ 750.00	50
4	Excavation of electrical trench from new panel to pacific power Transformer does not include conduit	78	Ln Ft	\$ 50.00	\$ 3,900.00	\$ -	0	\$ 3,900.00	78
0		0	0		\$ -	\$ -	0	\$ -	0
#3	Earthwork Bid Breakdown	0	0		\$ -	\$ -	0	\$ -	0
1	Mob	1	Each	\$ 4,000.00	\$ 4,000.00	\$ -	0	\$ 4,000.00	1
2	Gravel entrance 3 to 6 inch drain rock.	1	Each	\$ 1,500.00	\$ 1,500.00	\$ -	0	\$ 1,500.00	1
3	Erosion control silt fence and inlet protection	1	Each	\$ 1,500.00	\$ 1,500.00	\$ -	0	\$ 1,500.00	1
3	Sawcutting of all concret and asphalt	350	Ln Ft	\$ 10.00	\$ 3,500.00	\$ -	0	\$ 3,500.00	350
5	Removal of asphalt and concrete on site plan.	3427	Sq Ft	\$ 2.00	\$ 6,854.00	\$ -	0	\$ 6,854.00	3427
6	Excavation for wall, clear and grub wall area	125	Ln Ft	\$ 50.00	\$ 6,250.00	\$ -	0	\$ 6,250.00	125
7	Excavation for swale at wall and parking lot. Chip down 3 ft plus for guarantee drainage	1	Each	\$ 8,000.00	\$ 8,000.00	\$ -	0	\$ 8,000.00	1
8	Swale material, 9 inches drain rock, 3 inch peagravel, 18 inches of amended soile	100	CY	\$ 35.00	\$ 3,500.00	\$ -	0	\$ 3,500.00	100
9	Testing For swale	2	Each	\$ 1,400.00	\$ 2,800.00	\$ -	0	\$ 2,800.00	2
10	Prep for Curb	219	Ln Ft	\$ 10.00	\$ 2,190.00	\$ -	0	\$ 2,190.00	219
11	Prep for Sidewalk	875	Sq Ft	\$ 2.25	\$ 1,968.75	\$ -	0	\$ 1,968.75	875
12	Prep for asphalt paving parking lot.	3359	Sq Ft	\$ 1.75	\$ 5,878.25	\$ -	0	\$ 5,878.25	3359
13		0	0		\$ -	\$ -	0	\$ -	0
14	Removal of existing Stormwater facility	1	Each	\$ 1,000.00	\$ 1,000.00	\$ -	0	\$ 1,000.00	1
15	Removal of Existing sign base	1	Each	\$ 750.00	\$ 750.00	\$ -	0	\$ 750.00	1
16	New water meter double check valve. Installed By BYP plumbing	1	Each	\$ 2,500.00	\$ 2,500.00	\$ -	0	\$ 2,500.00	1
17		0	0		\$ -	\$ -	0	\$ -	0
18	Sewer abandondment Traffic plan.	1	Each	\$ 500.00	\$ 500.00	\$ -	0	\$ 500.00	1
19	Sewer abandondment road closure set up . Wilson Curb Inc is approved with city of Bend	1	Each	\$ 2,500.00	\$ 2,500.00	\$ -	0	\$ 2,500.00	1
20	Sewer abandondment Excavtion and abandondment	1	Each	\$ 5,400.00	\$ 5,400.00	\$ -	0	\$ 5,400.00	1
21	Sewer abandonment paving listed in #3 Asphalt section	0	Sq Ft	\$ -	\$ -	\$ -	0	\$ -	0
22		0	0		\$ -	\$ -	0	\$ -	0
23	Topsoil and backfill	1234	Sq Ft	\$ 1.50	\$ 1,851.00	\$ -	0	\$ 1,851.00	1234
24	Rock mulch for around tree.	112	Sq Ft	\$ 2.00	\$ 224.00	\$ -	0	\$ 224.00	112
25	landscaping sleeves	1	LS	\$ 500.00	\$ 500.00	\$ -	0	\$ 500.00	1

Fletcher Hunt

From: Brent Wilson <Wilsoncurb@outlook.com>
Sent: Monday, November 17, 2025 5:03 PM
To: Fletcher Hunt
Subject: Re: Deschutes county 221 Lafayette parking lot

Categories: Bid Questions - Answers

[EXTERNAL] *Use Caution*

Fletcher

1. Is pricing contingent on award of all scopes you quoted? I would like to do the concrete and excavation together. The asphalt, striping, electrical excavation, surveying. can be removed.
2. Earthwork
 1. Are you able to perform the abandon/cap sewer service called out in the plans? If so, can you provide an adder? I can and will add a line item
 2. Can you provide an adder to demo signage they call out in the demo plans? I can get that included
 3. Your gravel 3" to 6" line item, is this for the swales? Is the construction entrance included in this? If not, can you provide an adder? that is for the entrance however i donthave much. I have this project built in phases so i will leave the asphalt as long as possible to work from. I will remove for the wall and the curb first then work my way out removing the asphalt last to keep a clean site.
 - i. I will add the 3 inch rock for the swale . i dont know how i missed that.
 4. Your prep line items (for curb, sidewalk, asphalt), does this include fine grade / agg base? My price includes all prep lined item out.
 5. Can you provide an adder to excavate for the 2 light pole bases? i have it broken down on the SOV my bid was for the excavation for trenches and light poles not the install of electrical
 6. Are you able to perform supply & install of the double check valve assembly shown at North end of the site for water service? If so, can you provide an adder? I will add that to the pricing.
 7. Can you provide an adder to do electrical trenching? I have broken down on the SOV
3. Site concrete
 1. Does your retaining wall line item include footing? If not, can you please provide an adder? Yes it does include the footing.
 2. Can you provide adder for the curb around the rock mulch median in the parking lot? I'm assuming same curb that goes in adjacent to the sidewalk. Let me look at the quantity i think thats included
 3. Can you provide an adder for the housekeeping pad at the electrical panel? Yes
 4. Can you provide adders for the footing at the bike rack? Yes
4. AC Paving
 1. Do you currently have 3" for the onsite (main parking lot) per section on C5.0 and 4" per R-11 / C5.1? If not, can you please update pricing? Yes that is for 3 inch paving. i did not mark up the subcontractors price

2. Do you have joint seal included between new & existing AC? If not, can you provide an adder? **Yes they cover joint sealing in that price for the cold joint.**
3. Do you have CSS-1 tack coat and compaction testing included? If not, can you please provide adders? **Yes they tack coat against the curb prior to paving**

Let me know if you have any questions.

I will get you these clarifications by tomorrow morning.

Thank you

Brent Wilson

Regards,

Fletcher Hunt

Estimator II

The logo for Pence, featuring the word "Pence" in a large, stylized, cursive script font.

T: 503.252.3802
C: 971.284.4124
E: fletcherh@pence.net

5400 Meadows Road, Fourth Floor
Lake Oswego, OR 97035
www.pence.net

From: Brent Wilson <Wilsoncurb@outlook.com>
Sent: Monday, November 17, 2025 7:32 AM
To: Fletcher Hunt <fletcherh@pence.net>; Jorge Olivera <jorge.olivera@pence.net>
Subject: Deschutes county 221 Lafayette parking lot

[EXTERNAL] *Use Caution*

Guys
attached is your bid form and my schedule of valued break down.
Let me know when you get the numbers figured out.



Brent Wilson

Wilson Curb Inc.

Mobile: 541-480-0420

Email: brent@wilsoncurb.com

21315 Bear Creek Rd

#	Description	Bid QTY	Units	Rates	Total Dollar Amount	Total Billed to Date	Total QTY billed to date	Dollar Amount left to bill	Quantity Left to bill
					Total Estimate	Total Billed to Date		Total \$ left to bill	\$ 177,540.50
		0			\$ 177,540.50	\$ -			
0	Bid Schedule of values	0	0		\$ -	\$ -	0	\$ -	0
0		0	0		\$ -	\$ -	0	\$ -	0
#2	Electrical Work Excavation only	0	0		\$ -	\$ -	0	\$ -	0
1	Excavation of electrical trenching Ln Ft of trenching.From electrial panel to Ev charging and Light pole	180	Ln Ft	\$ 20.00	\$ 3,600.00	\$ -	0	\$ 3,600.00	180
2	Light pole base Concrete only. Includes excavtion	2	Each	\$ 2,000.00	\$ 4,000.00	\$ -	0	\$ 4,000.00	2
3	New housekeeping pad at electrical panel	50	Sq Ft	\$ 15.00	\$ 750.00	\$ -	0	\$ 750.00	50
4	Excavation of electrical trench from new panel to pacific power Transformer does not include conduit	78	Ln Ft	\$ 50.00	\$ 3,900.00	\$ -	0	\$ 3,900.00	78
0		0	0		\$ -	\$ -	0	\$ -	0
#3	Earthwork Bid Breakdown	0	0		\$ -	\$ -	0	\$ -	0
1	Mob	1	Each	\$ 4,000.00	\$ 4,000.00	\$ -	0	\$ 4,000.00	1
2	Gravel entrance 3 to 6 inch drain rock.	1	Each	\$ 1,500.00	\$ 1,500.00	\$ -	0	\$ 1,500.00	1
3	Erosion control silt fence and inlet protection	1	Each	\$ 1,500.00	\$ 1,500.00	\$ -	0	\$ 1,500.00	1
3	Sawcutting of all concret and asphalt	350	Ln Ft	\$ 10.00	\$ 3,500.00	\$ -	0	\$ 3,500.00	350
5	Removal of asphalt and concrete on site plan.	3427	Sq Ft	\$ 2.00	\$ 6,854.00	\$ -	0	\$ 6,854.00	3427
6	Excavation for wall, clear and grub wall area	125	Ln Ft	\$ 50.00	\$ 6,250.00	\$ -	0	\$ 6,250.00	125
7	Excavation for swale at wall and parking lot. Chip down 3 ft plus for guarantee drainage	1	Each	\$ 8,000.00	\$ 8,000.00	\$ -	0	\$ 8,000.00	1
8	Swale material, 9 inches drain rock, 3 inch peagravel, 18 inches of amended soile	100	CY	\$ 35.00	\$ 3,500.00	\$ -	0	\$ 3,500.00	100
9	Testing For swale	2	Each	\$ 1,400.00	\$ 2,800.00	\$ -	0	\$ 2,800.00	2
10	Prep for Curb	219	Ln Ft	\$ 10.00	\$ 2,190.00	\$ -	0	\$ 2,190.00	219
11	Prep for Sidewalk	875	Sq Ft	\$ 2.25	\$ 1,968.75	\$ -	0	\$ 1,968.75	875
12	Prep for asphalt paving parking lot.	3359	Sq Ft	\$ 1.75	\$ 5,878.25	\$ -	0	\$ 5,878.25	3359
13		0	0		\$ -	\$ -	0	\$ -	0
14	Removal of existing Stormwater facility	1	Each	\$ 1,000.00	\$ 1,000.00	\$ -	0	\$ 1,000.00	1
15	Removal of Existing sign base	1	Each	\$ 750.00	\$ 750.00	\$ -	0	\$ 750.00	1
16	New water meter double check valve. Installed By BYP plumbing	1	Each	\$ 2,500.00	\$ 2,500.00	\$ -	0	\$ 2,500.00	1
17		0	0		\$ -	\$ -	0	\$ -	0
18	Sewer abandondment Traffic plan.	1	Each	\$ 500.00	\$ 500.00	\$ -	0	\$ 500.00	1
19	Sewer abandondment road closure set up . Wilson Curb Inc is approved with city of Bend	1	Each	\$ 2,500.00	\$ 2,500.00	\$ -	0	\$ 2,500.00	1
20	Sewer abandondment Excavtion and abandondment	1	Each	\$ 5,400.00	\$ 5,400.00	\$ -	0	\$ 5,400.00	1
21	Sewer abandonment paving listed in #3 Asphalt section	0	Sq Ft	\$ -	\$ -	\$ -	0	\$ -	0
22		0	0		\$ -	\$ -	0	\$ -	0
23	Topsoil and backfill	1234	Sq Ft	\$ 1.50	\$ 1,851.00	\$ -	0	\$ 1,851.00	1234
24	Rock mulch for around tree.	112	Sq Ft	\$ 2.00	\$ 224.00	\$ -	0	\$ 224.00	112
25	landscaping sleeves	1	LS	\$ 500.00	\$ 500.00	\$ -	0	\$ 500.00	1

0		0	0	0		\$ -	\$ -	0	\$ -	0	
0		0	0	0		\$ -	\$ -	0	\$ -	0	
0		0	0	0		\$ -	\$ -	0	\$ -	0	
#4	Asphalt		0	0		\$ -	\$ -	0	\$ -	0	
1	3 inch Asphalt paving at parking lot.	2685	Sq Ft		\$ 3.00	\$ 8,055.00	\$ -	0	\$ 8,055.00	2685	
2	4 inch asphalt At sewer abandondment	320	Sq Ft		\$ 7.00	\$ 2,240.00	\$ -	0	\$ 2,240.00	320	
3	4 inch asphalt in parking area	354	Sq Ft		\$ 7.00	\$ 2,478.00	\$ -	0	\$ 2,478.00	354	
0		0	0	0		\$ -	\$ -	0	\$ -	0	
#5	Site Concrete		0	0		\$ -	\$ -	0	\$ -	0	
1	4 ft retaining wall and footing.	125	Ln Ft		\$ 250.00	\$ 31,250.00	\$ -	0	\$ 31,250.00	125	
2	12 inch standard curb.	219	Ln Ft		\$ 30.00	\$ 6,570.00	\$ -	0	\$ 6,570.00	219	
3	4 inch concrete sidewalk	875	Sq Ft		\$ 12.00	\$ 10,500.00	\$ -	0	\$ 10,500.00	875	
4	ada domes	1	Each		\$ 750.00	\$ 750.00	\$ -	0	\$ 750.00	1	
5	washout pan	1	Each		\$ 3,000.00	\$ 3,000.00	\$ -	0	\$ 3,000.00	1	
6	Bike rack footings	1	Each		\$ 500.00	\$ 500.00	\$ -	0	\$ 500.00	1	
#6	Pavement markings		0	0		\$ -	\$ -	0	\$ -	0	
0	Striping and parking bumpers and signage	1	LS		\$ 3,500.00	\$ 3,500.00	\$ -	0	\$ 3,500.00	1	
0		0	0	0		\$ -	\$ -	0	\$ -	0	
0		0	0	0		\$ -	\$ -	0	\$ -	0	
#A	Surveying if needed.		1	LS		\$ 4,500.00	\$ 4,500.00	\$ -	0	\$ 4,500.00	1
0		0	0	0		\$ -	\$ -	0	\$ -	0	
0		0	0	0		\$ -	\$ -	0	\$ -	0	
0	Prices exclude all Materials testing, electrical installationHandrails, bike racks		0	0		\$ -	\$ -	0	\$ -	0	
0	landscaping, Landscape boulders, permits, City of bend traffic control fees.		0	0		\$ -	\$ -	0	\$ -	0	
0		0	0	0		\$ -	\$ -	0	\$ -	0	
0		0	0	0		\$ -	\$ -	0	\$ -	0	
0	BID ALTERNATE		0	0		\$ -	\$ -	0	\$ -	0	
0		0	0	0		\$ -	\$ -	0	\$ -	0	
0		0	0	0		\$ -	\$ -	0	\$ -	0	
0	Alternate. For removing entire parking lot. Total price is \$28,011.5		0	0		\$ -	\$ -	0	\$ -	0	
0	Removal of asphalt see AC paving for this line item.	6234	Sq Ft		\$ 0.75	\$ 4,675.50	\$ -	0	\$ 4,675.50	6234	
0	Base rock for new asphalt and prep for new asphalt	6234	Sq Ft		\$ 0.50	\$ 3,117.00	\$ -	0	\$ 3,117.00	6234	
0	4 inch of asphalt paving.	6234	Sq Ft		\$ 3.50	\$ 21,819.00	\$ -	0	\$ 21,819.00	6234	
0	Sawcutting not needed since parking lot all paved.	-160	Ln Ft		\$ 10.00	\$ (1,600.00)	\$ -	0	\$ (1,600.00)	-160	
0		0	0	0		\$ -	\$ -	0	\$ -	0	
0		0	0	0		\$ -	\$ -	0	\$ -	0	
0	Removal of Tree Stump Stump Grinding per stump		1	Each		\$ 750.00	\$ 750.00	\$ -	0	\$ 750.00	1
0	Haul off of Unsuitable materials CY		1	Each		\$ 20.00	\$ 20.00	\$ -	0	\$ 20.00	1
0			0	0		\$ -	\$ -	0	\$ -	0	
0		0	0	0		\$ -	\$ -	0	\$ -	0	
0		0	0	0		\$ -	\$ -	0	\$ -	0	
0		0	0	0		\$ -	\$ -	0	\$ -	0	
0		0	0	0		\$ -	\$ -	0	\$ -	0	

221 Lafayette Parking & On-Site ImprovementsDATE: 11-17-2025 TIME: 2 PMTO: Pence Contractors, LLC
5400 Meadows Rd. Suite 400.
Lake Oswego, OR 97035

Phone: 503-252-3802

Email: fletcherh@pence.netFROM: Wilson Curb Inc (Bidder) 541-389-4918 (Phone)
21315 Bear Creek Rd. (Address) 541-480-0420 (Mobile)
Bend, OR (City/State/Zip) wilsoncurb@outlook.com (E-Mail)
Brent Wilson (Authorized Signer) _____ (E-Mail)Operating as (strike out conditions that do not apply) an ~~individual~~, a ~~company~~, a corporation organized and existing under the laws of the State of Oregon, or a proprietorship, a partnership, or joint venture consisting of:
S Corp. _____

This form is to be used by all subcontractors / suppliers.

BID PROPOSALS

Having become completely familiar with the local conditions and legal requirements affecting the cost of work at the place where work is to be executed, having carefully examined the site conditions as they currently exist, and having carefully examined Bidding Documents prepared by Harper Houf Peterson Righellis Inc. together with any addenda to such bidding documents as listed hereinafter, the undersigned hereby proposes and agrees to provide all labor, materials, plant equipment, transportation and other facilities and services as necessary and/or required to execute all the work described by the aforesaid bidding documents for the following base bid and alternate/unit price amounts listed below.

Please break out your proposal per the following areas:

Bid Package/
Spec SectionDescriptionAmount

<u>Bid Package/ Spec Section</u>	<u>Description</u>	<u>Amount</u>
#2	Electrial work	\$4,500.00
#3	Earthwork	\$43,195.50
#4	Asphalt paving	\$8,631.00
#5	Site Concrete	\$49,400.00
#6	Pavement markings	\$3,500.00

SUBTOTAL: \$109,226.50

<u>Alternate</u>	<u>Description</u>	<u>Amount</u>
1	Extra for surveying if needed	\$4,500.00
2		
3		
4		
5		
6		

ADDENDA ACKNOWLEDGEMENT

The undersigned acknowledges receipt of the following Addenda:

Addendum No. _____ dated _____ Addendum No. _____ dated _____

Addendum No. _____ dated _____ Addendum No. _____ dated _____

Cost of Performance and Payment Bond: For this bid price: \$ \$2,293.00S As a percentage: 2.1% %

(If your bid is over \$100,000 you must also include a letter from your **SURETY (not your agent)** indicating that they are prepared to supply a performance and payment bond for your firm on this specific project for your total bid amount)

Name of surety: Markel Surety Group

Please state your company's current EMR: (Bidders with an EMR above 1.0 or who do not list their EMR may be excluded) .82

Minimum Bidder Qualifications Acknowledgement:

Initial Below

Bidder has reviewed and acknowledged all scope of work clarifications provided in Exhibit 1 attachment.	BW
The bidder has reviewed the insurance requirements as specified in the example Master Subcontract Agreement/Purchase Order (MSA) and will obtain the appropriate insurance upon execution of a contract in conjunction with this bid.	BW
The bidder attests to having the appropriate license to perform the scope per the documents and specifications as well as any local or state authority's requirements.	Bw
The bidder has reviewed the MSA and agrees to promptly execute the agreement without any additions or deductions upon notification that they are successful bidder on the project.	BW
The bidder attests that they have included any local taxes and fees in their pricing.	BW

Cost Reduction Concepts (attach additional documentation as necessary) \$ _____

Submitted this 17th day of November, 2025

Firm: Wilson Curb Inc.

Signature: *Brent Wilson* Typed name: Brent Wilson

Oregon CCB No.: 55987

COBID: MBE _____ WBE _____ ESB _____ DBE _____ SDVOB _____ NONE

If NOT COBID, what % or \$ of your scope will be performed by COBID Certified Firms? NONE

The bids will be reviewed by the Owner, Architect and Pence Contractors, LLC (Contractor). The awards will be made based on what is the most beneficial for the project, not necessarily the low bid. Contractor may reject offers that A) are made contingent upon Contractor accepting terms and conditions that differ from the solicitation documents; and/or B) take exceptions to the terms and conditions of the solicitation documents. Bidder agrees to hold their price for a period of sixty (60) days.

END OF SECTION

#	Description	Bid QTY	Units	Rates	Total Dollar Amount	Total Billed to Date	Total QTY billed to date	Dollar Amount left to bill	Quantity Left to bill	Total QTY Month #1		Total QTY Month#2
					Total Estimate	Total Billed to Date		Total \$ left to bill	\$ 113,726.50	% Complete		% Complete
	Revised Pence Laffayette				\$ 113,726.50	\$ -				Billed	\$ -	Billed
0		0	0		\$ -	\$ -	0	\$ -	0		\$ -	
#3	Earthwork Breakdown \$43,195.50	0	0		\$ -	\$ -	0	\$ -	0		\$ -	
1	Mob	1	Each	\$ 4,000.00	\$ 4,000.00	\$ -	0	\$ 4,000.00	1		\$ -	
2	Gravel 3 to 6 inch	1	Each	\$ 1,500.00	\$ 1,500.00	\$ -	0	\$ 1,500.00	1		\$ -	
3	Erosion Control silt fence	1	Each	\$ 1,500.00	\$ 1,500.00	\$ -	0	\$ 1,500.00	1		\$ -	
4	Sawcutting	250	Ln Ft	\$ 10.00	\$ 2,500.00	\$ -	0	\$ 2,500.00	250		\$ -	
5	Removal of asphalt and concrete	2696	Sq Ft	\$ 2.00	\$ 5,392.00	\$ -	0	\$ 5,392.00	2696		\$ -	
6	Excavation for wall, clear and grub	125	Ln Ft	\$ 80.00	\$ 10,000.00	\$ -	0	\$ 10,000.00	125		\$ -	
7	Excavation/ fill for swale at wall and parking lot	1	LS	\$ 7,000.00	\$ 7,000.00	\$ -	0	\$ 7,000.00	1		\$ -	
8	Prep for curb	130	Ln Ft	\$ 10.00	\$ 1,300.00	\$ -	0	\$ 1,300.00	130		\$ -	
9	Prep for walk	875	Sq Ft	\$ 2.25	\$ 1,968.75	\$ -	0	\$ 1,968.75	875		\$ -	
10	Prep for asphalt	2877	Sq Ft	\$ 1.75	\$ 5,034.75	\$ -	0	\$ 5,034.75	2877		\$ -	
11	Test swale 1 and 2	1	LS	\$ 3,000.00	\$ 3,000.00	\$ -	0	\$ 3,000.00	1		\$ -	
0		0	0		\$ -	\$ -	0	\$ -	0		\$ -	
0		0	0		\$ -	\$ -	0	\$ -	0		\$ -	
#4	Asphalt \$8,631.00	0	0		\$ -	\$ -	0	\$ -	0		\$ -	
1	Asphalt placement only prep previous line items	2877	Sq Ft	\$ 3.00	\$ 8,631.00	\$ -	0	\$ 8,631.00	2877		\$ -	
0		0	0		\$ -	\$ -	0	\$ -	0		\$ -	
#5	Site Concrete \$49,400.00	0	0		\$ -	\$ -	0	\$ -	0		\$ -	
1	4 ft retaining wall	125	Ln Ft	\$ 250.00	\$ 31,250.00	\$ -	0	\$ 31,250.00	125		\$ -	
2	12 inch curb	130	Ln Ft	\$ 30.00	\$ 3,900.00	\$ -	0	\$ 3,900.00	130		\$ -	
3	4 inch sidewalk	875	Sq Ft	\$ 12.00	\$ 10,500.00	\$ -	0	\$ 10,500.00	875		\$ -	
4	ada domes	1	Each	\$ 750.00	\$ 750.00	\$ -	0	\$ 750.00	1		\$ -	
5	Washout pan	1	Each	\$ 3,000.00	\$ 3,000.00	\$ -	0	\$ 3,000.00	1		\$ -	
0		0	0		\$ -	\$ -	0	\$ -	0		\$ -	
#6	Pavement marking \$3,500.00	0	0		\$ -	\$ -	0	\$ -	0		\$ -	
1	Striping and signage.	1	LS	\$ 3,500.00	\$ 3,500.00	\$ -	0	\$ 3,500.00	1		\$ -	
0		0	0		\$ -	\$ -	0	\$ -	0		\$ -	
0		0	0		\$ -	\$ -	0	\$ -	0		\$ -	
# 2	Electrical work \$4500 total	0	0		\$ -	\$ -	0	\$ -	0		\$ -	
0	Excavation for electrical	1	LS	\$ 2,500.00	\$ 2,500.00	\$ -	0	\$ 2,500.00	1		\$ -	
0	Light pole base	2	Each	\$ 1,000.00	\$ 2,000.00	\$ -	0	\$ 2,000.00	2		\$ -	
0		0	0		\$ -	\$ -	0	\$ -	0		\$ -	
0		0	0		\$ -	\$ -	0	\$ -	0		\$ -	

221 Lafayette Parking & On-Site Improvements

DATE: 11-18-25 TIME: 1:00 pm
 TO: Pence Contractors, LLC Phone: 503-252-3802
 5400 Meadows Rd. Suite 400.
 Lake Oswego, OR 97035 Email: fletcherh@pence.net
 FROM: Tri County Paving LLC (Bidder) 541-526-5800 (Phone)
 PO Box 1621 (Address) (Mobile)
 Redmond, OR 97756 (City/State/Zip) Jeff@tricitypaving.net (E-Mail)
 Jeff Curl (Authorized Signer) (E-Mail)

Operating as (strike out conditions that do not apply) an individual, a company, a corporation organized and existing under the laws of the State of Oregon, or a proprietorship, a partnership, or joint venture consisting of:

This form is to be used by all subcontractors / suppliers.

BID PROPOSALS

Having become completely familiar with the local conditions and legal requirements affecting the cost of work at the place where work is to be executed, having carefully examined the site conditions as they currently exist, and having carefully examined Bidding Documents prepared by Harper Houf Peterson Righellis Inc. together with any addenda to such bidding documents as listed hereinafter, the undersigned hereby proposes and agrees to provide all labor, materials, plant equipment, transportation and other facilities and services as necessary and/or required to execute all the work described by the aforesaid bidding documents for the following base bid and alternate/unit price amounts listed below.

Please break out your proposal per the following areas:

Bid Package/ Spec Section	Description	Amount
1	3" compacted asphalt installation on parking lot (287 sy)	\$9,471.00
2	4" compacted asphalt installation on alleyway patch (315 sf)	\$2,835.00
3	joint seal application between new and existing asphalt	\$450.00

SUBTOTAL: \$12,756.00

Alternate	Description	Amount
1	4" compacted asphalt installation on alleyway (702 sy)	\$22,815.00
2	*if alternate #1 is executed, line item #2 of the base bid (asphalt patching) will be voided	
3		
4		
5		
6		

ADDENDA ACKNOWLEDGEMENT

The undersigned acknowledges receipt of the following Addenda:

Addendum No. ____ dated _____ Addendum No. ____ dated _____
 Addendum No. ____ dated _____ Addendum No. ____ dated _____

Cost of Performance and Payment Bond: For this bid price: \$ _____ LS As a percentage: _____%

(If your bid is over \$100,000 you must also include a letter from your **SURETY (not your agent)** indicating that they are prepared to supply a performance and payment bond for your firm on this specific project for your total bid amount)

Name of surety: N/A

Please state your company's current EMR: (Bidders with an EMR above 1.0 or who do not list their EMR may be excluded) _____

Minimum Bidder Qualifications Acknowledgement:

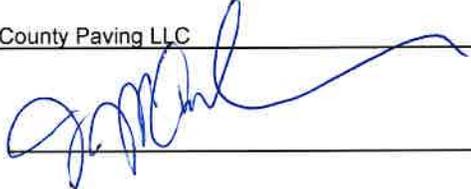
Initial Below

Bidder has reviewed and acknowledged all scope of work clarifications provided in Exhibit 1 attachment.	<i>gpc</i>
The bidder has reviewed the insurance requirements as specified in the example Master Subcontract Agreement/Purchase Order (MSA) and will obtain the appropriate insurance upon execution of a contract in conjunction with this bid.	<i>gpc</i>
The bidder attests to having the appropriate license to perform the scope per the documents and specifications as well as any local or state authority's requirements.	<i>gpc</i>
The bidder has reviewed the MSA and agrees to promptly execute the agreement without any additions or deductions upon notification that they are successful bidder on the project.	<i>gpc</i>
The bidder attests that they have included any local taxes and fees in their pricing.	<i>gpc</i>

Cost Reduction Concepts (attach additional documentation as necessary) \$ _____

Submitted this 18 day of November, 2025.

Firm: Tri County Paving LLC

Signature:  Typed name: Jeff Curl

Oregon CCB No.: 189644

COBID: MBE ____ WBE ____ ESB ____ DBE ____ SDVOB ____

If NOT COBID, what % or \$ of your scope will be performed by COBID Certified Firms? 0

The bids will be reviewed by the Owner, Architect and Pence Contractors, LLC (Contractor). The awards will be made based on what is the most beneficial for the project, not necessarily the low bid. Contractor may reject offers that A) are made contingent upon Contractor accepting terms and conditions that differ from the solicitation documents; and/or B) take exceptions to the terms and conditions of the solicitation documents. Bidder agrees to hold their price for a period of sixty (60) days.

END OF SECTION



TRI COUNTY PAVING

PROPOSAL & CONTRACT

CCB# 189644, EST. 2010

PROJECT

PROJECT NAME: 221 Lafayette Parking and On-Site Improvements

DATE: 11/3/2025

SITE ADDRESS: 221 NW Lafayette Ave, Bend

Revised 11/18/2025

CUSTOMER

OWNER/CONTRACTOR: Pence Construction

CONTACT: Fletcher

MAILING ADDRESS: _____

PHONE: _____

E-MAIL: fletcherh@pence.net

INVOICE E-MAIL: _____

TRI COUNTY PAVING

CONTACT: Nick Dragt

ADDRESS: PO Box 1621 Redmond, OR 97756

PHONE: 541-390-0358

OFFICE: 541-526-5800

FAX: 541-647-6515

E-MAIL: nickd@tricitypaving.net

WEB SITE: www.tricitypaving.net

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT \$\$	TOTAL \$\$
1	3' compacted asphalt installation on parking lot as per plans (on-site)	287	sy	\$33.00	\$9,471.00
2	4' compacted asphalt installation on alleyway as per plans (off-site patch)	315	sf	\$9.00	\$2,835.00
3	joint seal application between new and existing asphalt	1	ls	\$450.00	\$450.00
Base Bid Total					\$12,756.00
**Alternate #1	4' compacted asphalt installation on alleyway as per plans	702	sy	\$32.50	\$22,815.00
Alternate #1 Total					\$22,815.00
Aternate #1 + Base Bid Total =					\$32,736.00

INCLUSIONS/EXCLUSIONS/NOTES

*inclusions: **one mobilization**, CSS-1 tack application, cleaning/prep of joints, asphalt compaction testing

*exclusions: subgrade work, base prep work, saw cuts, prime coat, paving risers, striping, permits, bond, add. insurance endorsements

**if alternate #1 is executed, line item #2 of the base bid (asphalt patching) will be voided

*traffic control to be provided by general contractor

*materials: asphalt (level 3, 1/2 inch dense mix w/ PG 64-28 binder), joint seal (material meeting ASTM D 6690 Type 1 spec)

*proposal based on plans dated: 10/23/25

*miscellaneous asphalt patching to be priced separately

*if scope is altered by owner more than 10%, TCP may review pricing and adjust accordingly

*proposal based on July 2025 BOLI rates

*if applicable, any composite pay factor to be paid to Tri County Paving & PBA

*additional mobilizations - \$925.00/each

*proposal valid thru 2025, to be reviewed and possibly revised based on current costs if paved in 2026

TERMS & CONDITIONS

This proposal is made by Tri County Paving, LLC ("Seller") to Pence Construction ("Purchaser").

Seller agrees to furnish all labor and materials completed in accordance with these specifications. All material is guaranteed to be as specified and all work is to be completed in a workmanlike manner according to standard practices. A limited one-year warranty on all materials and workmanship applies. Any alteration or deviation from the above specifications involving additional cost or risk to Seller will be performed only upon execution of a written change order agreed to between Purchaser and Seller, which will include any additional costs, compensation, charges and required extensions of time for performance over and above the estimate. Seller's employees are fully covered by workers' compensation insurance. Purchaser agrees to pay Seller for materials, labor and equipment used or to be purchased under this contract, plus any charges for additional materials, labor and equipment covered under a written change order. Payment is due upon Purchaser's receipt of invoice. A late charge of 15% per month (18% per annum) may be charged on all past due accounts over 30 days. Seller may stop all work hereunder if any account or other payable hereunder becomes 30 or more days past due and Seller shall not be responsible for any cost or delay arising from such discontinued work. Notice is hereby provided to Purchaser that a lien may be filed for material, labor and/or equipment furnished by Seller. Any and all costs associated with the collection of monies due Seller under this contract and/or written change orders will be the responsibility of Purchaser. Seller shall not be responsible for any loss or delay in performance arising from causes beyond the control of Seller (including, but not limited to, delay in delivery of materials or goods, fire, flood, strike or other casualty or act of God) or as a result of Purchaser's negligence or interference. In the event the parties become involved in litigation or arbitration, the prevailing party shall be fully compensated for its reasonable costs arising thereunder, including attorneys' fees and experts' fees. This contract shall constitute the entire agreement between the parties with respect to the subject matter contained herein. All notices which may be required under this contract shall be in writing and delivered by U.S. mail at the respective address listed above. This contract may be executed in one or more counterparts, which may be delivered by facsimile or other electronic means, and each of which will be deemed an original. By signing below the Purchaser is acknowledging receipt of the Construction Protection Notice.

ACCEPTANCE OF PROPOSAL- The above prices, specifications and other terms and conditions contained herein are satisfactory and are hereby accepted by the parties.

PURCHASER

Pence Construction

SIGNATURE: _____

PRINT NAME: _____

DATE: _____

SELLER

Tri County Paving, LLC

SIGNATURE: Nick Dragt

PRINT NAME: Nick Dragt

TITLE: Estimator



Consumer Protection Notice

Actions to help make your project successful

f:CPN 4-26-2011
(ORS 701.330 (1))

Oregon law requires contractors to provide the homeowner with this notice at the time of written contract, for work on a residential structure. This notice explains licensing, bond and insurance requirements, and steps that consumers can take to help protect their interests.

START OUT YOUR PROJECT RIGHT

1. Make sure your contractor is properly licensed before you sign a contract. Visit www.oregon.gov/ccb, and click on the link, Check on a Contractor's License, or call our offices at 503-378-4621. To be licensed in Oregon, contractors must take training and pass a test on business practices and law. Licensing is not a guarantee of the contractor's work.

● A license requires the contractor to maintain a surety bond and liability insurance -

The CCB surety bond provides a limited amount of financial security if the contractor is ordered to pay damages in contract disputes. It is not intended to be a safety net for consumer damages.

Consumers with large projects may wish to look into performance bonds. Liability insurance coverage provides for property damage and bodily injury caused by the contractor. It does not cover contract disputes, including poor workmanship.

● If your contractor is not licensed - the CCB bond and dispute resolution services will not be available to you.

2. What you should know about bids, contracts, and change orders:

● Bids - *Do not automatically accept the lowest bid* - A low bid may make it necessary for the contractor to use lower quality materials and to cut corners in workmanship.

● Contracts and Change Orders - *Always get it in writing*. Your contractor is required to provide a written contract if the contract price is more than \$2000. The CCB recommends that all contracts be in writing.

● Contracts should be as detailed as possible - Some items to include are materials and costs, permits, estimated start and completion dates, debris removal, and arbitration clauses. Make sure the contractor's name, CCB number, and contact information is included in the contract.

● Read and understand your contract before signing it - Don't be pressured into signing your contract without taking the time needed to go through it. Make sure it includes enough details to avoid misunderstandings and to protect you and your property.

3. Additional contract information you should know:

● A Payment Schedule - should be included in the contract. Stick to the schedule and never pay in full for a project before the work is complete.

● Special Note on Liens - Subcontractors and material suppliers that work on your project are often paid by the general contractor. If a general contractor fails to pay, the subcontractor may file a lien on your property. For information on construction liens, visit the CCB's Consumer Help Page at www.oregon.gov/ccb, or contact an attorney.

● Warranty on new residential construction - Contractors must make an offer of a warranty when constructing a new residential structure. Consumers may accept or refuse the warranty.

4. If you should have a problem with your contractor - You can file a complaint with the CCB against a licensed contractor within one year of the substantial completion of work on your project. Contact the CCB office at 503-378-4621 for help.

Visit the CCB website at for more information on having a successful project. www.oregon.gov/ccb

Contractor CCB# 189644

Tri County Paving, LLC

Jeff Curl - VP Operations

fletcherh@



Tri County Paving, LLC
 PO Box 1621, Redmond OR 97756
 ph. 541-526-5800
 www.tricountypaving.net

To Our Valued Customer,

Thank you for the opportunity to provide you with a quote. Below is some information regarding our products and services and some instructions if you decide to use our company to complete your project.

General Information	
Scheduling	You will be contacted soon after our receiving your signed contract. We will inform you of the month and week the project will begin. You will also be contacted the Friday before the scheduled week to touch base and to tentatively schedule the day of arrival. Please note that the scheduling outlook (if provided) will change between your receipt of proposal and when you sign/return the contract.
Payment	You will be billed upon completion for the provided work and your invoice will be e-mailed unless standard mail is requested. No pre-work deposit is necessary. We expect payment upon receipt of invoice. <u>We do not accept credit cards.</u>
Warranty	All of our products and services come with a one year limited warranty. If you are having issues with any part of the work, we will respond quickly to resolve the issue.
Paving Projects	
Products	Most projects will include base material installation under the new asphalt. The base rock used is 3/4"-0 commercial or state spec. The asphalt installed will be a Level 2, 1/2" dense mix with PG 64-28 oil unless an alternative mix is specified. If shoulder material is included on your project, 3/4"-0 commercial or state spec will be used.
Application	Base material (if applicable) will be installed to grade using either a grade tractor or large grader depending on the size and scope of your project. Compaction will be achieved through a combination of watering and rolling with a 5 or 7 ton roller and plate compactor. Asphalt will be installed to grade using a 8' or 10' wide hard screed paving machine and a combination of shovels and rakes will be used to level areas and finish joints. Compaction will again be achieved using a 5 or 7 ton roller and plate compactor. If applicable, a large conveyor truck or road widener will be used to install shoulder material followed with watering and rolling to tighten the material to the edge of the new asphalt.
Post Work & Maintenance	Your project will be ribboned off to prevent traffic on the new asphalt. Please allow 48 hours before you start driving on the pavement. The new asphalt is in a continual state of curing and hardening so during the first 2 years after application (in the warmer months), do not turn your tires while sitting stationary. In other words, <u>BE ROLLING WHEN TURNING.</u> Inevitably, some scuffing and wear will occur, however, seal coating the pavement will hide these blemishes and provide a "like new" surface once again. <u>We recommend seal coating the asphalt 2 years after installation to allow for curing prior to application.</u>
Crack Sealing & Seal Coating Projects	
Products	The crack seal product used meets ASTM 6690-1 spec and it is a hot-applied liquid. It is a rubberized sealant that creates a positive seal and allows for the expansion and contraction of the joint or crack. The seal coat product used is Seal Right- Master Seal and it is an emulsified asphalt product. It contains 60% solids and has a bulk density of 10 lbs/gallon. Seal coat is applied to slow pavement oxidation and wear from weather conditions. This particular product by Seal Right is used by multiple agencies in the region.
Preparation	We will clean all surfaces prior to doing the work. We use wire brooms and high powered blowers to clean the cracks and surface removing all dirt and debris.
Application	We normally apply crack seal material using the "shoe" method which leaves a narrow, slightly elevated band over the crack. The "shoe" method provides longer resistance to crack reflection as it leaves an extra amount of material over the crack. Future applications may be required as some cracks could re-open in 1 to 2 years following initial application. We do not crack seal minute hairline cracks nor do we crack seal the joint between concrete and asphalt. Unless prescribed otherwise, the seal coat is applied by hand squeegee or with a squeegee machine called a "buggy". Both methods lay the material into a thin, even coat, filling voids and sealing the surface area. The material is hand-cut around edges, concrete and pavers to insure complete coverage. Once applied, it leaves a deep black color to asphalt and protects the surface from UV rays and water damage. We recommend resealing on average every 5 years. It must be noted that seal coat does not completely hide the crack seal material's texture or color.
Post Work	Allow 1 hr after the application of crack seal before driving on it. You can expect the material to be slightly soft and pliable on warmer days after installation during the first season. After the seal coat has been applied you will need to allow 24 hrs minimum cure time. During this period avoid walking or driving on the surface. Also, all watering systems must be turned off during this cure time. Tri County Paving will not warrant the work if irrigation comes in contact with the application during this 24hr window. During the first month after application, do not rotate the car tires while sitting stationary. Once again, <u>BE ROLLING WHEN TURNING.</u> If some scuffing does occur, it will disappear in time with continued use.



TRI COUNTY PAVING

PROPOSAL & CONTRACT

CCB#189644, EST. 2010

PROJECT

PROJECT NAME: 221 Lafayette Parking and On-Site Improvements

DATE: 11/3/2025

SITE ADDRESS: 221 NW Lafayette Ave, Bend

CUSTOMER

OWNER/CONTRACTOR: Pence Construction
 CONTACT: Fletcher
 MAILING ADDRESS:
 PHONE:
 E-MAIL: fletcherh@pence.net
 INVOICE E-MAIL:

TRI COUNTY PAVING

CONTACT: Nick Dragt
 ADDRESS: PO Box 1621 Redmond, OR 97756
 PHONE: 541-390-0358
 OFFICE: 541-526-5800
 FAX: 541-647-6515
 E-MAIL: nickd@tricontypaving.net
 WEB SITE: www.tricontypaving.net

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT \$\$	TOTAL \$\$
1	3' compacted asphalt installation on parking lot as per plans (on-site) detail on C5.0	287	sy	\$33.00	\$9,471.00
2	4' compacted asphalt installation on alleyway as per plans (off-site patch) R-11/C5.1	315	sf	\$9.00	\$2,835.00
3	joint seal application between new and existing asphalt	1	ls	\$450.00	\$450.00
Grand Total					\$12,756.00

INCLUSIONS/EXCLUSIONS/NOTES

- *inclusions: one mobilization, CSS-1 tack application, cleaning/prep of joints, asphalt compaction testing
- *exclusions: subgrade work, base prep work, sawcuts, prime coat, paving risers, striping, permits, bond, add. insurance endorsements
- *traffic control to be provided by general contractor
- *materials: asphalt (level 3, 1/2 inch dense mix w/ PG 64-28 binder), joint seal (material meeting ASTM D 6690 Type I spec)
- *proposal based on plans dated: 10/23/25
- *miscellaneous asphalt patching to be priced separately
- *if scope is altered by owner more than 10%, TCP may review pricing and adjust accordingly
- *proposal based on July 2025 BOLI rates
- *if applicable, any composite pay factor to be paid to Tri County Paving & PBA
- *additional mobilizations - \$925.00/each
- *proposal valid thru 2025, to be reviewed and possibly revised based on current costs if paved in 2026

More expensive due to all patchback being handworked per phone call w/ Nick Dragt 11/11/25. - FH

TERMS & CONDITIONS

This proposal is made by Tri County Paving, LLC ("Seller") to Pence Construction ("Purchaser"). Seller agrees to furnish all labor and materials completed in accordance with these specifications. All material is guaranteed to be as specified and all work is to be completed in a workmanlike manner according to standard practices. A limited one-year warranty on all materials and workmanship applies. Any alteration or deviation from the above specifications involving additional cost or risk to Seller will be performed only upon execution of a written change order agreed to between Purchaser and Seller, which will include any additional costs, compensation, changes and required extensions of time for performance over and above the estimate. Seller's employees are fully covered by workers' compensation insurance. Purchaser agrees to pay Seller for materials, labor and equipment used or to be purchased under this contract, plus any charges for additional materials, labor and equipment covered under a written change order. Payment is due upon Purchaser's receipt of invoice. A late charge of 1.5% per month (18% per annum) may be charged on all past due accounts over 30 days. Seller may stop all work hereunder if any account or other payable hereunder becomes 30 or more days past due and Seller shall not be responsible for any cost or delay arising from such discontinued work. Notice is hereby provided to Purchaser that a lien may be filed for material, labor and/or equipment furnished by Seller. Any and all costs associated with the collection of monies due Seller under this contract and/or written change orders will be the responsibility of Purchaser. Seller shall not be responsible for any loss or delay in performance arising from causes beyond the control of Seller (including, but not limited to, delay in delivery of materials or goods, fire, flood, strike or other casualty or act of God) or as a result of Purchaser's negligence or interference. In the event the parties become involved in litigation or arbitration, the prevailing party shall be fully compensated for its reasonable costs arising thereunder, including attorneys' fees and experts' fees. This contract shall constitute the entire agreement between the parties with respect to the subject matter contained herein. All notices which may be required under this contract shall be in writing and delivered by U.S. mail at the respective address listed above. This contract may be executed in one or more counterparts, which may be delivered by facsimile or other electronic means, and each of which will be deemed an original. By signing below the Purchaser is acknowledging receipt of the Construction Protection Notice.

ACCEPTANCE OF PROPOSAL- The above prices, specifications and other terms and conditions contained herein are satisfactory and are hereby accepted by the parties.

PURCHASER
Pence Construction

SELLER
Tri County Paving, LLC

SIGNATURE: _____
 PRINT NAME: _____
 DATE: _____

SIGNATURE: Nick Dragt
 PRINT NAME: Nick Dragt
 TITLE: Estimator



Consumer Protection Notice

Actions to help make your project successful

f:CPN 4-26-2011
(ORS 701.330 (1))

Oregon law requires contractors to provide the homeowner with this notice at the time of written contract, for work on a residential structure. This notice explains licensing, bond and insurance requirements, and steps that consumers can take to help protect their interests.

START OUT YOUR PROJECT RIGHT

1. Make sure your contractor is properly licensed before you sign a contract. Visit www.oregon.gov/ccb, and click on the link, Check on a Contractor's License, or call our offices at 503-378-4621. To be licensed in Oregon, contractors must take training and pass a test on business practices and law. Licensing is not a guarantee of the contractor's work.

● A license requires the contractor to maintain a surety bond and liability insurance -

The CCB surety bond provides a limited amount of financial security if the contractor is ordered to pay damages in contract disputes. It is not intended to be a safety net for consumer damages.

Consumers with large projects may wish to look into performance bonds. Liability insurance coverage provides for property damage and bodily injury caused by the contractor. It does not cover contract disputes, including poor workmanship.

● If your contractor is not licensed - the CCB bond and dispute resolution services will not be available to you.

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● Warranty on new residential construction - Contractors must make an offer of a warranty when constructing a new residential structure. Consumers may accept or refuse the warranty.

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Contractor CCB# 189644

Tri County Paving, LLC
Jeff Curl - VP Operations



Tri County Paving, LLC
 PO Box 1621, Redmond OR 97756
 ph. 541-526-5800
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Thank you for the opportunity to provide you with a quote. Below is some information regarding our products and services and some instructions if you decide to use our company to complete your project.

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Payment	You will be billed upon completion for the provided work and your invoice will be e-mailed unless standard mail is requested. No pre-work deposit is necessary. We expect payment upon receipt of invoice. <u>We do not accept credit cards.</u>
Warranty	All of our products and services come with a one year limited warranty. If you are having issues with any part of the work, we will respond quickly to resolve the issue.
Paving Projects	
Products	Most projects will include base material installation under the new asphalt. The base rock used is 3/4"-0 commercial or state spec. The asphalt installed will be a Level 2, 1/2" dense mix with PG 64-28 oil unless an alternative mix is specified. If shoulder material is included on your project, 3/4"-0 commercial or state spec will be used.
Application	Base material (if applicable) will be installed to grade using either a grade tractor or large grader depending on the size and scope of your project. Compaction will be achieved through a combination of watering and rolling with a 5 or 7 ton roller and plate compactor. Asphalt will be installed to grade using a 8' or 10' wide hard screed paving machine and a combination of shovels and rakes will be used to level areas and finish joints. Compaction will again be achieved using a 5 or 7 ton roller and plate compactor. If applicable, a large conveyor truck or road widener will be used to install shoulder material followed with watering and rolling to tighten the material to the edge of the new asphalt.
Post Work & Maintenance	Your project will be ribboned off to prevent traffic on the new asphalt. Please allow 48 hours before you start driving on the pavement. The new asphalt is in a continual state of curing and hardening so during the first 2 years after application (in the warmer months), do not turn your tires while sitting stationary. In other words, BE ROLLING WHEN TURNING. Inevitably, some scuffing and wear will occur, however, seal coating the pavement will hide these blemishes and provide a "like new" surface once again. We recommend seal coating the asphalt 2 years after installation to allow for curing prior to application.
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Products	The crack seal product used meets ASTM 6690-1 spec and it is a hot-applied liquid. It is a rubberized sealant that creates a positive seal and allows for the expansion and contraction of the joint or crack. The seal coat product used is Seal Right- Master Seal and it is an emulsified asphalt product. It contains 60% solids and has a bulk density of 10 lbs/gallon. Seal coat is applied to slow pavement oxidation and wear from weather conditions. This particular product by Seal Right is used by multiple agencies in the region.
Preparation	We will clean all surfaces prior to doing the work. We use wire brooms and high powered blowers to clean the cracks and surface removing all dirt and debris.
Application	We normally apply crack seal material using the "shoe" method which leaves a narrow, slightly elevated band over the crack. The "shoe" method provides longer resistance to crack reflection as it leaves an extra amount of material over the crack. Future applications may be required as some cracks could re-open in 1 to 2 years following initial application. We do not crack seal minute hairline cracks nor do we crack seal the joint between concrete and asphalt. Unless prescribed otherwise, the seal coat is applied by hand squeegee or with a squeegee machine called a "buggy". Both methods lay the material into a thin, even coat, filling voids and sealing the surface area. The material is hand-cut around edges, concrete and pavers to insure complete coverage. Once applied, it leaves a deep black color to asphalt and protects the surface from UV rays and water damage. We recommend resealing on average every 5 years. It must be noted that seal coat does not completely hide the crack seal material's texture or color.
Post Work	Allow 1 hr after the application of crack seal before driving on it. You can expect the material to be slightly soft and pliable on warmer days after installation during the first season. After the seal coat has been applied you will need to allow 24 hrs minimum cure time. During this period avoid walking or driving on the surface. Also, all watering systems must be turned off during this cure time. Tri County Paving will not warrant the work if irrigation comes in contact with the application during this 24hr window. During the first month after application, do not rotate the car tires while sitting stationary. Once again, BE ROLLING WHEN TURNING. If some scuffing does occur, it will disappear in time with continued use.

221 Lafayette Parking & On-Site Improvements

DATE: 11-18-25 TIME: 1:00 pm
 TO: Pence Contractors, LLC Phone: 503-252-3802
5400 Meadows Rd. Suite 400.
Lake Oswego, OR 97035 Email: fletcherh@pence.net
 FROM: Tri County Paving LLC (Bidder) 541-526-5800 (Phone)
PO Box 1621 (Address) _____ (Mobile)
Redmond, OR 97756 (City/State/Zip) Jeff@tricontypaving.net (E-Mail)
Jeff Curl (Authorized Signer) _____ (E-Mail)

Operating as (strike out conditions that do not apply) an individual, a company, a corporation organized and existing under the laws of the State of Oregon, or a proprietorship, a partnership, or joint venture consisting of:

This form is to be used by all subcontractors / suppliers.

BID PROPOSALS

Having become completely familiar with the local conditions and legal requirements affecting the cost of work at the place where work is to be executed, having carefully examined the site conditions as they currently exist, and having carefully examined Bidding Documents prepared by Harper Houf Peterson Righellis Inc. together with any addenda to such bidding documents as listed hereinafter, the undersigned hereby proposes and agrees to provide all labor, materials, plant equipment, transportation and other facilities and services as necessary and/or required to execute all the work described by the aforesaid bidding documents for the following base bid and alternate/unit price amounts listed below.

Please break out your proposal per the following areas:

Bid Package/ Spec Section	Description	Amount
1	3" compacted asphalt installation on parking lot (287 sy)	\$9,471.00
2	4" compacted asphalt installation on alleyway patch (315 sf)	\$2,835.00
3	joint seal application between new and existing asphalt	\$450.00
	demo/cap sewer at Lafayette	\$750

\$13,506

SUBTOTAL: ~~\$12,756.00~~

Alternate	Description	Amount
1	4" compacted asphalt installation on alleyway (702 sy)	\$22,815.00
2	*if alternate #1 is executed, line item #2 of the base bid (asphalt patching) will be voided	
3		
4		
5		
6		

ADDENDA ACKNOWLEDGEMENT

The undersigned acknowledges receipt of the following Addenda:

Addendum No. ___ dated _____ Addendum No. ___ dated _____

Addendum No. ___ dated _____ Addendum No. ___ dated _____

Cost of Performance and Payment Bond: For this bid price: \$ _____ LS As a percentage: _____%

(If your bid is over \$100,000 you must also include a letter from your **SURETY (not your agent)** indicating that they are prepared to supply a performance and payment bond for your firm on this specific project for your total bid amount)

Name of surety: N/A

Please state your company's current EMR: (Bidders with an EMR above 1.0 or who do not list their EMR may be excluded) _____

Minimum Bidder Qualifications Acknowledgement:

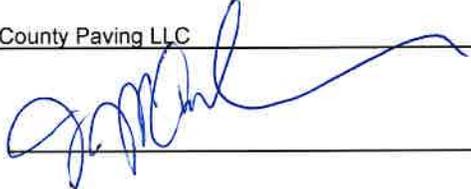
Initial Below

Bidder has reviewed and acknowledged all scope of work clarifications provided in Exhibit 1 attachment.	<i>gpc</i>
The bidder has reviewed the insurance requirements as specified in the example Master Subcontract Agreement/Purchase Order (MSA) and will obtain the appropriate insurance upon execution of a contract in conjunction with this bid.	<i>gpc</i>
The bidder attests to having the appropriate license to perform the scope per the documents and specifications as well as any local or state authority's requirements.	<i>gpc</i>
The bidder has reviewed the MSA and agrees to promptly execute the agreement without any additions or deductions upon notification that they are successful bidder on the project.	<i>gpc</i>
The bidder attests that they have included any local taxes and fees in their pricing.	<i>gpc</i>

Cost Reduction Concepts (attach additional documentation as necessary) \$ _____

Submitted this 18 day of November 2025.

Firm: Tri County Paving LLC

Signature:  Typed name: Jeff Curl

Oregon CCB No.: 189644

COBID: MBE ___ WBE ___ ESB ___ DBE ___ SDVOB ___

If NOT COBID, what % or \$ of your scope will be performed by COBID Certified Firms? 0

The bids will be reviewed by the Owner, Architect and Pence Contractors, LLC (Contractor). The awards will be made based on what is the most beneficial for the project, not necessarily the low bid. Contractor may reject offers that A) are made contingent upon Contractor accepting terms and conditions that differ from the solicitation documents; and/or B) take exceptions to the terms and conditions of the solicitation documents. Bidder agrees to hold their price for a period of sixty (60) days.

END OF SECTION



TRI COUNTY PAVING PROPOSAL & CONTRACT

CCB#189644, EST. 2010

PROJECT

PROJECT NAME: 221 Lafayette Parking and On-Site Improvements
SITE ADDRESS: 221 NW Lafayette Ave, Bend

DATE: 11/3/2025

REVISION #2 12/1/25

CUSTOMER

OWNER/CONTRACTOR: Pence Construction
CONTACT: Fletcher
MAILING ADDRESS:
PHONE:
E-MAIL: fletcherh@pence.net
INVOICE E-MAIL:

TRI COUNTY PAVING

CONTACT: Nick Dragt
ADDRESS: PO Box 1621 Redmond, OR 97756
PHONE: 541-390-0358
OFFICE: 541-526-5800
FAX: 541-647-6515
E-MAIL: nickd@tricitypaving.net
WEB SITE: www.tricitypaving.net

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT \$\$	TOTAL \$\$
1	3' compacted asphalt installation on parking lot as per plans (on-site)	287	sy	\$33.00	\$9,471.00
**2	4' compacted asphalt installation on alleyway as per plans (off-site patch)	315	sf	\$9.00	\$2,835.00
3	4' compacted asphalt installation on Lafayette Ave (off-site as per plans 65 sf)	1	ls	\$750.00	\$750.00
4	joint seal application between new and existing asphalt	1	ls	\$450.00	\$450.00
Base Bid Total					\$13,506.00
**Alternate #1	4' compacted asphalt installation on alleyway as per plans	702	sy	\$32.50	\$22,815.00
Alternate #1 Total					\$22,815.00
Alternate #1 + Base Bid Total =					\$33,486.00

INCLUSIONS/EXCLUSIONS/NOTES

- *inclusions: one mobilization, CSS-1 tack application, cleaning/prep of joints, asphalt compaction testing
- *exclusions: subgrade work, base prep work, saw cuts, prime coat, paving risers, striping, permits, bond, add. insurance endorsements
- **if alternate #1 is executed, line item #2 of the base bid (asphalt patching) will be voided
- *traffic control to be provided by general contractor
- *materials: asphalt (level 3, 1/2 inch dense mix w/ PG 64-28 binder), joint seal (material meeting ASTM D 6690 Type 1 spec)
- *proposal based on plans dated: 10/23/25
- *miscellaneous asphalt patching to be priced separately
- *if scope is altered by owner more than 10%, TCP may review pricing and adjust accordingly
- *proposal based on July 2025 BOLI rates
- *if applicable, any composite pay factor to be paid to Tri County Paving & PBA
- *additional mobilizations - \$925.00/each
- *proposal valid thru 2025, to be reviewed and possibly revised based on current costs if paved in 2026

TERMS & CONDITIONS

This proposal is made by Tri County Paving, LLC ("Seller") to Pence Construction ("Purchaser").
 Seller agrees to furnish all labor and materials completed in accordance with these specifications. All material is guaranteed to be as specified and all work is to be completed in a workmanlike manner according to standard practices. A limited one-year warranty on all materials and workmanship applies. Any alteration or deviation from the above specifications involving additional cost or risk to Seller will be performed only upon execution of a written change order agreed to between Purchaser and Seller, which will include any additional costs, compensation, charges and required extensions of time for performance over and above the estimate. Seller's employees are fully covered by workers' compensation insurance. Purchaser agrees to pay Seller for materials, labor and equipment used or to be purchased under this contract, plus any charges for additional materials, labor and equipment covered under a written change order. Payment is due upon Purchaser's receipt of invoice. A late charge of 1.5% per month (18% per annum) may be charged on all past due accounts over 30 days. Seller may stop all work hereunder if any account or other payable hereunder becomes 30 or more days past due and Seller shall not be responsible for any cost or delay arising from such discontinued work. Notice is hereby provided to Purchaser that a lien may be filed for material, labor and/or equipment furnished by Seller. Any and all costs associated with the collection of monies due Seller under this contract and/or written change orders will be the responsibility of Purchaser. Seller shall not be responsible for any loss or delay in performance arising from causes beyond the control of Seller (including, but not limited to, delay in delivery of materials or goods, fire, flood, strike or other casualty or act of God) or as a result of Purchaser's negligence or interference. In the event the parties become involved in litigation or arbitration, the prevailing party shall be fully compensated for its reasonable costs arising thereunder, including attorneys' fees and experts' fees. This contract shall constitute the entire agreement between the parties with respect to the subject matter contained herein. All notices which may be required under this contract shall be in writing and delivered by U.S. mail at the respective address listed above. This contract may be executed in one or more counterparts, which may be delivered by facsimile or other electronic means, and each of which will be deemed an original. By signing below the Purchaser is acknowledging receipt of the Construction Protection Notice.

ACCEPTANCE OF PROPOSAL- The above prices, specifications and other terms and conditions contained herein are satisfactory and are hereby accepted by the parties.

PURCHASER

Pence Construction

SIGNATURE: _____
PRINT NAME: _____
DATE: _____

SELLER

Tri County Paving, LLC

SIGNATURE: Nick Dragt
PRINT NAME: Nick Dragt
TITLE: Estimator



Consumer Protection Notice

Actions to help make your project successful

f:CPN 4-26-2011
(ORS 701.330 (1))

Oregon law requires contractors to provide the homeowner with this notice at the time of written contract, for work on a residential structure. This notice explains licensing, bond and insurance requirements, and steps that consumers can take to help protect their interests.

START OUT YOUR PROJECT RIGHT

1. Make sure your contractor is properly licensed before you sign a contract. Visit www.oregon.gov/ccb, and click on the link, Check on a Contractor's License, or call our offices at 503-378-4621. To be licensed in Oregon, contractors must take training and pass a test on business practices and law. Licensing is not a guarantee of the contractor's work.

● A license requires the contractor to maintain a surety bond and liability insurance -

The CCB surety bond provides a limited amount of financial security if the contractor is ordered to pay damages in contract disputes. It is not intended to be a safety net for consumer damages.

Consumers with large projects may wish to look into performance bonds. Liability insurance coverage provides for property damage and bodily injury caused by the contractor. It does not cover contract disputes, including poor workmanship.

● If your contractor is not licensed - the CCB bond and dispute resolution services will not be available to you.

2. What you should know about bids, contracts, and change orders:

● Bids - Do not automatically accept the lowest bid - A low bid may make it necessary for the contractor to use lower quality materials and to cut corners in workmanship.

● Contracts and Change Orders - Always get it in writing. Your contractor is required to provide a written contract if the contract price is more than \$2000. The CCB recommends that all contracts be in writing.

● Contracts should be as detailed as possible - Some items to include are materials and costs, permits, estimated start and completion dates, debris removal, and arbitration clauses. Make sure the contractor's name, CCB number, and contact information is included in the contract.

● Read and understand your contract before signing it - Don't be pressured into signing your contract without taking the time needed to go through it. Make sure it includes enough details to avoid misunderstandings and to protect you and your property.

3. Additional contract information you should know:

● A Payment Schedule - should be included in the contract. Stick to the schedule and never pay in full for a project before the work is complete.

● Special Note on Liens - Subcontractors and material suppliers that work on your project are often paid by the general contractor. If a general contractor fails to pay, the subcontractor may file a lien on your property. For information on construction liens, visit the CCB's Consumer Help Page at www.oregon.gov/ccb, or contact an attorney.

● Warranty on new residential construction - Contractors must make an offer of a warranty when constructing a new residential structure. Consumers may accept or refuse the warranty.

4. If you should have a problem with your contractor - You can file a complaint with the CCB against a licensed contractor within one year of the substantial completion of work on your project. Contact the CCB office at 503-378-4621 for help.

Visit the CCB website at for more information on having a successful project. www.oregon.gov/ccb

Contractor CCB# 189644

Tri County Paving, LLC

Jeff Curl - VP Operations

fletcherh@

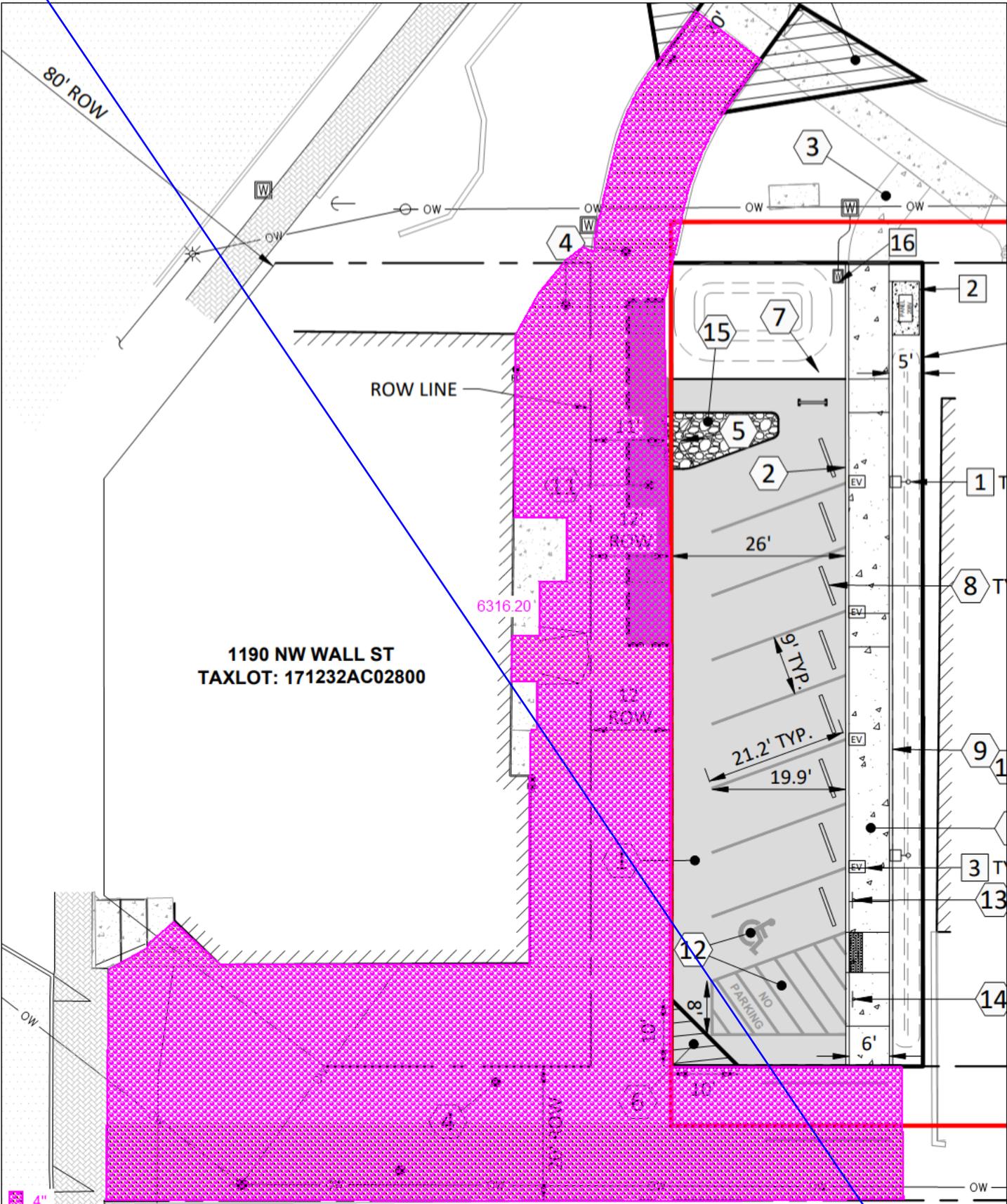


Tri County Paving, LLC
 PO Box 1621, Redmond OR 97756
 ph. 541-526-5800
 www.tricountypaving.net

To Our Valued Customer,

Thank you for the opportunity to provide you with a quote. Below is some information regarding our products and services and some instructions if you decide to use our company to complete your project.

General Information	
Scheduling	You will be contacted soon after our receiving your signed contract. We will inform you of the month and week the project will begin. You will also be contacted the Friday before the scheduled week to touch base and to tentatively schedule the day of arrival. Please note that the scheduling outlook (if provided) will change between your receipt of proposal and when you sign/return the contract.
Payment	You will be billed upon completion for the provided work and your invoice will be e-mailed unless standard mail is requested. No pre-work deposit is necessary. We expect payment upon receipt of invoice. <u>We do not accept credit cards.</u>
Warranty	All of our products and services come with a one year limited warranty. If you are having issues with any part of the work, we will respond quickly to resolve the issue.
Paving Projects	
Products	Most projects will include base material installation under the new asphalt. The base rock used is 3/4" -0 commercial or state spec. The asphalt installed will be a Level 2, 1/2" dense mix with PG 64-28 oil unless an alternative mix is specified. If shoulder material is included on your project, 3/4" -0 commercial or state spec will be used.
Application	Base material (if applicable) will be installed to grade using either a grade tractor or large grader depending on the size and scope of your project. Compaction will be achieved through a combination of watering and rolling with a 5 or 7 ton roller and plate compactor. Asphalt will be installed to grade using a 8' or 10' wide hard screed paving machine and a combination of shovels and rakes will be used to level areas and finish joints. Compaction will again be achieved using a 5 or 7 ton roller and plate compactor. If applicable, a large conveyor truck or road widener will be used to install shoulder material followed with watering and rolling to tighten the material to the edge of the new asphalt.
Post Work & Maintenance	Your project will be ribboned off to prevent traffic on the new asphalt. Please allow 48 hours before you start driving on the pavement. The new asphalt is in a continual state of curing and hardening so during the first 2 years after application (in the warmer months), do not turn your tires while sitting stationary. In other words, <u>BE ROLLING WHEN TURNING.</u> Inevitably, some scuffing and wear will occur, however, seal coating the pavement will hide these blemishes and provide a "like new" surface once again. <i>We recommend seal coating the asphalt 2 years after installation to allow for curing prior to application.</i>
Crack Sealing & Seal Coating Projects	
Products	The crack seal product used meets ASTM 6690-1 spec and it is a hot-applied liquid. It is a rubberized sealant that creates a positive seal and allows for the expansion and contraction of the joint or crack. The seal coat product used is Seal Right- Master Seal and it is an emulsified asphalt product. It contains 60% solids and has a bulk density of 10 lbs/gallon. Seal coat is applied to slow pavement oxidation and wear from weather conditions. This particular product by Seal Right is used by multiple agencies in the region.
Preparation	We will clean all surfaces prior to doing the work. We use wire brooms and high powered blowers to clean the cracks and surface removing all dirt and debris.
Application	We normally apply crack seal material using the "shoe" method which leaves a narrow, slightly elevated band over the crack. The "shoe" method provides longer resistance to crack reflection as it leaves an extra amount of material over the crack. Future applications may be required as some cracks could re-open in 1 to 2 years following initial application. We do not crack seal minute hairline cracks nor do we crack seal the joint between concrete and asphalt. Unless prescribed otherwise, the seal coat is applied by hand squeegee or with a squeegee machine called a "buggy". Both methods lay the material into a thin, even coat, filling voids and sealing the surface area. The material is hand-cut around edges, concrete and pavers to insure complete coverage. Once applied, it leaves a deep black color to asphalt and protects the surface from UV rays and water damage. We recommend resealing on average every 5 years. It must be noted that seal coat does not completely hide the crack seal material's texture or color.
Post Work	Allow 1 hr after the application of crack seal before driving on it. You can expect the material to be slightly soft and pliable on warmer days after installation during the first season. After the seal coat has been applied you will need to allow 24 hrs minimum cure time. During this period avoid walking or driving on the surface. Also, all watering systems must be turned off during this cure time. Tri County Paving will not warrant the work if irrigation comes in contact with the application during this 24hr window. During the first month after application, do not rotate the car tires while sitting stationary. Once again, <u>BE ROLLING WHEN TURNING.</u> If some scuffing does occur, it will disappear in time with continued use.



**1190 NW WALL ST
TAXLOT: 171232AC02800**

6316.20

4"

Project:		
Location:		
Estimator:		
Print Scale: 1:20	Created with BidScreen XL from Vertigraph, Inc.	Date: 11/18/2025

Vic Russell Construction, Inc
 Po Box 2520
 La Pine, OR 97739

Rev 2

QUOTATION

Date	Estimate #
11/14/2025	9199

Name / Address
Pence 222 NW Lafayette Bend

Vic Russell Construction, Inc.
Office Ph: 541-536-3478
Office fax: 541-536-3526

Customer Phone	Customer E-mail
	brianb@vicrussellconstruction.com

Description	Lump Sum
Scope of work: Plans dated October 23, 2025 222NW Lafayette Bend, Oregon	0.00
Mobilization	
Traffic Control plan	
Temp chain Link fence	
Erosion Control	
Tree Protection	
New Temp gravel on Construction Entrance 825 SF	
new construct concrete washout	
Demo and remove 2034 SF of AC	
Demo and remove 79 SF concrete	
Remove 2 signs	
Demo and remove 77 LF of existing sidewalk	
Base Material IN/CY/TON Asphalt IN/CY/TON Subgrade Base	
Existing Base Sq Ft. Sq. Yds Unit Price	

Estimated by:	Payment Due: Upon Completion	Lump Sum
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**IN ORDER TO SCHEDULE PROJECT - QUOTATION MUST BE SIGNED AND RETURNED TO
 VIC RUSSELL CONSTRUCTION, INC. AS CONFIRMATION**

Conditions of Quotation:
 ADDITIONAL CHARGES MAY INCURR FOR THE FOLLOWING
 * Rock hammering, relocation of utilities, permits, testing, soil sterilants and saw cuts.
 * Vic Russell Construction, Inc does not warranty and is not responsible for any edge cracking, thermal cracking or tree root that may occur as a result of insufficient mitigation measures.
 * Completion dependent upon weather and ground conditions.
 * Vic Russell Construction, Inc will charge 1 1/2% interest per month on all outstanding balances not paid within terms of contract.
 * Escalation Clause: If fuel and oil prices increase substantially, this bid may be subject to increase. All increases to contract will be subject to owner approval.
 *Credit Card Payment 4.5% Service Charge
 * **Quote is good for 15 days.**
 * **Terms: Net due and payable upon completion, unless otherwise noted.**
 * **If Owner or Prime Contractor insist upon completion of work against the advice of Vic Russell Construction, Inc due to weather conditions or sub-surface conditions, the Owner or Prime Contractor assumes all risk defects that may occur due to weather or sub-surface conditions.**

* CONTRACTOR PROVIDED NOTICE TO OWNER ABOUT CONSTRUCTION LIENS: Int: _____
 * TERMS AND CONDITIONS OF QUOTATION UNDERSTOOD AND AGREED TO BY: Int: _____
 * SEAL COAT OPTION SELECTED BY: Int: _____

I (we) hereby accept this quotation and the additional terms and conditions, and authorize Vic Russell Construction, Inc to proceed as specified.

Property Owner (Or authorized representative) (Print) **Signature** **Acceptance Date:**

If you have any questions regarding this quotation, please call (541) 536-3478. We appreciate the opportunity to serve you!

Vic Russell Construction, Inc
 Po Box 2520
 La Pine, OR 97739

QUOTATION

Date	Estimate #
11/14/2025	9199

Name / Address
Pence 222 NW Lafayette Bend

Vic Russell Construction, Inc.
Office Ph: 541-536-3478
Office fax: 541-536-3526

Customer Phone	Customer E-mail
	brianb@vicrussellconstruction.com

Description	Lump Sum
Demo existing sewer and cap main	
Coordinate striping with City of Bend	
Clear and Grub 6" of 3028 SF	
Construct 120 LF 12" curb	
clear vision area 440 SF	
Construct 140 LF sidewalk base and pour	
Install 1 bike rack	
install 8 precast rubber wheel stops	
install 120 LF concrete retaining wall @ back of sidewalk 6"	
install 1 ADA ramp handrail exclude material; installation only	
install 3014 SF of new base and AC	
Landscape area clear & grub	

Base Material	IN/CY/TON	Asphalt	IN/CY/TON	Subgrade Base
Existing Base	Sq Ft.	Sq. Yds	Unit Price	

Estimated by:	Payment Due: Upon Completion	Lump Sum
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**IN ORDER TO SCHEDULE PROJECT - QUOTATION MUST BE SIGNED AND RETURNED TO
 VIC RUSSELL CONSTRUCTION, INC. AS CONFIRMATION**

Conditions of Quotation:
 ADDITIONAL CHARGES MAY INCURR FOR THE FOLLOWING
 * Rock hammering, relocation of utilities, permits, testing, soil sterilants and saw cuts.
 * Vic Russell Construction, Inc does not warranty and is not responsible for any edge cracking, thermal cracking or tree root that may occur as a result of insufficient mitigation measures.
 * Completion dependent upon weather and ground conditions.
 * Vic Russell Construction, Inc will charge 1 1/2% interest per month on all outstanding balances not paid within terms of contract.
 * Escalation Clause: If fuel and oil prices increase substantially, this bid may be subject to increase. All increases to contract will be subject to owner approval.
 *Credit Card Payment 4.5% Service Charge
 * **Quote is good for 15 days.**
 * **Terms: Net due and payable upon completion, unless otherwise noted.**
 * **If Owner or Prime Contractor insist upon completion of work against the advice of Vic Russell Construction, Inc due to weather conditions or sub-surface conditions, the Owner or Prime Contractor assumes all risk defects that may occur due to weather or sub-surface conditions.**

* CONTRACTOR PROVIDED NOTICE TO OWNER ABOUT CONSTRUCTION LIENS: Int: _____
 * TERMS AND CONDITIONS OF QUOTATION UNDERSTOOD AND AGREED TO BY: Int: _____
 * SEAL COAT OPTION SELECTED BY: Int: _____

I (we) hereby accept this quotation and the additional terms and conditions, and authorize Vic Russell Construction, Inc to proceed as specified.

Property Owner (Or authorized representative) (Print) Signature Acceptance Date:

If you have any questions regarding this quotation, please call (541) 536-3478. We appreciate the opportunity to serve you!

Fletcher Hunt

From: Brian Burgess <brianb@vicrussellconstruction.com>
Sent: Thursday, November 20, 2025 9:45 AM
To: Fletcher Hunt
Subject: RE: Project Name: 221 Lafayette Parking and On-Site Improvements (11-14-2025)

Categories: Bid Questions - Answers

[EXTERNAL] *Use Caution*

Fletcher,

Here is the rest :

1. Site Concrete
 - a. Can you provide an adder for the curb around the rock mulch median if not already included? Assume same 12" standard curb as what is next to the sidewalk. A) I will provide an adder for the median curb. Just so you are aware I made a site visit and I do not believe where the existing tree is where drawn. ADD \$1610.00
 - b. Can you provide an adder for the housekeeping pad at electrical panel if not already included? A) I will provide an Adder ADD \$ 185.00
 - c. Do you have the tactile warning surface at the ADA ramp included? If not, can you provide an adder? This was actually covered in original bid .

That will bring the total for the project up to \$217,339.00

I will send adjusted Bid.

Thank You

Brian Burgess / PM / Estimating

Office: 541-536-3478

Cell: 541-210-3739



From: Fletcher Hunt <fletcherh@pence.net>
Sent: Tuesday, November 18, 2025 10:19 AM
To: Brian Burgess <brianb@vicrussellconstruction.com>
Subject: RE: Project Name: 221 Lafayette Parking and On-Site Improvements (11-14-2025)

Sorry to hear that Brian, I know how that goes. I have until next Wednesday to get everything levelled, so by no means am I expecting instant responses. Get to it when you can, but real life comes first.

Fletcher Hunt

From: Brian Burgess <brianb@vicrussellconstruction.com>
Sent: Wednesday, November 19, 2025 9:09 AM
To: Fletcher Hunt
Subject: 221 Lafayette

Categories: Bid Questions - Answers

[EXTERNAL] *Use Caution*

Fletcher,

1. Prevailing wage rates included? [A\)Yes Prevailing wage rates were applied per drawing dates.](#)
2. Sawcutting included in site demo scope? [A\)Yes We have the saw cutting in the project as per the design provided.](#)
3. Earthwork scope:
 - a. All cut to fill, import fill, rough grade, and fine grade included? [A\) Yes WE have this covered in our Bid.](#)
 - b. Swale excavation, drain rock, and pea gravel per C5.2 included? [A\) Yes Swale is included. Correct VRC owns Finley Butte Aggregate and will supply all rock.](#)
 - c. Excavation for retaining wall footing included? [A\)Correct Yes this is included.](#)
 - d. Backflow preventor at North end of property (Febco Model 850) included? [A\) Yes We have this in our Bid](#)
 - e. Your clear & grub qty notes 3,208 sqft. Your AC paving qty notes 3,104 sqft. Looks to me like clear & grub is just for AC, sidewalk, and curb at this point, is that accurate? Can you revise to include landscaping areas as well if that is the case? [A\) Correct. Add an additional \\$ 3,069.00](#)
 - f. Do you have excavation for light pole bases included (assume 5' below grade, 3' dia.)? If not, can you provide an adder? [A\) I will provide and Adder. ADD \\$ 1540.00](#)
 - g. Can you provide an adder for electrical trenching if not already included? [A\) I will provide an Adder. ADD \\$9186](#)
 - h. For the demo and cap sewer main, have you figured trenching and re-patching all the way to the mainline shown in the middle of Lafayette? We believe the Owner will not want us to rip into Lafayette and we're asking if we can cap at the ends of the lateral lines at the curblines at the North edge of the property. Can you break this price out specifically from base bid and include as an add alt? Base bid will be to abandon and cap at ends of laterals. [A\) Yes we have this in our Bid.](#)
 - i. Do you have agg base included at curbs? If not, please provide an adder. [A\) Yes we have this in our bid](#)
 - j. Please provide adder for agg base beneath boulders. [A\) WE have this in our Bid.](#)
4. Site Concrete
 - a. Can you provide an adder for the curb around the rock mulch median if not already included? Assume same 12" standard curb as what is next to the sidewalk. [A\) I will provide an adder for the median curb. Just so your are aware I made a site visit and I do not believe where the existing tree is where drawn.](#)

- b. Can you provide an adder for the housekeeping pad at electrical panel if not already included? A) I will provide an Adder
 - c. Do you have the tactile warning surface at the ADA ramp included? If not, can you provide an adder? A) I will provide an Adder.
 - d. Do you have the footing for the bike rack figured? If not, please provide an adder. Detail is on L2.0 A) Yes this is included
5. AC Paving
- a. Do you have 3" for onsite asphalt shown on C3.0 and 4" for offsite shown on C3.1? If not, can you please adjust pricing? A) If your referring to ROW - This is included in our Bid.
 - b. Do you have joint seal included between new and existing asphalt? A) Yes this is included
 - c. Do you have CSS-1 tack coat and compaction testing included? A) Yes this is included
6. Pavement Specialties
- a. I see wheelstops are included. Do you have the striping, signage, and demo of the (2) stripes at the South end of the lot included as well? A) We did not include striping only the removal of stripping.
7. Metal Railings
- a. You have 1 lsum noted for ADA handrail. Is this the entire 120' length along the sidewalk? A) Material was not included as we could not find the handrail in a reasonable time frame. Installation only.

I will have answers to the rest with a new bid for this hopefully by end of day as I am on a tight schedule today.

Thank You

Brian Burgess / PM / Estimating



Off
Cell: 541-210-3739

ice: 541-536-3478

Brian Burgess / PM / Estimating

Office: 541-536-3478

Cell: 541-210-3739



Vic Russell Construction, Inc
 Po Box 2520
 La Pine, OR 97739

Rev 0

QUOTATION

Date	Estimate #
11/14/2025	9199

Name / Address
Pence 222 NW Lafayette Bend

Vic Russell Construction, Inc.
Office Ph: 541-536-3478
Office fax: 541-536-3526

Customer Phone	Customer E-mail
	brianb@vicrussellconstruction.com

Description	Lump Sum
Scope of work: Plans dated October 23, 2025 222NW Lafayette Bend, Oregon	0.00
Mobilization	
Traffic Control plan	
Temp chain Link fence	
Erosion Control	
Tree Protection	
New Temp gravel on Construction Entrance 825 SF	
new construct concrete washout	
Demo and remove 2034 SF of AC	
Demo and remove 79 SF concrete	
Remove 2 signs	
Demo and remove 77 LF of existing sidewalk	
Base Material	IN/CY/TON
Existing Base	Sq Ft.
Asphalt	Sq. Yds
Subgrade Base	Unit Price

Estimated by:	Payment Due: Upon Completion	Lump Sum
---------------	------------------------------	----------

**IN ORDER TO SCHEDULE PROJECT - QUOTATION MUST BE SIGNED AND RETURNED TO
 VIC RUSSELL CONSTRUCTION, INC. AS CONFIRMATION**

Conditions of Quotation:
 ADDITIONAL CHARGES MAY INCUR FOR THE FOLLOWING
 * Rock hammering, relocation of utilities, permits, testing, soil sterilants and saw cuts.
 * Vic Russell Construction, Inc does not warranty and is not responsible for any edge cracking, thermal cracking or tree root that may occur as a result of insufficient mitigation measures.
 * Completion dependent upon weather and ground conditions.
 * Vic Russell Construction, Inc will charge 1 1/2% interest per month on all outstanding balances not paid within terms of contract.
 * Escalation Clause: If fuel and oil prices increase substantially, this bid may be subject to increase. All increases to contract will be subject to owner approval.
 *Credit Card Payment 4.5% Service Charge
 * **Quote is good for 15 days.**
 * **Terms: Net due and payable upon completion, unless otherwise noted.**
 * **If Owner or Prime Contractor insist upon completion of work against the advice of Vic Russell Construction, Inc due to weather conditions or sub-surface conditions, the Owner or Prime Contractor assumes all risk defects that may occur due to weather or sub-surface conditions.**

* CONTRACTOR PROVIDED NOTICE TO OWNER ABOUT CONSTRUCTION LIENS: Int: _____
 * TERMS AND CONDITIONS OF QUOTATION UNDERSTOOD AND AGREED TO BY: Int: _____
 * SEAL COAT OPTION SELECTED BY: Int: _____

I (we) hereby accept this quotation and the additional terms and conditions, and authorize Vic Russell Construction, Inc to proceed as specified.

Property Owner (Or authorized representative) (Print) Signature Acceptance Date:

If you have any questions regarding this quotation, please call (541) 536-3478. We appreciate the opportunity to serve you!

Vic Russell Construction, Inc
 Po Box 2520
 La Pine, OR 97739

QUOTATION

Date	Estimate #
11/14/2025	9199

Name / Address
Pence 222 NW Lafayette Bend

Vic Russell Construction, Inc.
Office Ph: 541-536-3478
Office fax: 541-536-3526

Customer Phone	Customer E-mail
	brianb@vicrussellconstruction.com

Description	Lump Sum
Demo existing sewer and cap main	
Coordinate striping with City of Bend	
Clear and Grub 6" of 3028 SF	
Construct 120 LF 12" curb	
clear vision area 440 SF	
Construct 140 LF sidewalk base and pour	
Install 1 bike rack	
install 8 precast rubber wheel stops	
install 120 LF concrete retaining wall @ back of sidewalk 6"	
install 1 ADA ramp handrail exclude material; installation only	
install 3014 SF of new base and AC	
TOTAL	201,749.44

Base Material	IN/CY/TON	Asphalt	IN/CY/TON	Subgrade Base
Existing Base	Sq Ft.	Sq. Yds	Unit Price	

Estimated by:	Payment Due: Upon Completion	Lump Sum	\$201,749.44
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**IN ORDER TO SCHEDULE PROJECT - QUOTATION MUST BE SIGNED AND RETURNED TO
 VIC RUSSELL CONSTRUCTION, INC. AS CONFIRMATION**

Conditions of Quotation:
 ADDITIONAL CHARGES MAY INCUR FOR THE FOLLOWING

- * Rock hammering, relocation of utilities, permits, testing, soil sterilants and saw cuts.
- * Vic Russell Construction, Inc does not warranty and is not responsible for any edge cracking, thermal cracking or tree root that may occur as a result of insufficient mitigation measures.
- * Completion dependent upon weather and ground conditions.
- * Vic Russell Construction, Inc will charge 1 1/2% interest per month on all outstanding balances not paid within terms of contract.
- * Escalation Clause: If fuel and oil prices increase substantially, this bid may be subject to increase. All increases to contract will be subject to owner approval.
- *Credit Card Payment 4.5% Service Charge
- * **Quote is good for 15 days.**
- * **Terms: Net due and payable upon completion, unless otherwise noted.**
- * **If Owner or Prime Contractor insist upon completion of work against the advice of Vic Russell Construction, Inc due to weather conditions or sub-surface conditions, the Owner or Prime Contractor assumes all risk defects that may occur due to weather or sub-surface conditions.**

* CONTRACTOR PROVIDED NOTICE TO OWNER ABOUT CONSTRUCTION LIENS: Int: _____
 * TERMS AND CONDITIONS OF QUOTATION UNDERSTOOD AND AGREED TO BY: Int: _____
 * SEAL COAT OPTION SELECTED BY: Int: _____

I (we) hereby accept this quotation and the additional terms and conditions, and authorize Vic Russell Construction, Inc to proceed as specified.

Property Owner (Or authorized representative) (Print)	Signature	Acceptance Date:
--	-----------	------------------

If you have any questions regarding this quotation, please call (541) 536-3478. We appreciate the opportunity to serve you!

Fletcher Hunt

From: Brian Burgess <brianb@vicrussellconstruction.com>
Sent: Wednesday, November 19, 2025 9:09 AM
To: Fletcher Hunt
Subject: 221 Lafayette

[EXTERNAL] *Use Caution*

Fletcher,

1. Prevailing wage rates included? A) Yes Prevailing wage rates were applied per drawing dates.
2. Sawcutting included in site demo scope? A) Yes We have the saw cutting in the project as per the design provided.
3. Earthwork scope:
 - a. All cut to fill, import fill, rough grade, and fine grade included? A) Yes WE have this covered in our Bid.
 - b. Swale excavation, drain rock, and pea gravel per C5.2 included? A) Yes Swale is included. Correct VRC owns Finley Butte Aggregate and will supply all rock.
 - c. Excavation for retaining wall footing included? A) Correct Yes this is included.
 - d. Backflow preventor at North end of property (Febco Model 850) included? A) Yes We have this in our Bid
 - e. Your clear & grub qty notes 3,208 sqft. Your AC paving qty notes 3,104 sqft. Looks to me like clear & grub is just for AC, sidewalk, and curb at this point, is that accurate? Can you revise to include landscaping areas as well if that is the case? A) Correct. Add an additional \$ 3,069.00
 - f. Do you have excavation for light pole bases included (assume 5' below grade, 3' dia.)? If not, can you provide an adder? A) I will provide and Adder. ADD \$ 1540.00
 - g. Can you provide an adder for electrical trenching if not already included? A) I will provide an Adder. ADD \$9186
 - h. For the demo and cap sewer main, have you figured trenching and re-patching all the way to the mainline shown in the middle of Lafayette? We believe the Owner will not want us to rip into Lafayette and we're asking if we can cap at the ends of the lateral lines at the curblineline at the North edge of the property. Can you break this price out specifically from base bid and include as an add alt? Base bid will be to abandon and cap at ends of laterals. A) Yes we have this in our Bid.
 - i. Do you have agg base included at curbs? If not, please provide an adder. A) Yes we have this in our bid
 - j. Please provide adder for agg base beneath boulders. A) WE have this in our Bid.
4. Site Concrete
 - a. Can you provide an adder for the curb around the rock mulch median if not already included? Assume same 12" standard curb as what is next to the sidewalk. A) I will provide an adder for the median curb. Just so your are aware I made a site visit and I do not believe where the existing tree is where drawn.
 - b. Can you provide an adder for the housekeeping pad at electrical panel if not already included? A) I will provide an Adder

- c. Do you have the tactile warning surface at the ADA ramp included? If not, can you provide an adder? A) I will provide an Adder.
- d. Do you have the footing for the bike rack figured? If not, please provide an adder. Detail is on L2.0 A) Yes this is included
- 5. AC Paving
 - a. Do you have 3" for onsite asphalt shown on C3.0 and 4" for offsite shown on C3.1? If not, can you please adjust pricing? A) If your referring to ROW - This is included in our Bid.
 - b. Do you have joint seal included between new and existing asphalt? A) Yes this is included
 - c. Do you have CSS-1 tack coat and compaction testing included? A) Yes this is included
- 6. Pavement Specialties
 - a. I see wheelstops are included. Do you have the striping, signage, and demo of the (2) stripes at the South end of the lot included as well? A) We did not include striping only the removal of striping.
- 7. Metal Railings
 - a. You have 1 lsum noted for ADA handrail. Is this the entire 120' length along the sidewalk? A) Material was not included as we could not find the handrail in a reasonable time frame. Installation only.

I will have answers to the rest with a new bid for this hopefully by end of day as I am on a tight schedule today.

Thank You

Brian Burgess / PM / Estimating



Off
Cell: 541-210-3739

ice: 541-536-3478

Brian Burgess / PM / Estimating

Office: 541-536-3478
Cell: 541-210-3739





Subcontractor Comparison & Award Recommendation

Bid Date: 11/17/2025 [BID SUMMARY FORM](#)

Architect: HHRP
Plan Version Date: 10/23/2025

Project: **221 Lafayette Parking** Scope: 32-03 - Paving Specialties

Spec/Div	Description	Pence Budget	Wilson Curb Brent Wilson 541-480-0420	Pavement Protectors Ryan Munsey 541-389-6444	Eagle Striping Stephanie Burgess 503-661-3590	Truline Striping	Western Protective Coatings	7 Peaks Paving
	Base Scope							
	demo striping		Incl in earthwork	1,700	300			
	striping		3,500	250	1,200			
	signage, ADA		incl	450	900	Declined to Bid	Declined to Bid	Declined to Bid
	van accessible placard		incl	incl	190			
	signage, no parking access		incl	450	900			
	wheelstops, rubber		incl	1,600	3,600			
	travel minimum		N/A - local trade partner	N/A - local trade partner	510			
	documentation		N/A - local trade partner	N/A - local trade partner	195.36			
	install signage in conc footing		incl above	incl	2,000			
	Prevailing Wage		yes	yes	yes			
	Pence Scope form + Bid form		yes	no	yes			
	Addendums (acknowledge)		n/a	n/a	n/a			
	Schedule (acknowledge)		yes	yes	yes			
	Total Base Bid	\$ -	\$ 3,500	\$ 4,450	\$ 9,795	\$ -	\$ -	\$ -
	Bond		n/a	n/a	n/a	n/a	n/a	n/a
	Total Combined Price		3,500	4,450	9,795	0	0	0

MWESB

	We recommend this work be awarded to:	Wilson Curb
	Subcontract / Purchase Agreement Amount:	3,500
	We recommend this work be bonded:	N/A
	Estimated Bond Cost:	N/A
	Pence Contractors by:	Cory Loomis

221 Lafayette Parking & On-Site Improvements

DATE: 11-17-2025 TIME: 2 PM

TO: Pence Contractors, LLC
 5400 Meadows Rd. Suite 400.
 Lake Oswego, OR 97035

Phone: 503-252-3802

Email: fletcherh@pence.net

FROM: Wilson Curb Inc (Bidder) 541-389-4918 (Phone)
21315 Bear Creek Rd. (Address) 541-480-0420 (Mobile)
Bend, OR (City/State/Zip) wilsoncurb@outlook.com (E-Mail)
Brent Wilson (Authorized Signer) _____ (E-Mail)

Operating as (strike out conditions that do not apply) an ~~individual~~, a ~~company~~, a corporation organized and existing under the laws of the State of Oregon, or a proprietorship, a partnership, or joint venture consisting of: _____ S Corp.

This form is to be used by all subcontractors / suppliers.

BID PROPOSALS

Having become completely familiar with the local conditions and legal requirements affecting the cost of work at the place where work is to be executed, having carefully examined the site conditions as they currently exist, and having carefully examined Bidding Documents prepared by Harper Houf Peterson Righellis Inc. together with any addenda to such bidding documents as listed hereinafter, the undersigned hereby proposes and agrees to provide all labor, materials, plant equipment, transportation and other facilities and services as necessary and/or required to execute all the work described by the aforesaid bidding documents for the following base bid and alternate/unit price amounts listed below.

Please break out your proposal per the following areas:

<u>Bid Package/ Spec Section</u>	<u>Description</u>	<u>Amount</u>
#2	Electrial work	\$4,500.00
#3	Earthwork	\$43,195.50
#4	Asphalt paving	\$8,631.00
#5	Site Concrete	\$49,400.00
#6	Pavement markings	\$3,500.00

SUBTOTAL: \$109,226.50

<u>Alternate</u>	<u>Description</u>	<u>Amount</u>
1	Extra for surveying if needed	\$4,500.00
2		
3		
4		
5		
6		

ADDENDA ACKNOWLEDGEMENT

The undersigned acknowledges receipt of the following Addenda:

Addendum No. ____ dated _____ Addendum No. ____ dated _____
 Addendum No. ____ dated _____ Addendum No. ____ dated _____

Cost of Performance and Payment Bond: For this bid price: \$ \$2,293.00S As a percentage: 2.1% %

(If your bid is over \$100,000 you must also include a letter from your **SURETY (not your agent)** indicating that they are prepared to supply a performance and payment bond for your firm on this specific project for your total bid amount)

Name of surety: Markel Surety Group

Please state your company's current EMR: (Bidders with an EMR above 1.0 or who do not list their EMR may be excluded) .82

Minimum Bidder Qualifications Acknowledgement: **Initial Below**

Bidder has reviewed and acknowledged all scope of work clarifications provided in Exhibit 1 attachment.	BW
The bidder has reviewed the insurance requirements as specified in the example Master Subcontract Agreement/Purchase Order (MSA) and will obtain the appropriate insurance upon execution of a contract in conjunction with this bid.	BW
The bidder attests to having the appropriate license to perform the scope per the documents and specifications as well as any local or state authority's requirements.	Bw
The bidder has reviewed the MSA and agrees to promptly execute the agreement without any additions or deductions upon notification that they are successful bidder on the project.	BW
The bidder attests that they have included any local taxes and fees in their pricing.	BW

Cost Reduction Concepts (attach additional documentation as necessary) \$ _____

Submitted this 17th day of November, 2025.

Firm: Wilson Curb Inc.

Signature: *Brent Wilson* Typed name: Brent Wilson

Oregon CCB No.: 55987

COBID: MBE ____ WBE ____ ESB ____ DBE ____ SDVOB ____ NONE

If NOT COBID, what % or \$ of your scope will be performed by COBID Certified Firms? NONE

The bids will be reviewed by the Owner, Architect and Pence Contractors, LLC (Contractor). The awards will be made based on what is the most beneficial for the project, not necessarily the low bid. Contractor may reject offers that A) are made contingent upon Contractor accepting terms and conditions that differ from the solicitation documents; and/or B) take exceptions to the terms and conditions of the solicitation documents. Bidder agrees to hold their price for a period of sixty (60) days.

END OF SECTION

#	Description	Bid QTY	Units	Rates	Total Dollar Amount	Dollar Billed to Date	Total QTY billed to date	Dollar Amount left to bill	Quantity Left to bill	Total QTY Month #1		Total QTY Month#2
					Total Estimate	Total Billed to Date		Total \$ left to bill	\$ 113,726.50	% Complete	0	% Complete
	Revised Pence Laffayette				\$ 113,726.50	\$ -				Billed	\$ -	Billed
0		0	0		\$ -	\$ -	0	\$ -	0		\$ -	
#3	Earthwork Breakdown \$43,195.50	0	0		\$ -	\$ -	0	\$ -	0		\$ -	
1	Mob	1	Each	\$ 4,000.00	\$ 4,000.00	\$ -	0	\$ 4,000.00	1		\$ -	
2	Gravel 3 to 6 inch	1	Each	\$ 1,500.00	\$ 1,500.00	\$ -	0	\$ 1,500.00	1		\$ -	
3	Erosion Control silt fence	1	Each	\$ 1,500.00	\$ 1,500.00	\$ -	0	\$ 1,500.00	1		\$ -	
4	Sawcutting	250	Ln Ft	\$ 10.00	\$ 2,500.00	\$ -	0	\$ 2,500.00	250		\$ -	
5	Removal of asphalt and concrete	2696	Sq Ft	\$ 2.00	\$ 5,392.00	\$ -	0	\$ 5,392.00	2696		\$ -	
6	Excavation for wall, clear and grub	125	Ln Ft	\$ 80.00	\$ 10,000.00	\$ -	0	\$ 10,000.00	125		\$ -	
7	Excavation/ fill for swale at wall and parking lot	1	LS	\$ 7,000.00	\$ 7,000.00	\$ -	0	\$ 7,000.00	1		\$ -	
8	Prep for curb	130	ln Ft	\$ 10.00	\$ 1,300.00	\$ -	0	\$ 1,300.00	130		\$ -	
9	Prep for walk	875	Sq Ft	\$ 2.25	\$ 1,968.75	\$ -	0	\$ 1,968.75	875		\$ -	
10	Prep for asphalt	2877	Sq Ft	\$ 1.75	\$ 5,034.75	\$ -	0	\$ 5,034.75	2877		\$ -	
11	Test swale 1 and 2	1	LS	\$ 3,000.00	\$ 3,000.00	\$ -	0	\$ 3,000.00	1		\$ -	
0		0	0		\$ -	\$ -	0	\$ -	0		\$ -	
0		0	0		\$ -	\$ -	0	\$ -	0		\$ -	
#4	Asphalt \$8,631.00	0	0		\$ -	\$ -	0	\$ -	0		\$ -	
1	Asphalt placement only prep previous line items	2877	Sq Ft	\$ 3.00	\$ 8,631.00	\$ -	0	\$ 8,631.00	2877		\$ -	
0		0	0		\$ -	\$ -	0	\$ -	0		\$ -	
#5	Site Concrete \$49,400.00	0	0		\$ -	\$ -	0	\$ -	0		\$ -	
1	4 ft retaining wall	125	Ln Ft	\$ 250.00	\$ 31,250.00	\$ -	0	\$ 31,250.00	125		\$ -	
2	12 inch curb	130	Ln Ft	\$ 30.00	\$ 3,900.00	\$ -	0	\$ 3,900.00	130		\$ -	
3	4 inch sidewalk	875	Sq Ft	\$ 12.00	\$ 10,500.00	\$ -	0	\$ 10,500.00	875		\$ -	
4	ada domes	1	Each	\$ 750.00	\$ 750.00	\$ -	0	\$ 750.00	1		\$ -	
5	Washout pan	1	Each	\$ 3,000.00	\$ 3,000.00	\$ -	0	\$ 3,000.00	1		\$ -	
0		0	0		\$ -	\$ -	0	\$ -	0		\$ -	
#6	Pavement marking \$3,500.00	0	0		\$ -	\$ -	0	\$ -	0		\$ -	
1	Striping and signage.	1	LS	\$ 3,500.00	\$ 3,500.00	\$ -	0	\$ 3,500.00	1		\$ -	
0		0	0		\$ -	\$ -	0	\$ -	0		\$ -	
0		0	0		\$ -	\$ -	0	\$ -	0		\$ -	
# 2	Electrical work \$4500 total	0	0		\$ -	\$ -	0	\$ -	0		\$ -	
0	Excavation for electrical	1	LS	\$ 2,500.00	\$ 2,500.00	\$ -	0	\$ 2,500.00	1		\$ -	
0	Light pole base	2	Each	\$ 1,000.00	\$ 2,000.00	\$ -	0	\$ 2,000.00	2		\$ -	
0		0	0		\$ -	\$ -	0	\$ -	0		\$ -	
0		0	0		\$ -	\$ -	0	\$ -	0		\$ -	

Pavement Protectors
PO Box 7197
Bend OR 97708
Tele: 541 389 6444
Fax: 541 383 9302



CCB# 66040

Date	Estimate #:
11/5/2025	9028
Estimator	
RM	

Name / Address

Pence Construction
 5400 Meadows Rd Suite 400
 Lake Oswego, OR 97035

Bid Proposal

Project:

221 Lafayette Parking

notes below from phone call with Ryan 11/12 UNO - FH

Description	Cost	Total
Stripe Removal	200.00	200.00
Mob of water jet (for stripe removal) cleaner finish product than grinding or blackout	1,500.00	1,500.00
7 - stalls	100.00	100.00
1 - ADA stall	150.00	150.00
1 - ADA sign van accessible placard incl	450.00	450.00
1 - Access aisle sign	450.00	450.00
8 - rubber wheel stops	1,600.00	1,600.00
*Bid excludes hard rock hammering/core drilling (for signs, if needed) install is incl footings are incl prev wage rates are incl		
This Proposal may be withdrawn by Pavement Protectors if not accepted within 30 days. Estimator: _____	Total	\$4,450.00

PAVEMENT PROTECTORS will furnish all labor and materials to complete the work as stated above in accordance to agreed upon conditions and specifications. All materials are guaranteed to be as specified and all work to be completed in a workmanlike manner. Any alterations or deviation from above specifications involving extra costs will be executed only upon written orders, and will be an extra charge over and above the estimate. All agreements are to be contingent upon delays beyond our control. In the event legal action is commenced to enforce any part of this agreement, or to collect for any work performed hereunder, the prevailing party in such action shall be entitled to recover court costs incurred therein plus a reasonable sum as attorney fees.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to work as stated. I understand that Pavement Protectors will charge 1 1/2% per annum per month on balances not paid within 20 days of job completion. PAYMENT IS TO BE MADE UPON COMPLETION OF WORK.

IN ORDER FOR THIS JOB TO BE SCHEDULED, A COPY OF THE PROPOSAL MUST BE SIGNED AND RETURNED AS CONFIRMATION.

ACCEPTED BY: _____ Dated: _____
 Please sign both copies and return one copy to us. THANK YOU!

Fletcher Hunt

From: Ryan Munsey <ryanm.pavepros@yahoo.com>
Sent: Wednesday, November 19, 2025 11:52 AM
To: Fletcher Hunt
Subject: Re: 221 Lafayette - bid clarifications

[EXTERNAL] *Use Caution*

Fletcher,

1. Could you please fill out the attached bid form? **Do you have a bid schedule to go with each line item?**
2. Water jet for the striping removal... is this something Pave Pros does as a standard or did you include this over grinding due to a history of working with Deschutes County / CoB and knowing what they want? I ask because I had another bid come in which didn't include water jet and I want to make sure we're comparing apples to apples. **We usually give the city a choice of water jet or grinding and they almost always choose the water jet. It is just much cleaner. We charge the \$1,500 mob fee for it. We can do the grinding as well.**
3. Did you include the van accessible placard on your ADA sign? If not, please provide an adder (via response to this email is OK, don't need a formal bid revision). **Yes, the placard is included.**
4. Do you have install included for your signage? The detail shows a footing, so just wanting to clarify whether I need to have our site concrete guys carry this or not. **Yes, installation is included.**
5. Are prevailing wage rates included in your numbers? **Yes, included in the bid.**

Let me know if you have questions and the bid schedule to go along with this and I can fill out the form you requested.

Ryan Munsey

Pavement Protectors

Bend, OR

c-541-640-1292

On Wednesday, November 19, 2025 at 10:36:57 a.m. PST, Fletcher Hunt <fletcherh@pence.net> wrote:

Ryan,

221 Lafayette Parking & On-Site Improvements

DATE: 11/6/25 TIME: 1:30 pm

TO: Pence Contractors, LLC
 5400 Meadows Rd. Suite 400.
 Lake Oswego, OR 97035

Phone: 503-252-3802

Email: fletcherh@pence.net

FROM: Eagle Striping Services Inc. (Bidder)

503-661-3590 (Phone)

P.O. Box 2047 (Address)

_____ (Mobile)

Fairview, OR 97024 (City/State/Zip)

_____ (E-Mail)

[Signature] (Authorized Signer)

_____ (E-Mail)

Operating as (strike out conditions that do not apply) an individual, a company, a corporation organized and existing under the laws of the State of _____, or a proprietorship, a partnership, or joint venture consisting of:

This form is to be used by all subcontractors / suppliers.

BID PROPOSALS

Having become completely familiar with the local conditions and legal requirements affecting the cost of work at the place where work is to be executed, having carefully examined the site conditions as they currently exist, and having carefully examined Bidding Documents prepared by Harper Houf Peterson Righellis Inc. together with any addenda to such bidding documents as listed hereinafter, the undersigned hereby proposes and agrees to provide all labor, materials, plant equipment, transportation and other facilities and services as necessary and/or required to execute all the work described by the aforesaid bidding documents for the following base bid and alternate/unit price amounts listed below.

Please break out your proposal per the following areas:

Bid Package/ Spec Section	Description	Amount
	Striping	1500
	wheel stops	2400 \$3,600 FH
	Signage	3990
	travel & documentation	\$705

SUBTOTAL: ^{per bid} \$ ~~8568~~ \$9,795.36

Alternate	Description	Amount
1		
2		
3		
4		
5		
6		

ADDENDA ACKNOWLEDGEMENT

The undersigned acknowledges receipt of the following Addenda:

Addendum No. _____ dated _____ Addendum No. _____ dated _____
 Addendum No. _____ dated _____ Addendum No. _____ dated _____

Cost of Performance and Payment Bond: For this bid price: \$ _____ LS As a percentage: _____%

(If your bid is over \$100,000 you must also include a letter from your **SURETY (not your agent)** indicating that they are prepared to supply a performance and payment bond for your firm on this specific project for your total bid amount)

Name of surety: _____

Please state your company's current EMR: (Bidders with an EMR above 1.0 or who do not list their EMR may be excluded) .9

Minimum Bidder Qualifications Acknowledgement:

Initial Below

Bidder has reviewed and acknowledged all scope of work clarifications provided in Exhibit 1 attachment.	SB
The bidder has reviewed the insurance requirements as specified in the example Master Subcontract Agreement/Purchase Order (MSA) and will obtain the appropriate insurance upon execution of a contract in conjunction with this bid.	SB
The bidder attests to having the appropriate license to perform the scope per the documents and specifications as well as any local or state authority's requirements.	SB
The bidder has reviewed the MSA and agrees to promptly execute the agreement without any additions or deductions upon notification that they are successful bidder on the project.	SB
The bidder attests that they have included any local taxes and fees in their pricing.	SB

Cost Reduction Concepts (attach additional documentation as necessary) \$ _____

Submitted this 6th day of November, 2025.

Firm: Eagle Striping Services Inc

Signature: [Handwritten Signature] Typed name: Stephanie Burgess

Oregon CCB No.: 172898

COBID: MBE _____ WBE _____ ESB _____ DBE _____ SDVOB _____

If NOT COBID, what % or \$ of your scope will be performed by COBID Certified Firms? _____

The bids will be reviewed by the Owner, Architect and Pence Contractors, LLC (Contractor). The awards will be made based on what is the most beneficial for the project, not necessarily the low bid. Contractor may reject offers that A) are made contingent upon Contractor accepting terms and conditions that differ from the solicitation documents; and/or B) take exceptions to the terms and conditions of the solicitation documents. Bidder agrees to hold their price for a period of sixty (60) days.

END OF SECTION

Eagle Striping Services Inc

PO Box 2047
Fairview, OR 97055
Office: 503-661-3590
Accounting: 503-661-7464



ESTIMATE Prevailing

Estimate Number
EST-0792

Estimate Date
12 Nov 2025

Pence

5400 Meadows Road, Suite 400
LAKE OSWEGO OR 97035

Expiry
06 Dec 2025

Job Information

221 Lafayette Parking & On Site Improvements

Job Address

221 NW Lafayette Ave Bend, OR 97703

Description	Quantity	Amount USD
Grinding or Blackout of old striping	1.00	300.00
8 Stalls		
1 Handicap		
1 Hash Out	1.00	1,200.00
1 No Parking		
Wheel Stops, Rubber	8.00	3,600.00
Signage: ADA Sign & Post	1.00	900.00
Van or Wheel Chair Sign Mounted	1.00	190.00
Signage: Access Isle Sign & Post Installed in Land	1.00	900.00
Holes Cored or Surface Plate, If NEEDED	2.00	2,000.00
Travel Minimum	1.00	510.00
Documentation	9,768.00	195.36
	Subtotal	9,795.36
	Total No Tax 0%	0.00
	TOTAL USD	9,795.36

per Stephanie 11/12/25, this price is for footings & install in footings - FH

Terms: **A minimum charge plus travel will be billed for each trip if value of work is less than the minimum amount.** This bid will be honoured until the Expiry date listed above. Prices may change after that date. Estimate is only valid for the specific items and quantities listed above and the number of trips listed above, additional items or trips will incur additional charges. Extra trip charges will apply if work area is not clean and clear upon arrival for scheduled work.

For questions please call the office at 503-661-3590 or email Info@eaglestriping.com

OR CCB: 172898 - WA CCPS: Eagless937ks

221 Lafayette Parking & On-Site Improvements

DATE: 11/6/25 TIME: 1:30 pm

TO: Pence Contractors, LLC
5400 Meadows Rd. Suite 400.
Lake Oswego, OR 97035

Phone: 503-252-3802

Email: fletcherh@pence.net

FROM: Eagle Striping Services Inc. (Bidder)

503-661-3590 (Phone)

P.O. Box 2047 (Address)

_____ (Mobile)

Fairview, OR 97024 (City/State/Zip)

_____ (E-Mail)

[Signature] (Authorized Signer)

_____ (E-Mail)

Operating as (strike out conditions that do not apply) an individual, a company, a corporation organized and existing under the laws of the State of _____, or a proprietorship, a partnership, or joint venture consisting of:

This form is to be used by all subcontractors / suppliers.

BID PROPOSALS

Having become completely familiar with the local conditions and legal requirements affecting the cost of work at the place where work is to be executed, having carefully examined the site conditions as they currently exist, and having carefully examined Bidding Documents prepared by Harper Houf Peterson Righellis Inc. together with any addenda to such bidding documents as listed hereinafter, the undersigned hereby proposes and agrees to provide all labor, materials, plant equipment, transportation and other facilities and services as necessary and/or required to execute all the work described by the aforesaid bidding documents for the following base bid and alternate/unit price amounts listed below.

Please break out your proposal per the following areas:

Bid Package/ Spec Section	Description	Amount
	Striping	1500
	wheel stops	2400
	signage	3990

per bid
SUBTOTAL: \$ 8500

Alternate	Description	Amount
1		
2		
3		
4		
5		
6		

ADDENDA ACKNOWLEDGEMENT

The undersigned acknowledges receipt of the following Addenda:

Addendum No. _____ dated _____ Addendum No. _____ dated _____

Addendum No. _____ dated _____ Addendum No. _____ dated _____

Cost of Performance and Payment Bond: For this bid price: \$ _____ LS As a percentage: _____%

(If your bid is over \$100,000 you must also include a letter from your **SURETY (not your agent)** indicating that they are prepared to supply a performance and payment bond for your firm on this specific project for your total bid amount)

Name of surety: _____

Please state your company's current EMR: (Bidders with an EMR above 1.0 or who do not list their EMR may be excluded) .9

Minimum Bidder Qualifications Acknowledgement:

Initial Below

Bidder has reviewed and acknowledged all scope of work clarifications provided in Exhibit 1 attachment.	SB
The bidder has reviewed the insurance requirements as specified in the example Master Subcontract Agreement/Purchase Order (MSA) and will obtain the appropriate insurance upon execution of a contract in conjunction with this bid.	SB
The bidder attests to having the appropriate license to perform the scope per the documents and specifications as well as any local or state authority's requirements.	SB
The bidder has reviewed the MSA and agrees to promptly execute the agreement without any additions or deductions upon notification that they are successful bidder on the project.	SB
The bidder attests that they have included any local taxes and fees in their pricing.	SB

Cost Reduction Concepts (attach additional documentation as necessary) \$ _____

Submitted this 6th day of November, 2025.

Firm: Eagle Striping Services Inc

Signature: [Handwritten Signature] Typed name: Stephanie Burgess

Oregon CCB No.: 172898

COBID: MBE _____ WBE _____ ESB _____ DBE _____ SDVOB _____

If NOT COBID, what % or \$ of your scope will be performed by COBID Certified Firms? _____

The bids will be reviewed by the Owner, Architect and Pence Contractors, LLC (Contractor). The awards will be made based on what is the most beneficial for the project, not necessarily the low bid. Contractor may reject offers that A) are made contingent upon Contractor accepting terms and conditions that differ from the solicitation documents; and/or B) take exceptions to the terms and conditions of the solicitation documents. Bidder agrees to hold their price for a period of sixty (60) days.

END OF SECTION

Eagle Striping Services Inc

PO Box 2047
Fairview, OR 97055
Office: 503-661-3590
Accounting: 503-661-7464



ESTIMATE Prevailing

Estimate Number
EST-0792

Estimate Date
06 Nov 2025

Pence

5400 Meadows Road, Suite 400
LAKE OSWEGO OR 97035

Expiry
06 Dec 2025

Job Information

221 Lafayette Parking & On Site Improvements

Job Address

221 NW Lafayette Ave Bend, OR 97703

Description	Quantity	Amount USD
Grinding or Blackout of old striping	1.00	300.00
8 Stalls		
1 Handicap		
1 Hash Out	1.00	1,200.00
1 No Parking		
Wheel Stops, Slotted Concrete 6ft	8.00	2,400.00
Signage: ADA Sign & Post	1.00	900.00
Van or Wheel Chair Sign Mounted	1.00	190.00
Signage: Access Isle Sign & Post Installed in Land	1.00	900.00
Holes Cored or Surface Plate, IF NEEDED	2.00	2,000.00
Travel Minimum	1.00	510.00
Documentation	8,400.00	168.00
	Subtotal	8,568.00
	Total No Tax 0%	0.00
	TOTAL USD	8,568.00

Terms: **A minimum charge plus travel will be billed for each trip if value of work is less than the minimum amount.** This bid will be honoured until the Expiry date listed above. Prices may change after that date. Estimate is only valid for the specific items and quantities listed above and the number of trips listed above, additional items or trips will incur additional charges. Extra trip charges will apply if work area is not clean and clear upon arrival for scheduled work.

For questions please call the office at 503-661-3590 or email Info@eaglestriping.com

OR CCB: 172898 - WA CCPS: Eagless937ks



Subcontractor Comparison & Award Recommendation

Bid Date: 11/17/2025

[BID SUMMARY FORM](#)

Architect:
Plan Version Date:

HHPR
10/23/2025

Project: **221 Lafayette Parking**

Scope: **32-04 Site Railings & Furnishings**

Spec/Div	Description	Pence Budget	COMBINED		SITE HANDRAILS		BIKE RACKS			Precision Rail of Oregon
			Sunburst Fabrications John Layton 541-548-7722	Rail Pro Marcus Ferguson 360-852-3314	West Side Iron Pete Cobarrubia 541-914-9525	Columbia Cascade Contact Name Phone #	Landscape Forms Emily Noh 269-276-4439	Huntco Supply Mitch Davis 800-547-5909		
	Base Scope									
	bike rack, supply		325	n/a	n/a	465	514.10	515	Declined to Bid	
	bike rack, shipping & handling		incl	n/a	n/a	incl	150	250		
	bike rack, install		100	n/a	n/a	excl	excl	excl		
	site handrails, supply		20,628	32,987	excl	n/a	n/a	n/a		
	site handrails, install		incl	incl above	19,502	n/a	n/a	n/a		
	cored holes for railing		Pence	Pence	Pence	n/a	n/a	n/a		
	grouting of cored holes		Pence	Pence	Pence	n/a	n/a	n/a		
	engineering		3,500	3,500	3,500	n/a	n/a	n/a		
	Pence SP (see estimate)		3,627	3,627	3,627	n/a	n/a	n/a		
	Prevailing Wage		yes	yes	yes	n/a	n/a	n/a		
	Pence Scope form + Bid form		no	no	yes	no	yes	no		
	Addendums (acknowledge)		n/a	n/a	n/a	no	n/a	no		
	Schedule (acknowledge)		no	no	yes	no	no	no		
	Total Base Bid	\$ -	\$ 28,180	\$ 40,114	\$ 19,502	\$ 465	\$ 664	\$ 765	\$ -	
	Bond		n/a	n/a	n/a	n/a	n/a	n/a	n/a	
	Total Combined Price		28,180	40,114	19,502	465	664	765	0	

MWESB

	We recommend this work be awarded to:	Sunburst Fabrication / Pence Self Perform
	Subcontract / Purchase Agreement Amount:	28,180
	We recommend this work be bonded:	N/A
	Estimated Bond Cost:	N/A
	Pence Contractors by:	Cory Loomis

SUNBURST FABRICATIONS, INC.

800 NE Hemlock Ave. Redmond Or 97756

541-548-7722 shop

CCB # 257115

subtract for bike racks:

\$325 - supply

\$100 - install

per phone call w/ John
Layton 11/14/25 - FH

DATE: 11-14-25

ATTENTION: Grace

DIVISION: 5

COMPANY: Pence

P/W: YES

WE ARE PLEASED TO QUOTE THE FOLLOWING PROJECT: 221 Lafayette

Fabrication and installation of steel-----\$21,053.00

*(note) adder for 14' radiused ramp rail fab & install -----\$ 2,813.00 **alternate**

Fabrication includes:, Aprox 114' of straight run ramp rail (powder coated), 1x bike rack, shop drawings, delivery to site.

Field installation consists of : Rails and bike rack.

Exclusions:

Testing, special inspections, engineering, items not specifically included above, all items std red oxide prime coated UNO, demo, core drilling, grouting, touch up painting, fire or spark protection for glass or floors, supply of fire watch.

General conditions:

Project price based on a single mobilization and continuous work until project scope is complete.

Standard work hours for our crew is Mon-Thurs 7am-5pm any hrs outside of these will be OT.

Excludes fall protection for other trades. Steel to steel bolting figured using A-325 TC bolts for slip critical connections. Prior to issuance of contract, scope review and price agreement required, This quote is non-assuming and reflects only items clearly presented in drawings dated-

Acceptance of quote reflects acceptance of AISC standards. No liquidated damage will be accepted.

* Note: If your company requires additional insured coverage naming you as Primary and non-Contributory additionally insured, there will be an additional charge of 575.00. Insurance requirements beyond insurance we have in place 1m/2m will result in extra charge to cover additional costs.

***(note) due to volatility of steel market, escalation charges will be required if material prices increase after quote date and before order date. While we have located all materials as of today, there are no guarantees that materials will be available without long lead time when ordering if ordered after today.**

Max retainage acceptable is 5%

Terms: Prior to beginning of detailing, purchase order required. Payments over 30 days will be subject to 2.75 % charge per month. Upon acceptance, this quote will become an exhibit in contract documents.

Bid results for our portion of project are respectfully requested within 7 working days of project bid date, Quote may be withdrawn if verbal notice of intent to award not received within 10 days.

Contractor: Please sign and return to acknowledge receipt and acceptance of quote and conditions as stated.

Accepted by; _____ Date _____

Thank you;
John Layton



CCB# 168920 / WA License# RAILP**944DB

14110 NW 3rd Ct.
 Vancouver, WA 98685
 503-517-0968 Ph
 360-213-0958 Ph
 360-213-0959 Fax

ESTIMATE

Issued by: Marcus Ferguson 5.21

To: **Pence Construction**
 0
Bend, OR

Date: 11/19/25
 Job Name: Deschutes Campus Parking
 Job Address: 221 NW Lafayette Ave
 Bend, OR

Fax: 0
 Phone: 503-252-6990
 E-Mail: grace.ray@pence.net

QUOTE NO.	V14574
-----------	--------

QTY/FT	DESCRIPTION	TOTAL
~120'	<p>Accessible Ramp Handrails - 1-1/2" Square Tube Steel Handrails</p> <p>Proposal to supply and install 1-1/2" square tube steel handrails to match detail on C5.2 across one side of ADA ramp from north side to south side of proposed improvement area. Bid includes 1-1/2" square tube handrails at 34"-38" from walking surface, detail of handrails to match C5.2, core mounted posts at all post locations (cored holes to be drilled by others, layout for cored holes completed by RailPro), cored holes at post locations to be filled with non-shrink grout, and handrails to run 1' level at top and bottom of handrail ramp sections.</p> <p>Style: Continuous 1-1/2" square tube hand rail at 34"-38" Core mounted posts, cored holes filled with non-shrink grout Post terminated All railing components to be powder coated aluminum. All fasteners to be mill finish stainless steel</p> <p>Standard Color: Powder Coated Black Semi-Custom Color: ADD TBD Fully-Custom Color: ADD TBD</p> <p>Lead-time is approximately 4-5 weeks. Allow an additional 1-2 weeks for custom orders.</p> <p><i>All estimates subject to on-site measure, inspection, and engineering requirements For Parts Only Orders when installation is by others, please refer to attached notice. This project does not currently include Prevailing Wage Rates This rail is NOT bid exactly per plan or design, refer to our call out & layout in submittals Installation via the units or scaffolding provide by the GC Lift equipment if required is an additional cost A CCB notice and/or other information has been provided regarding our right to lien. Customer is responsible for providing temporary rails and/or tie off points for safety. Any blocking required is the responsibility of the customer. No thru bolting is included in this bid</i></p>	\$ 32,987.21
	<p>Engineering, submittals and stamped drawings available at additional cost</p> <p>Customer is responsible for demolition/removal of existing railings. RailPro is not responsible if tile, concrete or brick cracks during installation. Bid is subject to review of final engineering report and connection call outs. <i>Due to the highly volatile global construction market and uncertain impacts of US announced tariffs, our pricing is subject to adjustment at the time an order is taken. RailPro apologizes for this inconvenience and uncertainty.</i></p>	\$ 3,500.00

Prices are valid for 30 days from date of estimate.	SUBTOTAL	
	Estimated tax at 8.8%	
	TOTAL	\$ -

TO PROCEED WITH ORDER:

- Sign and return this estimate.
- Sign any layout drawings provided.
- Provide 50% deposit for installation - 100% for parts only orders.

Payment Terms:

- The balance is due upon completion, we reserve the right to secure a lien against the property if payment is not received in 30 days. The cost of filing the lien will be added to the customers billing. WA Bond# 104703516
- There will be a \$25 - \$1000 per month service charge placed for any outstanding balance 30 days after completion.
- Jobs secured by credit card will be charged to the card on completion.

Leadtime:

- Leadtime starts on receipt of all signed paperwork and deposit.

ORDER CONTRACT

I have read the terms and agree by my signature to make this a contract.

Signature _____

Print Name _____

Title (if applicable) _____ Date _____

o Owner o Contractor Business UBI # _____



REV 0

CCB# 168920 / WA License# RAILP**944DB

14110 NW 3rd Ct.
Vancouver, WA 98685
503-517-0968 Ph
360-213-0958 Ph
360-213-0959 Fax

ESTIMATE

Issued by: Marcus Ferguson 5.21

To: Pence Construction
0
Bend, OR

Date: 11/19/25
Job Name: Deschutes Campus Parking
Job Address: 221 NW Lafayette Ave
Bend, OR

Fax: 0
Phone: 503-252-6990
E-Mail: grace.ray@pence.net

Table with 2 columns: QUOTE NO., V14574

Main table with columns: QTY/FT, DESCRIPTION, TOTAL. Includes item description for Accessible Ramp Handrails and a subtotal for engineering services.

Summary table with columns: SUBTOTAL, Estimated tax at 8.8%, TOTAL

TO PROCEED WITH ORDER:
- Sign and return this estimate.
- Sign any layout drawings provided.
- Provide 50% deposit for installation - 100% for parts only orders.
Payment Terms:
- The balance is due upon completion, we reserve the right to secure a lien against the property if payment is not recieved in 30 days.
Leadtime:
- Leadtime starts on receipt of all signed paperwork and deposit.

ORDER CONTRACT
I have read the terms and agree by my signature to make this a contract.
Signature
Print Name
Title (if applicable) Date
o Owner o Contractor Business UBI #

221 Lafayette Parking & On-Site Improvements

DATE: 11/19/25 TIME: _____

TO: Pence Contractors, LLC
 5400 Meadows Rd. Suite 400.
 Lake Oswego, OR 97035

Phone: 503-252-3802

Email: fletcherh@pence.net

FROM: West Side Iron (Bidder) _____ (Phone)

PO Box 70004 Spfld 97475 (Address) 541-914-9525 (Mobile)

_____ (City/State/Zip) andrew@westsideiron.net (E-Mail)

Andrew Coarubia (Authorized Signer) _____ (E-Mail)

Operating as (strike out conditions that do not apply) an individual, a company, a corporation organized and existing under the laws of the State of OR, or a proprietorship, a partnership, or joint venture consisting of:

This form is to be used by all subcontractors / suppliers.

BID PROPOSALS

Having become completely familiar with the local conditions and legal requirements affecting the cost of work at the place where work is to be executed, having carefully examined the site conditions as they currently exist, and having carefully examined Bidding Documents prepared by Harper Houf Peterson Righellis Inc. together with any addenda to such bidding documents as listed hereinafter, the undersigned hereby proposes and agrees to provide all labor, materials, plant equipment, transportation and other facilities and services as necessary and/or required to execute all the work described by the aforesaid bidding documents for the following base bid and alternate/unit price amounts listed below.

Please break out your proposal per the following areas:

Bid Package/ Spec Section	Description	Amount
	<u>Ramp Rail</u>	<u>19,502</u>

SUBTOTAL: \$ _____

Alternate	Description	Amount
1		
2		
3		
4		
5		
6		

ADDENDA ACKNOWLEDGEMENT

The undersigned acknowledges receipt of the following Addenda:

Addendum No. _____ dated _____ Addendum No. _____ dated _____

Addendum No. _____ dated _____ Addendum No. _____ dated _____

Cost of Performance and Payment Bond: For this bid price: \$ NA LS As a percentage: %

(If your bid is over \$100,000 you must also include a letter from your **SURETY (not your agent)** indicating that they are prepared to supply a performance and payment bond for your firm on this specific project for your total bid amount)

Name of surety: _____

Please state your company's current EMR: (Bidders with an EMR above 1.0 or who do not list their EMR may be excluded) _____

Minimum Bidder Qualifications Acknowledgement:

	Initial Below
Bidder has reviewed and acknowledged all scope of work clarifications provided in Exhibit 1 attachment.	AC
The bidder has reviewed the insurance requirements as specified in the example Master Subcontract Agreement/Purchase Order (MSA) and will obtain the appropriate insurance upon execution of a contract in conjunction with this bid.	AC
The bidder attests to having the appropriate license to perform the scope per the documents and specifications as well as any local or state authority's requirements.	AC
The bidder has reviewed the MSA and agrees to promptly execute the agreement without any additions or deductions upon notification that they are successful bidder on the project.	AC
The bidder attests that they have included any local taxes and fees in their pricing.	AC

Cost Reduction Concepts (attach additional documentation as necessary) \$

Submitted this 19 day of November, 2025.

Firm: West Side Iron Inc

Signature: [Signature] Typed name: Andrew Cobarrubia

Oregon CCB No.: 133250

COBID: MBE ___ WBE ___ ESB ___ DBE ___ SDVOB ___

If **NOT** COBID, what % or \$ of your scope will be performed by COBID Certified Firms?

The bids will be reviewed by the Owner, Architect and Pence Contractors, LLC (Contractor). The awards will be made based on what is the most beneficial for the project, not necessarily the low bid. Contractor may reject offers that A) are made contingent upon Contractor accepting terms and conditions that differ from the solicitation documents; and/or B) take exceptions to the terms and conditions of the solicitation documents. Bidder agrees to hold their price for a period of sixty (60) days.

END OF SECTION



West Side Iron, Inc.
P.O. Box 70004
Springfield, Oregon 97475
Office (541) 988-1781
CCB# 133250

DATE: 11/17/2025 PROJECT: Lafayette Addendums: JOB #250

STRUCTURAL/MISCELLANEOUS STEEL INSTALL \$19,502

WSI PROPOSES TO ERECT STEEL WITH CRANE ON BUILDING PAD

West Side Iron does not commit to any proposed schedule or durations. Start date and durations to be mutually agreed upon prior to acceptance of work.

West Side Iron is not signatory to any Labor Unions and excludes all Project Labor Agreements and or Training Requirements

SCOPE OF WORK INSTALL ONLY:

Ramp rail East side of ramp

EXCLUSIONS:

1. PERFORMANCE BOND
2. Removal of Paint, Galvanizing or other surface coatings from Weld Zone
3. **FIRE WATCH Dedicated or after hours, WSI is responsible for fire prevention only**
4. **All work shown in MEPS documents**
5. **Grout at baseplates**
6. **Simpson products/Light Gauge non dimensional material**
7. Supply building materials, fasteners or epoxy
8. Embedded Steel i.e., embeds, cast in place columns
9. Field Measuring or field verification of existing conditions for the purposes of detailing and fabricating.
10. Maintenance or removal of temporary hand rail. Prime contractor assumes responsibility after installation
11. Prime Contractor is responsible for protection of finishes installed out of sequence to our work
12. Finish Paint, touch up paint, touch up primer. Surface prep for finish paint or primer
13. Weather tight or water proof. Steel decking is not designed to be a weather barrier. Corrugated roofing
14. Saw cutting or core drilling of concrete
15. Concrete scanning, surveying or verification of existing conditions
16. Demolition or Temporary Shoring UNO
17. Testing, engineering, detailing, inspections, permits and bonds
18. Liquidated damages

TERMS AND CONDITIONS:

1. The contract will need to reference and include the terms and conditions of both West Side Iron and, if applicable, our Fabricators proposal
2. WSI will be installing only the items listed above in our scope of work. Any additional items listed in the Fabricators proposal will be supplied FOB only
3. This proposal is valid for 30 days.
4. Work performed per AISC and AWS
5. Standard 1 year warranty
6. WSI retainage to be released within 60 days of completion and acceptance of WSI work.

Andrew Cobarrubia/Estimator

C: 541-914-9525

andrew@westsideiron.net

Fletcher Hunt

From: andrew westsideiron.net <andrew@westsideiron.net>
Sent: Wednesday, November 19, 2025 9:12 AM
To: Fletcher Hunt
Subject: Re: Lafayette rail

[EXTERNAL] *Use Caution*

Yessir

Andrew Cobarrubia

West Side Iron

Estimator/Project Manager

C 541-914-9525

O 541-988-1781

From: Fletcher Hunt <fletcherh@pence.net>
Sent: Wednesday, November 19, 2025 9:05 AM
To: andrew westsideiron.net <andrew@westsideiron.net>
Subject: RE: Lafayette rail

Thanks Andrew, this is install only, correct?

Regards,

Fletcher Hunt

Estimator II



T : 503.252.3802
C : 971.284.4124
E: fletcherh@pence.net

5400 Meadows Road, Fourth Floor
Lake Oswego, OR 97035
www.pence.net

From: andrew westsideiron.net <andrew@westsideiron.net>
Sent: Wednesday, November 19, 2025 9:02 AM



Columbia Cascade Company

Makers of TimberForm® PipeLine® Playground Equipment and Outdoor Fitness Systems, TimberForm Site Furniture and CycLoops® CycLocker® Bicycle Management Products.

PO Box 1039
Camas, WA 98607-0039 U.S.A.
Telephone 503/223-1157
e-mail HQ@timberform.com

Trystan.Norris@pence.net

Date: Nov 14, 2025

Pages: 1 of 1

To: Pence Contractors

Attn: Trystan Norris

Reference: Lafayette Parking
Bend, OR

Quote No. Q-25-103485-A1

Thank you for your interest in TimberForm Bicycle Security products. We are pleased to offer our quotation for the above-referenced project as follows:

TIMBERFORM

<u>Quantity</u>	<u>Model No. and Description</u>
1 each	2170-3-02-SM-C Staple CycLoops Bike Rack, REGAL BLUE CASPAX-7 powder-coated finish, 1-7/8" o.d. Schedule 40 steel pipe, surface mount

DELIVERED TOTAL TO BEND, OREGON

\$ 465.00

LEAD TIME: Shipment can occur within 30-45 days after our receipt of an acceptable order and final specifications.

This quotation is good for 30 days and subject to our confirmation thereafter.

TimberForm Bicycle Security products ship partially assembled, but include assembly hardware, except anchoring bolts.

To enter your order, simply notify us and we will promptly prepare a written order Confirmation to begin processing your order. Our standard terms of sale will apply.

If we may be of further assistance to you in any way, please contact our design headquarters by e-mail or at the telephone number shown above.

Best regards,

COLUMBIA CASCADE COMPANY

By: 

Kat Wilson
kat@timberform.com

Visit our Web site www.timberform.com

221 Lafayette Parking & On-Site Improvements

DATE: 11/19/25 TIME: 1:07pm

TO: Pence Contractors, LLC
 5400 Meadows Rd. Suite 400.
 Lake Oswego, OR 97035

Phone: 503-252-3802

Email: fletcherh@pence.net

FROM: Landscape Forms (Supplier Only) (Bidder) 269-276-4439 (Phone)
7800 E. Michigan Ave. (Address) 415-336-5713 (Mobile)
Kalamazoo, MI (City/State/Zip) emilyn@landscapeforms.com (E-Mail)
~~49048~~
Joshua Powers (Authorized Signer) joshuap@landscapeforms.com (E-Mail)

Operating as (strike out conditions that do not apply) an individual, a company, a corporation organized and existing under the laws of the State of _____, or a proprietorship, a partnership, or joint venture consisting of:

_____ .
 This form is to be used by all subcontractors / suppliers.

BID PROPOSALS

Having become completely familiar with the local conditions and legal requirements affecting the cost of work at the place where work is to be executed, having carefully examined the site conditions as they currently exist, and having carefully examined Bidding Documents prepared by Harper Houf Peterson Righellis Inc. together with any addenda to such bidding documents as listed hereinafter, the undersigned hereby proposes and agrees to provide all labor, materials, plant equipment, transportation and other facilities and services as necessary and/or required to execute all the work described by the aforesaid bidding documents for the following base bid and alternate/unit price amounts listed below.

Please break out your proposal per the following areas:

Bid Package/
 Spec Section

Description

Amount

Bid Package/ Spec Section	Description	Amount
32 33 13	Bicycle Racks	

SUBTOTAL: \$ _____

Alternate

Description

Amount

Alternate	Description	Amount
1	Bola Bike Rack	664.10
2		
3		
4		
5		
6		

ADDENDA ACKNOWLEDGEMENT

The undersigned acknowledges receipt of the following Addenda:

Addendum No. ____ dated _____ Addendum No. ____ dated _____

Addendum No. ____ dated _____ Addendum No. ____ dated _____

Cost of Performance and Payment Bond: For this bid price: \$ _____ LS As a percentage: _____%

(If your bid is over \$100,000 you must also include a letter from your **SURETY (not your agent)** indicating that they are prepared to supply a performance and payment bond for your firm on this specific project for your total bid amount)

Name of surety: _____

Please state your company's current EMR: (Bidders with an EMR above 1.0 or who do not list their EMR may be excluded) _____

Minimum Bidder Qualifications Acknowledgement:

Initial Below

Bidder has reviewed and acknowledged all scope of work clarifications provided in Exhibit 1 attachment.	
The bidder has reviewed the insurance requirements as specified in the example Master Subcontract Agreement/Purchase Order (MSA) and will obtain the appropriate insurance upon execution of a contract in conjunction with this bid.	
The bidder attests to having the appropriate license to perform the scope per the documents and specifications as well as any local or state authority's requirements.	
The bidder has reviewed the MSA and agrees to promptly execute the agreement without any additions or deductions upon notification that they are successful bidder on the project.	
The bidder attests that they have included any local taxes and fees in their pricing.	

Cost Reduction Concepts (attach additional documentation as necessary) \$ _____

Submitted this 19th day of November, 2025.

Firm: Landscape Forms (Supplier Only)

Signature: *Emily Noh* Typed name: Emily Noh

Oregon CCB No.: _____

COBID: MBE ____ WBE ____ ESB ____ DBE ____ SDVOB ____

If NOT COBID, what % or \$ of your scope will be performed by COBID Certified Firms? _____

The bids will be reviewed by the Owner, Architect and Pence Contractors, LLC (Contractor). The awards will be made based on what is the most beneficial for the project, not necessarily the low bid. Contractor may reject offers that A) are made contingent upon Contractor accepting terms and conditions that differ from the solicitation documents; and/or B) take exceptions to the terms and conditions of the solicitation documents. Bidder agrees to hold their price for a period of sixty (60) days.

END OF SECTION

Quote

Date: 11/11/2025
 LF Quote#: 0000452745
 PO#:
 Project: 221 Lafayette Parking and On-Site Improvements,
 Bend

Bill To: Pence Contractors - Lake Oswego
 ATTN:
 5400 Meadows Road, Fourth Floor
 Lake Oswego, OR 97035

CORPORATE
 7800 E. Michigan Avenue
 Kalamazoo, MI 49048-9543
 P: 800.521.2546 F: 269.381.3455
 www.landscapeforms.com
 Federal I.D.# 38-1897577
 FSC# PBN-COC-001261

Ship To: Pence Contractors - Lake Oswego
 ATTN: Fletcher Hunt
 TBD
 Bend, OR 97701

Ship To Contact Phone:
 Ship Via: Common Carrier
 F.O.B.: Destination

Qty	Description	Unit Price	Total Price
-----	-------------	------------	-------------

When ordering please confirm:

- Shipping address and contact information (name and ph#)
- Billing address and contact information
- Is your firm or the project tax exempt? If so, exemption certificate must accompany order
- Delivery schedule:

___ Ship immediately upon completion
 OR Ship On/After the date: _____

INCLUDES 3% DISCOUNT

1	Bola Bike Rack Style: <i>Bola Bike Rack</i> Mounting: <i>Embedded</i> Finish: <i>Stainless Steel</i>	\$ 514.10	\$ 514.10
---	---	-----------	-----------

Item Total	\$ 514.10
Shipping & Handling	\$ 150.00
Sub Total	\$ 664.10
Estimated Tax	\$ 0.00
Document Total	\$ 664.10

Payment Terms: Pending-Net30

Landscape Forms, Inc. reserves the right to change payment terms based on payment history as well as information obtained from commercial credit reporting agencies.

Cust #: GEIHB
 SSR: Emily Noh
 Rep: Emily Noh, DR11

Landscape Forms Customer Service

Purchaser

Seller

Quote

Date: 11/11/2025
LF Quote#: 0000452745
PO#:

Project: 221 Lafayette Parking and On-Site Improvements,
Bend

Bill To: Pence Contractors - Lake Oswego
ATTN:
5400 Meadows Road, Fourth Floor
Lake Oswego, OR 97035

CORPORATE

7800 E. Michigan Avenue
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Ship To: Pence Contractors - Lake Oswego
ATTN: Fletcher Hunt
TBD
Bend, OR 97701

Ship To Contact Phone:
Ship Via: Common Carrier
F.O.B.: Destination

- Purchaser is responsible for confirming options, materials, quantities, etc., for completeness and conformity to plans and specifications.
- Changes to or cancellations of standard product orders may incur a penalty charge of 30% or more.
- Orders including modified or custom product (Specials and/or Studio 431) may not be cancelled. If an order is terminated by the customer, payment in full is expected for the product subtotal regardless of current project status.
- Orders including modified or custom product (Specials and/or Studio 431) are subject to price increase after engineering/product development is complete and approved by the customer. Modifications in price will be handled via change order.
- All manufacturing of product, as engineered and/or designed by Landscape Forms, shall be performed exclusively by Landscape Forms or its expressly authorized affiliates or subcontractors. Customer shall not engage any third party for the manufacture of said Product without the prior written consent of Landscape Forms.
- All orders that include a swing product must include an executed liability waiver to be accepted and entered into production.
- Only the Material Supplier Standard Limited Warranty shall apply to all product sold by Landscape Forms. No other warranties or changes to the standard warranty will be applied or accepted.
- No merchandise can be returned without authorization from Landscape Forms. Returns may be subject to a disposition fee of 30-100%.
- Prices based on quantities shown and quantity changes may affect price.
- QUOTED prices are held for 60 days. After receipt of a written ORDER, prices will be held for up to twelve months from receipt of the order. Changes in quantity or specification may affect pricing. Upfit and Scenic pricing will only be held for six months after receipt of a written order.
- Pricing includes selection from our standard color palette. Optional colors and custom color matches are available for an additional fee and will extend lead-time. Please contact our corporate office for more information.
- Fixtures for custom products are the property of Landscape Forms, Inc., and are not available for sale.
- Landscape Forms is a supplier only and ships via common carrier. Customer is responsible for offloading and installing unless otherwise indicated above.
- Handling fees alone will apply on third party and customer pick-up orders.
- Mounting hardware is only available on a limited number of products. Please consult the installation recommendations or contact our corporate office to confirm. In the event hardware is provided, it MUST be used for proper installation.
- Refer to Care and Maintenance guidelines for more detailed information and instructions.
- All orders ship upon completion of fabrication. A one-week grace period may be available, after which storage fees will apply.
- This Agreement contains the entire understanding between the parties. All prior communications are merged into this Agreement. The terms of this Agreement shall control any conflict between documents.
- This Agreement may be signed by the parties separately and by facsimile, and together they shall be deemed one binding, original Agreement.

Page: 2 of 3

Cust #: GEIHB
SSR: Emily Noh
Rep: Emily Noh, DR11

Landscape Forms Customer Service

Purchaser

Seller

landscapeforms®

Quote

Date: 11/11/2025
LF Quote#: 0000452745
PO#:

Project: 221 Lafayette Parking and On-Site Improvements,
Bend

Bill To: Pence Contractors - Lake Oswego
ATTN:
5400 Meadows Road, Fourth Floor
Lake Oswego, OR 97035

CORPORATE

7800 E. Michigan Avenue
Kalamazoo, MI 49048-9543
P: 800.521.2546 F: 269.381.3455
www.landscapeforms.com
Federal I.D.# 38-1897577
FSC# PBN-COC-001261

Ship To: Pence Contractors - Lake Oswego
ATTN: Fletcher Hunt
TBD
Bend, OR 97701

Ship To Contact Phone:
Ship Via: Common Carrier
F.O.B.: Destination

- Purchaser shall pay all costs and expenses paid or incurred by Landscape Forms, Inc. in collecting any amounts due for goods purchased by Purchaser, including without limitation, reasonable attorneys' fees and collection costs. Balances on invoices not paid within 30 days of date of invoice, or within an alternate period of time as determined and indicated by Landscape Forms, shall incur interest at a rate of 18% per annum. Cash discounts are not offered.
- The quoted price may include estimated tax, duties and tariffs. Actual tax, duties and tariffs shall be purchaser's responsibility and may be added to an invoice as a separate and additional charge to purchaser unless an acceptable exemption certificate is presented.
- To the extent purchaser supplies or modifies the standard specifications for any products, Landscape Forms, Inc. expressly disclaims all representations and warranties related to such products or their design whether express or implied except that the products shall be manufactured in accordance with purchaser's specifications.
- **REMITTANCE OPTIONS:** For information on paying via credit card, ACH, direct bank transfer, or wire please email us at AR@landscapeforms.com. Please note all credit card charges will be subject to a 3% surcharge. Mail payments to:

USD Checks

Landscape Forms, Inc.
Dept 78073
PO Box 78000
Detroit, MI 48278-0073
USA

CAD Cheques

Landscape Forms, Inc.
PO Box 2408
Station A
Toronto, Ontario M5W 2K6
CAN

Cust #: GEIHB
SSR: Emily Noh
Rep: Emily Noh, DR11

Landscape Forms Customer Service

Purchaser

Seller

BID SHEET:
HUNTCO SITE FURNISHINGS

PO Box 10385
 Portland, OR 97296
 www.huntco.com
 (503)224-8700 (800)547-5909 Fax: (503)274-2055

DATE: 11/14/2025

Bid Date: _____

TO: **Pence Construction**
Attn: Fletcher Hunt
Re: Lafayette Parking & Site Improvements
E: fletcherh@pence.net

All shipments to be F.O.B. **Portland OR** For shipment to:

QUANTITY	CATALOG NUMBER / DESCRIPTION OF ARTICLE	PRICE PER UNIT	TOTAL COST
1	Huntco City of Portland 2-Capacity Staple Bicycle Rack Surface Mount Powder Coat Finish - Blue Crossbar	499.00	499.00
1	Bike Rack Mounting Hardware With 2 Security Nuts	16.00	16.00
FREIGHT	Shipping & Handling To Bend, Oregon		\$250.00
* FREIGHT QUOTE GOOD FOR 90 DAYS FROM DATE OF BID. *Quantities Are Approximate. Please Verify All Quantities With Your Estimating Department*			
TOTAL COST			765.00

TERMS OF PAYMENT: Cash Discount NA Days - Net _____ Days: or NA

Shipment can be made by _____ Offer Valid: 30 DAYS

Signed  Date: _____

James Bastron



THE CITY OF PORTLAND

The ever-classic "Staple" style bike rack is Portland City Code approved with an internal cable and flat bar for extra security. Lock it up!

CONSTRUCTION/MATERIAL OPTIONS

- 1.5" Sch. 40 Round Steel Pipe
- Steel Flanges
- Steel Flat Bar

DIMENSIONS

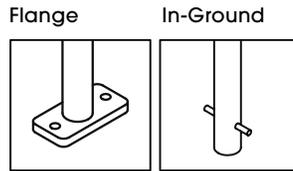
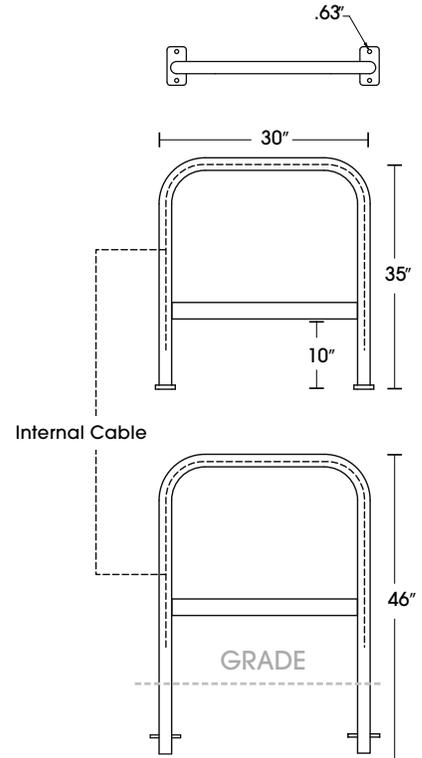
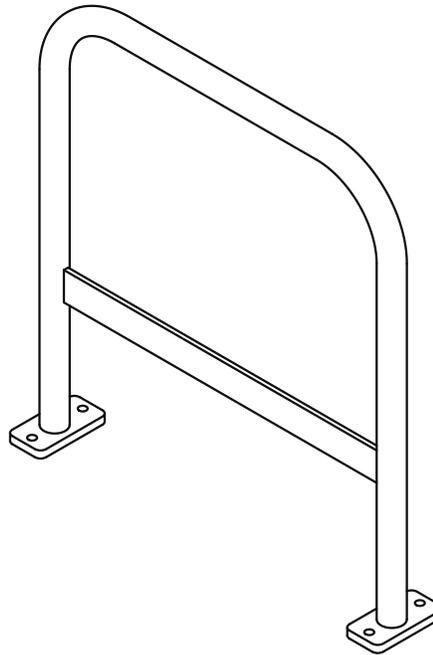
- 30" Length
- 6" Width
- 35" Height
- Custom Size Height/Length

MOUNTING OPTIONS

- Flange Mount (Shown)
 - (6) .63" Mounting Holes
- In-Ground
 - 11" Leg Extensions

FINISH OPTIONS

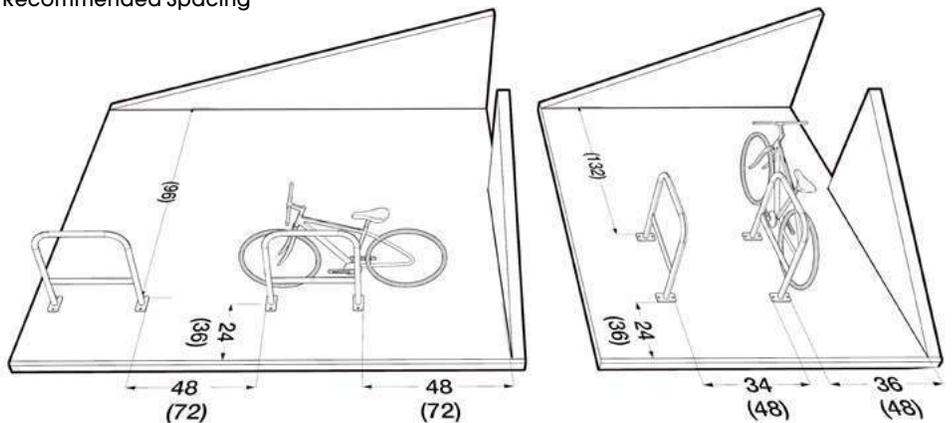
- T304 Stainless Steel #4 Satin Finish
- 316 Stainless Steel #4 Satin Finish (available at additional cost)
- Hot Dipped Galvanized
- Powder Coating
 - # _____
- Thermoplastic Coating
 - # _____



RECOMMENDED LAYOUT

NOTES:

- "Bike" is 70"
- # Minimum Spacing
- (#) Recommended Spacing



CONTRACTOR: _____

JOB: _____

NOTES: _____



Subcontractor Comparison & Award Recommendation

Bid Date: 11/17/2025 [BID SUMMARY FORM](#)

Architect: HHPR
Plan Version Date: 10/23/2025

Project: **221 Lafayette Parking** Scope: 32-05 - Landscaping

Spec/Div	Description	Pence Budget	Andres Landscape Noah Abel 503-347-7581	Mountain Sky Joe Nichols 541-389-8474	Newport Avenue Ryan Nopp 541-617-8873	Aspen Landscape Development	Green Thumb Landscaping	Subcontractor Contact Name Phone #
	Base Scope			30,901				
	mobilization		2,000	incl	2,384	Declined to Bid	Declined to Bid	
	compost mulch, 3" depth at planting		1,000	incl	incl			
	boulder, 1-man		1,200	incl	733			
	boulder, 2-man		incl	incl	incl			
	grasses, 1 gal.		3,500	incl	7,909			
	rock mulch, 1-3" - 4" depth		500	incl	500			
	shrub, 2 gal.		incl	incl	incl			
	tree, 2" caliper		incl	incl	incl			
	irrigation, drip emitter & multi-stream spray heads		8,500	incl	5,891			
	irrigation, sleeves, supply		incl	incl	incl			
	irrigation controller, UL listed		incl	incl	incl			
	controller, 3-year warranty		incl	incl	incl			
	tree stakes, straps, grommets		1,500	incl	incl			
	root barriers		500	incl	incl			
	backflow preventor, DCVA		incl	incl	incl			
	18" amended topsoil at swales		4,500	incl	10,691			
	pea gravel & drain rock at swales		4,500	incl	4,500			
	Prevailing Wage		yes	yes	yes			
	Pence Scope form + Bid form		yes	yes	no			
	Addendums (acknowledge)		n/a	n/a	n/a			
	Schedule (acknowledge)		yes	yes	no			
	Total Base Bid	\$ -	\$ 27,700	\$ 30,901	\$ 32,608	\$ -	\$ -	\$ -
	Bond		n/a	n/a	n/a	n/a	n/a	n/a
	Total Combined Price		27,700	30,901	32,608	0	0	0

MWESB

	We recommend this work be awarded to:	Andres Landscape
	Subcontract / Purchase Agreement Amount:	27,700
	We recommend this work be bonded:	N/A
	Estimated Bond Cost:	N/A
	Pence Contractors by:	Cory Loomis

221 Lafayette Parking & On-Site Improvements

DATE: 11/19/2025 TIME: 2:00pm PST

TO: Pence Contractors, LLC
5400 Meadows Rd. Suite 400.
Lake Oswego, OR 97035

Phone: 503-252-3802

Email: fletcherh@pence.net

FROM: Andres Landscape LLC (Bidder)

(503)632-3366 (Phone)

PO BOX 1131 Oregon City, OR 97045 (Address)

_____ (Mobile)

_____ (City/State/Zip)

_____ (E-Mail)

Noah Abel (Authorized Signer) noah@andreslandscapellc.com (E-Mail)

Operating as (strike out conditions that do not apply) an individual, **a company**, a corporation organized and existing under the laws of the State of _____, or a proprietorship, a partnership, or joint venture consisting of:

_____ .
 This form is to be used by all subcontractors / suppliers.

BID PROPOSALS

Having become completely familiar with the local conditions and legal requirements affecting the cost of work at the place where work is to be executed, having carefully examined the site conditions as they currently exist, and having carefully examined Bidding Documents prepared by Harper Houf Peterson Righellis Inc. together with any addenda to such bidding documents as listed hereinafter, the undersigned hereby proposes and agrees to provide all labor, materials, plant equipment, transportation and other facilities and services as necessary and/or required to execute all the work described by the aforesaid bidding documents for the following base bid and alternate/unit price amounts listed below.

Please break out your proposal per the following areas:

Bid Package/
 Spec Section

Description

Amount

<u>Bid Package/ Spec Section</u>	<u>Description</u>	<u>Amount</u>
Div 32	Landscape & Irrigation	\$21,000

SUBTOTAL: \$ 21,000

Alternate

Description

Amount

<u>Alternate</u>	<u>Description</u>	<u>Amount</u>
1		
2		
3		
4		
5		
6		

ADDENDA ACKNOWLEDGEMENT

The undersigned acknowledges receipt of the following Addenda:

Addendum No. ____ dated _____ Addendum No. ____ dated _____
 Addendum No. ____ dated _____ Addendum No. ____ dated _____

Cost of Performance and Payment Bond: For this bid price: \$ _____ LS As a percentage: 3 %

(If your bid is over \$100,000 you must also include a letter from your **SURETY (not your agent)** indicating that they are prepared to supply a performance and payment bond for your firm on this specific project for your total bid amount)

Name of surety: Zebediah Wade Laporte Insurance (503)200-2240

Please state your company's current EMR: (Bidders with an EMR above 1.0 or who do not list their EMR may be excluded) .71

Minimum Bidder Qualifications Acknowledgement: **Initial Below**

Bidder has reviewed and acknowledged all scope of work clarifications provided in Exhibit 1 attachment.	<i>NA</i>
The bidder has reviewed the insurance requirements as specified in the example Master Subcontract Agreement/Purchase Order (MSA) and will obtain the appropriate insurance upon execution of a contract in conjunction with this bid.	<i>NA</i>
The bidder attests to having the appropriate license to perform the scope per the documents and specifications as well as any local or state authority's requirements.	<i>NA</i>
The bidder has reviewed the MSA and agrees to promptly execute the agreement without any additions or deductions upon notification that they are successful bidder on the project.	<i>NA</i>
The bidder attests that they have included any local taxes and fees in their pricing.	<i>NA</i>

Cost Reduction Concepts (attach additional documentation as necessary) \$ _____

Submitted this 19th day of November, 2025.

Firm: Andres Landscape LLC

Signature: *Noah Abel* Typed name: Noah Abel

Oregon CCB No.: LCB: 9479 CCB: 203183

COBID: MBE WBE ESB DBE SDVOB

If NOT COBID, what % or \$ of your scope will be performed by COBID Certified Firms? _____

The bids will be reviewed by the Owner, Architect and Pence Contractors, LLC (Contractor). The awards will be made based on what is the most beneficial for the project, not necessarily the low bid. Contractor may reject offers that A) are made contingent upon Contractor accepting terms and conditions that differ from the solicitation documents; and/or B) take exceptions to the terms and conditions of the solicitation documents. Bidder agrees to hold their price for a period of sixty (60) days.

END OF SECTION



November 14, 2025

Andres Landscape

P.O. Box 1131 Oregon City, OR 97045

www.andreslandscapellc.com

Submit By: Noah Abel — Noah@andreslandscapellc.com

O: (503)632-3366 D: (503)632-3467 C: (503)347-7581

LCB#: 9479 - CCB#: 203183 - WA License #ANDREL*777DU

COBID Certification #13803 - OMWBE Certification #D5M0030172

Project Name: Lafayette Parking Lot

Description	Total
Mobilization	\$2,000.00
Planting	\$3,500.00
Irrigation	\$8,500.00
Misc Landscape Supplies: Tree Stakes, Chain Lock	\$1,500.00
Import Water Quality Topsoil - 18" Depth in Stormwater Facilities	\$4,500.00
Compost Mulch - 3" Depth in Stormwater Facilities	\$1,000.00
Grand Total	\$21,000.00

Notes:

Project bid with prevailing wages

Rock mulch mentioned in specs, not found on plans, excluded

All clearing/grubbing, site/subgrade prep, mass exc, rough grading, traffic control & permits by others

Union labor agreement or apprenticeship participation not included, please reach out if these are necessary

Repairing/restoring damage by others by T&M

Landscape maintenance after installation excluded, by T&M if required

Landscape fabric in planting areas excluded, no requirement found, by T&M if req'd

Irrigation trench backfill native material only

Root barrier excluded, no requirement found, by T&M if req'd

B&B trees may be substituted with containers due to seasonal availability

Water & Electricity to be paid for by others, water & electrical POC to be provided by others

Boring under hardscapes excluded

Sales/use tax excluded

Fletcher Hunt

From: Noah Abel <noah@andreslandscapellc.com>
Sent: Wednesday, November 19, 2025 2:24 PM
To: Fletcher Hunt
Subject: Re: FW: Lafayette Parking Lot Landscaping
Attachments: 00 41 00 Pence Bid Form.pdf

[EXTERNAL] *Use Caution*

Fletcher,

Please see attached for the bid form. My answers to your questions are below in [blue](#):

Noah Abel
Andres Landscape
C: (503)347-7581



On Wed, Nov 19, 2025 at 10:34 AM Fletcher Hunt <fletcherh@pence.net> wrote:

Noah,

Wanted to follow up on the below items. Also, can you please fill out and return the attached bid form?

Regards,

Fletcher Hunt

Estimator II

T : 503.252.3802

5400 Meadows Road, Fourth Floor

C : 971.284.4124

Lake Oswego, OR 97035

E: fletcherh@pence.net

www.pence.net

From: Fletcher Hunt
Sent: Monday, November 17, 2025 2:23 PM
To: 'Noah Abel' <noah@andreslandscapellc.com>
Subject: RE: Lafayette Parking Lot Landscaping

Noah,

Had a few questions/clarifications on your bid:

1. Planting line item includes all groundcovers/grasses, shrubs, and 1 tree? **Confirmed**
2. Compost mulch line item notes swales. The plan indicates all plantings to receive 3" compost. I think there are only 2 bushes (very NE corner) that are not in a swale, would your price include compost mulch at this area as well? **Confirmed**
3. Do you have the pea gravel and drain rock included at the swales too? If not, can you please provide an adder? **\$4,500**
4. Can you perform the boulders that are shown as well? If so, can you please provide an adder? **\$1,200**
5. Do you have an irrigation controller with 3-year warranty included per spec? If not, can you please provide an adder? **Confirmed**
6. Do you have supply of irrigation sleeves included? If not, can you provide an adder? **Confirmed**
7. Does your misc. supplies line item include root barrier(s)? If not, can you please provide an adder? **Figure +\$500**
8. Can you provide an adder for the rock mulch shown in the median in the parking lot? **+\$500**
9. Do you have the ability to supply and install the DCVA they show (Febco Model 850) at the North end? If so, can you please provide an adder? **I have a 1" DCVA included in my pricing but it's a Wilkins product. I don't see Febco specified anywhere. I think that these brands are similar enough in pricing that I could cover the Febco if they are stringent on that requirement as long as the 1" size it acceptable. Don't think we need anything bigger for this application**

Feel free to call me with any questions.

221 Lafayette Parking & On-Site Improvements

DATE: 11/17/25 TIME: 2:00 PM

TO: Pence Contractors, LLC
 5400 Meadows Rd. Suite 400.
 Lake Oswego, OR 97035

Phone: 503-252-3802

Email: fletcherh@pence.net

FROM: Mt. Sky Inc. (Bidder) 541-389-8474 (Phone)
64640 Old Bend Redmond. hwy(Address) 541-788-5330 (Mobile)
Bend, OR 97703 (City/State/Zip) joe@mtskyinc.com (E-Mail)
Joseph Nichols (Authorized Signer) _____ (E-Mail)

Operating as (strike out conditions that do not apply) an individual, a company, a corporation organized and existing under the laws of the State of Oregon, ~~or a proprietorship, a partnership, or joint venture consisting of:~~ Joseph Nichols. Melinda Nichols Coroporation.

This form is to be used by all subcontractors / suppliers.

BID PROPOSALS

Having become completely familiar with the local conditions and legal requirements affecting the cost of work at the place where work is to be executed, having carefully examined the site conditions as they currently exist, and having carefully examined Bidding Documents prepared by Harper Houf Peterson Righellis Inc. together with any addenda to such bidding documents as listed hereinafter, the undersigned hereby proposes and agrees to provide all labor, materials, plant equipment, transportation and other facilities and services as necessary and/or required to execute all the work described by the aforesaid bidding documents for the following base bid and alternate/unit price amounts listed below.

Please break out your proposal per the following areas:

<u>Bid Package/ Spec Section</u>	<u>Description</u>	<u>Amount</u>
01040/01120	Landscape & Irrigation	\$30,900.50
01069	Bike Rack	\$1,342

\$32,242.50

SUBTOTAL: \$ 27,950

<u>Alternate</u>	<u>Description</u>	<u>Amount</u>
1	None	
2		
3		
4		
5		
6		

ADDENDA ACKNOWLEDGEMENT

The undersigned acknowledges receipt of the following Addenda:

Addendum No. ____ dated none Addendum No. ____ dated _____
 Addendum No. ____ dated none Addendum No. ____ dated _____

Cost of Performance and Payment Bond: For this bid price: \$ _____ LS As a percentage: 1.5 %

(If your bid is over \$100,000 you must also include a letter from your **SURETY (not your agent)** indicating that they are prepared to supply a performance and payment bond for your firm on this specific project for your total bid amount)

Name of surety: NA

Please state your company's current EMR: (Bidders with an EMR above 1.0 or who do not list their EMR may be excluded) .89

Minimum Bidder Qualifications Acknowledgement:

Initial Below

Bidder has reviewed and acknowledged all scope of work clarifications provided in Exhibit 1 attachment.	JN
The bidder has reviewed the insurance requirements as specified in the example Master Subcontract Agreement/Purchase Order (MSA) and will obtain the appropriate insurance upon execution of a contract in conjunction with this bid.	JN
The bidder attests to having the appropriate license to perform the scope per the documents and specifications as well as any local or state authority's requirements.	JN
The bidder has reviewed the MSA and agrees to promptly execute the agreement without any additions or deductions upon notification that they are successful bidder on the project.	JN
The bidder attests that they have included any local taxes and fees in their pricing.	JN

Cost Reduction Concepts (attach additional documentation as necessary) \$ None

Submitted this 17 day of Nov, 2025.

Firm: Mt. Sky Inc.

Signature: Joseph Nichols Digitally signed by Joseph Nichols
 DN: C=US,
 E=joe@mountainsskylandscaping.com,
 O="Mt. Sky, Inc", CN=Joseph Nichols
 Date: 2025.11.17 08:31:47-08'00' Typed name: Joseph Nichols

Oregon CCB No.: 8447 (LCB)

COBID: MBE ____ WBE ____ ESB ____ DBE ____ SDVOB ____

If NOT COBID, what % or \$ of your scope will be performed by COBID Certified Firms? _____

The bids will be reviewed by the Owner, Architect and Pence Contractors, LLC (Contractor). The awards will be made based on what is the most beneficial for the project, not necessarily the low bid. Contractor may reject offers that A) are made contingent upon Contractor accepting terms and conditions that differ from the solicitation documents; and/or B) take exceptions to the terms and conditions of the solicitation documents. Bidder agrees to hold their price for a period of sixty (60) days.

END OF SECTION

Pence Construction

Jeff Soukup

(503) 252-3802

jeffso@pence.net

Service Address

215 NW Lafayette Ave

Bend, OR 97701

Lafayette Parking Lot

Date: 11/17/2025

Proposal Expiration: 12/29/2025

Landscaping & Irrigation

\$30,900.50

Provide materials and labor to install landscape irrigation, planting, boulders and mulch per plans and specifications.

Includes rock mulch in parking lot island.

Point of connection at location noted on plan. Includes backflow device.

Includes water quality media soils for swale, topsoil for planter beds.

Include: Geotextile, Drain rock and pea gravel for swale.

Irrigation Timer: Pedestal Timer

Subgrade excavation by others.

A/C Power to timer by others

Sleeves by others

Bike Rack

\$1,342.00

Provide and install (1) Bike Rack .

Concrete slab by othes.

Total: \$32,242.50

221 Lafayette Parking & On-Site Improvements

DATE: 11/17/25 TIME: 2:00 PM

TO: Pence Contractors, LLC
 5400 Meadows Rd. Suite 400.
 Lake Oswego, OR 97035

Phone: 503-252-3802

Email: fletcherh@pence.net

FROM: Mt. Sky Inc. (Bidder) 541-389-8474 (Phone)
64640 Old Bend Redmond. hwy(Address) 541-788-5330 (Mobile)
Bend, OR 97703 (City/State/Zip) joe@mtskyinc.com (E-Mail)
Joseph Nichols (Authorized Signer) _____ (E-Mail)

Operating as (strike out conditions that do not apply) an individual, a company, a corporation organized and existing under the laws of the State of Oregon, ~~or a proprietorship, a partnership, or joint venture~~ consisting of: Joseph Nichols. Melinda Nichols Coroporation.

This form is to be used by all subcontractors / suppliers.

BID PROPOSALS

Having become completely familiar with the local conditions and legal requirements affecting the cost of work at the place where work is to be executed, having carefully examined the site conditions as they currently exist, and having carefully examined Bidding Documents prepared by Harper Houf Peterson Righellis Inc. together with any addenda to such bidding documents as listed hereinafter, the undersigned hereby proposes and agrees to provide all labor, materials, plant equipment, transportation and other facilities and services as necessary and/or required to execute all the work described by the aforesaid bidding documents for the following base bid and alternate/unit price amounts listed below.

Please break out your proposal per the following areas:

<u>Bid Package/ Spec Section</u>	<u>Description</u>	<u>Amount</u>
01040/01120	Landscape & Irrigation	\$26,608
01069	Bike Rack	\$1,342

SUBTOTAL: \$ 27,950

<u>Alternate</u>	<u>Description</u>	<u>Amount</u>
1	None	
2		
3		
4		
5		
6		

ADDENDA ACKNOWLEDGEMENT

The undersigned acknowledges receipt of the following Addenda:

Addendum No. ____ dated none Addendum No. ____ dated _____

Addendum No. ____ dated none Addendum No. ____ dated _____

Cost of Performance and Payment Bond: For this bid price: \$ _____ LS As a percentage: 1.5 %

(If your bid is over \$100,000 you must also include a letter from your **SURETY (not your agent)** indicating that they are prepared to supply a performance and payment bond for your firm on this specific project for your total bid amount)

Name of surety: NA

Please state your company's current EMR: (Bidders with an EMR above 1.0 or who do not list their EMR may be excluded) .89

Minimum Bidder Qualifications Acknowledgement:

Initial Below

Bidder has reviewed and acknowledged all scope of work clarifications provided in Exhibit 1 attachment.	JN
The bidder has reviewed the insurance requirements as specified in the example Master Subcontract Agreement/Purchase Order (MSA) and will obtain the appropriate insurance upon execution of a contract in conjunction with this bid.	JN
The bidder attests to having the appropriate license to perform the scope per the documents and specifications as well as any local or state authority's requirements.	JN
The bidder has reviewed the MSA and agrees to promptly execute the agreement without any additions or deductions upon notification that they are successful bidder on the project.	JN
The bidder attests that they have included any local taxes and fees in their pricing.	JN

Cost Reduction Concepts (attach additional documentation as necessary) \$ None

Submitted this 17 day of Nov, 2025.

Firm: Mt. Sky Inc.

Signature: _____ Typed name: Joseph Nichols

Oregon CCB No.: 8447 (LCB)

COBID: MBE ____ WBE ____ ESB ____ DBE ____ SDVOB ____

If NOT COBID, what % or \$ of your scope will be performed by COBID Certified Firms? _____

The bids will be reviewed by the Owner, Architect and Pence Contractors, LLC (Contractor). The awards will be made based on what is the most beneficial for the project, not necessarily the low bid. Contractor may reject offers that A) are made contingent upon Contractor accepting terms and conditions that differ from the solicitation documents; and/or B) take exceptions to the terms and conditions of the solicitation documents. Bidder agrees to hold their price for a period of sixty (60) days.

END OF SECTION



Proposal #4114

Date: 11/25/2025

Customer:

Property:

221 NW Lafayette ave
221 Northwest Lafayette Avenue
Bend, OR 97703

Commercial Landscape Installation

Rock Mulch item #6, and Backfill of retaining wall item #9, NIC.

Site Prep. | Demo.

Landscape Construction

Site will be at final grade of + or - 1/10' prior to NAL commencing. All sleeving to be completed by others. All drain work including digging/burying, piping, etc.. will be completed by others. Rock hammering tunneling, boring, is excluded and to be completed on a T&M basis.

Items	Quantity	Unit	
Disposal Fee	2.00	Cubic Yard	
Amended Topsoil - Installed W/Machine	57.00	Cubic Yard	
			Landscape Construction: \$10,691.46

Accent Boulder/s

Landscape Construction

Items	Quantity	Unit	
Mossy Boulders - Installed (With MT)	1.00	ton	
			Landscape Construction: \$733.00

Irrigation System

Irrigation Installation

Items	Quantity	Unit	
Irrigation Materials	1.00	Each	
			Irrigation Installation: \$5,891.10

Trees, Shrubs, Perennials/Grasses

Planting

Items	Quantity	Unit	
#1 - Installed	169.00	#1	
#2 - Installed	68.00	#2	
2" Cal Street Tree - Installed	1.00	2" cal	
			Planting: \$7,909.23

Bark Mulch

Mulch/Rock

Items	Quantity	Unit	
Dark Colored Bark - Installed w/Backhoe	10.00	Cubic Yard	
			Mulch/Rock: \$2,382.52

Subtotal	\$27,607.31
Estimated Tax	\$0.00
Total	\$27,607.31

Payment Schedule

Description	Price
Progress Payment	\$27,607.31
	<u>\$27,607.31</u>

Terms & Conditions

CONFIDENTIALITY

Due to the significant amount of time and energy we have invested in creating this customized proposal, you agree not to distribute or share this proposal with any of our competitors, either directly or indirectly, under any circumstances without prior written consent from Newport Avenue Landscaping (NAL).

WE'VE GOT YOUR BACK

We are committed to always having more than enough coverage for any unfortunate events.

General Liability Insurance:

- Cincinnati Insurance Company
- Agent: KPD Insurance Inc
- \$1,000,000 General Liability
- \$2,000,000 General Aggregate

Bond:

- CIBC: \$25,000 Surety Bond
- 1201 N.E. Lloyd Blvd., Suite 360
- Portland, Oregon 97232
- Phone: 800-926-2242

WHAT TO EXPECT

Step 1: Signing This Contract

A 10% non-refundable signing deposit is due at the time of signing the contract. This ensures that the client has the next available, suitable place on the schedule. Behind the scenes, NAL will create your job folder, assign a project manager and the appropriate crew, schedule your

project with our construction department, call in necessary utility locates, and hold an internal project review meeting.

Step 2: Introduction to Your Project Manager

Your landscape designer or sales consultant will introduce you to your project manager via email, who will keep you up to date with your project start date. Your consultant will schedule a job walk with you and the construction manager either prior to or on the morning of your project start date. At this meeting, the three of you will review the landscape design and agreement in detail, discuss the general site, including access and staging areas, review the schedule, and answer any questions you may have about the process. At this step, the 40% materials deposit is due and must be received prior to the end of the meeting. (If not available, we can video conference this meeting). Your project manager will be your primary point of contact with NAL. *In some cases, if there is a known delay in materials, we may need to collect a materials deposit during Step 1 upon signing to allow for additional time to receive goods.*

Step 3: Construction Has Begun

Once your project has begun, your construction manager will be on-site regularly. If you are out of town, they will share pictures or videos of the project with you. The crew will maintain a well-organized construction site throughout the project. Your construction manager is your main point of contact. To respect their work/life balance, we ask that you contact them only Monday through Thursday, from 8:00 AM to 5:00 PM. We strive to answer or return phone calls within 2 hours. Phone calls and texts are the fastest ways to reach us, as emails may take 24 hours or more to respond to, given that project managers spend most of their time in the field.

Your construction manager will notify you when we expect to reach the midway point. The midway payment of 40% shall be received at this time. If the project is expected to take longer than two weeks, weekly progress payments may be required.

Any changes during the project will require a signed change order (CO). An email reply giving approval shall legally suffice. These change orders will be an addendum to this contract and

shall be used anytime this agreement is changed in any way.

Step 4: Wrapping Up the Project & Final Walkthrough

Your construction manager will notify you of the expected substantial completion date. At that time, they will schedule a job walk with you. If you are unavailable to attend in person, your manager will offer a video conference option. Your final 10% payment will be due at this time, even if there are punch list items remaining to be completed.

Any punch list items will be resolved within one week of the final walk, unless there are items on backorder. If this is the case, they will be completed as soon as possible. At substantial completion, we will schedule a 90-day job walk to review the project and ensure everything is functioning as it should be. At this point, the plant warranty (detailed below) will expire.

Please note that if you sign up for our weekly maintenance program, we will extend your plant warranty for a total duration of one year while we service the property.

CONTRACT TERMS & CONDITIONS

Section 1. Services

1.1 Services.

Contractor (NAL) will perform the work for Client set forth on Schedule 1 (the "Services"), subject to any valid Change Orders. The estimated date of completion or the estimated time to complete the Services is included on the Project Timeline. All Services are subject to delays or deviations to the estimated schedule, at Contractor's sole discretion, based on factors including, without limitation, weather, access to materials, or subcontractor and worker availability. Any such delay will not be considered a breach of this Agreement. Contractor may substitute materials indicated on any schedule or otherwise with similar quality materials, depending on current vendor supply.

1.2 Change Orders.

Requests for changes to the scope of Services described on Schedule 1 must be submitted in writing to and approved by Contractor and Client (a "Change Order") in substantially the same form as Schedule 1.2. A valid Change Order may result in an adjustment to the timeframe set forth on the Project Timeline or the contract sum set forth on Schedule 2.1 and is subject to the terms and conditions contained in this Agreement.

1.3 Subcontractors.

NAL reserves the right to hire subcontractors to perform any and all scopes of work listed on Schedule 1.

Section 2. Contract Sum and Payment Terms

2.1 Contract Sum.

Client will pay Contractor the contract sum set forth on Schedule 2.1. Unless otherwise provided on Schedule 2.1 or a valid Change Order, Client will pay Contractor in accordance with Section 2.2.

2.2 Payment Terms.

- (a) As set forth on Schedule 1 (the "Services")
- (b) Processing Charges. If Client pays with a credit card, a processing fee of three and one-half percent (3.5%) will be added to the contract sum.
- (c) Late Fees. Contractor reserves the right to assess a late fee of one and one-half percent (1.5%) on all late payments if not paid by the due date, continuing to accrue from the due date and every month thereafter.

2.3 No Benefits.

Client will not provide any benefits to Contractor, and Contractor will be solely responsible for obtaining Contractor's own benefits, including but not limited to insurance, medical reimbursement, and retirement plans.

2.4 No Expenses.

Expenses incurred by Contractor in connection with the performance of the Services are included in Contractor's compensation and will not be reimbursed by Client.

Section 3. Relationship

3.1 Independent Contractor.

Contractor will be an independent contractor of Client. Contractor will not be an employee of Client. Contractor will be free from direction and control over the means and manner of providing the Services, subject only to the right of Client to specify the desired results.

Contractor will have the authority to hire other persons to provide or to assist in providing the Services and will have the authority to fire those persons.

3.2 Taxes.

Client will not withhold any taxes from any payments made to Contractor, and Contractor will be solely responsible for paying all taxes arising out of or resulting from the performance of the Services, including but not limited to income, social security, worker's compensation, and employment insurance taxes.

3.3 License; Oregon Landscape Contractors Board.

Contractor will be solely responsible for obtaining all licenses and certificates necessary to provide the Services. Contractor represents and warrants to Client that Contractor is licensed by the Oregon Landscape Contractors Board (the "LCB") under ORS Chapter 671. The LCB's address is: 2111 Front Street NE, Suite 2-101, Salem, Oregon 97301; and its phone number is: (503) 967-6291.

3.4 Standards.

Contractor represents, warrants, and covenants to Client that, in the provision of the Services, Contractor is customarily engaged in, and will continue to customarily engage in, an independently established business as described in ORS 670.600(3).

Section 4. Confidentiality

Contractor spends considerable time creating and developing the plans and proposals set forth on Schedule 1 and Schedule 2.1 for Client, and they may contain Contractor's confidential or proprietary information. Accordingly, Client agrees that Client will not share or otherwise disclose Schedule 1 or Schedule 2.1 to other companies, vendors, or landscapers, without the advance written consent of Contractor.

Section 5. Covenants of Contractor

5.1 Bonding and Insurance.

During the term of this Agreement, Contractor shall maintain a commercial general liability policy with limits not less than \$1,000,000 per occurrence and \$2,000,000 aggregate coverage. Contractor shall also maintain its \$25,000 surety bond.

5.2 Performance.

Contractor will complete the services in accordance with the specifications set forth on Schedule 1, subject to any valid Change Orders. At completion of the Services, Contractor shall remove all waste or rubbish associated with the Services from the Project.

5.3 Governmental Authorizations.

Contractor will obtain any licenses, permits, registrations, and other governmental authorizations required to conduct Contractor's business and perform the Services.

Section 6. Indemnification

6.1 Contractor.

To the maximum extent permitted by law, Contractor shall indemnify and hold harmless Client, and Client's agents, employees, shareholders, directors, officers, members, and managers from and against all claims, damages, losses, liabilities, and expenses, including attorney fees, arising out of or related to Contractor's negligence or willful misconduct.

6.2 Client.

To the maximum extent permitted by law, Client shall indemnify and hold harmless Contractor,

and Contractor's agents, employees, contractors, members, and managers from and against all claims, damages, losses, liabilities, and expenses, including attorney fees, arising out of or related to Client's negligence or willful misconduct.

Section 7. Limitation of Liability

Contractor's aggregate monetary liability to Client for any reason and for any and all causes of action, whether in contract, tort, warranty, or otherwise, will not exceed the amount that Client has paid to Contractor for the Services during the 12-month period before the cause of action accrued. Contractor will not be liable to Client under any cause of action, whether in contract, tort, or otherwise, for any indirect, special, incidental, consequential, or punitive damages, even if Contractor has been advised of the possibility of such damages.

Section 8. Limitation on Actions

Client may not commence any action against Contractor, whether in contract, tort, warranty, or otherwise, unless the action is commenced within one year after the cause of action accrues.

Section 9. Termination

9.1 This Agreement will terminate upon the earliest to occur of the following:

- (a) upon the written agreement of the parties;
- (b) upon 30 days' notice by Client to Contractor; or
- (c) Upon 30 days' notice by Contractor to Client if Client fails to pay any sum, in whole or in part, when due.

9.2 Effect of Termination.

If Client terminates this Agreement prior to completion of the Services, Client shall pay Contractor for all Services completed up to the time of termination at a rate of cost (materials and labor at our hourly rate). Cancellation must be in writing. If Client terminates the contract, they will be billed at time and material rates for all work up to the date of cancellation in writing. Rates: Management \$95, hardscape and water feature \$95, Irrigation \$130, all other labor \$95. NAL reserves the right to cancel the contract at any point if irreconcilable differences cannot be

resolved due to the interpretations of the design, contract, or industry standards.

9.3 Contract Valuation and Project Leadership

The value of this proposal is determined by NAL's interpretation of industry standards. If the client has differing standards, there may be additional costs to the contract amount to facilitate the client's differing ideas of industry standards. This proposal price is based on NAL leading the project; if the client would like to be involved with the day-to-day directing of the crew, additional costs may be charged to the client. We expect some questions and input from the client during the construction process; however, we do not expect the client to have daily direction or oversight of the construction process. This agreement shall clearly state the scope of work, in detail. If a client would like to change the direction of the project from NAL's interpretation of the scope of work, there will be a change order issued at an additional cost to the client.

9.4 Libel

Client agrees not to leave any negative reviews online about NAL or engage in anything that may be considered libel. If Client chooses to leave a negative online review towards NAL, Client agrees to pay for any loss of revenue, or any legal fees NAL incurs associated with any such online reviews or acts of libel.

Section 10. General

10.1 No Assignment.

Client may not assign this Agreement, in whole or in part, without the prior written consent of the Contractor.

10.2 Binding Effect.

This Agreement will be binding on the parties and their respective heirs, personal representatives, successors, and permitted assigns, and will insure to their benefit.

10.3 Amendment.

This Agreement may be amended only by a written document (Change Order) signed by the party against whom enforcement is sought.

10.4 Notices.

All notices or other communications required or permitted by this Agreement:

- (a) must be in writing;
- (b) must be delivered to the parties at the addresses set forth on page 1, or any other address that a party may designate by notice to the other party; and
- (c) are considered delivered:
 - (1) upon actual receipt if delivered personally or by a nationally recognized overnight delivery service; or
 - (2) at the end of the third business day after the date of deposit, if deposited in the United States mail, postage prepaid, certified, return receipt requested.

10.5 Waiver.

No waiver will be binding on a party unless it is in writing and signed by the party making the waiver. A party's waiver of a breach of a provision of this Agreement will not be a waiver of any other provision or a waiver of a subsequent breach of the same provision.

10.6 Severability.

If a provision of this Agreement is determined to be unenforceable in any respect, the enforceability of the provision in any other respect and of the remaining provisions of this Agreement will not be impaired.

10.7 Further Assurances.

The parties will sign other documents and take other actions reasonably necessary to further effect and evidence this Agreement.

10.8 No Third-Party Beneficiaries.

The parties do not intend to confer any right or remedy on any third party.

10.9 Termination.

The termination of this Agreement, regardless of how it occurs, will not relieve a party of obligations that have accrued before the termination.

10.10 Survival.

All provisions of this Agreement that would reasonably be expected to survive the termination of this Agreement will do so.

10.11 Attachments.

Any exhibits, schedules, and other attachments referenced in this Agreement are part of this Agreement.

10.12 Remedies.

The parties will have all remedies available to them at law or in equity. All available remedies are cumulative and may be exercised singularly or concurrently.

10.13 Governing Law.

This Agreement is governed by the laws of the State of Oregon, without giving effect to any conflict-of-law principle that would result in the laws of any other jurisdiction governing this Agreement.

10.14 Venue.

Any action or proceeding arising out of this Agreement will be litigated in courts located in Deschutes County, Oregon. Each party consents and submits to the jurisdiction of any local, state, or federal court located in Deschutes County, Oregon.

10.15 Attorney's Fees.

If any arbitration or litigation is instituted to interpret, enforce, or rescind this Agreement, including but not limited to any proceeding brought under the United States Bankruptcy Code,

the prevailing party on a claim will be entitled to recover with respect to the claim, in addition to any other relief awarded, the prevailing party's reasonable attorney's fees and other fees, costs, and expenses of every kind, including but not limited to the costs and disbursements specified in ORCP 68 A(2), incurred in connection with the arbitration, the litigation, any appeal or petition for review, the collection of any award, or the enforcement of any order, as determined by the arbitrator or court.

10.16 Entire Agreement.

This Agreement contains the entire understanding of the parties regarding the subject matter of this Agreement and supersedes all prior and contemporaneous negotiations and agreements, whether written or oral, between the parties with respect to the subject matter of this Agreement.

10.17 Signatures.

This Agreement may be signed by counterparts. A fax or other electronic transmission of a signature page will be considered an original signature page. At the request of a party, the other party will confirm an electronically transmitted signature page by delivering an original signature page to the requesting party.

Section 11. General Exclusions

11.1 Exclusions.

These items are not included in the scope of work and will be billed in addition to the cost of this agreement to the client:

- Jack hammering, boring, cutting, rock material
- Any fees/approvals required from city, county, or HOA
- Movement of utility lines
- Subgrades that are not suitable for landscaping
- Electrical, plumbing, or any other trades
- Warranty on transplanted or native plant material

- Surveying of property lines
- Advanced utility locate ID in addition to locate 811
- Any and all permits

Section 12. Promotion & Social Media

12.1 Promotional & Photography Rights.

By signing this contract, the Client grants Newport Avenue Landscaping the irrevocable right and permission to take photographs and videos of the project site during and after the completion of the work. Newport Avenue Landscaping may use these photographs and videos, along with descriptions of the project, for promotional purposes, including but not limited to social media platforms, company websites, and marketing materials. Newport Ave Landscaping will ensure reasonable privacy and will not disclose any sensitive information about the property.

WARRANTY

Your complete satisfaction and future business are our goals. Standing behind our services has been a cornerstone of our commitment to quality and service since our founding in 2005. If you are ever dissatisfied with one of our services or products, please contact us and let us demonstrate our commitment. In all circumstances, void of warranty is up to NAL's sole discretion. Equipment under manufacturer warranty will be replaced at a charge of \$95/man hour. Details are listed below: Contractor warrants to Client that the Services will be performed in a professional manner, in accordance with the specifications set forth in Schedule 1 of the landscape services agreement. Contractor also offers the following non-transferable warranties, as applicable:

Non-Transferable:

All warranties are non-transferable, without the express written approval of Newport Ave

Landscaping, which may be granted or withheld at NAL's sole discretion. Disclaimer of Warranties: Except for the express warranties in this Agreement, Contractor expressly disclaims all warranties with respect to the Services, express and implied, including but not limited to the warranty of merchantability and the warranty of fitness for a particular purpose.

Plant Warranty

- 90-day one-time plant replacement warranty. Warranty is for plants only and we will charge for our labor to install warranty replacement plants at \$95/hr.
- One-year warranty on plants if signing up for weekly maintenance.
- Excluded from the warranty are any and all native plants & trees. Including but not limited to manzanita, sage & rabbit brush, fescues, yarrow, flax or other native plants, and all evergreen trees.
- For plantings completed during the dormant season (November 1st to March 15th), Newport Avenue Landscaping will cover the cost of both plants and labor. A one-time, 90-day warranty inspection will be conducted around the beginning of June if initiated by client,

Hardscaping Warranty

- Pavers: NAL provides a limited warranty for pavers against defects in workmanship and materials for a period of 1 year from the date of installation.
- Walls: NAL provides a limited warranty for walls against defects in workmanship and materials for a period of 1 year from the date of installation.
- Concrete: There is no warranty for any of our concrete work. Concrete is guaranteed to crack.

Excluded from the warranty are damage caused by natural disasters, including but not limited to earthquakes, floods, and extreme weather conditions. Damage caused by misuse, abuse, neglect, or improper maintenance or improper drainage. Damage caused by the growth of tree roots, shrubs, or other vegetation. Damage caused by the use of de-icing salts or other chemicals not approved for use on hardscapes. Normal wear and tear, including fading,

staining, or efflorescence (a natural occurrence in concrete products). Settling or movement caused by soil conditions out of NAL's control. Any alterations or repairs made by anyone other than NAL.

Irrigation System Warranty

- **Timer/Controller:** NAL offers a limited 5-year warranty for irrigation controllers/timers, covering defects in materials from the date of installation. Replacement of warranted items will be carried out at a labor rate of \$130 per hour.
- **Backflows, Valves, Mainline, and Lateral Pipe (Excluding Drip Irrigation):** These components come with a 1-year warranty from the installation date, provided that NAL has been contracted separately to perform both the winterization and startup of the irrigation system.
- **Excluded Components:** There is no warranty for any components downstream of the valves, including poly tubing, drip irrigation components (emitters, poly tube, stakes), sprinkler heads, and sprinkler nozzles.

Warranty Claim Process

To make a warranty claim, the client must:

- Notify NAL in writing of any defects covered by this warranty within 30 days of discovering the defect.
- Provide proof of purchase and installation date.

Upon receiving a warranty claim, NAL will:

- Inspect the scope of the project to determine the cause of the defect. If the defect is covered by this warranty, NAL will add you to our warranty crew schedule and provide a timeline for replacement. Please keep in mind we have a crew dedicated to warranty work and they schedule out during our busy season.

It is our intention to provide you with the best possible products and services available. NAL reserves the right to override this warranty at any time to provide additional coverage if we believe that we could have prevented any issues at the time of installation. Please check with our office before assuming any issues you have may be out of warranty.

By _____
Ryan Nopp
 Date 11/25/2025

Newport Avenue Landscaping

By _____

 Date _____

221 NW Lafayette ave



Proposal #4114

Date: 11/21/2025

Customer:

Property:

221 NW Lafayette ave
 221 Northwest Lafayette Avenue
 Bend, OR 97703

Commercial Landscape Installation

Site Prep. | Demo.

Landscape Construction

Site will be at final grade of + or - 1/10' prior to NAL commencing. All sleeving to be completed by others. All drain work including digging/burying, piping, etc.. will be completed by others. Rock hammering tunneling, boring, is excluded and to be completed on a T&M basis.

Items	Quantity	Unit	
Disposal Fee	1.00	Cubic Yard	
Amended Topsoil - Installed W/Machine	1.00	Cubic Yard	
			Landscape Construction: \$704.61

Accent Boulder/s

Landscape Construction

Items	Quantity	Unit	
Mossy Boulders - Installed (With MT)	1.00	ton	
Shevlin Blue Boulders - Installed (With MT)	0.00	ton	
			Landscape Construction: \$659.47

Irrigation System

Irrigation Installation

Items	Quantity	Unit	
Irrigation Materials	1.00	Each	
			Irrigation Installation: \$3,872.76

Pavers

Pavers

- Compact sub base with moisture
- Compact 3/4" base at 2" lifts up to the last inch.
- Compact 1/4" minus for the last 1"
- for paver setting bed
- Install pavers as per design.
- sweep in polymeric sand as required.

*Sealing pavers is not included and can be added at a T&M basis.

Items	Quantity	Unit	
Paver Patio Installed	0.00	Square Feet	
Paver Border - Holland - Soldier	0.00	Linear Foot	
Paver Snap Edge With Spikes	0.00	Linear Foot	
		Pavers:	\$0.00

Trees, Shrubs, Perennials/Grasses

Planting

Items	Quantity	Unit	
#1 - Installed	169.00	#1	
#2 - Installed	68.00	#2	
2" Cal Street Tree - Installed	1.00	2" cal	
		Planting:	\$7,309.47

Bark Mulch

Mulch/Rock

Items	Quantity	Unit	
Dark Colored Bark - Installed w/Backhoe	10.00	Cubic Yard	
		Mulch/Rock:	\$945.37

Subtotal	\$13,491.68
Estimated Tax	\$0.00
Total	\$13,491.68

Payment Schedule

Description	Price
Irrigation Installation	\$3,835.03
Planting	\$7,262.40
Landscape Construction	\$653.68
labor	\$1,740.57
	\$13,491.68

Terms & Conditions

CONFIDENTIALITY

Due to the significant amount of time and energy we have invested in creating this customized proposal, you agree not to distribute or share this proposal with any of our competitors, either directly or indirectly, under any circumstances without prior written consent from Newport Avenue Landscaping (NAL).

WE'VE GOT YOUR BACK

We are committed to always having more than enough coverage for any unfortunate events.

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- Agent: KPD Insurance Inc
- \$1,000,000 General Liability
- \$2,000,000 General Aggregate

Bond:

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Any changes during the project will require a signed change order (CO). An email reply giving approval shall legally suffice. These change orders will be an addendum to this contract and shall be used anytime this agreement is changed in any way.

Step 4: Wrapping Up the Project & Final Walkthrough

Your construction manager will notify you of the expected substantial completion date. At that time, they will schedule a job walk with you. If you are unavailable to attend in person, your manager will offer a video conference option. Your final 10% payment will be due at this time, even if there are punch list items remaining to be completed.

Any punch list items will be resolved within one week of the final walk, unless there are items on backorder. If this is the case, they will be completed as soon as possible. At substantial completion, we will schedule a 90-day job walk to review the project and ensure everything is functioning as it should be. At this point, the plant warranty (detailed below) will expire.

Please note that if you sign up for our weekly maintenance program, we will extend your plant warranty for a total duration of one year while we service the property.

CONTRACT TERMS & CONDITIONS

Section 1. Services

1.1 Services.

Contractor (NAL) will perform the work for Client set forth on Schedule 1 (the "Services"), subject to any valid Change Orders. The estimated date of completion or the estimated time to complete the Services is included on the Project Timeline. All Services are subject to delays or deviations to the estimated schedule, at Contractor's sole discretion, based on factors including, without limitation, weather, access to materials, or subcontractor and worker availability. Any such delay will not be considered a breach of this Agreement. Contractor may substitute materials indicated on any schedule or otherwise with similar quality materials, depending on current vendor supply.

1.2 Change Orders.

Requests for changes to the scope of Services described on Schedule 1 must be submitted in writing to and approved by Contractor and Client (a "Change Order") in substantially the same form as Schedule 1.2. A valid Change Order may result in an adjustment to the timeframe set forth on the Project Timeline or the contract sum set forth on Schedule 2.1 and is subject to the terms and conditions contained in this Agreement.

1.3 Subcontractors.

NAL reserves the right to hire subcontractors to perform any and all scopes of work listed on Schedule 1.

Section 2. Contract Sum and Payment Terms

2.1 Contract Sum.

Client will pay Contractor the contract sum set forth on Schedule 2.1. Unless otherwise provided on Schedule 2.1 or a valid Change Order, Client will pay Contractor in accordance with Section 2.2.

2.2 Payment Terms.

- (a) As set forth on Schedule 1 (the "Services")
- (b) Processing Charges. If Client pays with a credit card, a processing fee of three and one-half percent (3.5%) will be added to the contract sum.
- (c) Late Fees. Contractor reserves the right to assess a late fee of one and one-half percent (1.5%) on all late payments if not paid by the due date, continuing to accrue from the due date and every month thereafter.

2.3 No Benefits.

Client will not provide any benefits to Contractor, and Contractor will be solely responsible for obtaining Contractor's own benefits, including but not limited to insurance, medical reimbursement, and retirement plans.

2.4 No Expenses.

Expenses incurred by Contractor in connection with the performance of the Services are included in Contractor's compensation and will not be reimbursed by Client.

Section 3. Relationship**3.1 Independent Contractor.**

Contractor will be an independent contractor of Client. Contractor will not be an employee of Client. Contractor will be free from direction and control over the means and manner of providing the Services, subject only to the right of Client to specify the desired results.

Contractor will have the authority to hire other persons to provide or to assist in providing the Services and will have the authority to fire those persons.

3.2 Taxes.

Client will not withhold any taxes from any payments made to Contractor, and Contractor will be solely responsible for paying all taxes arising out of or resulting from the performance of the Services, including but not limited to income, social security, worker's compensation, and employment insurance taxes.

3.3 License; Oregon Landscape Contractors Board.

Contractor will be solely responsible for obtaining all licenses and certificates necessary to provide the Services. Contractor represents and warrants to Client that Contractor is licensed by the Oregon Landscape Contractors Board (the "LCB") under ORS Chapter 671. The LCB's address is: 2111 Front Street NE, Suite 2-101, Salem, Oregon 97301; and its phone number is: (503) 967-6291.

3.4 Standards.

Contractor represents, warrants, and covenants to Client that, in the provision of the Services, Contractor is customarily engaged in, and will continue to customarily engage in, an independently established business as described in ORS 670.600(3).

Section 4. Confidentiality

Contractor spends considerable time creating and developing the plans and proposals set forth on Schedule 1 and Schedule 2.1 for Client, and they may contain Contractor's confidential or proprietary information. Accordingly, Client agrees that Client will not share or otherwise disclose Schedule 1 or Schedule 2.1 to other companies, vendors, or landscapers, without the advance written consent of Contractor.

Section 5. Covenants of Contractor

5.1 Bonding and Insurance.

During the term of this Agreement, Contractor shall maintain a commercial general liability policy with limits not less than \$1,000,000 per occurrence and \$2,000,000 aggregate coverage. Contractor shall also maintain its \$25,000 surety bond.

5.2 Performance.

Contractor will complete the services in accordance with the specifications set forth on Schedule 1, subject to any valid Change Orders. At completion of the Services, Contractor shall remove all waste or rubbish associated with the Services from the Project.

5.3 Governmental Authorizations.

Contractor will obtain any licenses, permits, registrations, and other governmental authorizations required to conduct Contractor's business and perform the Services.

Section 6. Indemnification

6.1 Contractor.

To the maximum extent permitted by law, Contractor shall indemnify and hold harmless Client, and Client's agents, employees, shareholders, directors, officers, members, and managers from and against all claims, damages, losses, liabilities, and expenses, including attorney fees, arising out of or related to Contractor's negligence or willful misconduct.

6.2 Client.

To the maximum extent permitted by law, Client shall indemnify and hold harmless Contractor, and Contractor's agents, employees, contractors, members, and managers from and against all claims, damages, losses, liabilities, and expenses, including attorney fees, arising out of or related to Client's negligence or willful misconduct.

Section 7. Limitation of Liability

Contractor's aggregate monetary liability to Client for any reason and for any and all causes of action, whether in contract, tort, warranty, or otherwise, will not exceed the amount that Client has paid to Contractor for the Services during the 12-month period before the cause of action accrued. Contractor will not be liable to Client under any cause of action, whether in contract, tort, or otherwise, for any indirect, special, incidental, consequential, or punitive damages, even if Contractor has been advised of the possibility of such damages.

Section 8. Limitation on Actions

Client may not commence any action against Contractor, whether in contract, tort, warranty, or otherwise, unless the action is commenced within one year after the cause of action accrues.

Section 9. Termination**9.1 This Agreement will terminate upon the earliest to occur of the following:**

- (a) upon the written agreement of the parties;
- (b) upon 30 days' notice by Client to Contractor; or
- (c) Upon 30 days' notice by Contractor to Client if Client fails to pay any sum, in whole or in part, when due.

9.2 Effect of Termination.

If Client terminates this Agreement prior to completion of the Services, Client shall pay Contractor for all Services completed up to the time of termination at a rate of cost (materials and labor at our hourly rate). Cancellation must be in writing. If Client terminates the contract, they will be billed at time and material rates for all work up to the date of cancellation in writing.

Rates: Management \$95, hardscape and water feature \$95, Irrigation \$130, all other labor \$95. NAL reserves the right to cancel the contract at any point if irreconcilable differences cannot be resolved due to the interpretations of the design, contract, or industry standards.

9.3 Contract Valuation and Project Leadership

The value of this proposal is determined by NAL's interpretation of industry standards. If the client has differing standards, there may be additional costs to the contract amount to facilitate the client's differing ideas of industry standards. This proposal price is based on NAL leading the project; if the client would like to be involved with the day-to-day directing of the crew, additional costs may be charged to the client. We expect some questions and input from the client during the construction process; however, we do not expect the client to have daily direction or oversight of the construction process. This agreement shall clearly state the scope of work, in detail. If a client would like to change the direction of the project from NAL's interpretation of the scope of work, there will be a change order issued at an additional cost to the client.

9.4 Libel

Client agrees not to leave any negative reviews online about NAL or engage in anything that may be considered libel. If Client chooses to leave a negative online review towards NAL, Client agrees to pay for any loss of revenue, or any legal fees NAL incurs associated with any such online reviews or acts of libel.

Section 10. General

10.1 No Assignment.

Client may not assign this Agreement, in whole or in part, without the prior written consent of the Contractor.

10.2 Binding Effect.

This Agreement will be binding on the parties and their respective heirs, personal representatives, successors, and permitted assigns, and will insure to their benefit.

10.3 Amendment.

This Agreement may be amended only by a written document (Change Order) signed by the party against whom enforcement is sought.

10.4 Notices.

All notices or other communications required or permitted by this Agreement:

- (a) must be in writing;
- (b) must be delivered to the parties at the addresses set forth on page 1, or any other address that a party may designate by notice to the other party; and
- (c) are considered delivered:
 - (1) upon actual receipt if delivered personally or by a nationally recognized overnight delivery service; or
 - (2) at the end of the third business day after the date of deposit, if deposited in the United States mail, postage prepaid, certified, return receipt requested.

10.5 Waiver.

No waiver will be binding on a party unless it is in writing and signed by the party making the waiver. A party's waiver of a breach of a provision of this Agreement will not be a waiver of any other provision or a waiver of a subsequent breach of the same provision.

10.6 Severability.

If a provision of this Agreement is determined to be unenforceable in any respect, the enforceability of the provision in any other respect and of the remaining provisions of this Agreement will not be impaired.

10.7 Further Assurances.

The parties will sign other documents and take other actions reasonably necessary to further effect and evidence this Agreement.

10.8 No Third-Party Beneficiaries.

The parties do not intend to confer any right or remedy on any third party.

10.9 Termination.

The termination of this Agreement, regardless of how it occurs, will not relieve a party of obligations that have accrued before the termination.

10.10 Survival.

All provisions of this Agreement that would reasonably be expected to survive the termination of this Agreement will do so.

10.11 Attachments.

Any exhibits, schedules, and other attachments referenced in this Agreement are part of this Agreement.

10.12 Remedies.

The parties will have all remedies available to them at law or in equity. All available remedies are cumulative and may be exercised singularly or concurrently.

10.13 Governing Law.

This Agreement is governed by the laws of the State of Oregon, without giving effect to any conflict-of-law principle that would result in the laws of any other jurisdiction governing this Agreement.

10.14 Venue.

Any action or proceeding arising out of this Agreement will be litigated in courts located in Deschutes County, Oregon. Each party consents and submits to the jurisdiction of any local, state, or federal court located in Deschutes County, Oregon.

10.15 Attorney's Fees.

If any arbitration or litigation is instituted to interpret, enforce, or rescind this Agreement, including but not limited to any proceeding brought under the United States Bankruptcy Code, the prevailing party on a claim will be entitled to recover with respect to the claim, in addition to any other relief awarded, the prevailing party's reasonable attorney's fees and other fees, costs, and expenses of every kind, including but not limited to the costs and disbursements specified in ORCP 68 A(2), incurred in connection with the arbitration, the litigation, any appeal or petition for review, the collection of any award, or the enforcement of any order, as determined by the arbitrator or court.

10.16 Entire Agreement.

This Agreement contains the entire understanding of the parties regarding the subject matter of this Agreement and supersedes all prior and contemporaneous negotiations and agreements, whether written or oral, between the parties with respect to the subject matter of this Agreement.

10.17 Signatures.

This Agreement may be signed by counterparts. A fax or other electronic transmission of a signature page will be considered an original signature page. At the request of a party, the other party will confirm an electronically transmitted signature page by delivering an original signature page to the requesting party.

Section 11. General Exclusions

11.1 Exclusions.

These items are not included in the scope of work and will be billed in addition to the cost of this agreement to the client:

- Jack hammering, boring, cutting, rock material
- Any fees/approvals required from city, county, or HOA
- Movement of utility lines
- Subgrades that are not suitable for landscaping
- Electrical, plumbing, or any other trades

- Warranty on transplanted or native plant material
- Surveying of property lines
- Advanced utility locate ID in addition to locate 811
- Any and all permits

Section 12. Promotion & Social Media

12.1 Promotional & Photography Rights.

By signing this contract, the Client grants Newport Avenue Landscaping the irrevocable right and permission to take photographs and videos of the project site during and after the completion of the work. Newport Avenue Landscaping may use these photographs and videos, along with descriptions of the project, for promotional purposes, including but not limited to social media platforms, company websites, and marketing materials. Newport Ave Landscaping will ensure reasonable privacy and will not disclose any sensitive information about the property.

WARRANTY

Your complete satisfaction and future business are our goals. Standing behind our services has been a cornerstone of our commitment to quality and service since our founding in 2005. If you are ever dissatisfied with one of our services or products, please contact us and let us demonstrate our commitment. In all circumstances, void of warranty is up to NAL's sole discretion. Equipment under manufacturer warranty will be replaced at a charge of \$95/man hour. Details are listed below: Contractor warrants to Client that the Services will be performed in a professional manner, in accordance with the specifications set forth in Schedule 1 of the landscape services agreement. Contractor also offers the following non-transferable warranties, as applicable:

Non-Transferable:

All warranties are non-transferable, without the express written approval of Newport Ave Landscaping, which may be granted or withheld at NAL's sole discretion. Disclaimer of Warranties: Except for the express warranties in this Agreement, Contractor expressly disclaims all warranties with respect to the Services, express and implied, including but not limited to the warranty of merchantability and the warranty of fitness for a particular purpose.

Plant Warranty

- 90-day one-time plant replacement warranty. Warranty is for plants only and we will charge for our labor to install warranty replacement plants at \$95/hr.
- One-year warranty on plants if signing up for weekly maintenance.
- Excluded from the warranty are any and all native plants & trees. Including but not limited to manzanita, sage & rabbit brush, fescues, yarrow, flax or other native plants, and all evergreen trees.
- For plantings completed during the dormant season (November 1st to March 15th), Newport Avenue Landscaping will cover the cost of both plants and labor. A one-time, 90-day warranty inspection will be conducted around the beginning of June if initiated by client,

Hardscaping Warranty

- Pavers: NAL provides a limited warranty for pavers against defects in workmanship and materials for a period of 1 year from the date of installation.
- Walls: NAL provides a limited warranty for walls against defects in workmanship and materials for a period of 1 year from the date of installation.
- Concrete: There is no warranty for any of our concrete work. Concrete is guaranteed to crack.

Excluded from the warranty are damage caused by natural disasters, including but not limited to earthquakes, floods, and extreme weather conditions. Damage caused by misuse, abuse, neglect, or improper maintenance or improper drainage. Damage caused by the growth of tree roots, shrubs, or other vegetation. Damage caused by the use of de-icing salts or other

chemicals not approved for use on hardscapes. Normal wear and tear, including fading, staining, or efflorescence (a natural occurrence in concrete products). Settling or movement caused by soil conditions out of NAL's control. Any alterations or repairs made by anyone other than NAL.

Irrigation System Warranty

- **Timer/Controller:** NAL offers a limited 5-year warranty for irrigation controllers/timers, covering defects in materials from the date of installation. Replacement of warranted items will be carried out at a labor rate of \$130 per hour.
- **Backflows, Valves, Mainline, and Lateral Pipe (Excluding Drip Irrigation):** These components come with a 1-year warranty from the installation date, provided that NAL has been contracted separately to perform both the winterization and startup of the irrigation system.
- **Excluded Components:** There is no warranty for any components downstream of the valves, including poly tubing, drip irrigation components (emitters, poly tube, stakes), sprinkler heads, and sprinkler nozzles.

Warranty Claim Process

To make a warranty claim, the client must:

- Notify NAL in writing of any defects covered by this warranty within 30 days of discovering the defect.
- Provide proof of purchase and installation date.

Upon receiving a warranty claim, NAL will:

- Inspect the scope of the project to determine the cause of the defect. If the defect is covered by this warranty, NAL will add you to our warranty crew schedule and provide a timeline for replacement. Please keep in mind we have a crew dedicated to warranty work and they schedule out during our busy season.

It is our intention to provide you with the best possible products and services available. NAL reserves the right to override this warranty at any time to provide additional coverage if we believe that we could have prevented any issues at the time of installation. Please check with our office before assuming any issues you have may be out of warranty.

By _____
Ryan Nopp
Date 11/21/2025

Newport Avenue Landscaping

By _____
Date _____
221 NW Lafayette ave