



BAKER CITY, OREGON CITY COUNCIL MEETING AGENDA

REGULAR MEETING
MAY 12, 2026 - 6:00 PM
CITY HALL COUNCIL CHAMBERS

MAYOR:
Randy Daugherty
COUNCILORS
Roger Coles
Loran Joseph
Helen Loennig
Doni Bruland
Gratton Miller
Randy Schiewe
CITY MANAGER
Barry Murphy

Call to Order/Introduction

1. Call to Order	Mayor Daugherty	Procedural
2. Pledge of Allegiance	Mayor Daugherty	Procedural
3. Roll Call	Megan Langan	Procedural
4. Agenda Additions, Deletions, Modifications	Mayor Daugherty	Action Item
5. Public Comment	Mayor Daugherty	Procedural

Old Business

6. Consent Agenda	Mayor Daugherty	Action Item
-------------------	-----------------	-------------

New Business

7. HUB Update/Introduction	Kara Miller	Information
8. Court Plaza Lights	Danielle Schuh	Action Item
9. PD Seismic Bid Award	Danielle Schuh	Action Item

Updates and Future Items

10. Council Committee Updates	Mayor Daugherty	Information
11. City Manager / Director Updates	Barry Murphy	Information
12. City Council Comments	Mayor Daugherty	Information
13. Upcoming Agenda Items	Mayor Daugherty	Procedural

Adjourn

14. Adjourn	Mayor Daugherty	Procedural
-------------	-----------------	------------

Baker City operates under an EEO policy and complies with section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act. Assistance is available for individuals with disabilities by calling 541-523-6541.



BAKER CITY, OREGON

MAYOR:
Randy Daugherty
COUNCILORS
Roger Coles
Loran Joseph
Helen Loennig
Doni Bruland
Gratton Miller
Randy Schiewe
CITY MANAGER
Barry Murphy

Date: May 12, 2026
Subject: Call to Order



BAKER CITY, OREGON

MAYOR:

Randy Daugherty

COUNCILORS

Roger Coles

Loran Joseph

Helen Loennig

Doni Bruland

Gratton Miller

Randy Schiewe

CITY MANAGER

Barry Murphy

Date: May 12, 2026

Subject: Pledge of Allegiance



BAKER CITY, OREGON

MAYOR:
Randy Daugherty
COUNCILORS
Roger Coles
Loran Joseph
Helen Loennig
Doni Bruland
Gratton Miller
Randy Schiewe
CITY MANAGER
Barry Murphy

Date: May 12, 2026
Subject: Agenda Additions, Deletions, Modifications



BAKER CITY, OREGON

MAYOR:

Randy Daugherty

COUNCILORS

Roger Coles

Loran Joseph

Helen Loennig

Doni Bruland

Gratton Miller

Randy Schiewe

CITY MANAGER

Barry Murphy

Date: May 12, 2026

Subject: Public Comment



BAKER CITY, OREGON

MAYOR:
Randy Daugherty
COUNCILORS
Roger Coles
Loran Joseph
Helen Loennig
Doni Bruland
Gratton Miller
Randy Schiewe
CITY MANAGER
Barry Murphy

Date: May 12, 2026
Subject: Consent Agenda



BAKER CITY, OREGON CITY COUNCIL MEETING MINUTES

MAYOR:
Randy Daugherty
COUNCILORS
Roger Coles
Loran Joseph
Helen Loennig
Doni Bruland
Gratton Miller
Randy Schiewe
CITY MANAGER
Barry Murphy

REGULAR MEETING
APRIL 28, 2026 - 6:00 PM
CITY HALL COUNCIL CHAMBERS

Call to Order/Introduction

- | | |
|--|--|
| 1. Call to Order | The meeting was called to order at 6:00pm by Mayor Daugherty in the Baker City Hall Council Chambers. |
| 2. Pledge of Allegiance | Mayor Daugherty led the meeting in the Pledge of Allegiance. |
| 3. Roll Call | Roll call was answered by Mayor Daugherty and Councilors Coles, Joseph, Loennig, Bruland, and Miller.
Also present were City Manager Barry Murphy, Public Works Director Danielle Schuh, Police Chief Ty Duby, Fire Chief Michael Carlson, Human Resource Manager Andrew Crabtree, Community Development Coordinator Kara Miller, and City Recorder Megan Langan. |
| 4. Agenda Additions, Deletions, Modifications | No agenda additions, deletions or modifications. |
| 5. Public Comment | No public comment. |

Old Business

- | | |
|--------------------------|---|
| 6. Consent Agenda | <p>MOTION MADE BY: Councilor Miller</p> <p>MOTION: Approve meeting minutes from April 28th (both executive and regular)</p> <p>SECONDED: Councilor Joseph</p> <p>IN FAVOR: Mayor Daugherty, Councilor Coles, Joseph, Loennig, Bruland, and Miller.</p> <p>OPPOSED: None</p> <p>Motion Passed.</p> |
|--------------------------|---|

- | | |
|--|---|
| 7. Fee Schedule — Resolution 3988 | <p>City Manager Barry Murphy went over the changes that were suggested from the last meeting.</p> <p>Larry Hornaday, the Operations Manager with Pioneer Ambulance, made public comment regarding the charge for a medically necessary ride, along for a member of our Fire Department to ride in the Pioneer Ambulance. City Council had a discussion and chose to keep the status quo.</p> <p style="text-align: center;"> MOTION MADE BY: Councilor Joseph
 MOTION: Approve Resolution 3988
 SECONDED: Councilor Miller
 IN FAVOR: Mayor Daugherty, Councilor Coles, Joseph, Loennig, Bruland, and Miller.
 OPPOSED: None
 Motion Passed. </p> |
|--|---|

New Business

-
- | | |
|----------------------------------|---|
| 8. Street Capital Plan | Public Works Director Danielle Schuh presented the capital plan for the City streets.
Danielle was able to answer questions from the City Council. |
| <hr/> | |
| 9. Finance Monthly Update | City Manager Barry Muprhy presented the monthly finance report.
Barry was able to answer questions from the City Council.
Mayor Daugherty stated he would like to see more transparency in the TLT fund, and we will talk about that during the budget process. |

Updates and Future Items

-
- | | |
|--|---|
| 10. Council Committee Updates | No council committee updates. |
| <hr/> | |
| 11. City Manager / Director Updates | City Manager Barry Murphy showed some new features on the new City Website. We have added three new AI search options. Barry also showed a mock-up of the new Destination Baker website that is being worked on by HUB. |
| <hr/> | |
| 12. City Council Comments | Councilor Coles had questions for Chief Carlson regarding 2431 and 2432. |
| <hr/> | |
| 13. Upcoming Agenda Items | No additional upcoming agenda items. |

Adjourn

-
- | | |
|--------------------|--|
| 14. Adjourn | Mayor Daugherty adjourned the meeting at 6:35pm. |
|--------------------|--|

Signed: _____
Mayor

Attest: _____
City Recorder

A link to this City Council meeting can be found www.bakercity.com or upon request to the City Recorder.



BAKER CITY, OREGON

MAYOR:
Randy Daugherty
COUNCILORS
Roger Coles
Loran Joseph
Helen Loennig
Doni Bruland
Gratton Miller
Randy Schiewe
CITY MANAGER
Barry Murphy

Date: May 12, 2026

Subject: HUB Update/Introduction

HUB marketing firm will give an update and presentation on the progress of their work and the meetings they are hosting with Baker City tourist-related businesses.



BAKER CITY, OREGON

MAYOR:
Randy Daugherty
COUNCILORS
Roger Coles
Loran Joseph
Helen Loennig
Doni Bruland
Gratton Miller
Randy Schiewe
CITY MANAGER
Barry Murphy

Date: May 12, 2026
Subject: Court Plaza Lights

Construction activities for the Court Plaza remodeling project are actively underway with the City's contractor. In order to maintain consistency with the City's existing street lighting infrastructure and standards, the required lighting fixtures must be purchased directly by the City through Sternberg Lighting, the City's established sole-source provider for street lighting equipment.

Public Works coordinated with Baker City Downtown to ensure the light fixtures selected for Court Plaza are consistent with the existing lighting standards and aesthetic throughout Downtown Baker City. All lighting fixtures for the Court Plaza Project have been identified and approved for purchase.

Total purchase price of Court Plaza lighting package is \$104,625.00.

The invoice is complicated, and City staff will break down those components in the Council meeting. The first section of the invoice under the heading "Sternberg" covers the light poles, fixtures, and all other components for the 4 light poles the City will be purchasing. Staff included a diagram of the different components. The second section "Tivoli Strand Lighting" includes all the overhead lights, strings, and other components for the strand lighting. There is also a diagram of the strand lights and how we plan to string the lights. The third section "QTL Power Supplies" is related to the components necessary for the bronze cast lighting. The final section, "Traxon Controller" is the wireless control system for the string lighting. There is also a diagram for this component. Any other details will be covered in the Council meeting.

Prices for the pole lights are comparable to recent purchases from the City - they typically run about \$15-18,000 per light including all components.

Potential Motions

"I, Councilor _____, move to approve the purchase of the Court Plaza Construction Project lighting package from Sternberg Lighting in the amount of \$104,625.00."



Associated Lighting Representatives, Inc.
 7777 Pardee Lane
 P.O. Box 2265
 Oakland, CA 94621
 (510) 638-3800 Fax (510)638-2908

To:	Job Name: BAKER CITY - COURT PLAZA
	Bid Date: 4/8/2026

Remarks: ***PLEASE REF. ALR QUOTE # ON YOUR P.O.s.***

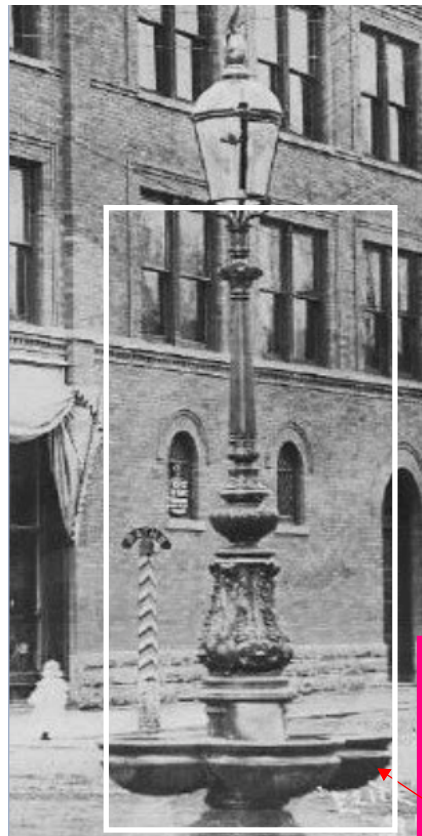
Qty	Type	Mfg	Description	Unit Price	Extd.Price
	NOTE		QUOTING CN PRICING		
	NOTE		SUBJECT TO APPROVAL		
	NOTE		STER FFA \$7500		
			QTRA PLUS FREIGHT		
			TIVO FFA \$10,000		
			TRAXON PLUS FREIGHT		
			TRAXON REQUIRES 50% DEPOSIT		
	NOTE		STERNBERG		
4	ASSEMBLY	STER	1A-1945-400MHP-208-MOG-RO5-SG-HSHB/CSA6/9525SRTF-16SF-RDBP-SLB/BK	\$11,312.00	\$45,248.00
		STER	1945 ASSEMBLIES WITH SLB		
		STER	SIMILAR TO EXISTING ORDER #C20442-1 (4/23/2013)		
		STER	STEEL IN LIEU OF ALUMINUM DD SLB, 16SF IN LIEU OF 8SF		
4	POLE	STER	9520SRSS-RDBP-SLB/BK	\$7,095.00	\$28,380.00
		STER	20' RSS POLES WITH SLB		
1	HEAD	STER	PT-B780-5P-VC0B-4L40TA-MDL03-A/BK	\$1,330.00	\$1,330.00
		STER	ADD AS NEEDED		
0		STER	HSS (HOUSESIDE SHIELD)	\$53.00	
			SUBTOTAL		\$74,958.00
	NOTE	TIVO	TIVOLI STRAND LIGHTING		
	NOTE		COMPUTER NOT INCLUDED		
			COMMISSIONING NOT INCLUDED		
			DMX & RJ45 CABLES NOT INCLUDED		
1		TIVO	TIVOLI BOM C/O:	\$24,090.00	\$24,090.00
6		TIVO	LSTA-BK-24-RGBW-LUCPET-80-24		
6		TIVO	LST-JUMPER-B-20 (JUMPER CABLE)		
6		TIVO	LST-EC-B (ENDCAP)		
6		TIVO	LST-PWR-2-B-20 (POWER LEAD)		

Qty	Type	Mfg	Description	Unit Price	Extd.Price
1		TIVO	LS-CABLE-500		
1		TIVO	LS-CABLE-110		
3		TIVO	LS-LOCK-4		
1		TIVO	LS-TT		
10		TIVO	LS-UVZP-BK-50		
6		TIVO	LST-T-CONN-3P		
6		TIVO	LST-DATABX-MTL		
6		TIVO	DMX3-F-CAT5-ADPTR		
			SUBTOTAL		\$24,090.00
	NOTE		QTL POWER SUPPLIES		
2		QTRA	Q-SET-QZ-96W-UNV-24V-DMX-4CH	\$589.00	\$1,178.00
1		QTRA	Q-VAULT-BK-ST	\$575.00	\$575.00
		QTRA	ADD AS NEEDED - MUST USE Q-CLIK CONNECTORS		
		QTRA	Q-CLIK-.5-CONNECTOR?-INSERTS?	\$9.50	
		QTRA	Q-CLIK-.75-CONNECTOR?-INSERTS?	\$10.00	
		QTRA	Q-CLIK-1.0-MST-INSERTS?	\$11.75	
		QTRA	Q-CLIK-1.25-MST-INSERTS?	\$13.50	
		QTRA	QW-14/2-1'	\$1.50	
		QTRA	QW-12/2-1'	\$1.75	
		QTRA	QW-10/2-1'	\$2.50	
		QTRA	QW-12/2+GND-1'	\$2.80	
			SUBTOTAL		\$1,753.00
	NOTE		TRAXON CONTROLLER		
			WIRELESS ACCESS POINT BY OTHERS		
1		MISC	TRAXON	\$824.00	\$824.00
1		MISC	AM477420038 (LIGHTDRIVE+ WIFI VS1 E:CUE)		
1		MISC	AM0618600HA (LED ENGINE LPV-20-24 INDOOR 60X1 MW)		
1		MISC	AM062770054 (E-LPV203560 NEMA ENCLOSURE 24X1 TRC)		
			SUBTOTAL		\$824.00
1		ALRS	DMX COMISSIONING AND STARTUP - 1 DAY	\$3,000.00	\$3,000.00
			TOTAL:		\$104,625.00

Prices firm for entry by: 30 Days Shipment by: 7/7/2026 Lead Time: UPON REQUEST

Subject to manufacturer's published terms and conditions of sale
 Complete Quotation is void if changedComplete quote must be used**
 MFG "LAMP" to be supplied by distributor unless otherwise noted

Printed: 04/08/26 14:16:48 Per: SCOTT PENSE Email: scottpense@alrinc.com



ADAPT 2.0

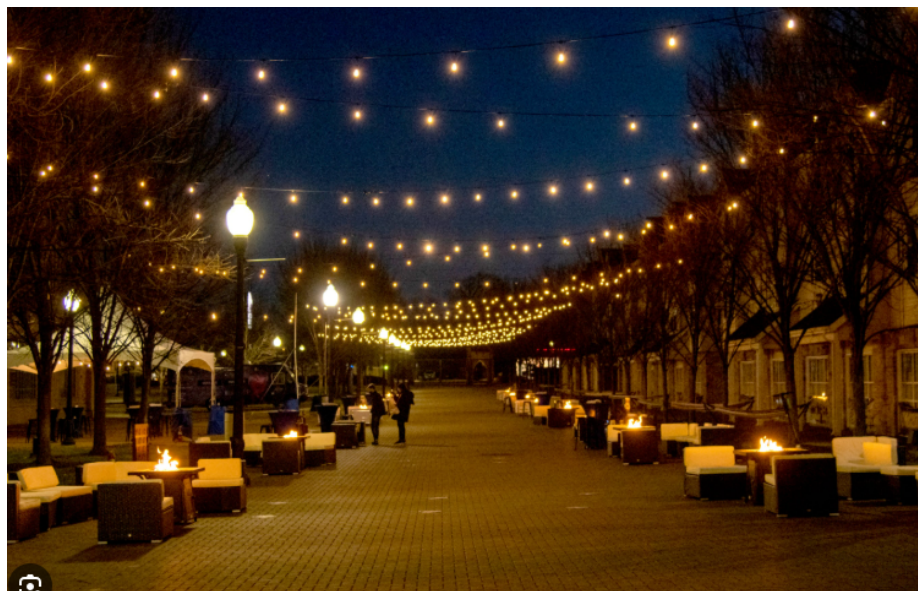
Our classic commercial-grade, low voltage LED strand lighting system with multiple CCTs to choose from

Voltage: 12V DC

Power Consumption: 0.96W/globe

Max Run: Up to 250' @ 24" OC

Dimming: ELV, MLV, 0-10V, DMX



● String light pole - Standard Round Steel

▬ Tivoli Adapt 2.0 Clear Lens - RGBW - 24"OC. 8" sag at center.

▬ Historical Poles - Sternberg 1940 w/Champaign Pole at 20' & 4' Arm.

● Watertrough replica. Base & pole fabricated by Baker City. Light to be Sternberg B780, mod for low output.

Notes:
 -String lights to be hard powered at the base of the Standard poles.
 -DMX controls of the String Lights to be determined.

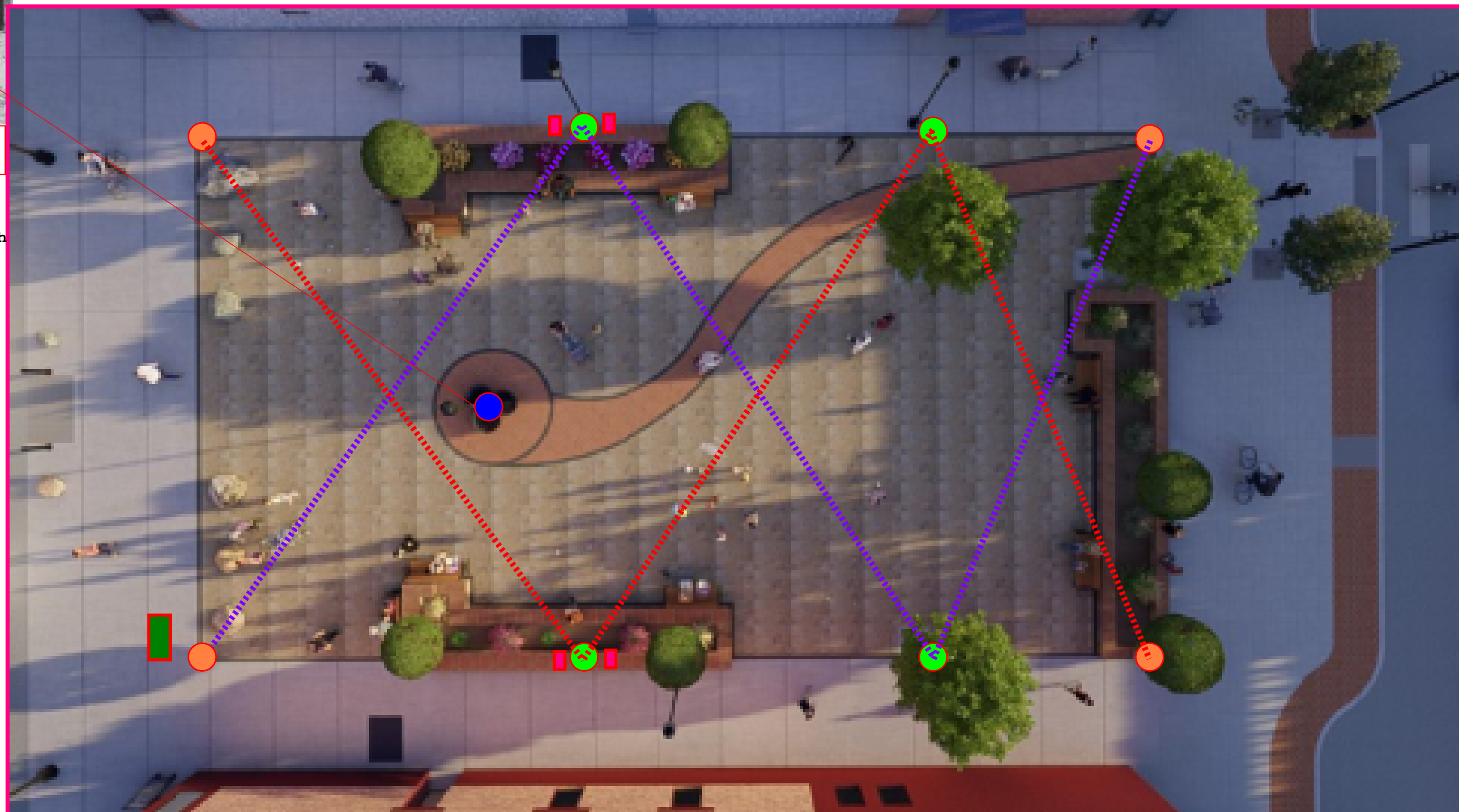
Plaza measurements - including walkways - 100'x 80'



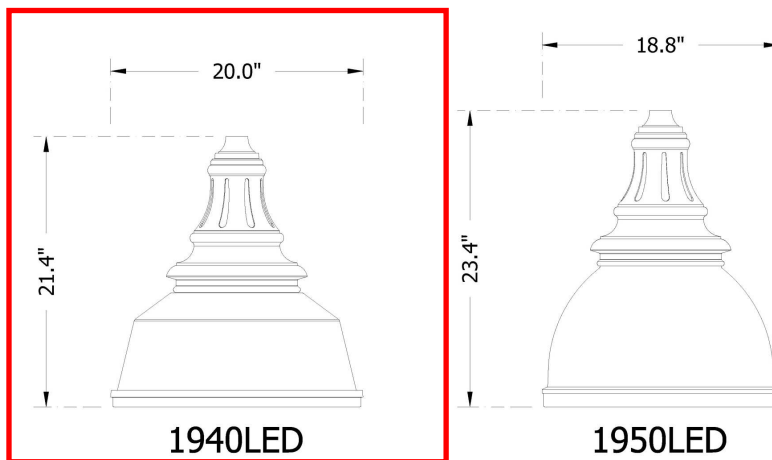
Traxon Lightdrive + WiFi for button push control as well as the ability to control via phone app (free).

■ Q-Vault with DMX drivers (located by client)

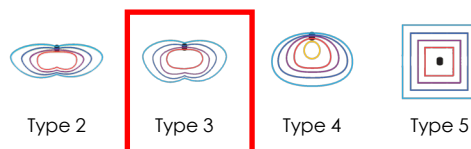
■ Tivoli LST Data Box (2 per run) located at the base of the Historical poles.



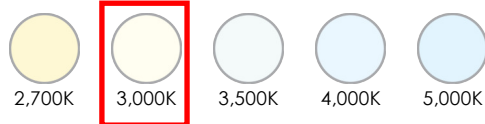
Project Name City of Baker City - Court Plaza Qty 4
 Type _____ Catalog / Part Number _____



Distribution Type



CCT - Color Temp (K)



7 Year Warranty



IP Rating



Certifications



Description

The 1940LED Glenview and 1950LED Mission Trails are decorative pendant luminaires which consist of decorative cast aluminum fitters, and heavy gauge spun aluminum shades with integral lens frames.

EPA: .83 (ft²) | WEIGHT: 37 LBS

Features

Mounting Configuration

- 1W:** Wall Mount
- 2A:** 2 Arm Mount @ 180°
- 3A:** 3 Arms @ 120°
- 4A:** 4 Arms @ 90°
- 2AM:** 2 Arm Mid-Mount @180°
- CAT:** Catenary
- 1A:** 1 Arm Mount
- 2A90:** 2 Arm Mount @ 90°
- 3A90:** 3 Arms @ 90°
- 1AM:** 1 Arm Mid-Mount
- SH44:** Stem Hung
- CH44:** Chain Hung

Optional Control Receptacle

R7: 7-Pin control receptacle only

Optional Control

- PE:** Twist-Lock Photocontrol (120V-277V)
- PE4:** Twist-Lock Photocontrol (347V-480V)
- SC:** Shorting Cap
- PEC:** Electronic Button Photocontrol (120V-277V)
- PEC4:** Electronic Button Photocontrol (480V)

Optional Fuse

FHD: Double Fuse and Holder

Optional Hangstraight

- HSHB:** Standard Horizontal Hangstraight, Ball Finial
- HSHS:** Standard Horizontal Hangstraight, Spike Finial
- HSHN:** Standard Horizontal Hangstraight, No Finial
- EZ:** Vertical Hangstraight, Large, "EZ" Mount

Optional House Side Shield

HSS: 120° House Side Shield

Optional Fixed Dimming Resistor Board

FDRB: Fixed Dimming Resistor Board

Physical

Fixture	1940LED: Glenview 1950LED: Mission Trails
----------------	--

Lens	FG: Flat Glass SV1: Flat Soft Vue Light Diffused Acrylic SV2: Flat Soft Vue Moderate Diffused Acrylic FFG: Frosted Flat Glass SG: Sag Glass FSG: Frosted Sag Glass
Finish	BKT: Black Textured WHT: White Textured PGT: Park Green Textured ABZT: Architectural Medium Bronze Textured DBT: Dark Bronze Textured VG: Verde Green SI: Swedish Iron OWGT: Old World Gray Textured OI: Old Iron RT: Rust WBR: Weathered Brown CD: Cedar WBK: Weathered Black TT: Two Tone CM: Custom Match

Light Source

LED	1L: 1 LED 2L: 2 LEDs
CCT - Color Temp (K)	27: 2,700K 35: 3,500K 50: 5,000K 30: 3,000K 40: 4,000K
Distribution Type	T2: Type 2 T4: Type 4 T3: Type 3 T5: Type 5

Electrical and control

Driver	MDL06: 120V-277V, 600mA MDL08: 120V-277V, 800mA MDL09: 120V-277V, 900mA MDL10: 120V-277V, 1050mA MDL12: 120V-277V, 1200mA MDL14: 120V-277V, 1400mA MDH06: 347V-480V, 600mA MDH08: 347V-480V, 800mA MDH09: 347V-480V, 900mA MDH10: 347V-480V, 1050mA MDH12: 347V-480V, 1200mA MDH14: 347V-480V, 1400mA
---------------	--

Specifications

Hang-Straight	<p>A hang-straight transition is required for most hanging mounting configurations.</p> <p>The Standard (HSX) is a cast aluminum ball and swivel horizontal hang-straight. Available with a spike (S), a ball (B), or no finial (N). The hang-straight slips a 4" long by 2-3/8" OD horizontal tenon.</p> <p>The (EZ) is a cast stainless steel ball and swivel vertical hang-straight. The special 2-part design allows for easy installation. It is factory installed under an arm and on the fixture.</p>
Catenary Mount	<p>The Catenary mount option includes a cast aluminum span wire clamp, which accommodates cables 1/4"-5/8" in diameter. Below the clamp is a decorative cast aluminum wire box and cover which transitions to the EZ vertical Hangstraight for fixture attachment.</p> <p>Aircraft Cable by others.</p>

Hardware	Includes Stainless steel hardware. Most finishes will include hardware with a Black Oxide conversion coating. Light finishes will get non-color coated hardware (Whites and Silvers)
Lens	Optional SoftVue™ lens provides optimal visual comfort. Materials include Glass and Acrylic, with Flat or Sag profiles.
Serviceability	Easy access to service the lens in the field.
UL Listing	UL listed per UL1598 and CSA 22.2 No. 250.0 for the United States and Canada. Suitable for Wet Locations.
Electronic Driver	The LED driver is UL recognized and will be securely mounted inside the fixture, for optimized performance and longevity. It will be supplied with a quick-disconnect electrical connector on the power supply, providing easy power connections for fixture installation and maintenance. It will have DC voltage output and be a constant current design. It runs at 50/60HZ and will have overload, overheat, and short circuit protection. It will be supplied with a supplemental line-ground, line-neutral and neutral-ground electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines. It will be a high efficiency driver with a THD less than 20% and a high-power factor greater than .9. It will be dimming capable using a 0-10V signal, consult factory for more information.
NightSky® Friendly	Dark sky compliant optics with a U0 BUG rating for specific configurations.
IP Rating	IP66 rated luminaire for enhanced protection against dust and water intrusion.
Finish	Our 6 Stage Polyester Powder coat paint system offers a beautiful high-end finish that holds up to even the most extreme environments. Each part is inspected for quality and consistency before being released for shipment. Our system exceeds AAMA 2604, AAMA 2605, ASTM D523 and ASTM D4214 requirements.
Traditional Finish	Traditional paint finishes are available in Sternberg Lighting's Traditional product line. A range of colors help accent the decorative elements on the product. Finishes are available in textured or smooth. Available finishes include: Black, White, Park Green, Architectural Medium Bronze and Dark Bronze
Sternberg Select Finish	The Sternberg Select antique-inspired palette adds a touch of vintage elegance to modern applications. Old World Gray Textured is a 1 part powder coat with metallic flakes. Verde Green and Swedish Iron is a 2 part finish that includes a powder coat base coat with a hand applied antique top coat. The top coat is unique to each application and changes over time.
Custom Finish	Custom finishes are offered to adapt to any application. Rust, Weathered Brown and Cedar are special 1 part powder coat finishes with a distinctive look. Old Iron and Weathered Black are 2 part finishes that includes a powder coat base coat with a hand applied antique top coat. The top coat is unique to each application and changes over time. Two-Tone and Custom Match options are available to blend sternberg product with the site, consult factory for more information.
Warranty	7-year limited warranty. See Website for Terms and Conditions.
LEDs	The LED's in this system will be fully shielded in a direct downward position to maximize efficiency. The luminaire shall use high output, high brightness LED's, consisting of a two piece assembly complete with Chip on Board (COB) LED component and COB holder frame. The LEDs shall be 100% recyclable; not contain lead, mercury or any other hazardous substances and shall be RoHS compliant. Lumen maintenance shall be determined in accordance with IESNA TM-21, based on LED manufacturer LM-80 test data of no less than 6,000 hours and in-situ testing of the luminaire by an NVLAP accredited Energy Efficient Lighting Products lab. The high-performance white LEDs will have a predicted lumen depreciation of approximately 100,000 hours with greater than 70% of initial output at 25°C. The High Brightness, High Output LED's shall be 4000K (2700K, 3000K, 3500K or 5000K option) correlated color temperature (CCT) with a 70 (minimum) color rendering index (CRI). Consult factory for custom color CCT. The luminaire shall have a minimum _____ (see table) delivered initial lumen rating when operated at steady state with an average ambient temperature of 25°C (77°F). CCT Lumen Derate Values from 4,000K 2,700K (80+ CRI)= .89 3,000K (70+ CRI)= .97 3,500K (80+ CRI)= .93 5,000K (70+ CRI)= 1.01
Optics	The luminaire shall be provided with individual, refractor type optics applied to each LED. The luminaire shall provide Type ____ (2, 3, 4 or 5) light distribution per the IESNA classifications. Testing shall be done in accordance with IESNA LM-79.

Backlight Optical Control **External House Side Shield (HSS):** An optional external 120° House Side Shield helps control backlight. Spun aluminum panel painted to match fixture.

Fixed Dimming Resistor Board (FDRB) Optional numbered 10-step selector switch allows for fine adjustment of the light levels in the field, repeatable from location to location. Offers dimming from 25% to 100% of the original output. Enclosure is composite material, sealed to protect components for the life of the product.

Photocontrols **Button Photocell:** The photocontrol will be mounted on the fixture and pre-wired to driver. The electronic button type photocontrol is instant on and will turn on at 1.5 footcandles and will turn off at 2-3 footcandles. See pole spec sheet for pole mounted version.
Twist-Lock Style (Hangstraight Mount): The photocontrol shall be mounted externally on the hangstraight and pre-wired to driver. The twist lock type photocontrol is instant on with a 3-6 second turn off, and shall turn on at 1.5 footcandles with a turn-off at 2-3 footcandles.

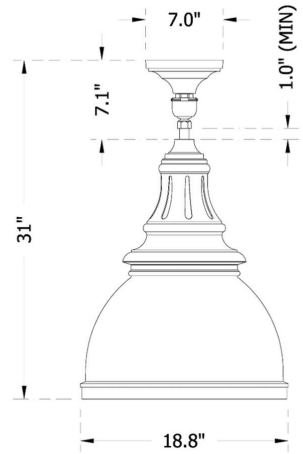
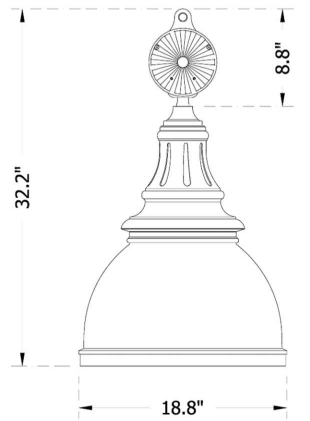
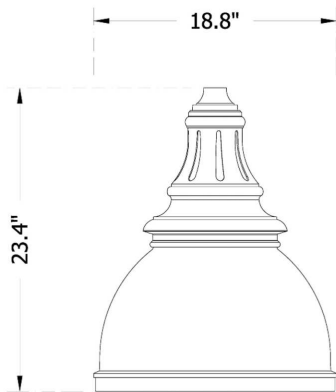
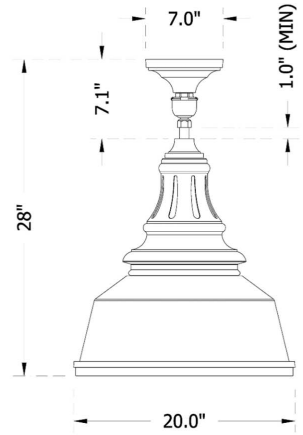
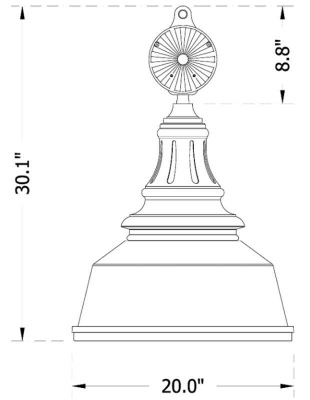
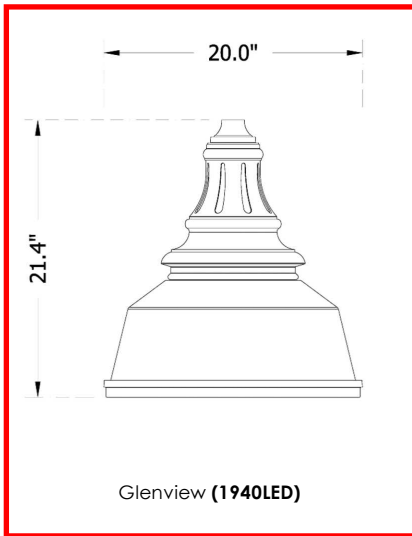
If an **R7** is specified alongside a **BALL** or **SPIKE** style finial on hang-straight, a decorative cap (with window) is included to cover a **STANDARD** photocell. Use the **NO FINIAL** hangstraight option if the **R7** is for use with a **WIRELESS CONTROLLER**.

Lumen Chart(s)

Tested with FG lens

Model #	T2 DELIVERED LUMENS	BUG	EFFICACY (LPW)	T3 DELIVERED LUMENS	BUG	EFFICACY (LPW)	T4 DELIVERED LUMENS	BUG	EFFICACY (LPW)	T5 DELIVERED LUMENS	BUG	EFFICACY (LPW)	WATTAGE
2L40T_-MD_14	17445	B3U0G3	111.8	17370	B3U0G3	111.3	17580	B3U0G2	112.7	18050	B4U0G2	115.7	156
2L30T_-MD_14	17000	B3U0G3	109.0	16925	B3U0G3	108.5	17130	B3U0G2	109.8	17590	B4U0G2	112.8	156
2L27T_-MD_14	15445	B3U0G3	99.0	15380	B3U0G3	98.6	15565	B3U0G2	99.8	15980	B4U0G2	102.4	156
2L40T_-MD_12	15370	B3U0G3	115.6	15275	B3U0G3	114.8	15505	B3U0G2	116.6	15880	B4U0G2	119.4	133
2L30T_-MD_12	14980	B3U0G3	112.6	14885	B3U0G3	111.9	15110	B3U0G2	113.6	15475	B4U0G2	116.4	133
2L27T_-MD_12	13610	B3U0G3	102.3	13525	B3U0G3	101.7	13725	B3U0G2	103.2	14060	B4U0G2	105.7	133
2L40T_-MD_10	13130	B3U0G3	118.3	13045	B3U0G3	117.5	13230	B3U0G2	119.2	13560	B3U0G2	122.2	111
2L30T_-MD_10	12795	B3U0G3	115.3	12715	B3U0G3	114.5	12895	B3U0G2	116.2	13215	B3U0G2	119.1	111
2L27T_-MD_10	11625	B3U0G3	104.7	11550	B3U0G3	104.1	11715	B3U0G2	105.5	12005	B3U0G2	108.2	111
2L40T_-MD_08	10700	B2U0G2	121.6	10655	B2U0G2	121.1	10805	B2U0G2	122.8	11065	B3U0G2	125.7	88
2L30T_-MD_08	10425	B2U0G2	118.5	10385	B2U0G2	118.0	10530	B2U0G2	119.7	10785	B3U0G2	122.6	88
2L27T_-MD_08	9475	B2U0G2	107.7	9435	B2U0G2	107.2	9565	B2U0G2	108.7	9795	B3U0G2	111.3	88
1L40T_-MD_12	7880	B2U0G2	112.6	7825	B2U0G2	111.8	7850	B2U0G1	112.1	8170	B3U0G1	116.7	70
1L30T_-MD_12	7680	B2U0G2	109.7	7625	B2U0G2	108.9	7650	B2U0G1	109.3	7960	B3U0G1	113.7	70
1L27T_-MD_12	6975	B2U0G2	99.6	6930	B2U0G2	99.0	6950	B2U0G1	99.3	7235	B3U0G1	103.4	70
1L40T_-MD_09	6400	B2U0G2	118.5	6345	B2U0G2	117.5	6370	B2U0G1	118.0	6630	B3U0G1	122.8	54
1L30T_-MD_09	6235	B2U0G2	115.5	6185	B2U0G2	114.5	6210	B2U0G1	115.0	6460	B3U0G1	119.6	54
1L27T_-MD_09	5665	B2U0G2	104.9	5620	B2U0G2	104.1	5640	B2U0G1	104.4	5870	B3U0G1	108.7	54
1L40T_-MD_06	4350	B1U0G1	120.8	4315	B1U0G1	119.9	4330	B1U0G1	120.3	4505	B2U0G1	125.1	36
1L30T_-MD_06	4240	B1U0G1	117.8	4205	B1U0G1	116.8	4220	B1U0G1	117.2	4390	B2U0G1	121.9	36
1L27T_-MD_06	3850	B1U0G1	106.9	3820	B1U0G1	106.1	3835	B1U0G1	106.5	3990	B2U0G1	110.8	36

Dimensions



Hangstraight

Horizontal Hang-straight's slip fit 4" long by 2-3/8" OD on horizontal tenon



Standard Horizontal Hangstraight, Spike Finial (HSHS)



Standard Horizontal Hangstraight, Ball Finial (HSHB)



Standard Horizontal Hangstraight, No Finial (HSHN)



"EZ" Vertical hangstraight (EZ)

Options



Button Photocell (PEC)



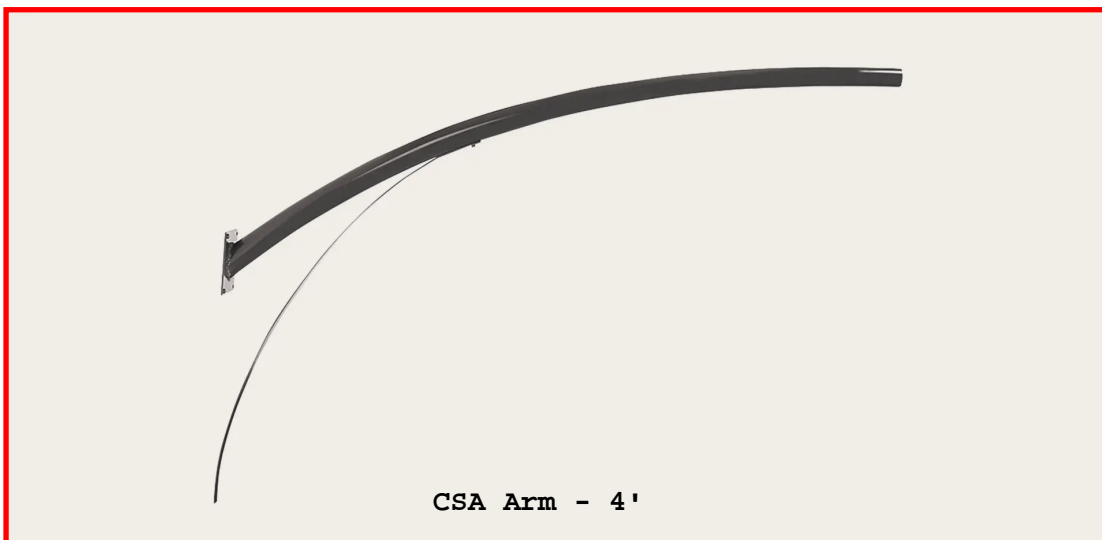
Fixed Dimming Resistor Board (FDRB)



Double Fuse Holder & (2) 3A Fuses (FHD)



House Side Shield (HSS)



CSA Arm - 4'

How to Order

Mounting Configuration	Overall Drop Length (In Inches) ^{(3) (4) (5)}	Fixture	LED	CCT - Color Temp (K)	Distribution Type	Driver	Lens
1W Wall Mount		1940LED Glenview	1L 1 LED	27 2,700K	T2 Type 2	MDL06 120V-277V, 600mA ⁽⁶⁾	FG Flat Glass
1A 1 Arm Mount		1950LED Mission Trails	2L 2 LEDs	30 3,000K	T3 Type 3	MDH06 347V-480V, 600mA ⁽⁶⁾	SV1 Flat Soft Vue Light Diffused Acrylic
2A 2 Arm Mount @ 180°				35 3,500K	T4 Type 4	MDL08 120V-277V, 800mA ⁽⁷⁾	SV2 Flat Soft Vue Moderate Diffused Acrylic
2A90 2 Arm Mount @ 90°				40 4,000K	T5 Type 5	MDH08 347V-480V, 800mA ⁽⁷⁾	
3A 3 Arms @ 120° ⁽¹⁾				50 5,000K		MDL09 120V-277V, 900mA ⁽⁶⁾	FFG Frosted Flat Glass
3A90 3 Arms @ 90°						MDH09 347V-480V, 900mA ⁽⁶⁾	SG Sag Glass
4A 4 Arms @ 90°						MDL10 120V-277V, 1050mA ⁽⁷⁾	FSG Frosted Sag Glass
1AM 1 Arm Mid-Mount						MDH10 347V-480V, 1050mA ⁽⁷⁾	
2AM 2 Arm Mid-Mount @180°						MDL12 120V-277V, 1200mA	
SH44 Stem Hung						MDH12 347V-480V, 1200mA	
CH44 Chain Hung						MDL14 120V-277V, 1400mA ⁽⁷⁾	
CAT Catenary ⁽²⁾						MDH14 347V-480V, 1400mA ⁽⁷⁾	

Notes:

- 1. Only available with a round profile pole.
- 2. Requires EZ hang-straight.
- 3. Minimum 28" Overall Drop Length (1940LED)
- 4. Minimum 31" Overall Drop Length (1950LED)
- 5. Required field for Stem or Chain Mounting Configuration.
- 6. For 1L only.
- 7. For 2L only.

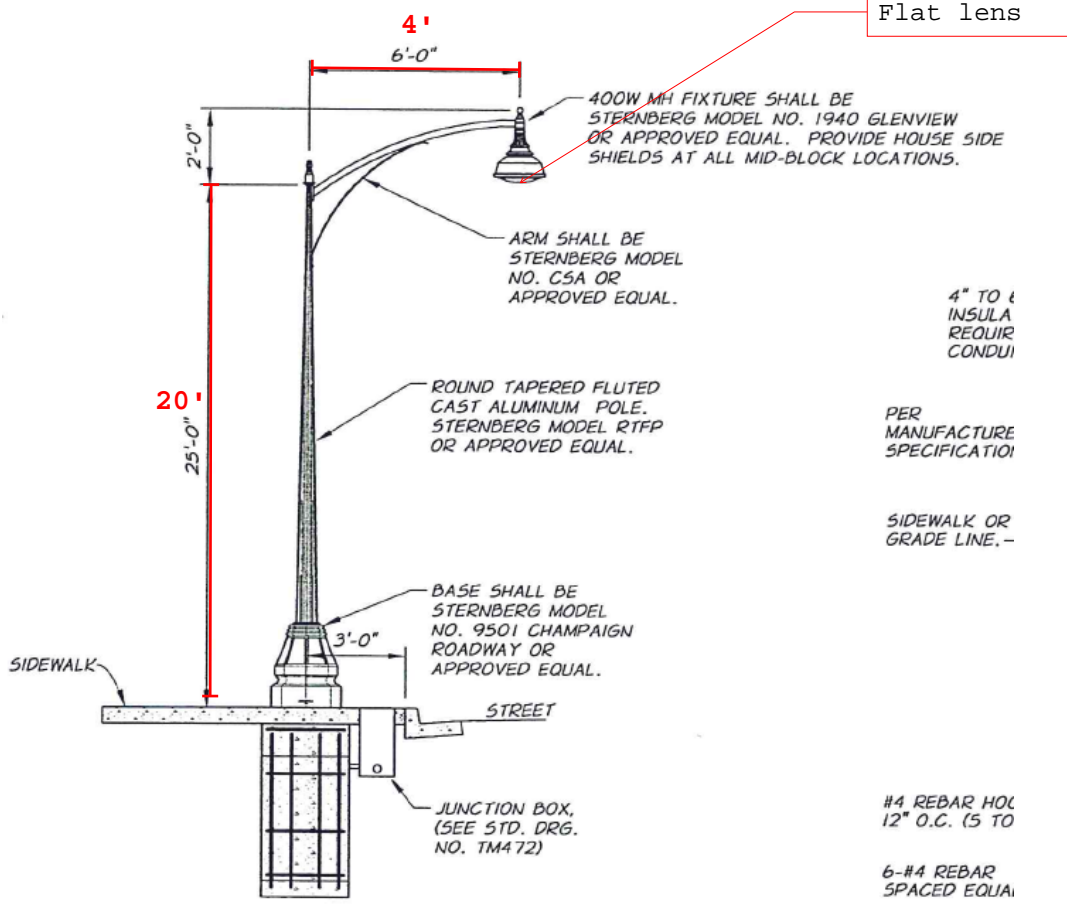
How to Order

Optional Control Receptacle ^{(8) (9) (10) (11)}	Optional Control	Optional Fuse ⁽¹⁴⁾	Optional Hangstraight	Optional House Side Shield ⁽¹⁵⁾	Optional Fixed Dimming Resistor Board ⁽¹³⁾	Finish
R7 7-Pin control receptacle only	PE Twist-Lock Photocontrol (120V-277V) ⁽¹²⁾ PE4 Twist-Lock Photocontrol (347V-480V) ⁽¹²⁾ SC Shorting Cap ⁽¹²⁾ PEC Electronic Button Photocontrol (120V-277V) ⁽¹³⁾ PEC4 Electronic Button Photocontrol (480V) ⁽¹³⁾	FHD Double Fuse and Holder	HSHB Standard Horizontal Hangstraight, Ball Finial HSHS Standard Horizontal Hangstraight, Spike Finial HSHN Standard Horizontal Hangstraight, No Finial EZ Vertical Hangstraight, Large, "EZ" Mount ⁽¹³⁾	HSS 120° House Side Shield	FDRB Fixed Dimming Resistor Board	BKT Black Textured ⁽¹⁶⁾ WHT White Textured ⁽¹⁶⁾ PGT Park Green Textured ⁽¹⁶⁾ ABZT Architectural Medium Bronze Textured ⁽¹⁶⁾ DBT Dark Bronze Textured ⁽¹⁶⁾ VG Verde Green SI Swedish Iron OWGT Old World Gray Textured OI Old Iron ⁽¹⁷⁾ RT Rust ⁽¹⁷⁾ WBR Weathered Brown ⁽¹⁷⁾ CD Cedar ⁽¹⁷⁾ WBK Weathered Black ⁽¹⁷⁾ TT Two Tone ⁽¹⁷⁾ CM Custom Match ⁽¹⁷⁾

Notes:

- 8. See specifications section for more info on compatibility with wireless controllers
- 9. Not for use with STEM, CHAIN, CAT, or EZ mounting style.
- 10. Not for use with FDRB.
- 11. Only available with HORIZONTAL hangstraight.
- 12. Requires control receptacle.

- 13. Not for use with R7.
- 14. Ships loose for installation in base.
- 15. Not for use with T5 optic.
- 16. Smooth finishes are available upon request.
- 17. Custom colors require upcharge.



POLE #A1 THRU #A15 DETAIL
 (SEE SHEETS 33 THROUGH 35 FOR POLE LOCATIONS)
 N.T.S.

NATIVE UNDISTURBED SOIL. FILL OVER EXCAVATED DEPTH (IF ANY) WITH CONC. THIS IS INCIDENT TO POLE FOUNDATION



BAKER CITY, OREGON

MAYOR:
Randy Daugherty
COUNCILORS
Roger Coles
Loran Joseph
Helen Loennig
Doni Bruland
Gratton Miller
Randy Schiewe
CITY MANAGER
Barry Murphy

Date: May 12, 2026
Subject: PD Seismic Bid Award

Public Works collaborated with the City's contracted design and engineering firm, IMEG, to identify and evaluate the most qualified contractor for the upcoming Police Department Seismic Rehabilitation Project. A selection committee was assembled to review proposals, conduct interviews, and evaluate each contractor based on qualifications, experience, and project approach.

All relevant documents are attached including the original RFP, each company's RFP response, and the scoring of each proposal. The CMGC Fee Comparison is a summary of the key price points in each proposal, so the Council can use that to directly compare the costs of each proposal. The last file is a draft notice of intent to award.

Although Sid Johnson & Co. submitted the highest bid, the evaluation committee found their proposal to be the most transparent and comprehensive. The City has previously worked with Sid Johnson & Co. on local projects and is familiar with the firm's capabilities and performance. Following reference checks conducted for CB Construction, Five Star Builders, and Sid Johnson & Co., Sid Johnson & Co. received the strongest overall evaluations among the three firms. Additional details regarding the bid review and evaluation process will be presented and discussed at the Council meeting.

Potential Motions

"I, Councilor _____, move to approve the Notice of Intent to Award to Sid Johnson & Co."

**SEISMIC REHABILITATION GRANT PROGRAM
GRANT CONTRACT**

Project Name: Baker City Police Station

Project Number: EM2502

This grant contract (“Contract”) is made by the State of Oregon, acting by and through its Oregon Infrastructure Finance Authority of the Oregon Business Development Department (“OBDD”), and City of Baker City (“Recipient”) for financing of the project referred to above and described in Exhibit B (“Project”). This Contract becomes effective only when fully signed and approved as required by applicable law (“Effective Date”). Capitalized terms not defined in section 1 and elsewhere in the body of the Contract have the meanings assigned to them by Exhibit A.

This Contract includes the following, listed in descending order of precedence for purposes of resolving any conflict between two or more of the parts:

- This Contract (without exhibits)
- Exhibit A: General Definitions
- Exhibit B: Project Description
- Exhibit C: Project Budget

SECTION 1 - KEY TERMS

The following capitalized terms have the meanings assigned below.

“Estimated Project Cost” means \$2,499,632.

“Grant Amount” means \$2,499,632.

“Project Closeout Deadline” means 90 days after the earlier of the Project Completion Date or the Project Completion Deadline.

“Project Completion Deadline” means 30 September 2027.

SECTION 2 - FINANCIAL ASSISTANCE

OBDD shall provide Recipient, and Recipient shall accept from OBDD, a grant (the “Grant”) in an aggregate amount not to exceed the Grant Amount. This Grant is made from the net proceeds from the sale of the Bonds.

SECTION 3 - DISBURSEMENTS

- A. Reimbursement Basis. The Grant will be disbursed to Recipient on an expense reimbursement or costs-incurred basis. Recipient must submit each disbursement request for the Grant on an OBDD-provided or OBDD-approved disbursement request form (“Disbursement Request”).
- B. Financing Availability. OBDD’s obligation to make, and Recipient’s right to request, disbursements under this Contract terminates on the Project Closeout Deadline.

SECTION 4 - CONDITIONS PRECEDENT

- A. Conditions Precedent to OBDD's Obligations. OBDD's obligations are subject to the receipt of the following items, in form and substance satisfactory to OBDD and its Counsel:

This Contract duly signed by an authorized officer of Recipient within 60 days of Recipient's receipt of this Contract document.

- B. Conditions to Disbursements. As to any disbursement, OBDD has no obligation to disburse funds unless all following conditions are met:

- (1) There is no Default or Event of Default.
- (2) The representations and warranties made in this Contract are true and correct on the date of disbursement as if made on such date.
- (3) OBDD, in the reasonable exercise of its administrative discretion, has sufficient funding, appropriations, limitations, allotments, allocation and other expenditure authority to make the disbursement.
- (4) OBDD (a) has received a completed Disbursement Request, (b) has received any written evidence of materials and labor furnished to or work performed upon the Project, itemized receipts or invoices for payment, and releases, satisfactions or other signed statements or forms as OBDD may require, (c) is satisfied that all items listed in the Disbursement Request are reasonable and that the costs for labor and materials were incurred and are properly included in the Costs of the Project, and (d) has determined that the disbursement is only for costs defined as eligible costs under the Act and any implementing administrative rules and policies.
- (5) Recipient has delivered documentation satisfactory to OBDD that, in addition to the Grant, Recipient has available or has obtained binding commitments for all funds necessary to complete the Project.
- (6) Any conditions to disbursement elsewhere in this Contract are met.

SECTION 5 - USE OF FINANCIAL ASSISTANCE

- A. Use of Proceeds. Recipient shall use the Grant (and any interest earned by Recipient on the Grant) only for the activities described in Exhibit B and according to the budget in Exhibit C. Recipient may not transfer Grant proceeds among line items in the budget without the prior written consent of OBDD.
- B. Costs of the Project. Recipient shall apply the Grant to the Costs of the Project in accordance with the Act and Oregon law, as applicable. The Grant cannot be used for costs in excess of one hundred percent (100%) of the total Costs of the Project and cannot be used for pre-Award Costs of the Project.
- C. Costs Paid for by Others. Recipient may not use any of the Grant to cover costs to be paid for by other financing for the Project from OBDD or from another State of Oregon agency or any third party.
- D. No Use of Grant for Internal Costs or to Repay Financing. Recipient may not use any of the Grant to pay internal costs charged to the Project by Recipient or by Related Parties or to repay the interest or principal owed for any interim financing for the Project.

- E. Federal Tax Law Limits. Expenditures submitted for reimbursement under this Contract are limited to expenditures for the Project that qualify as capital expenditures for federal income tax purposes.

SECTION 6 - REPRESENTATIONS AND WARRANTIES OF RECIPIENT

Recipient represents and warrants to OBDD:

- A. Estimated Project Cost, Funds for Repayment. A reasonable estimate of the Costs of the Project is shown in section 1, and the Project is fully funded.
- B. Eligible Building.
The building to be rehabilitated by the Project is an eligible building under the Act.
- C. Eligible Recipient and Authority.
- (1) Recipient is an eligible applicant under the Act, and validly organized and existing under the laws of the State of Oregon.
 - (2) Recipient has all necessary right, power and authority under its organizational documents and under Oregon law to (a) execute and deliver this Contract, (b) incur and perform its obligations under this Contract, and (c) receive financing for the Project.
 - (3) This Contract has been duly authorized and executed by Recipient, and when executed by OBDD, is legal, valid and binding, and enforceable in accordance with its terms.
- C. Full Disclosure. Recipient has disclosed in writing to OBDD all facts that materially adversely affect the Project, or the ability of Recipient to perform all obligations required by this Contract. Recipient has made no false statements of fact, nor has it omitted information necessary to prevent any statements from being misleading. The information contained in this Contract is true and accurate in all respects.
- D. Pending Litigation. Recipient has disclosed in writing to OBDD all proceedings pending (or to the knowledge of Recipient, threatened) against or affecting Recipient, in any court or before any governmental authority or arbitration board or tribunal, that, if adversely determined, would materially adversely affect the Project or the ability of Recipient to perform all obligations required by this Contract.
- E. No Defaults.
- (1) No Defaults or Events of Default exist or occur upon authorization, execution or delivery of this Contract.
 - (2) Recipient has not violated, and has not received notice of any claimed violation of, any agreement or instrument to which it is a party or by which the Project or its property may be bound, that would materially adversely affect the Project or the ability of Recipient to perform all obligations required by this Contract.
- F. Compliance with Existing Agreements and Applicable Law. The authorization and execution of, and the performance of all obligations required by, this Contract will not: (1) cause a breach of a material agreement, indenture, mortgage, deed of trust, or other instrument, to which Recipient is a party or by which the Project or any of its property or assets may be bound; (2) violate any provision of the charter or other document pursuant to which Recipient was organized or established; or (3) violate any laws, regulations, ordinances, resolutions, or court orders related to Recipient, the Project or its properties or operations.

G. Governmental Consent. Recipient has obtained or will obtain all permits, licenses and approvals, and has made or will make all notifications, declarations, filings or registrations, required for the making and performance of its obligations under this Contract and undertaking and completion of the Project.

SECTION 7 - COVENANTS OF RECIPIENT

Recipient covenants as follows:

- A. Notice of Adverse Change. Recipient shall promptly notify OBDD of any adverse change in the activities, prospects or condition (financial or otherwise) of Recipient or the Project related to the ability of Recipient to perform all obligations required by this Contract.
- B. Compliance with Laws. Recipient shall comply with all applicable laws, rules, regulations and orders of any court or governmental authority that relate to this Contract and the Project. These laws, rules, regulations and orders are incorporated by reference in this Contract to the extent required by law. In particular, but without limitation, Recipient shall comply with the following, as applicable:
- (1) State procurement regulations found in the Oregon Public Contracting Code, ORS chapters 279A, 279B and 279C.
 - (2) Prevailing Wage Requirements.
 - (a) Recipient shall comply with state prevailing wage law as set forth in ORS 279C.800 through 279C.870, and the administrative rules promulgated thereunder (OAR Chapter 839, Division 25) (collectively, state “PWR”). This includes but is not limited to imposing an obligation that when PWR applies to the Project, contractors and subcontractors on the Project must pay the prevailing rate of wage for workers in each trade or occupation in each locality as determined by the Commissioner of the Bureau of Labor and Industries (“BOLI”) under ORS 279C.815.
 - (b) When the federal Davis-Bacon Act applies to the Project, contractors and subcontractors on the Project must pay the prevailing rate of wage as determined by the United States Secretary of Labor under the Davis-Bacon Act (40 USC 3141 *et seq.*).
 - (c) Notwithstanding (2)(a) and (2)(b) above, when both PWR and the federal Davis-Bacon Act apply to the Project, contractors and subcontractors on the Project must pay a rate of wage that meets or exceeds the greater of the rate provided in (2)(a) or (2)(b) above.
 - (d) When PWR applies, Recipient and its contractors and subcontractors shall not contract with any contractor on BOLI’s current List of Contractors Ineligible to Receive Public Works Contracts.
 - (e) When PWR applies, Recipient shall be responsible for both providing the notice to the BOLI Commissioner required by ORS 279C.835 and the payment of any prevailing wage fee(s) required under ORS 279C.825 and BOLI’s rules, including OAR 839-025-0200 to OAR 839-025-0230. For avoidance of any doubt, Recipient contractually agrees to pay applicable prevailing wage fees for the Project rather than OBDD, the public agency providing Grant funds under this Contract.
 - (f) Pursuant to ORS 279C.817, Recipient and any contractors or subcontractors may request that the BOLI Commissioner make a determination about whether the Project is a public works on which payment of the prevailing rate of wage is required under ORS 279C.840 (i.e. whether PWR applies).

These laws, rules, regulations and orders are incorporated by reference in this Contract to the extent required by law.

C. Project Obligations. Recipient shall:

- (1) Provide financial status reports to OBDD for each calendar quarter of the Project. Reports are due no later than the end of the month following each calendar quarter. Reports must be in a format provided by or approved by OBDD and be completed in a manner determined acceptable by OBDD.
- (2) Provide performance / progress status reports to OBDD for each calendar quarter of the Project. Reports are due no later than the end of the month following each quarter. Reports must be in a format provided by or approved by OBDD and be completed in a manner determined acceptable by OBDD.
- (3) Provide final financial status and performance / progress status reports to OBDD about completion of the Project, due no later than the Project Closeout Deadline. The final reports must include totals of all Project expenditures; Recipient's certification that the Project is complete and all payments have been made; and a copy of a certificate of substantial completion or occupancy; provided however, for the purposes of this Contract, OBDD will be the final judge of the Project's completion. Reports must be in a format provided by or approved by OBDD and be completed in a manner determined acceptable by OBDD.
- (4) Complete the Project according to the Project Description in Exhibit B and the Project Budget in Exhibit C, unless otherwise allowed in writing in advance by OBDD.
- (5) Complete the Project, including any cost overruns, using its own fiscal resources or money from other sources to pay for any Costs of the Project in excess of the total amount of financial assistance provided by OBDD through this Contract.
- (6) Complete the Project no later than the Project Completion Deadline, unless otherwise permitted by OBDD in writing.
- (7) Permit OBDD to conduct field engineering and inspection of the Project at any time.
- (8) Obtain and maintain as-built drawings for all facilities constructed as part of the Project.

D. Professional Responsibility. A professional engineer or architect, as applicable, registered and in good standing in Oregon, will be responsible for the design and construction of the Project. All service providers retained for their professional expertise must be certified, licensed, or registered, as appropriate, in the State of Oregon for their specialty. Recipient shall follow standard construction practices, such as bonding requirements for construction contractors, requiring errors and omissions insurance, and performing testing and inspections during construction. Recipient shall cause the work on the Project to be done so that at completion of the Project the Project's seismic safety performance level will be at immediate occupancy as defined in OAR 123-051-0200(12).

E. Use of Project. During the Project and for a period of ten years after the Project Completion Date, the Project must be used for its existing purposes. In the case of sale, lease, exchange, abandonment, transfer or other disposition of any substantial portion of or interest in the Project to another party, Recipient shall include, in any contract or instrument that transfers interest in the Project, language in form and substance satisfactory to OBDD, that requires such continued use.

F. Operation and Maintenance of the Project. During the Project and for a period of ten years after the Project Completion Date, Recipient shall operate and maintain the Project in good repair and operating condition so as to preserve the long-term public benefits of the Project, including making all necessary and proper repairs, replacements, additions, and improvements. On or before the

Project Closeout Deadline, Recipient shall adopt a plan acceptable to OBDD for the on-going operation and maintenance of the Project without reliance on OBDD financing and furnish OBDD, at its request, with evidence of such adoption. The plan must include measures for generating revenues sufficient to assure the operation and maintenance of the Project during the usable life of the Project.

- G. Insurance, Damage. During the Project and for a period of ten years after the Project Completion Date, Recipient shall maintain, or cause to be maintained, insurance policies with responsible insurers or self-insurance programs, insuring against liability and risk of direct physical loss, damage or destruction of the Project, at least to the extent that similar insurance is customarily carried by governmental units constructing, operating and maintaining similar facilities. Nothing in this provision precludes Recipient from exerting a defense against any party other than OBDD, including a defense of immunity. If the Project or any portion is destroyed, any insurance proceeds will be paid to OBDD, not to exceed the Grant Amount, unless OBDD agrees in writing that the insurance proceeds may be used to rebuild the Project.
- H. Sales, Leases and Encumbrances. During the Project and for a period of ten years after the Project Completion Date, unless specifically described in Exhibit B, Recipient shall not sell, lease, exchange, abandon, transfer or otherwise dispose of any substantial portion of or interest in the Project, unless worn out, obsolete, or, in the reasonable business judgment of Recipient, no longer useful in the operation of the Project. Nevertheless, OBDD may consent to such disposition if it has received 90 days' prior written notice from Recipient. Such consent may require payment of OBDD's costs related to such consent and be conditioned upon receipt by OBDD of an opinion of Bond Counsel to the effect that such disposition complies with applicable law and will not adversely affect the exclusion of interest on any State Bonds from gross income for purposes of federal income taxation under Section 103(a) of the Code. The term "Bond Counsel" means a law firm determined by OBDD to have knowledge and expertise in the field of municipal law and whose opinions are generally accepted by purchasers of municipal bonds. In the case of sale, lease, exchange, transfer or other disposition of any substantial portion of or interest in the Project, Recipient shall, within 30 days of receipt of any proceeds from such disposition, pay such proceeds to OBDD, not to exceed the Grant Amount, unless OBDD agrees otherwise in writing. If Recipient abandons the Project, Recipient shall repay the Grant Amount immediately upon demand by OBDD, unless otherwise agreed by OBDD.
- I. Condemnation Proceeds. During the Project and for a period of ten years after the Project Completion Date, if the Project or any portion is condemned, within 30 days of receipt of any condemnation proceeds, Recipient shall pay such proceeds to OBDD, not to exceed the Grant Amount, unless OBDD agrees otherwise in writing.
- J. Financial Records. Recipient shall keep accurate books and records for the use of the Grant, and maintain them according to generally accepted accounting principles established by the Government Accounting Standards Board in effect at the time.
- K. Inspections; Information. Recipient shall permit OBDD and any party designated by OBDD: (1) to inspect, at any reasonable time, the property, if any, constituting the Project; and (2) at any reasonable time, to inspect and make copies of any accounts, books and records, including, without limitation, its records regarding receipts, disbursements, contracts, investments and any other related matters. Recipient shall supply any related reports and information as OBDD may reasonably require.
- L. Records Maintenance. Recipient shall retain and keep accessible all books, documents, papers, and records that are directly related to this Contract, the Project, or the Grant until the date that is three

years following the later of the final maturity or earlier retirement of all of the Bonds (including the final maturity or redemption date of any obligations issued to refund the Bonds) or such longer period as may be required by other provisions of this Contract or applicable law. If there are unresolved issues at the end of such period, Recipient shall retain the books, documents, papers and records until the issues are resolved.

- M. Economic Benefit Data. OBDD may require Recipient to submit specific data on the economic development benefits of the Project and other information to evaluate the success and economic impact of the Project, from the date of this Contract until six years after the Project Completion Date. Recipient shall, at its own expense, prepare and submit the data within the time specified by OBDD.
- N. Disadvantaged Business Enterprises. ORS 200.090 requires all public agencies to “aggressively pursue a policy of providing opportunities for disadvantaged business enterprises, minority-owned businesses, woman-owned businesses, veteran-owned businesses and emerging small businesses...” OBDD encourages Recipient in any contracting activity to follow good faith efforts as described in ORS 200.045, available at https://www.oregonlegislature.gov/bills_laws/ors/ors200.html. Additional resources are provided by the Governor’s Policy Advisor for Economic and Business Equity. Also, the Certification Office for Business Inclusion and Diversity at the Oregon Business Development Department maintains a list of certified firms and can answer questions. Search for certified firms on the web at: <https://oregon4biz.diversitysoftware.com/FrontEnd/SearchCertifiedDirectory.asp?XID=2315&TN=oregon4biz>.
- O. Notice of Default. Recipient shall give OBDD prompt written notice of any Default as soon as any senior administrative or financial officer of Recipient becomes aware of its existence or reasonably believes a Default is likely.
- P. (1) Contributory Liability and Contractor Indemnification—Tort Claims.
- (a) If any third party makes any claim or brings any action, suit or proceeding alleging a tort as now or hereafter defined in ORS 30.260 (“Third-Party Tort Claim”) against a party to this Contract (the “Notified Party”) with respect to which the other party may have liability, the Notified Party must promptly notify the other party in writing and deliver a copy of the claim, process, and all legal pleadings related to the Third-Party Tort Claim. Either party is entitled to participate in the defense of a Third-Party Tort Claim, and to defend a Third-Party Tort Claim with counsel of its own choosing. The foregoing provisions are conditions precedent for either party’s liability to the other in regards to the Third-Party Tort Claim.
- If the parties are jointly liable (or would be if joined in the Third-Party Tort Claim), the parties shall contribute to the amount of expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred and paid or payable in such proportion as is appropriate to reflect their respective relative fault. The relative fault of the parties shall be determined by reference to, among other things, the parties' relative intent, knowledge, access to information and opportunity to correct or prevent the circumstances resulting in such expenses, judgments, fines or settlement amounts. Each party’s contribution amount in any instance is capped to the same extent it would have been capped under Oregon law if that party had sole liability in the proceeding. This Section shall survive termination of this Contract.
- (b) Recipient shall take all reasonable steps to require its contractor(s) that are not units of local government as defined in ORS 190.003, if any, to indemnify, defend, save and hold harmless the State of Oregon and its officers, employees and agents (“Indemnitee”) from and against

any and all claims, actions, liabilities, damages, losses, or expenses (including attorneys' fees) arising from a tort (as now or hereafter defined in ORS 30.260) caused, or alleged to be caused, in whole or in part, by the negligent or willful acts or omissions of Recipient's contractor or any of the officers, agents, employees or subcontractors of the contractor ("Contractor Tort Claims"). It is the specific intention of the parties that the Indemnitee shall, in all instances, except for Contractor Tort Claims arising solely from the negligent or willful acts or omissions of the Indemnitee, be indemnified by the contractor from and against any and all Contractor Tort Claims. This Section shall survive termination of this Contract.

(2) Indemnity; Release—Claims Other Than Torts.

(a) Except for Third-Party Tort Claims and Contractor Tort Claims as provided in Section 7P(1) above, to the extent authorized by law, Recipient shall defend, indemnify, save and hold harmless and release the State, OBDD, and their officers, employees and agents from and against any and all claims, demands, suits, actions, proceedings, losses, damages, liability and court awards including but not limited to costs, expenses, and reasonable attorneys' fees incurred (collectively, "Non-Tort Claims"), related to any actual or alleged act or omission by Recipient, or its officers, employees, contractors, or agents in connection with this Contract, or the Project, PWR or Davis-Bacon Act requirements, including without limitation, any expenses incurred or amounts paid in connection with an inquiry, investigation, audit or similar proceeding by BOLI, the U.S. Department of Labor, the Internal Revenue Service, Treasury and any federal, state, governmental or quasi-governmental body with regulatory jurisdiction arising from the Project or the actions or omissions of Recipient, or its officers, employees, contractors, or agents.

(b) Notwithstanding the foregoing, neither Recipient nor any attorney engaged by Recipient may defend any Non-Tort Claim in the name of the State of Oregon, nor purport to act as legal representative for the State of Oregon, without first receiving from the Oregon Attorney General in a form and manner determined appropriate by the Oregon Attorney General, authority to act as legal counsel for the State of Oregon, nor may Recipient settle any Non-Tort Claim on behalf of the State of Oregon without the approval of the Oregon Attorney General. If the State of Oregon assumes its own defense, Recipient will be liable for the attorney fees of the State of Oregon, including but not limited to any fees charged by the Oregon Department of Justice. The provisions of this section are not to be construed as a waiver by the State of Oregon, OBDD, of any immunity, defense or limitation on damages provided for under Chapter 30 of the Oregon Revised Statutes or under the laws of the United States or other laws of the State of Oregon. If attorney fees are awarded to Recipient, such attorney fees shall not exceed the rate charged to OBDD by its attorneys.

Q. Further Assurances. Recipient shall, at the request of OBDD, authorize, sign, acknowledge and deliver any further resolutions, conveyances, transfers, assurances, financing statements and other instruments and documents as may be necessary or desirable for better assuring, conveying, granting, assigning and confirming the rights, security interests and agreements granted or intended to be granted by this Contract.

R. Exclusion of Interest from Federal Gross Income and Compliance with Code.

(1) Recipient shall not take any action or omit to take any action that would result in the loss of the exclusion of the interest on any Bonds from gross income for purposes of federal income

taxation, as governed by Section 103(a) of the Code. OBDD may decline to disburse the Grant if it finds that the federal tax exemption of the Bonds cannot be assured.

- (2) Recipient shall not, without prior written consent of OBDD, permit any portion of the Project to be used in such a way that could result in the State of Oregon receiving direct or indirect payments or revenues (excluding generally applicable taxes) from any use of the Project.
- (3) Recipient shall not directly or indirectly use any of the Grant proceeds to make or finance loans.
- (4) Upon OBDD's request, Recipient shall furnish written information regarding the Project, including providing OBDD with any information and documentation that OBDD reasonably determines is necessary to comply with the arbitrage and private use restrictions that apply to the Bonds.
- (5) Notwithstanding anything to the contrary, so long as is necessary to maintain the exclusion from gross income for purposes of federal income taxation of interest on any Bonds, the covenants contained in this subsection and in section 7L. will survive the payment of the Bonds, and the interest thereon, including the application of any unexpended Grant proceeds. Recipient acknowledges that the Project may be funded with proceeds of the Bonds and that failure to comply with the requirements of this subsection could adversely affect any exclusion of the interest on the Bonds from gross income for federal income tax purposes.

SECTION 8 - DEFAULTS

Any of the following constitutes an “Event of Default”:

- A. Any false or misleading representation is made by or on behalf of Recipient, in this Contract or in any document provided by Recipient related to this Grant or the Project, or in regard to compliance with the requirements of Section 103 and Sections 141 through 150 of the Code.
- B. Recipient fails to perform any obligation required under this Contract, other than those referred to in subsection A of this section 8, and that failure continues for a period of 30 calendar days after written notice specifying such failure is given to Recipient by OBDD. OBDD may agree in writing to an extension of time if it determines Recipient instituted and has diligently pursued corrective action.

SECTION 9 – REMEDIES

- A. Remedies. Upon any Event of Default, OBDD may pursue any or all remedies in this Contract, and any other remedies available at law or in equity to collect amounts due or to become due or to enforce the performance of any obligation of Recipient. Remedies may include, but are not limited to:
 - (1) Terminating OBDD's commitment and obligation to make any further disbursements of the Grant under this Contract.
 - (2) Barring Recipient from receiving future awards.
 - (3) Withholding amounts otherwise due to Recipient for application to the payment of amounts due under this Contract.
 - (4) Requiring repayment of the Grant and all interest earned by Recipient on those Grant funds.
 - (5) Terminating the Contract.

If, as a result of Recipient's default, OBDD demands return of all or a portion of the Grant moneys or payment of interest earned on the Grant moneys, such amount is due and payable upon demand. OBDD may deduct the amount demanded from any payment due from OBDD or any other agency of the State of Oregon to Recipient, including but not limited to, any payment to Recipient from OBDD under this Contract and any payment to Recipient from OBDD under any other contract or agreement, present or future, between OBDD or any other agency of the State of Oregon and Recipient.

- B. Application of Moneys. Any moneys collected by OBDD pursuant to section 9.A will be applied first, to pay any attorneys' fees and other fees and expenses incurred by OBDD; then, to repay any Grant proceeds owed; and last, to pay any other amounts due and payable under this Contract.
- C. No Remedy Exclusive; Waiver; Notice. No remedy available to OBDD is intended to be exclusive, and every remedy will be in addition to every other remedy. No delay or omission to exercise any right or remedy will impair or is to be construed as a waiver of such right or remedy. No single or partial exercise of any right power or privilege under this Contract will preclude any other or further exercise thereof or the exercise of any other such right, power or privilege. OBDD is not required to provide any notice in order to exercise any right or remedy, other than notice required in section 8 of this Contract.
- D. Default by OBDD. If OBDD is in default, Recipient's sole remedy will be, within the limits set forth in this Contract, disbursement for Project Costs incurred during the term of the Agreement, less any claims OBDD has against Recipient.

SECTION 10 - MISCELLANEOUS

- A. Time is of the Essence. Recipient agrees that time is of the essence under this Contract.
- B. Relationship of Parties; Successors and Assigns; No Third Party Beneficiaries.
 - (1) The parties agree that their relationship is that of independent contracting parties and that Recipient is not an officer, employee, or agent of the State of Oregon as those terms are used in ORS 30.265.
 - (2) Nothing in this Contract gives, or is to be construed to give, directly or indirectly, to any third persons any rights and benefits greater than those enjoyed by the general public.
 - (3) This Contract will be binding upon and inure to the benefit of OBDD, Recipient, and their respective successors and permitted assigns.
 - (4) Recipient may not assign or transfer any of its rights or obligations or any interest in this Contract without the prior written consent of OBDD. OBDD may grant, withhold or impose conditions on such consent in its sole discretion. In the event of an assignment, Recipient shall pay, or cause to be paid to OBDD, any fees or costs incurred because of such assignment, including but not limited to attorneys' fees of OBDD's Counsel and Bond Counsel. Any approved assignment is not to be construed as creating any obligation of OBDD beyond those in this Contract, nor does assignment relieve Recipient of any of its duties or obligations under this Contract.
 - (5) Recipient hereby approves and consents to any assignment or transfer of this Contract that OBDD deems to be necessary.

C. Disclaimer of Warranties; Limitation of Liability. Recipient agrees that:

- (1) OBDD makes no warranty or representation, either express or implied, as to the value, design, condition, merchantability or fitness for particular purpose or fitness for any use of the Project or any portion of the Project, or any other warranty or representation.
- (2) In no event are OBDD, the Oregon Infrastructure Authority, the grant committee established under ORS 401.910(2) or their respective agents liable or responsible for any direct, indirect, incidental, special, consequential or punitive damages in connection with or arising out of this Contract or the existence, furnishing, functioning or use of the Project.

D. Notices and Communication. Except as otherwise expressly provided in this Contract, any communication between the parties or notices required or permitted must be given in writing by personal delivery, email, or by mailing the same, postage prepaid, to Recipient or OBDD at the addresses set forth below, or to such other persons or addresses that either party may subsequently indicate pursuant to this section.

Any communication or notice by personal delivery will be deemed effective when actually delivered to the addressee. Any communication or notice so addressed and mailed will be deemed to be received and effective five (5) days after mailing. Any communication or notice given by email becomes effective 1) upon the sender's receipt of confirmation generated by the recipient's email system that the notice has been received by the recipient's email system or 2) the recipient's confirmation of receipt, whichever is earlier. Notwithstanding this provision, the following notices may not be given by email: notice of default or notice of termination.

If to OBDD: Deputy Director
Oregon Business Development Department
775 Summer Street NE Suite 310
Salem, OR 97301-1280

If to Recipient: City Manager
City of Baker City
1655 First Street
Baker City, OR 97814

- E. No Construction against Drafter. This Contract is to be construed as if the parties drafted it jointly.
- F. Severability. If any term or condition of this Contract is declared by a court of competent jurisdiction as illegal, invalid or unenforceable, that holding will not invalidate or otherwise affect any other provision.
- G. Amendments, Waivers. This Contract may not be amended without the prior written consent of OBDD (and when required, the Department of Justice) and Recipient. This Contract may not be amended in a manner that is not in compliance with the Act. No waiver or consent is effective unless in writing and executed by the party against whom such waiver or consent is sought to be enforced. Such waiver or consent will be effective only in the specific instance and for the specific purpose given.
- H. Attorneys' Fees and Other Expenses. To the extent permitted by the Oregon Constitution and the Oregon Tort Claims Act, the prevailing party in any dispute arising from this Contract is entitled to recover its reasonable attorneys' fees and costs at trial and on appeal. Reasonable attorneys' fees cannot exceed the rate charged to OBDD by its attorneys.
- I. Choice of Law; Designation of Forum; Federal Forum. The laws of the State of Oregon (without giving effect to its conflicts of law principles) govern all matters arising out of or relating to this Contract,

including, without limitation, its validity, interpretation, construction, performance, and enforcement.

Any party bringing a legal action or proceeding against any other party arising out of or relating to this Contract shall bring the legal action or proceeding in the Circuit Court of the State of Oregon for Marion County (unless Oregon law requires that it be brought and conducted in another county). Each party hereby consents to the exclusive jurisdiction of such court, waives any objection to venue, and waives any claim that such forum is an inconvenient forum.

Notwithstanding the prior paragraph, if a claim must be brought in a federal forum, then it must be brought and adjudicated solely and exclusively within the United States District Court for the District of Oregon. This paragraph applies to a claim brought against the State of Oregon only to the extent Congress has appropriately abrogated the State of Oregon’s sovereign immunity and is not consent by the State of Oregon to be sued in federal court. This paragraph is also not a waiver by the State of Oregon of any form of defense or immunity, including but not limited to sovereign immunity and immunity based on the Eleventh Amendment to the Constitution of the United States.

- J. Integration. This Contract (including all exhibits, schedules or attachments) constitutes the entire agreement between the parties on the subject matter. There are no unspecified understandings, agreements or representations, oral or written, regarding this Contract.
- K. Execution in Counterparts. This Contract may be signed in several counterparts, each of which is an original and all of which constitute one and the same instrument.

Recipient, by its signature below, acknowledges that it has read this Contract, understands it, and agrees to be bound by its terms and conditions.



STATE OF OREGON
acting by and through its
Oregon Business Development Department



Baker City
OREGON

CITY OF BAKER CITY

By: _____
Edward Tabor, Infrastructure &
Program Services Director

By: _____
Barry Murphy, City Manager

Date: _____

Date: _____

APPROVED AS TO LEGAL SUFFICIENCY IN ACCORDANCE WITH ORS 291.047:

/s/ Wendy Johnson per email dated 02 May 2025 providing a group approval
Wendy Johnson, Senior Assistant Attorney General

EXHIBIT A - GENERAL DEFINITIONS

As used in this Contract, the following terms have the meanings below.

“Act” means ORS 401.910, as amended and OAR Chapter 123, Division 51, as amended (Oregon Seismic Rehabilitation Grants Program).

“Award” means the award of financial assistance to Recipient by OBDD dated 24 April 2025.

“Bonds” means the bonds issued pursuant to Article XI-N of the Oregon Constitution, 2025 Series C for seismic rehabilitation, with an initial maturity date of June 1, 2045, a portion of the sale proceeds of which are funding the Grant.

“CFR” means the Code of Federal Regulations.

“Code” means the Internal Revenue Code of 1986, as amended, including any implementing regulations and any administrative or judicial interpretations.

“Costs of the Project” means Recipient’s actual costs (including any financing costs properly allocable to the Project) that are (a) reasonable, necessary and directly related to the Project, (b) permitted by generally accepted accounting principles to be Costs of the Project, and (c) are eligible or permitted uses of the Grant under applicable state or federal statute and rule.

“Counsel” means an attorney at law or firm of attorneys at law duly admitted to practice law before the highest court of any state, who may be of counsel to, or an employee of, OBDD or Recipient.

“Date of Issuance” means the date the Bonds are issued, which is or is expected to be 29 April 2025.

“Default” means an event which, with notice or lapse of time or both, would become an Event of Default.

“ORS” means the Oregon Revised Statutes.

“Private Person” means any person or entity other than a state or local governmental unit or an individual not acting in a trade or business. Accordingly, a Private Person would include the federal government, for-profit organizations, non-profit organizations, and individuals who are acting in a trade or business capacity.

“Private Use” means, subject to certain exceptions, the use of a portion or all of the Project by a Private Person if such use is other than as a member of the general public. Private Use can include ownership of the property by the Private Person as well as other arrangements that transfer to the Private Person the actual or beneficial use of the property (such as a lease, management contract, service or incentive payment contract, output contract, naming rights contract or other special arrangement) in such a manner as to set the Private Person apart from the general public. Use by employees of Recipient solely in their capacity as employees ordinarily will not be considered Private Use.

“Project Completion Date” means the date on which Recipient completes the Project.

“Project Costs” means expenditures incurred by Recipient that are (a) reasonable, necessary and directly used for the Project, (b) capital expenditures for federal income tax purposes within the meaning of Section 1.150-1(b) of the Code, and (c) eligible or permitted uses of the Grant under law, including but not limited to the Act, and this Contract. Project Costs do NOT include internal costs charged to the Project by Recipient or payments made to Related Parties, do NOT include loans or grants to be made to third parties, and may not include the payment of principal or interest due on interim financing for the Project. In addition, Project Costs do NOT include the demolition and rebuild of an existing critical public building, partial rehabilitation of a building that does not holistically address all known seismic

deficiencies, as defined in OAR 123-051-0200(11), or reimbursement for already budgeted staff and routine or ongoing expenses of the Recipient.

“Related Parties” means, in reference to governmental units or 501(c)(3) organizations, members of the same controlled group within the meaning of Section 1.150-1(e) of the Code, and in reference to any person that is not a governmental unit or a 501(c)(3) organization, a related person as defined in Section 144(a)(3) of the Code.

EXHIBIT B - PROJECT DESCRIPTION

Recipient shall design and construct a seismic rehabilitation project for its Baker City Police Station to bring the building to the Basic Performance Objective for Existing Risk Category IV buildings, including but not limited to structural and non-structural deficiencies of the building described in the engineering assessment submitted as part of its application, which is incorporated by reference.

EXHIBIT C - PROJECT BUDGET

Line Item Activity	OBDD Funds	Estimated Other / Matching Funds
Architectural / Engineering	\$344,624	\$0
Construction Management	\$50,826	\$0
Construction	\$1,745,014	\$0
Relocation	\$20,330	\$0
Contingency	\$338,838	\$0
Total	\$2,499,632	\$0



CITY OF BAKER CITY
BAKER CITY POLICE STATION SEISMIC REHABILITATION
REQUEST FOR PROPOSALS
CONSTRUCTION MANAGER/GENERAL CONTRACTOR

Contract Administrator:

City of Baker City
Danielle Schuh
Director, Public Works
PWAdirector@bakercity.gov

Issued: March 20, 2026

Due: April 17, 2026, at 5:00 PM Pacific Time

Electronic Submittal Location:

PWAdirector@bakercity.gov

TABLE OF CONTENTS

1.	NOTICE TO PROPOSERS	4
2.	OVERVIEW OF PROPOSAL	4
3.	PROJECT OVERVIEW	4
4.	SELECTION PROCESS	5
4.1.	SELECTION OVERVIEW	5
4.2.	Evaluation of Qualifications	6
4.3.	SELECTION PROCESS SCHEDULE	6
5.	DESCRIPTION OF SERVICES TO BE PROVIDED	7
5.1	APPROACH	7
5.2	PROJECT ISSUES	7
5.3.	PRECONSTRUCTION PHASE SERVICES	8
5.4.	SCOPE OF CONSTRUCTION PHASE SERVICES	10
6.	PROPOSAL REQUIREMENTS	11
6.1.	DATE, LOCATION, AND DELIVERY METHOD	11
6.2.	FORM OF PROPOSAL	11
6.3.	ACCEPTANCE OF PROPOSAL SPECIFICATIONS, TERMS AND CONDITIONS	12
6.4.	ANTI-DISCRIMINATION	12
6.5.	PUBLIC RECORDS	12
6.6.	COMPLIANCE WITH APPLICABLE LAWS	13
6.7.	CONTRACT DETAIL	13
6.8.	DELAYED PROPOSAL CLOSING TIME/PROPOSAL OPENING	13
6.9.	INVESTIGATION	14
6.10.	LATE PROPOSALS	14
6.11.	MISTAKES, ERRORS AND OMISSIONS IN SOLICITATION	14
6.12.	MODIFICATION OF PROPOSAL AFTER AWARD	14
6.13.	MODIFICATIONS OF PROPOSAL BEFORE AWARD	14
6.14.	OREGON BUSINESS REGISTRATION	15
6.15.	CITY'S RIGHTS	15
6.16.	PROPOSAL VALIDITY	16
6.17.	PROTEST OF PROPOSAL SPECIFICATIONS OF TERMS AND CONDITIONS	16
6.18.	PROTEST OF PROPOSAL AWARD	16

6.19.	PUBLICITY	16
6.20.	WRITTEN QUESTIONS, COMMENTS AND ADDENDA, RULES OF CONTACT	17
7.	PROPOSAL CONTENT	18
7.1.	DETAILED RESPONSE REQUIREMENTS	18
7.2.	COVER LETTER	18
7.3.	COMPANY OVERVIEW	18
7.4.	SIMILAR PROJECT HISTORY	18
7.5.	PROJECT APPROACH	19
7.6.	PROJECT SAFETY AND COMMUNICATIONS	20
7.7.	STAFFING QUALIFICATIONS	20
7.8.	FEEES	20
8.	EVALUATION CRITERIA	22
9.	ATTACHMENTS	24

1. NOTICE TO PROPOSERS

Proposers shall provide one (1) electronic copy of their proposal and email it to Danielle Schuh, Director Public Works at PWAdirector@bakercity.gov. Proposals will be accepted until **April 17, 2026, 5:00 PM**, after which time no further Proposals will be received.

- A **MANDATORY** Pre-Proposal Conference will be held at **1:00 PM, March 31, 2026**, at the **Baker City Police Station**, located at 1768 S Auburn Ave., Baker City, OR 97814.
- Proposal documents may be obtained via an email request to Desiree Lockwood at desiree.d.lockwood@imegcorp.com.
- Interested firms shall have no unauthorized contact with City staff or City Council Members during the selection process. All questions shall be directed in writing to Geoff May at geoff.may@imegcorp.com.
- The City may, for good cause, reject any or all proposals upon finding it is in the public interest to do so and to rescind the award of any contract, at any time, before the execution of said contract by all parties with no liability against the City.

2. OVERVIEW OF PROPOSAL

This solicitation does not obligate the City to pay any costs incurred in preparation of Proposals. The City reserves the right to reject any Proposal that is not in compliance with all prescribed requirements. For good cause, the City may reject any or all Proposals upon a written finding that it is in the public interest to do so.

3. PROJECT OVERVIEW

The City received a Seismic Rehabilitation Grant in 2025 from the Oregon Infrastructure Finance Authority of the Business Development Department for the Baker City Police Station Seismic Rehabilitation.

The City has selected IMEG Consultants Corp as the structural engineer and project manager for the work.

The selected CM/GC will be expected to document good faith efforts to develop business opportunities for Minority Owned, Women Owned, and Emerging Small Business Enterprises, as required by ORS Chapter 200.

This project will require compliance with the State of Oregon Bureau of Labor and Industries (BOLI) Prevailing Wage Rate (PWR).

Schedule: The selected Contractor will work collaboratively with IMEG Consultants Corp. and the City to develop a construction schedule for the renovations.

Pre-construction Phase: Pre-construction will start immediately upon issuance of Notice to Proceed and extend through May 2027. Project will result in one Guaranteed Maximum Price (GMP) Amendment.

Construction Phase: For purposes of this proposal, assume onsite construction to commence June 2027, and be completed September 2027.

Scope: The project scope includes seismic strengthening for the Baker City Police Station. The building portion in scope consists of approximately 9,020-square-foot, single-story unreinforced masonry (URM) structure. The building was originally built circa 1960 and had a renovation performed in 1995 which added extensions to the building's east and west ends. The building is comprised of offices, secure evidence rooms, and locker rooms, as well as a server room, garage weight room, and kitchen. The intent is to strengthen the building to an Immediate Occupancy (Seismic Risk Category IV) seismic performance level.

Seismic strengthening may consist of the following elements:

- Install new steel strongbacks at selective interior and exterior wall locations,
- Install new perimeter concrete foundation with uniformly spaced 50' pin piles,
- Install new concrete shear walls at selective interior and exterior wall locations,
- Strengthen roof diaphragm with new sheathing, blocking, metal strapping and nailing,
- Install new and strengthen existing roof to wall connections,
- Install bracing and anchorage of various nonstructural components as necessary.

A copy of the conceptual seismic strengthening scheme submitted as part of the Oregon SRGP application will be distributed at the mandatory onsite Pre-Proposal Conference (see Section 4.3).

Construction Budget: The construction budget shall not exceed **\$1,931,375**.

4. SELECTION PROCESS

4.1 SELECTION OVERVIEW

The City will serve as the contracting agency for the project. The Local Contract Review Board has approved this procurement process. The City is seeking a qualified Construction Manager/General Contractor (the CM/GC) with current relevant experience in the construction/renovation of similar facilities, particularly experience with the Oregon Seismic Rehabilitation Program.

In accordance with Oregon Administrative Rules 137-049-0620 and 137-049-0645, the City will use a "Construction Manager/General Contractor" (CM/GC) Request for Proposal (RFP) to select and enter into a contract with the CM/GC. In accordance with those rules and ORS 279C.335, the City has obtained an exemption from applicable competitive bidding requirements.

The City has established the CM/GC RFP approach through the exemption process and by filing Findings supporting the use of this approach. The RFP approach was established in lieu of the more traditional Design-Bid-Build and the corresponding Invitation to Bid (ITB) in order to realize the maximum benefit by including the CM/GC during the design phase. The basis for the RFP approach is addressed in greater detail in the Exemption Order mentioned above.

The selection process under this RFP will be conducted in a fair and impartial manner, whereby several qualified individuals will evaluate all responsive Proposals.

4.2 Evaluation of Qualifications

A. Proposal evaluation and initial ranking.

The City will review all Proposals to ensure that each Proposer meets the minimum qualifications required.

The City will convene an evaluation committee made up of three to five qualified members, representing the City, Stakeholders, or the general public to evaluate all Proposals.

B. Interviews (if deemed applicable), reference checks, final ranking, and selection.

4.3 SELECTION PROCESS SCHEDULE

PROPOSAL AND AWARD TIMELINE:	
March 20, 2026	RFP issued
March 31, 2026	MANDATORY onsite Pre-Proposal Conference at 1:00 PM
April 1, 2026	Last Day for submittal of questions at 5:00 PM
April 7, 2026	Issue Addendum (if needed)
April 17, 2026	Proposals due by 5:00 PM
April 20, 2026	Evaluation Committee Meets to review proposals
April 29, 2026	CM/GC Finalists interview (Optional)
May 6, 2026	CM/GC Recommendation for Selection to City Council
May 12, 2026	City Council approval of Selected CM/GC
May 13, 2026	Notice of Intent to Award Published

The City reserves the right to modify this schedule at its discretion. Proper notification of changes in the response schedule will be made via addendum.

5. DESCRIPTION OF SERVICES TO BE PROVIDED

5.1 APPROACH

The City is seeking a CM/GC firm to participate as a member of the Project Team in collaboration with the City and Design Team during the design and construction phases of the Project. The CM/GC must be skilled in all aspects of CM/GC delivery, including but not limited to value target analysis, preparing construction estimates, value engineering, analyzing alternative designs, critical path scheduling, local labor and material procurement conditions, constructability reviews of progress documents, phasing and sequencing of work, and construction methods and alternatives. The CM/GC must have the ability to clearly coordinate and communicate with Project Team members during the design and construction phases. In addition, it is imperative that the CM/GC have a thorough knowledge of the local labor, material, and subcontracting markets to assist during the design phase and attract a stable of qualified subcontractors during bidding. Experience working in Baker County and with County permitting authorities is advantageous.

The following qualities are particularly relevant and important to the City:

- CM/GC project staff with demonstrated expertise and experience
- Desire for clear and articulate communication
- Emphasis on trust, collaboration, and shared goals
- Explicit and fair balance of risk/reward for all parties
- Definitive design and construction scheduling to provide ample time for City staff to review and comment on planning, cost, schedule, and procurement information.

The CM/GC is being retained prior to the start of the schematic design phase to allow the CM/GC to be an early contributor in formulating team relationships, refining design and review processes, and establishing collaborative target cost and schedule objectives.

5.2 PROJECT ISSUES

The Project presents a number of challenges for the City. The City elected to engage a CM/GC in light of these challenges, which are summarized below.

- **Construction on an Occupied Site**

The Site will potentially be occupied by staff and the public during construction of the Project. Mitigation planning for noise and public safety, site access, and schedule issues will be necessary. Construction noise due to adjacent new construction will require that mitigation criteria and contractor / City staff communication paths be pre-established to minimize disruption. In addition, delineation of safe access paths for staff and the public must be planned, implemented, and maintained during the various phases of the work. Clear understandings of construction laydown areas, delivery and removal of construction materials paths, and police department access requirements will need to be determined and executed. The understandings established during design will need to be communicated in subcontractor bidding documents to provide clear information and reduce ambiguity in subcontractor bids. The City intends to also use this information to

keep the staff and public users informed, thereby setting realistic expectations and increasing public awareness to maximize safety.

- **Complex Scheduling, Phasing, and Coordination**

Anticipated construction activities in selected areas will require careful planning, phasing, scheduling, and coordination by both the CM/GC and the City. The participation of an experienced CM/GC during the design process will enable the Project Team to identify issues, seek and test potential design and logistics options, and incorporate agreed solutions into the contract documents. The result will be an increased understanding by all parties of construction plan, schedule, and role expectations.

- **Budget Constraints**

The City takes its planning and construction budgets very seriously. The City received a Seismic Rehabilitation Grant in 2025 from the Oregon Infrastructure Finance Authority of the Business Development Department for the Project. The maximum project construction costs (pre-construction plus guaranteed maximum price) have been established as \$1,931,375. The City has no additional funds to contribute to the project and it is vital for the CM/GC to provide thorough construction estimates and cost control procedures throughout design and construction so the Project is delivered within budget.

- **Uncertain and Volatile Market**

The design of the Project is commencing following a very uncertain construction period in an area market. That condition has at times created lack of contractor interest, reduced subcontractor availability, pricing problems, and challenges in material procurement and scheduling. It is imperative that the CM/GC have a thorough knowledge of current area market conditions, material and labor costs, and subcontractor availability. The City expects the CM/GC to be able to communicate and advise on these matters and to be equipped to make adjustments as needed to deliver the Project as planned within budget.

5.3 PRECONSTRUCTION PHASE SERVICES

Preconstruction Phase Services will be provided under the terms of the Contract, as it may be modified by Supplemental General Conditions or Amendment, and will be paid for on a cost-reimbursement basis up to the maximum not-to-exceed amount set in the Contract.

Preconstruction Phase Services are anticipated to include the following:

- A. CM/GC will work collaboratively and proactively with the City and engineer to conduct constructability review, provide cost estimation and assist with completion the Contract Documents in a manner which supports the City's efforts to keep costs within the City's budget. CM/GC is required to examine the engineers' work product (draft plans and specifications) carefully at all phases of development and to identify and bring to City's attention any and all defects, errors, conflicts or omissions in such work product that

CM/GC recognizes or, in the exercise of reasonable care, should have recognized in the course of rendering Preconstruction Services. Issuance by the CM/GC of subcontract bid packages for bidding constitutes CM/GC's representation that CM/GC has reviewed the Drawings and Specifications in accordance with this Section and has notified the City of any and all defects, errors, conflicts or omissions in such work product that CM/GC recognizes or, in the exercise of reasonable care, should have recognized. Notwithstanding the foregoing, the City acknowledges the CM/GC's involvement in the Preconstruction Services is as a contractor and not a licensed design professional. Accordingly, nothing in the Contract Documents shall be interpreted as requiring CM/GC to seek out or identify professional errors or omissions by the engineer or otherwise ascertaining that the Contract Documents are (except, as indicated, for performance specifications) in accord with applicable law, regulations, or code.

- B. Prepare construction cost estimates at completion of Schematic Design, 60% Construction Documents, and 90% Construction Documents phases. The estimate shall be submitted to the City for review and approval within two (2) weeks after receipt of the Design Team submittal. The estimate will be presented in CSI format and contain sufficient detail and component to encompass the entire Cost of the Work. The estimate shall identify all assumptions, cost source data, contingencies and allowances included in the estimate. Contingencies will be mutually agreed and approved by the City.
- C. Work with local labor and subcontracting markets to generate viable and competitive pricing through effective packaging of subcontract bid opportunities and reaching out to subcontractors encouraging them to bid.
- D. Develop and maintain a preliminary Project construction schedule providing all major elements of phasing, procurement, subcontractor bidding, design interfacing, permitting, and construction activities.
- E. Services will also include but not be limited to: value engineering, value analysis, constructability reviews, back-checking of design documents for incorporation of comments, assistance with permitting, destructive testing to determine as-built conditions, verification of building dimensions, long-lead procurement plan, subcontracting plan, development of a safety plan, subcontracting scopes, and site investigations.
- F. Attend weekly or bi-weekly Project Team meetings.
- G. Review the drawings and specifications and make recommendations as required to assure that (1) the Work of the Subcontractors is coordinated, (2) all requirements for the Project have been assigned to the appropriate separate bid packages, (3) the likelihood of jurisdictional disputes has been minimized, and (4) proper coordination has been provided for construction sequencing. Whenever design details impact construction feasibility, cost, or schedule, make recommendations for alternate solutions.

- H. Coordinate the development of bid packages with the Project Team. Submit the subcontract buyout plan to the City for approval. Include scope and applicable drawing and specifications for each subcontract. Develop the buyout plan such that the bid packages developed to optimize the lowest cost strategy to achieve the GMP.
- I. During the Construction Documents phase, complete interdisciplinary plan checks of 60% and 90% submittals. Review plans and specifications for coordination and completeness. Identify construction details necessary to construct the Work. Provide coordination and completeness comments to City and Design Team. Verify that the comments are incorporated into the Contract Documents.
- J. Prepare and submit a Guaranteed Maximum Price (GMP) proposal and GMP Supporting Documents to the City in conformance with Contract requirements. GMP proposal for the entire project will be based on 100% completed Construction Documents prepared by the Design Team.

5.4 SCOPE OF CONSTRUCTION PHASE SERVICES

- A. The CM/GC shall execute, perform, coordinate, and manage the Work of the Contract Documents in as expeditious, collaborative, and professional a manner necessary to achieve all Project Milestones and deadlines within the amounts set forth in the Contract and within the time provided by the CM/GC Contract, unless modified by Change Order.
- B. The CM/GC shall provide Construction Management (CM) services throughout the Project, from execution of this CM/GC Contract through the Final Acceptance and shall closely coordinate such work with the City and Designer. The CM/GC shall provide CM services, including but not limited to:
 - a. coordination of all Work;
 - b. review and inspection of Work of Subcontractors;
 - c. quality control/quality assurance;
 - d. all scheduling related activities required by the Contract Documents;
 - e. identifying and implementing safe work practices and requirements for construction;
 - f. assessing and recommending site logistics requirements;
 - g. recommending phasing, sequencing of work, and construction scheduling;
 - h. providing cost estimating as needed change order review to support changes to the Work;
 - i. assessing alternative construction options for cost savings;
 - j. identifying products and designs for Value Engineering (VE) and engineering systems for life-cycle cost considerations and recommending all work necessary to support their implementation.
- C. The CM/GC shall work with local labor and subcontracting markets to generate viable and competitive pricing through effective packaging of subcontract bid opportunities and reaching out to subcontractors encouraging them to bid. The CM/GC shall provide full

general contracting services for construction of the Project in accordance with the requirements of the Contract Documents except to the extent work is specifically indicated in the Contract Documents to be the responsibility of others.

6. PROPOSAL REQUIREMENTS

Proposals shall comply with the following, and where the Proposer is asked to provide information, there shall be a full discussion (and attachments where necessary):

6.1 DATE, LOCATION, AND DELIVERY METHOD

- A. Interested CM/GCs must submit their Responses as noted in Section 1. It is the responsibility of the contractor to ensure that Proposals have been received by the City.
- B. NO FAX TRANSMITTED PROPOSALS WILL BE ACCEPTED.

6.2 FORM OF PROPOSAL

A Proposer's submitted proposal:

- Shall Submit one (1) electronic copy.
- The email shall be clearly marked:

**“City of Baker City– RFP Construction Manager/General Contractor
For Baker City Police Station Seismic Rehabilitation”**

- Shall be tabulated in separate sections with separator pages in relation to the detailed response requirements set forth in Section 7 of this RFP. Any additional information deemed appropriate should be submitted as a separate document in the same email.
- Shall be in PDF format, 8 1/2" x 11" paper size, with font type no smaller than 11-point.
- Shall be limited to 25 pages of content (i.e., 25 single-sided pages or 12 double-sided pages). Total page count includes the cover letter, but NOT front and back cover, section dividers, resumes, or other forms and attachments required to be submitted. **The title page or cover letter must include:** the date, solicitation name, Proposer's name, contact person, telephone number, email address, and complete mailing and street address.
- Shall be submitted in the following order and structure:
 - Cover Letter
 - Proposal Response
 - Resumes
 - Completed Attachments

6.3 ACCEPTANCE OF PROPOSAL SPECIFICATIONS, TERMS AND CONDITIONS

The successful Proposer acknowledges and accepts that the specifications listed in this RFP and no others will control any contract awarded unless the successful Proposer expressly states, in whole or by reference, alternate terms or conditions which the successful Proposer wishes the City to consider. Any such alternate terms or conditions will constitute a variance and, if found material, may subject the Proposal to rejection. Any referenced alternate terms or conditions shall be attached to the Proposal for consideration by the City.

6.4 ANTI-DISCRIMINATION

In connection with this RFP and in the performance of any subsequent contract, Proposers shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, age, marital status, sexual preference, and/or being physically challenged. Proposers shall take action to ensure that all applicants are treated equally during employment without regard to such status.

6.5 PUBLIC RECORDS

This RFP and one (1) copy of each Proposal, together with copies of all documents pertaining to the award of a Contract, shall be kept by the City and made a part of a file or record, which shall be open to public inspection. If a Proposal contains any information that is considered a Trade Secret under ORS 192.345, each sheet of such information shall be marked with the following disclosure in bold, red text:

"This information constitutes a trade secret under ORS 192.345 and shall not be disclosed except in accordance with the Oregon Public Records Law, ORS Chapter 192."

- A. The Oregon Public Records Law exempts from disclosure only bona fide trade secrets, and the exemption from disclosure applies only "unless the public interest requires disclosure in the particular instance", ORS 192.345. Therefore, nondisclosure of documents or any portion of a document submitted as part of a Proposal may depend upon official or judicial determinations made pursuant to the Public Records Law.
- B. The above restriction may not include fee schedules or price information, which shall be open to public inspection.
- C. Identifying the Proposal in total as a trade secret is not acceptable. Failure to identify a portion of the Proposal as a trade secret shall be deemed a waiver of any future claim of that information as a trade secret.

6.6 COMPLIANCE WITH APPLICABLE LAWS

In connection with this RFP and the contract, Proposers shall comply with all applicable laws in all aspects in connection with the procurement process of this project and the performance of the contract whether such laws are stated herein or not.

6.7 CONTRACT DETAIL

The City intends to use a modified American Institute of Architects (AIA) A133-2019 Agreement, Standard Form of Agreement Between Owner and Construction Manager, and a modified American Institute of Architects (AIA) A201-2017 General Conditions of the Contract for Construction.

If the proposing firm takes exception to anything contained in the contract agreement provided in Attachments C through F, those exceptions and/or proposed changes MUST be provided as an additional attachment to your proposal labeled "PROPOSED CONTRACT MODIFICATIONS". This attachment will not be included in the allowable maximum page count. No contract modifications will be considered if submitted after the proposal closing time. Unless the City agrees to modify any of the terms and conditions, the City intends to enter into a Contract with the successful Proposer substantially in the form set forth in contract agreement provided in Attachments C through F.

It may be possible to negotiate some provisions of the final Contract; however, the City is not required to make any changes and many provisions cannot be changed. Proposer is cautioned that the City believes modifications to the standard provisions constitute increased risk and increased cost to the City. Therefore, the City will consider the Scope of requested exceptions in the evaluation of Proposal.

Any subsequent negotiated changes are subject to prior approval of the City's Council.

City is willing to negotiate all items, except those listed below:

- Choice of law
- Choice of venue
- Constitutional requirements
- Requirements of applicable Federal and State law
- Requirements of applicable Council policy

In the event that the parties have not reached mutually agreeable terms within 30 calendar days, City may terminate Negotiations and commence Negotiations with the next highest-ranking Proposer.

6.8 DELAYED PROPOSAL CLOSING TIME/PROPOSAL OPENING

The time and date set for the proposal closing and proposal opening will advance to the same time on the City's next business day in the event that weather or other contingency causes the

City to be officially closed at the time and date set for the proposal closing and proposal opening.

6.9 INVESTIGATION

The Proposer shall make all investigations necessary to be informed regarding the service(s) to be furnished.

6.10 LATE PROPOSALS

Proposals received after the time and date set for proposal closing will not be considered.

6.11 MISTAKES, ERRORS AND OMISSIONS IN SOLICITATION

Any mistakes, errors and omissions in this solicitation must be reported immediately to the City.

6.12 MODIFICATION OF PROPOSAL AFTER AWARD

An offer to modify the proposal which is received from the successful proposer after award of contract which makes the terms of the proposal more favorable or advantageous to the City will be considered, and may thereafter be accepted. To be effective, every modification must be made in writing on company letterhead, signed by the party signing the proposal or a confirmed authorized representative and must thereafter be accepted by the City in writing. The envelope containing any modification to a proposal shall be marked as follows:

- "Proposal Modification"
- Proposal Number
- Proposal Title
- Letter must be addressed to: City of Baker City
Attn: Danielle Schuh
1655 First St.
Baker City, OR 97814

6.13 MODIFICATIONS OF PROPOSAL BEFORE AWARD

Proposals, once submitted, may be modified in writing if the modification is received prior to the time and date set for proposal closing (see page 1). Any modifications shall be prepared on Company letterhead, signed by the party signing the proposal or a confirmed authorized representative and state that the new document supersedes the prior proposal. This modification document must thereafter be accepted by the City in writing. The envelope containing any modification to a proposal shall be marked as follows:

- "Proposal Modification"
- Proposal Number
- Proposal Title

- Letter must be addressed to: City of Baker City
Attn: Danielle Schuh
1655 First St.
Baker City, OR 97814

6.14 OREGON BUSINESS REGISTRATION

ORS 60.701 requires that foreign corporations be registered in the State of Oregon, through the Office of the Secretary of State, before conducting business in Oregon. A foreign corporation (see ORS 60.001) means a for-profit corporation incorporated under a law other than the laws of the state of Oregon. This registration must be accomplished prior to Contract execution. The current status of the Proposer in this regard shall be stated in the Proposal.

6.15 CITY'S RIGHTS

The City may investigate the qualifications of any Proposer under consideration, may require confirmation of information furnished by a Proposer, and may require additional evidence of qualifications to perform the work described in this RFP.

The City reserves the right, in its sole and absolute discretion and without recourse by Proposers, to take any of the following actions:

- Reject any or all Proposals;
- Issue a new RFP;
- Cancel, modify, or withdraw the RFP;
- Issue addenda, supplements, and modifications to this RFP;
- Modify the RFP process (with appropriate notice to proposers);
- Appoint a selection committee and evaluation teams to review responses received to this RFP and seek the assistance of outside technical experts in the response evaluations;
- Hold meetings and exchange correspondence with the Proposers to seek an improved understanding and evaluation of the responses;
- Seek or obtain data from any source that has the potential to improve the understanding and evaluation of the responses;
- Waive minor irregularities in responses;
- In the negotiations for the contract with the selected proposer to change the dates for performance from that set forth in Section 4 hereof; and/or
- Refuse to issue a contract at all.

The City is not obligated to enter into any contract, and under no circumstances shall it have any obligation to pay for any costs or expenses incurred by any Proposer in the preparation or submission of a response to this RFP or in anticipation of a contract.

Proposers are solely responsible for all costs and expenses of any nature associated with responding to this RFP, attending briefing(s), providing supplemental information, and all subsequent costs and expenses. By submitting a response to this RFP, a Proposer disclaims any right to be paid for such costs by the City or anyone else.

6.16 PROPOSAL VALIDITY

All proposals shall remain valid for a period of 90 days following the RFP deadline.

6.17 PROTEST OF PROPOSAL SPECIFICATIONS OF TERMS AND CONDITIONS

Protests of proposal specifications or terms and conditions shall be presented to the City in writing ten (10) calendar days prior to proposal closing. Such protest shall include the reason(s) for protest and any proposed changes. If, in the opinion of the City, a change is required for the Request for Proposals (RFP), an addendum will be issued. Envelopes containing protests shall be marked as follows:

- “Protest RFP”
- Proposal Number
- Proposal Title
- Letter must be addressed to: City of Baker City
Attn: Danielle Schuh
1655 First St.
Baker City, OR 97814

6.18 PROTEST OF PROPOSAL AWARD

Protests of proposal award shall be presented to Danielle Schuh in writing seven (7) calendar days after notice of Intent to Award is published. Such protest shall include the reason(s) and evidence for protest, alleged damages, and remedial action requested. The City shall consider and respond in writing in a timely manner. If, in the opinion of the City, a change is required for the Request for Proposals (RFP), an addendum will be issued. Envelopes containing protests shall be marked as follows:

- “Protest Award”
- Proposal Number
- Proposal Title
- Letter must be addressed to: City of Baker City
Attn: Danielle Schuh
1655 First St.
Baker City, OR 97814

A written protest that is not specific enough to comply with the terms of this Section will not be considered. Any protest not set forth in writing within the time limits specified in this RFP shall not be considered. Except as otherwise stated above, Proposer’s are directed to OAR 137-048-0240 for additional protest procedures.

6.19 PUBLICITY

News releases or announcements relating to this RFP will not be made without prior approval by, and in coordination with, the City.

6.20 WRITTEN QUESTIONS, COMMENTS AND ADDENDA, RULES OF CONTACT

Questions and comments pertaining to this solicitation must be submitted in writing according to the Proposal and Award Timeline to:

- For technical questions / clarifications:
Geoff May, IMEG Consultants Corp.
Geoff.May@imegcorp.com
- For Questions regarding the RFP process:
Geoff May, IMEG Consultants Corp.
Geoff.May@imegcorp.com

If, in the City's opinion, additional information or interpretation is necessary, such information will be supplied in the form of Addenda. Addenda shall have the same binding effect as though contained in the main body of the Request for Proposals. The successful Proposer shall acknowledge receipt of all addenda issued, either with the proposal, or separately, in writing, prior to the time and date set for proposal closing.

Addenda shall be sent within a reasonable time to allow prospective proposers to consider them in preparing their proposals.

ORAL INSTRUCTION OR INFORMATION CONCERNING THE REQUEST FOR PROPOSALS OR THE PROJECT GIVEN OUT BY OFFICERS, EMPLOYEES OR AGENTS OF THE CITY TO PROSPECTIVE PROPOSERS SHALL NOT BIND THE CITY AND SHALL NOT BE RELIED UPON.

Other City employees or agents, including the Evaluation Committee and City Council, shall not be contacted once the RFP is issued and until a final selection and award is made.

7. PROPOSAL CONTENT

7.1 Detailed Response Requirements

Proposals must reply to each of the following items. Responses must be in the same order listed below. Concise and direct answers are encouraged.

By listing individuals in the Proposal, the firm guarantees that these individuals will be available to work on the Project at the approximate percentages shown. The City reserves the right to approve or reject any changes to the proposed personnel. The City further reserves the right to request a substitution of personnel if deemed to be in the best interest of the City.

7.2 Cover Letter

Confirm your firm's interest in the project and commitment to meet all requirements. Provide firm's contact information for City's use related to the selection process.

Cover letter or front page should include following statement endorsed by a person authorized to bind the Proposer in contract: *"If this Proposal is accepted by the City, [insert name of Proposer] shall execute the contract documents for the work upon completion of negotiations."*

7.3 Company Overview

Provide a brief description of your firm, including ownership structure, service area, length of time in the industry, and annual revenue and bonding capacity for the past five years. If you are proposing in a joint venture or teaming arrangement, provide a clear description of the legal and business relationship between the respective firms. Provide a brief description of the type of work performed and your capabilities.

Provide the following information about your firm's location and range of work:

- Address of firm's headquarters or corporate office.
- Address of local company office that will oversee and manage the Program.
- Current geographic range of your entire company's work.
- Current geographic range of work managed by the local company office.

In addition, please address the following:

1. Has your firm ever failed to complete a construction contract in the past seven (7) years? If yes, please explain.
2. Has your firm ever failed to complete a contract in the past seven (7) years within the authorized contract time? If yes, please explain.
3. Has your firm been assessed liquidated damages in the past seven (7) years? If yes, please explain.
4. Is your organization currently involved, or has been involved in the past seven (7) years, in Dispute Resolution defined as Mediation, Arbitration or Litigation related to a construction project? If yes, please explain.

7.4 Similar Project History

Describe your firm's experience working on public-owned, seismic-only rehabilitation projects using the CM/GC project delivery method. Provide details for three (3) examples for completed projects in the last five (5) years of similar size (\$1,000,000 to \$2,000,000). Projects funded by the Oregon Seismic Rehabilitation Grant Program are given preference. Include the following information:

- A. Building use,
- B. Describe whether building was occupied during renovation,
- C. Identify if construction phasing was used to minimize disruption to building operations during construction,
- D. Describe how your company "added value" to the project,
- E. Owner and contact information,
- F. Architect/Engineer and contact information,
- G. Guaranteed Maximum Price,
- H. Final construction contract amount,
- I. Completion date.

7.5 Project Approach

Describe how your firm utilizes the CM/GC process to create value during the pre-construction and construction phase. Please focus on how your process creates value for the City. Include the following information:

- A. **Estimating:** Describe your pre-construction estimating process. How do you ensure a transparent estimating process and keep the City and design team constantly aware of the project construction cost estimate as the project evolves?
- B. **Existing conditions:** The Baker City Police Station is an older structure with unknowns and minimal construction documentation. Which areas of the structure would you want to investigate further during pre-construction and why? What do you believe the CM/GC's role should be in initiating this process?
- C. **Constructability:** Describe your firm's approach to reviewing the design to ensure that the design is the best value for the Owner, appropriate to local conditions and market conditions, has efficient sequencing, and is able to be accomplished within project schedule limitations. What is the optimal number of constructability reviews and how should these occur?
- D. **Project Management:** Describe your firm's project management and scheduling system. How will you ensure the project is completed on schedule and in a well-organized and orderly manner? Describe technology tools utilized to assist with this process.
- E. **Construction in Operational Facilities:** Please describe your experience working in a facility that remained operational (either fully or partially during construction of seismic strengthening measures). What lessons did you learn that can be applied to this project?

- F. **Quality Control:** How will you ensure appropriate quality, minimal punch lists, and timely close-out? Elaborate on technology tools utilized to assist with this process.

7.6 Project Safety and Communications

- A. The building retrofit is tentatively planned for a 12-week schedule from June-September 2027. Describe your plan for keeping the staff safe if construction overlaps while the station is occupied. How will you minimize construction disruptions to the police operations? How will you communicate expectations and logistics with the City in advance?
- B. Provide a brief description of your firm's accident prevention program and drug/alcohol program. Provide your firm's EMR and OSHA Lost Time Accident Rate for each of the past 5 years.

7.7 Staffing Qualifications

- A. Provide an organizational chart showing your proposed staff, to include preconstruction project manager, project manager, estimator, and superintendent. Indicate if they will be stationed in the home office or on site during the construction phase. Explain what percentage of their time will be dedicated to this project during the pre-construction and construction phases. Do not include Project Executives who will not be materially involved in the project.
- B. Provide detailed resumes for all staff shown on the project organizational chart, including length of time with the firm and relevant experience in comparable Oregon Public CM/GC projects.

7.8 Fees

Provide responses to this section in a matrix format. Reference Attachment F, CM/GC Cost of Work Matrix, for a delineation of categories and costs.

A. Pre-construction Costs:

Provide a not-to-exceed price for pre-construction services. For purposes of this proposal, assume pre-construction services will commence upon receipt of Notice to Proceed and conclude in May 2027.

Include the list of personnel participating in pre-construction, their hourly rates, and a list of reimbursable expenses included in the not-to exceed price.

Pre-construction services should include (but are not limited to) the following:

- i. Participation in bi-monthly design meetings,
- ii. Evaluation of existing conditions,
- iii. Constructability and value engineering reviews,
- iv. Estimates at Schematic Design, 60% Construction Documents, and 90% Construction Documents milestones,
- v. Review of all drawing/specification deliverables,

- vi. Subcontractor outreach,
- vii. Prepare subcontractor bid packages and manage subcontractor bidding.

B. Fee:

State the fee as a percentage of the direct construction costs. No other mark-up will be allowed. The CM/GC will be required to provide accounting documentation to substantiate that all cost inputs to the project will be at the CM/GC's bare cost. The CM/GC will not be allowed to include "corporate rates" for labor, bonding, or insurance programs. Tool and equipment charges will be required to be comparable to market rental rates.

- i. The fee shall cover, at a minimum, those items excluded from the Cost of the Work and General Conditions as defined in the agreement and as clarified in the CM/GC Cost Matrix, (attached as Exhibit F). The matrix shall provide the Proposers greater clarity about which costs will be reimbursed and which costs will not.
- ii. After Contract award and before the GMP is established, the maximum not-to-exceed amount for General Conditions will be established and set forth in a contract amendment.

C. General Conditions/Staffing Costs:

Provide a detailed estimate of construction phase costs using the CM/GC Cost of Work Matrix format provided in Attachment F. Please note the identified General Conditions exclusions in the Matrix as the costs are prepared. For purposes of this proposal only, assume construction duration will be 12 weeks (actual construction schedule to be determined). Include assumed durations and proposed hourly rates, including labor burden. If applicable, provide estimated travel, housing and per diem costs as separate line items.

D. Bond Rate:

- i. Provide the cost of the 100% Payment and Performance Bond as a percent of the direct construction costs plus fee.
- ii. Provide a brief explanation of your firm's policy on sub-contractor bonding.
- iii. Provide the cost of the "Sub-guard" bond, if applicable, as a percent of the direct construction costs plus fee.
- iv. Provide a letter from your bonding company confirming their ability to provide 100% payment and performance bond for the project.

E. Insurance Rate:

Provide the cost of General Liability Insurance as a percent of the direct construction costs plus fee. See Exhibit C for insurance requirements.

F. Contingency, Allowances and Savings:

Describe your firm's proposed use of contingencies and allowances within the GMP. How do you propose the contingencies are managed, what are the allowable uses and

who has control of their use? What will be the process you use to notify the City that contingency funds will be used and will the City have to approve the use of contingency funds? Please note, in the event the final project costs are less than the GMP, the Contract states 100% of project savings shall be returned to the City.

G. Contract comments:

If the proposing firm takes exception to anything contained in the contract agreement provided in Exhibits D and E, those exceptions and/or proposed changes MUST be provided as an additional attachment to your proposal labeled "PROPOSED CONTRACT MODIFICATIONS". This attachment will not be included in the allowable maximum page count. No contract modifications will be considered if submitted after the proposal closing time.

8. EVALUATION CRITERIA

Potential CM/GCs not submitting all required information or documents in their Proposals may be considered non-responsive, and the City at its option may decide not to consider their Proposals. Each Proposal shall contain the desired information in the format specified.

Responsive Proposals will be evaluated in accordance with the following:

The selection committee will score each submittal based on the responses to the evaluation categories. Each category is assigned a weight between 5 and 30. Each member of the evaluation committee will rank each firm between 1 to 5 in each category, and multiply that number by the weight assigned to the category. The individual evaluation committee member will then total the weighted score from each category to obtain the total score for each respondent. The result of this total score will be used to rank all respondents.

CRITERIA	WEIGHT
1. Cover Letter	5
2. Company Overview	5
3. Similar Project History	25
4. Project Approach	30
5. Project Safety and Communications	15
6. Staffing Qualifications	10
7. Fees	10

WEIGHT x RANKING HIGHEST POSSIBLE SCORE = 500

The proposals shall be subjectively evaluated by the City's Evaluation Committee with weighted points assigned based upon the criteria in this RFP. Those proposals submitted that do not meet mandatory requirements outlined in the Instructions to Proposers will not be evaluated.

The role of the Evaluation Committee shall include a complete review of all documents submitted. The selection committee may elect to invite recommended finalists for interviews based solely upon its evaluation of the selection criteria. The Evaluation Committee, at its sole discretion, may forego the interview process.

The Evaluation Committee will forward a recommendation for selection of one firm to the City's Council for consideration of award. Selection of the successful firm will be entirely at the discretion of the City, and the City reserves the right to waive minor irregularities in the selection process and to reject any and all proposals.

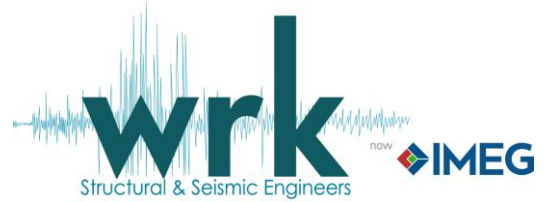
Evaluation Committee members may not be contacted or solicited by any firm or individual submitting proposals during the proposal solicitation and review process, with the exception of the facilitator in accordance with the directions herein.

CITY OF BAKER CITY
CONSTRUCTION MANAGER/GENERAL CONTRACTOR
REQUEST FOR PROPOSAL

	General Conditions	CM/GC Fee	Direct Cost of Work	Owner Cost
Senior Project Manager	YES			
Project Manager	YES			
Project Superintendent	YES			
Assistant Project Manager	YES			
Project Engineers	YES			
Field Engineers	YES			
On-Site Clerical Assistant	YES			
Scheduler (for project specific time only)	YES			
Safety Coordinator (for project specific time only)	YES			
Employee fringe benefits, vacation, and sick leave	YES			
Travel, lodging, per diem, etc.	YES			
Jobsite Office and storage trailer rental	YES			
Job office furniture, equipment, and expendables	YES			
Job office security and cleaning	YES			
Vehicle costs for on-site CM/GC vehicles	YES			
Postage and Shipping	YES			
Project photos	YES			
Computers, Copiers, Printers, Fax Machines	YES			
Document printing	YES			
Warranty and correction of non-conforming work	YES			
Commissioning coordination	YES			
Cost estimating (Post GMP)	YES			
Value engineering (Post GMP)	YES			
Temporary toilets	YES			
Drinking water	YES			
Contractor signage	YES			
Safety equipment for CM/GC personnel	YES			
First aid supplies & Fire Extinguishers	YES			
Substance abuse testing/monitoring	YES			
CM/GC mobilization/demobilization	YES			
Jobsite security	YES			
GM/GC parking/shuttles	YES			
Phone & Internet installation & line charges	YES			
Telephones, cell phones, radios, pagers	YES			
Small tools for CM/GC usage	YES			
Area Superintendents		YES		
Project Executive CM/GC principals(s) in charge		YES		
Payroll/Accounting/Data Processing		YES		
Bonuses		YES		
Corporate safety officer		YES		

CITY OF BAKER CITY
CONSTRUCTION MANAGER/GENERAL CONTRACTOR
REQUEST FOR PROPOSAL

	General Conditions	CM/GC Fee	Direct Cost of Work	Owner Cost
Home office administration	YES			
Corporate IT support	YES			
Computer Software	YES			
Home office payroll costs, fringes, bonuses, etc.	YES			
Soils report				YES
Site survey				YES
Special inspections and testing				YES
Planning and building permits and fees				YES
Development fees				YES
Hazardous Material Survey				YES
Subcontractor bonds			YES	
Performance/payment bond			YES	
Builder's risk insurance			YES	
General liability insurance			YES	
BOLI fees			YES	
Construction surveying/building layout			YES	
Subcontracts			YES	
Wages for trade labor			YES	
Labor burden for trade labor			YES	
Materials and equipment for site logistics			YES	
Rental equipment used on site			YES	
Temporary fencing			YES	
Barricades			YES	
Temporary enclosures			YES	
Temporary stairs			YES	
Opening protection			YES	
Safety railings and fall protection			YES	
Weather protection			YES	
Temporary utilities hookup			YES	
Temporary utility bills			YES	
Periodic cleanup			YES	
Dump fees			YES	
Final cleanup			YES	
Flagging/traffic control			YES	
Dust control			YES	
Trade permits (if not included in subcontracts)			YES	



ADDENDUM # 1

DATE: **April 7, 2026**

PROJECT: **Baker City Police Station Seismic Rehabilitation**
IMEG #25005820.00

ARCHITECT: IMEG Consultants Corp.
215 W 12th Street, Ste 202
Vancouver, WA 98660
Phone: 360-695-9731

TO: Pre-Proposal Conference Attendees

This Addendum forms a part of the Request for Proposal (RFP) and modifies the original Documents dated March 20, 2026, as noted below.

ACKNOWLEDGE RECEIPT OF THIS ADDENDUM IN THE SPACE PROVIDED ON ATTACHMENT B – CERTIFICATIONS / RESIDENCY FORM. FAILURE TO DO SO MAY SUBJECT PROPOSER TO DISQUALIFICATION.

- A. Request for Proposal Documents
1. Attachments Included (For Information Only):
 - a. Mandatory Pre-Proposal Walkthrough Sign-In Sheet
 - b. Baker City Police Station – Seismic Strengthening Concepts

ALL OTHER REQUIREMENTS OF THE RFP SHALL REMAIN UNCHANGED

END OF ADDENDUM

City of Baker City
 Baker City Police Station Seismic Rehabilitation
Walk Through Attendance List

March 31, 2026

Name	Company	Phone	E-mail
RYAN COLLINS	WELLENS GC	541-398-1691	ryan@wellensgc.com
Grant Jensen	SJ & Co.	541-403-1312	grant@sidjensenco.com
DANIELLE SCHILL	COBC	(958)342-9223	dwardirector@bakercity.gov
Jacob Johnston	CB Const Inc.	541-203-1555	troy@cbconst.us
Cody Skudgel	Mikes Five-Star Builders	503-936-4245	Mikes@five-starbuilders



BAKER CITY POLICE DEPARTMENT SEISMIC REHABILITATION GRANT STRENGTHENING CONCEPTS

**BAKER CITY POLICE DEPARTMENT
SEISMIC REHABILITATION GRANT STRENGTHENING CONCEPTS**
 1768 AUBURN AVE
 BAKER CITY, OR 97814

SHEET INDEX	
SHEET ID	SHEET TITLE
G1	COVER SHEET
S1	FLOOR STRENGTHENING PLAN
S2	ROOF STRENGTHENING PLAN

PROJECT NARRATIVE

THE INTENT OF THESE DRAWINGS IS TO ILLUSTRATE THE SCHEMATIC SEISMIC REHABILITATION TASKS TO RECTIFY THE LISTED SEISMIC AND NONSTRUCTURAL DEFICIENCIES. THESE SCHEMATIC DRAWINGS HAVE BEEN PREPARED USING THE CURRENT OREGON STRUCTURAL SPECIALTY CODE (OSSC) AND ASCE 41 (SEISMIC REHABILITATION OF EXISTING BUILDINGS) STANDARD.

THE TARGET FOR REHABILITATION IS TO IMMEDIATE OCCUPANCY (IO) STRUCTURAL PERFORMANCE LEVEL AND A POSITION RETENTION NONSTRUCTURAL PERFORMANCE LEVEL AT THE BSE-1E SEISMIC EVENT AND THE LIFE SAFETY STRUCTURAL PERFORMANCE LEVEL AND HAZARD REDUCTION NONSTRUCTURAL PERFORMANCE LEVEL AT THE BSE-2E SEISMIC EVENT.

THE (IO) STRUCTURAL PERFORMANCE LEVEL MEANS THAT AFTER A DESIGN EARTHQUAKE, THE BASIC VERTICAL AND LATERAL FORCE RESISTING SYSTEMS RETAIN NEARLY ALL OF THEIR PRE-EARTHQUAKE STRENGTH AND STIFFNESS. VERY LIMITED DAMAGE TO BOTH THE STRUCTURAL AND NONSTRUCTURAL COMPONENTS IS ANTICIPATED DURING THE DESIGN EARTHQUAKE WHICH REQUIRE SOME MINOR REPAIRS, BUT MAY NOT BE REQUIRED PRIOR TO REOCCUPANCY. THE RISK OF LIFE THREATENING INJURY AS A RESULT OF STRUCTURAL DAMAGE IS VERY LOW.

PROJECT INCLUDES SEISMIC REHABILITATION FOR THE ENTIRE POLICE STATION BUILDING.

STRUCTURAL DEFICIENCIES

- S1. THE STRUCTURE DOES NOT CONTAIN A COMPLETE, WELL-DEFINED LOAD PATH WITH STRUCTURAL ELEMENTS AND CONNECTIONS THAT SERVE TO TRANSFER INERTIAL FORCES ASSOCIATED WITH MASS OF ELEMENTS TO THE BUILDING FOUNDATION.
- S2. LIQUEFACTION-SUSCEPTIBLE, SATURATED, LOOSE GRANULAR SOILS THAT COULD JEOPARDIZE THE BUILDING'S SEISMIC PERFORMANCE EXIST IN THE FOUNDATION SOILS AT DEPTHS WITHIN 50 FT (15.2 M) UNDER THE BUILDING.
- S3. THE SHEAR STRESS IN UNREINFORCED MASONRY SHEAR WALLS IS MORE THAN 70 LB/IN² FOR CONCRETE UNITS.
- S4. EXTERIOR CONCRETE OR MASONRY WALLS THAT ARE DEPENDENT ON THE DIAPHRAGM FOR LATERAL SUPPORT ARE NOT ANCHORED FOR OUT-OF-PLANE FORCES AT EACH DIAPHRAGM LEVEL WITH STEEL ANCHORS, REINFORCING DOWELS, OR STRAPS THAT ARE DEVELOPED INTO THE DIAPHRAGM.
- S5. DIAPHRAGMS ARE NOT CONNECTED FOR TRANSFER OF SEISMIC FORCES TO THE SHEAR WALLS, AND THE CONNECTIONS ARE NOT ABLE TO DEVELOP THE LESSER OF THE SHEAR STRENGTH OF THE WALLS OR DIAPHRAGMS.
- S6. THE HEIGHT-TO-THICKNESS RATIO OF THE SHEAR WALLS AT EACH STORY IS NOT LESS THAN THE FOLLOWING: TOP STORY OF MULTI-STORY BUILDING: 9; FIRST STORY OF MULTI-STORY BUILDING: 15; ALL OTHER CONDITIONS: 13.
- S7. THERE IS NO TENSILE CAPACITY TO DEVELOP THE STRENGTH OF THE DIAPHRAGM AT REENTRANT CORNERS OR OTHER LOCATIONS OF PLAN IRREGULARITIES.
- S8. THERE ARE NO CONTINUOUS CROSS-TIES BETWEEN DIAPHRAGM CHORDS.
- S9. STRAIGHT SHEATHED DIAPHRAGMS HAVE ASPECT RATIOS GREATER THAN 1-TO-1 IN THE DIRECTION BEING CONSIDERED.
- S10. ALL WOOD DIAPHRAGMS WITH SPANS GREATER THAN 12 FT. DO NOT CONSIST OF WOOD STRUCTURAL PANELS OR DIAGONAL SHEATHING.



NONSTRUCTURAL DEFICIENCIES

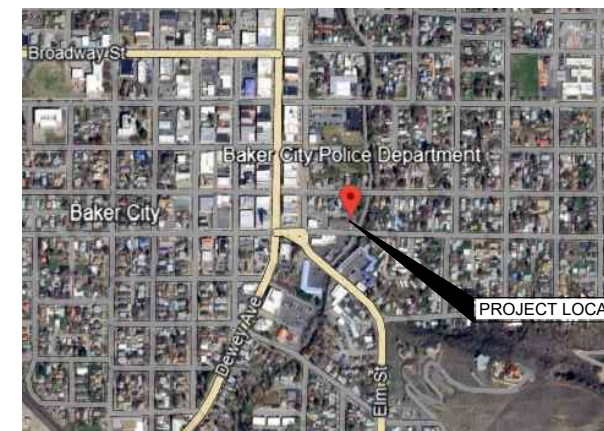
- N1. BREAKABLE CONTAINERS THAT CONTAIN HAZARDOUS MATERIALS IN HAZARDOUS MATERIAL STORAGE CABINETS ARE NOT ANCHORED/BRACED TO THE STRUCTURE.
- N2. PIPING CONTAINING HAZARDOUS MATERIAL, INCLUDING NATURAL GAS, DOWNS NOT HAVE SHUTOFF VALVES OR OTHER DEVICES TO LIMIT SPILLS OR LEAKS.
- N3. UNREINFORCED MASONRY PARTITIONS ARE NOT BRACED AT A SPACING OF 10 FEET MAXIMUM.
- N4. CONTENTS MORE THAN 6 FEET HIGH WITH A HEIGHT TO DEPTH RATIO GREATER THAN 3:1 ARE NOT ANCHORED TO THE STRUCTURE OR TO EACH OTHER.
- N5. ITEMS SUSPENDED WITHOUT LATERAL BRACING ARE NOT FREE TO SWING OR MOVE WITH THE STRUCTURE WITHOUT DAMAGING THEMSELVES.
- N6. EQUIPMENT SUSPENDED WITHOUT LATERAL BRACING IS NOT FREE TO SWING FROM OR MOVE WITH THE STRUCTURE WITHOUT DAMAGING ADJOINING COMPONENTS OR ITSELF

ALL NONSTRUCTURAL DEFICIENCIES WILL BE MITIGATED AS SHOWN IN TABLE 4 IN THIS REPORT UNLESS SPECIFICALLY NOTED OTHERWISE ON THE CONCEPTUAL STRENGTHENING SCHEME DRAWINGS.



NOTE: HATCH INDICATES PROJECT SCOPE.

1 SITE MAP



2 VICINITY MAP



3 STATE MAP

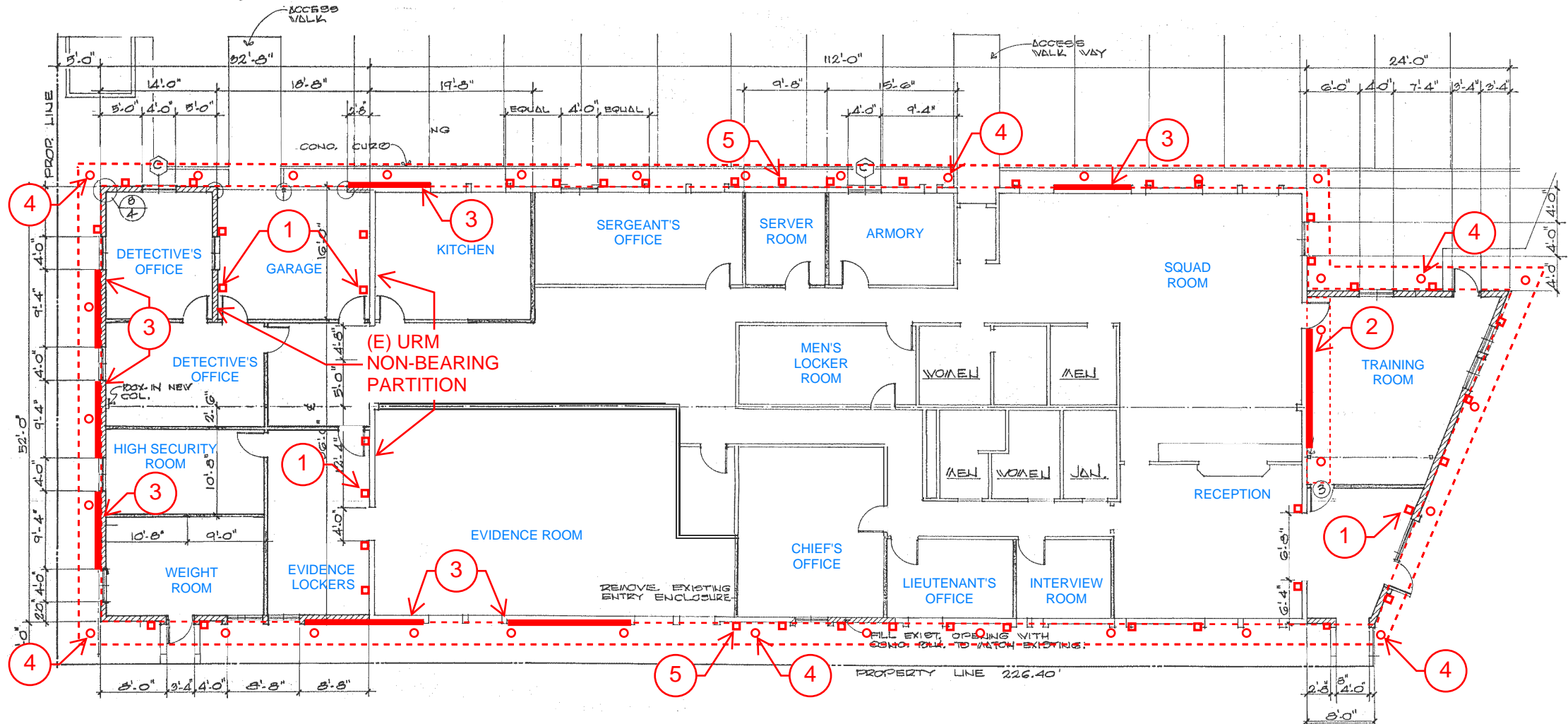


S:\Projects\2024\109_00 - Baker City Police Department SRGP\CAD\109_00_G1.dwg 01/05/25 11:14 spencers

DATE: 09/02/2024
 JOB NUMBER: 24109.00
 PAGE REFERENCE:

SHEET NO.

G1



SEISMIC STRENGTHENING KEY NOTES:

- 1 DEMO (E) WALL AND FLOOR FINISHES TO ADD HSS STRONGBACKS FOR OUT OF PLANE WALL BRACING AT 6'-0" OC AND AS SHOWN. REPAIR WALL AND FLOOR FINISHES WHEN WORK IS COMPLETE. (N3)
- 2 DEMO (E) WALL FINISHES, FLOOR FINISHES, AND CONCRETE SLAB TO ADD 8" CONCRETE SHEAR WALL WITH 3'-0" WIDE X 2'-0" DEEP FOUNDATION. DOWEL INTO EXISTING FOUNDATION WITH ADHESIVE ANCHORS. REPAIR WALL AND POUR IN CONCRETE SLAB WHEN WORK IS COMPLETE. (S3)
- 3 DEMO (E) SIDEWALK OR FINISHED GRADE TO ADD 8" CONCRETE SHEAR WALL. DOWEL CONC WALL TO EXISTING CMU WITH ADHESIVE ANCHORS. REPAIR EXTERIOR SURFACES AFTER WORK IS COMPLETE. (S3)
- 4 ADD 2'-0" x 2'-0" PERIMETER FOUNDATION. WITH 50' PIN PILES AT 15'-0" OC MAX. (S2)
- 5 INSTALL HSS STRONGBACK ON EXTERIOR OF EXISTING URM. (S6)

P:\WRK 2024\24109.00 - Baker City PD\CAD\24109.00_S1.dwg 09/02/24 15:28 USER

1 FOUNDATION STRENGTHENING PLAN
SCALE: 1/8"=1'-0"

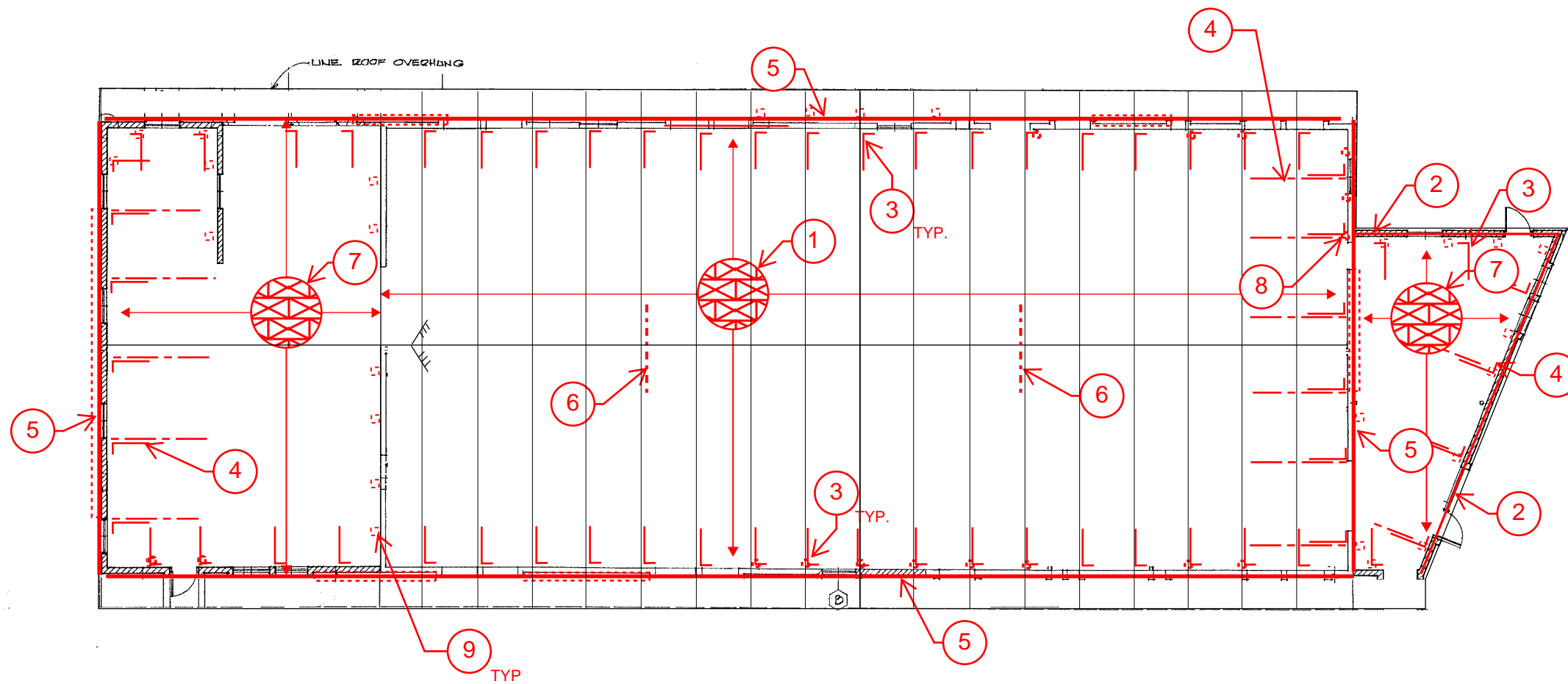


DATE: 09/02/2024
JOB NUMBER: 24109.00
PAGE REFERENCE:

SHEET NO.
S1

SEISMIC STRENGTHENING KEY NOTES:

- 1 DEMO (E) ROOF AND PROVIDE 1/2" PLYWOOD SHEATHING W/ 10d NAILS @ 6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS. PROVIDE BLOCKING AS REQUIRED. RE-ROOF AFTER WORK IS COMPLETE. (S9, S10)
- 2 ADD IN-PLANE CONNECTIONS BETWEEN ROOF DIAPHRAGM AND MASONRY SHEAR WALL. (S5, S1)
- 3 ADD OUT-OF-PLANE WALL ANCHORAGE BETWEEN (E) MASONRY WALL AND THE ROOF DIAPHRAGM AT NEW HSS STRONGBACKS AND AS SHOWN. ATTACH TO (E) BEAM OR (E) TRUSS (S4)
- 4 ADD OUT-OF-PLANE ANCHORAGE BETWEEN (E) MASONRY WALL AND THE ROOF DIAPHRAGM AT NEW HSS STRONGBACKS AND AS SHOWN. . PROVIDE BLOCKING AND STRAPPING TO DEVELOP LOAD INTO DIAPHRAGM. (S4)
- 5 HSS COLLECTOR TO TRANSFER IN-PLANE SHEAR FORCES TO NEW CONCRETE WALL. (S1, S7)
- 6 SPLICE (E) BEAM W/ (S) HOLDOWN TO CREATE CONTINUOUS CROSS-TIE. (S8)
- 7 DEMO (E) ROOF DOWN TO (E) SHEATHING. NAIL (E) SHEATHING W/ 10d NAILS @ 6" OC AT PANEL EDGES AND 12" OC IN THE FIELD. RE-ROOF AFTER WORK IS COMPLETE. (S9)
- 8 PROVIDE STRAPPING AND BLOCKING TO TRANSFER LOADS AT RE-ENTRANT CORNER. (S7)
- 9 ANCHOR HSS STRONGBACKS TO ROOF DIAPHRAGM TO TRANSFER OUT OF PLANE LOADING (N3)



1 ROOF STRENGTHENING PLAN
SCALE: 1/8"=1'-0"



REQUEST FOR PROPOSALS

BAKER CITY POLICE STATION SEISMIC REHABILITATION

PRESENTED BY
CB CONST, INC
CONSTRUCTION MANAGEMENT / GENERAL CONTRACTOR

APR 17, 2026



1207 Adams Ave.
La Grande, OR



www.cbconst.us



541-786-5315



dhoward@cbconst.us



TABLE OF CONTENTS

7.2 COVER LETTER

7.3 COMPANY OVERVIEW

7.4 SIMILAR PROJECT HISTORY

7.5 PROJECT APPROACH

7.6 PROJECT SAFETY & COMMUNICATION

7.7 STAFFING QUALIFICATIONS

7.8 FEES

7.2

COVER LETTER



7.2 COVER LETTER

April 17, 2026

City of Baker City
Attn: Danielle Schuh, Director, Public Works
PWAdirector@bakercity.gov

Re: **Request for Proposals (RFP) – Baker City Police Station Seismic Rehabilitation**

Dear Danielle Schuh and Selection Committee:

Thank you for the opportunity to submit our qualifications for the Baker City Police Station Seismic Rehabilitation project. This project is more than a building upgrade, it is an investment in the safety, resilience, and long-term strength of the Baker City community. As a firm rooted in Eastern Oregon, this type of work is deeply personal to us. These are the communities we live in, work in, and care about, and we take great pride in helping ensure they remain safe and functional when they are needed most.

At CB Const, Inc., we are not a large, impersonal contractor, we are a local company built on small-town values, committed to delivering meaningful improvements where they matter most. Projects like this one directly impact first responders and the citizens they serve. We understand that a police station must remain dependable in the moments that matter most, and we approach that responsibility with the seriousness and respect it deserves.

Seismic rehabilitation has been a core focus of our firm for over seven years. We have successfully delivered numerous SRGP-funded projects across Oregon, many within occupied, fully operational public safety and educational facilities. These experiences have strengthened our ability to plan and execute complex phased construction, maintain uninterrupted operations, and deliver life-safety upgrades with precision and care. Our long-standing partnership with IMEG further reinforces our ability to deliver a cohesive, experienced team with a shared understanding of seismic resiliency and municipal project demands.

Our approach is guided by a “Can-Do” mindset rooted in my active service with the Navy Seabees, an ethos centered on mission focus, adaptability, and accountability. That mindset is embedded across our entire team. It drives us to communicate clearly, solve problems quickly, and maintain disciplined execution from preconstruction through closeout. We understand that projects like this can create stress and uncertainty for owners, and our goal is always to be a steady, solutions-oriented partner who makes the process smoother, not more complicated.

We are genuinely invested in this opportunity, not just as builders, but as members of the Eastern Oregon community. The Baker City Police Station plays a critical role in public safety, and we are committed to delivering a facility that will serve and protect for generations to come.

Thank you for your consideration. We would be honored to partner with the City of Baker City to strengthen this vital community asset.

Sincerely,



Derek Howard, PE
President
CB Const, Inc
dhoward@cbconst.us | 541-786-5315

*IF THIS PROPOSAL IS ACCEPTED BY THE DISTRICT, CB
CONST, INC SHALL EXECUTE THE CONTRACT DOCUMENTS
FOR THE WORK UPON COMPLETION OF NEGOTIATIONS.*

ATTACHMENT A
SIGNATURE PAGE


SIGNATURE OF FIRM'S DULY AUTHORIZED REPRESENTATIVE FOR THIS PROPOSAL MUST BE SIGNED IN INK BY AN AUTHORIZED REPRESENTATIVE OF THE FIRM; ANY ALTERATIONS OR ERASURES TO THIS PROPOSAL MUST BE INITIALED IN INK BY THE UNDERSIGNED AUTHORIZED REPRESENTATIVE.

The undersigned agrees and certifies that (s)he:

1. Has read and understands all Proposal instructions, specifications, and terms and conditions contained herein.
2. Is an authorized representative of the Firm, that the information provided in this Proposal is true and accurate, and that providing incorrect or incomplete information may be cause of Proposal rejection or contract termination.
3. Is bound by and will comply with the provisions of 279C.838, 279C.840 or 40 U.S.C. 3141 to 3148.
4. Is bound by and will comply with all requirements, specifications, contract and terms and conditions contained herein; and
5. Will furnish the designated item(s) and/or service(s) in accordance with the contract if awarded to Firm.
6. The Firm will provide its Federal Tax Identification number with Proposal submission.

Company Name: CB Const, Inc

Name (printed) & Title: Derek Howard

Signature: 

Date: 17APR2026

Email: dhoward@cbconst.us

Federal Tax Identification Number: 82-4387870

**ATTACHMENT B
CERTIFICATIONS / RESIDENCY**

CERTIFICATION OF UNDERSTANDING OF REQUEST FOR PROPOSALS

The undersigned offers and agrees to furnish all material, supervision, and personnel to the City of Baker City for Construction Manager/General Contractor (CM/GC) Services in accordance with this Request for Proposal.

Acknowledgement of Addendum: 1

The undersigned further certifies that he/she has read, understands, and agrees to abide by all terms and conditions of this Request for Proposals and if awarded the contract to furnish the CM/GC Services to the City as delineated by this Request for Proposal.

The Proposer certifies that it does not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, handicap, financial ability, age, or other non-job-related factors as per ORS 659a and 42 U.S.C. § 2000e et seq.

RESIDENCY STATEMENT

Pursuant to ORS 279A.120, Oregon’s reciprocal Preference Law, public contracting agencies shall, for the purposes of determining the lowest responsible bidder/proposer and the awarding of a contract, add a percent increase on the bid of a non-resident bidder/proposer equal to the percent, if any, of the preference given to that bidder/proposer in the state in which the bidder/proposer resides.

As defined in ORS 279A.120, “Resident Bidder/Proposer” means a bidder/proposer that has paid unemployment taxes or income taxes in this state in the twelve (12) calendar months immediately preceding submission of the bid, has a business address in this state, and has stated in the bid whether the bidder/proposer is a “Resident Bidder/Proposer”. A “non-resident Bidder/Proposer” is a bidder/proposer who does not meet the definition of a “Resident Bidder/Proposer” as stated above.

The undersigned hereby states their resident status is as follows, RESIDENT: YES NO

 CB Const, Inc
Legal Name of Proposing Firm

 17APR2026
Date

By: Derek Howard

Title: President


Address: 1202 Adams Avenue

Telephone: 541-786-5315

 La Grande, OR 97850

Email: dhoward@cbconst.us

State of Incorporation, if Corporation: Oregon

 
Signature of Proposer

 Derek Howard
Printed Name of Proposer

Re: CB Const Inc.

To Whom It May Concern:

It is the privilege of Marsh McLennan Agency and Old Republic Surety Company to provide surety bonds on behalf of CB Const Inc. for over 6 years. During which time CB Const Inc. has performed, and we have issued performance and payment bonds for contracts exceeding \$25,000,000. In our opinion CB Const Inc. remains properly financed, well equipped, and capably managed.

At the present time, Old Republic Surety Company provides a \$50,000,000 single project and \$75,000,000 aggregate surety program to CB Const Inc. As always, Old Republic Surety Company reserves the right to perform normal underwriting at the time of any bond request, including, without limitation, prior review and approval of relevant contract documents, bond forms, and project financing.

Old Republic Surety Company is listed on the U.S. Treasury Department's Listing of Approved Sureties (Department Circular 570), and is rated A+ by A.M. Best Company with a financial Size Category of XV by A.M. Best Company.

Sincerely



Michael R. Button ACSR, AIP, CPIA
Commercial Sales Executive
Marsh McLennan Agency

7.3

COMPANY OVERVIEW



7.3 COMPANY OVERVIEW

At CB Const, Inc., we don't just build structures, we fortify communities. Founded by Derek Howard in 2018 in La Grande, OR, our company quickly emerged as a trusted leader in construction management across Oregon, specializing in seismic upgrades that protect and enhance critical infrastructure. Our team has built a strong reputation by successfully delivering complex seismic retrofit projects for emergency facilities and comprehensive facility upgrades, ensuring safer and more resilient emergency response centers for the communities they serve.

Our community-first approach means prioritizing local talent, from skilled laborers to specialized subcontractors. By leveraging local craftsmanship, we ensure unmatched quality, foster economic growth, and create lasting partnerships. At CB Const, Inc., every seismic upgrade project reflects our commitment to strengthening both buildings and the communities they protect.

We go a step further by often permanently hiring one or two community members, fostering a sense of belonging and supporting local employment.

ANNUAL REVENUE

2021	\$16,995,870
2022	\$26,000,000
2023	\$33,000,000
2024	\$35,000,000
2025	\$39,000,000

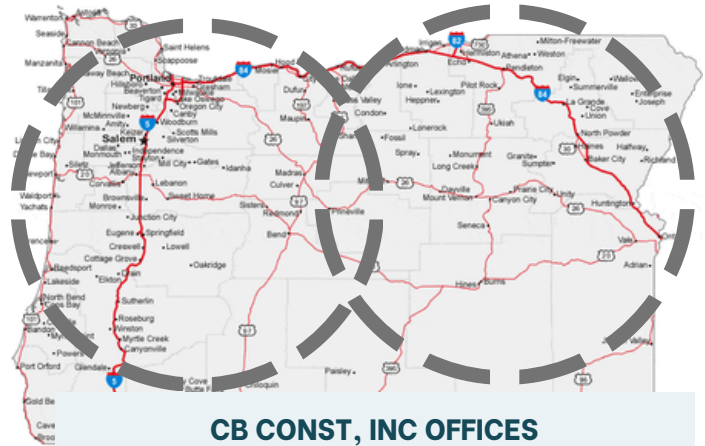
BONDING CAPACITY

Current total bonding capacity:

\$75 M

Current available bonding capacity:

\$50 M



CB CONST, INC OFFICES

Corporate Office
Office for Project

866 N Columbia Blvd
Portland, OR 97217

1207 Adams Avenue
La Grande, OR 97850

We regularly self-perform many scopes of work including excavation, concrete, framing, plumbing, HVAC, electrical, drywall, roofing, siding, etc.

CB Const, Inc is a S-Corporation owned in whole by Derek Howard. CB Const, Inc has been incorporated for 8 years.

1. Has your firm ever failed to complete a construction contract in the past seven (7) years? If yes, please explain. *No.*
2. Has your firm ever failed to complete a contract in the past seven (7) years within the authorized contract time? If yes, please explain. *No.*
3. Has your firm been assessed liquidated damages in the past seven (7) years? If yes, please explain. *No.*
4. Has your firm been assessed liquidated damages in the past seven (7) years? *No.*
5. Is your organization currently involved, or has been involved in the past seven (7) years, in Dispute Resolution defined as Mediation, Arbitration or Litigation related to a construction project? If yes, please explain. *No.*



7.4

SIMILAR PROJECT HISTORY



7.4 SIMILAR PROJECT HISTORY

SIMILAR & RECENT CM/GC PROJECT HISTORY

PROJECT	LEAD DESIGN PROFESSIONAL	EMERGENCY FACILITY	YEAR	SRGP SEISMIC
Pendleton Fire Station		CB	2026	CB
Tenmile Fire Station		CB	2026	CB
Bay City Fire Station		CB	2026	CB
Knappa Fire Station		CB	2026	CB
Lakeside Fire Station	wrk / 	CB	2024	CB
Cannon Beach Fire Station Seismic	wrk / 	CB	2025	CB
Tillamook Fire Station 71 Seismic Upgrade	wrk / 	CB	2024	CB
Pine Grove Fire Station	wrk / 	CB	2025	CB
Elgin Stella Mayfield Auditorium	wrk / 		2022	CB
North Douglas SD High School Gymnasium	wrk / 		2024	CB
Blue Mountain Community College Gymnasium	wrk / 		2021	CB
Clatskanie Elementary Gym Seismic	wrk / 		2021	CB
Culver SD High School Gymnasium	wrk / 		2020	CB
Baker SD Middle School Gymnasium	wrk / 		2022	CB
La Grande High School Auditorium	wrk / 		2023	CB
Wallowa SD High School Gymnasium			2024	CB
Prairie City SD Seismic Upgrade – PH 1 & PH 2			2025	CB

At CB Const, Inc., we’re passionate about making Oregon safer, one seismic retrofit at a time. With 23 successful seismic rehabilitation projects completed for emergency facilities and schools across Oregon, we’re recognized leaders in delivering secure, resilient structures through the Construction Manager/General Contractor (CM/GC) method.

We champion the CM/GC approach because it fuels innovation, promotes seamless collaboration, and proactively mitigates risks. Our streamlined preconstruction process results in precise cost control, efficient schedules, and creative, value-driven solutions specifically tailored for seismic upgrades. We harness local talent and resources, fostering community involvement that amplifies project value and enriches local economies.

For over seven years, our dedicated team has consistently delivered structurally sound and safe environments for first responders, staff, students, teachers, and the wider community. Whether reinforcing school buildings, fire stations, medical clinics, or other vital public infrastructure, CB Const, Inc. stands ready to transform complex challenges into enduring, reliable outcomes.

7.4 SIMILAR PROJECT HISTORY

BAKER MIDDLE SCHOOL GYM SEISMIC UPGRADE | Baker City, OR



CB Const, Inc. is proud to have served as the CM/GC on the Baker City Middle School seismic retrofit project—an effort that showcases our team's expertise in complex structural upgrades within occupied school environments. This project included the strategic installation of new structural steel strong backs, lowered vertically through the roof, as well as new concrete shear walls, steel collector beams, a horizontal steel truss, out-of-plane diaphragm connections, and new roof sheathing.

COMPLETION DATE

November 2022

CONTRACT

\$1.7 M

OWNER

Cassie Hibbert

541-561-3497

chibbert@wenahagroup.com

ARCHITECT

WRK Engineers

Brian Knight

503-680-0014

brian@wrkengrs.com

OCCUPIED FACILITY

PRAIRIE CITY GYM SEISMIC RETROFIT, PHASE 1 | Prairie City, OR



The Prairie City Gymnasium and Cafeteria marked CB Const, Inc.'s first project funded through Oregon's Seismic Rehabilitation Grant Program. As the CM/GC, we managed a full scope of structural upgrades, including roof demolition, installation of out-of-plane structural connections, new shear walls, CMU wall strengthening for out-of-plane forces, and reinforcement of the elevated concrete floor/diaphragm. This project laid the foundation for our continued success in delivering seismic improvements to critical educational facilities across the state.

COMPLETION DATE

September 2020

CONTRACT

\$2 M

OWNER

Prairie City School District

Casey Hallgarth

541-786-3276

casey.hallgarth@bakersd.org

ARCHITECT

ZCS Engineering & Architecture

Shaun Wilson, PE

503.659.2205

shaunw@zcsea.com

OCCUPIED FACILITY

7.4 SIMILAR PROJECT HISTORY

WALLOWA SD GYMNASIUM SEISMIC UPGRADE | Wallowa, OR



The Wallowa School District High School Gymnasium received a major structural transformation with a \$1.9 million seismic upgrade, enhancing safety and resilience for K-12 students and staff. This comprehensive retrofit involved removing the existing roof to install critical seismic connections, adding roof blocking, strengthening out-of-plane connections, upgrading shear walls, and installing new steel columns, beams, and concrete footings. The project was expertly managed by CB Const, Inc., serving as the CM/GC, ensuring both precision and performance throughout the build.

COMPLETION DATE
September 2022

CONTRACT
\$1.9 M

OWNER
Lem McBurney
206-391-7322
mcbmanagementsolutions@gmail.com

ARCHITECT
ZCS Architecture & Engineering
Sean Smoot
503-659-2205
shawns@zcssea.com

OCCUPIED FACILITY

LA GRANDE HIGH SCHOOL AUDITORIUM SEISMIC | La Grande, OR



CB Const, Inc. was the CM/GC for this project, which included removal of the existing TPO roof, structural strengthening of the roof system, and full roof replacement. Upgrades to the existing bowstring trusses were completed with precision—without disturbing interior spaces—demonstrating our ability to execute complex structural improvements with minimal impact to building operations. This seismic retrofit enhanced the safety and resilience of an important educational space, providing long-term value to the school and the surrounding community.

COMPLETION DATE
September 2023

CONTRACT
\$2.1 M

OWNER
Brad Sunderman
541-786-0144
Brad.sunderman@lagrandesd.org

ARCHITECT
WRK Engineers
Brian Knight
503-680-0014
brian@wrkengrs.com

OCCUPIED FACILITY

7.4 SIMILAR PROJECT HISTORY

PINE GROVE FIRE STATION SEISMIC UPGRADE | Hood River, OR



This project involves seismic upgrades to the 5,580 SF Pine Grove Fire Station, a single-story structure originally built in 1957 with a 1995 precast concrete addition. The goal is to achieve Immediate Occupancy performance standards (Seismic Risk Category IV). Strengthening measures include new concrete shear walls on the north side of the apparatus bays, FRP reinforcement at wall-to-foundation connections, enhanced roof diaphragm anchorage to walls, diaphragm strengthening with additional blocking and strapping (including roofing/insulation replacement as needed), added wall sheathing, and bracing of nonstructural components.

COMPLETION DATE
August 2025

CONTRACT
\$1.57 M

OWNER
Greg Borton
Fire Chief
541-490-2930
wyeastfd@greco.net

ARCHITECT
WRK Engineers
Brian Knight
503-680-0014
brian@wrkengrs.com

OCCUPIED FACILITY

CANNON BEACH FIRE STATION SEISMIC | Cannon Beach, OR



CB Const, Inc. successfully completed seismic upgrades to the 10,340-square-foot Cannon Beach Main Fire Station in Cannon Beach, OR, meeting Immediate Occupancy performance standards. Work included structural improvements such as plywood installation, blocking, sill anchors and bolts, hold-downs, diaphragm and collector reinforcements, attic stud wall upgrades, and re-nailing, all completed while the station remained fully operational. Close coordination with the fire department ensured uninterrupted emergency services.

COMPLETION DATE
March 2024

CONTRACT
\$1.3 M

OWNER
Marc Reckmann
503-436-2949
mreckmann@cbfire.com

ARCHITECT
WRK Engineers
Brian Knight
503-680-0014
brian@wrkengrs.com

OCCUPIED FACILITY

7.4 SIMILAR PROJECT HISTORY

LAKESIDE FIRE STATION SEISMIC UPGRADE | Lakeside, OR



The Lakeside Fire Station Seismic Rehabilitation project, funded through the Oregon SRGP, involves strengthening the existing 4,975 sq. ft. two-story fire station, including living quarters, offices, storage, and apparatus bays, to achieve an Immediate Occupancy seismic performance level. Originally constructed in 1963 with additions in 1972 and the 1990s, the scope includes new CMU shear walls and foundations, pile foundations, diaphragm strengthening, blocking and metal strapping, and bracing and anchorage of nonstructural components.

COMPLETION DATE

November 2025

CONTRACT

\$1.99 M

OWNER

Jeremy Roberts
Fire Chief
541-279-7007
lakeside8600@gmail.com

ARCHITECT

WRK Engineers
Brian Knight
503-680-0014
brian@wrkengrs.com

OCCUPIED FACILITY

HUMBOLT ELEM. CLASS/GYM SEISMIC RETROFIT | Canyon City, OR



The Humboldt Elementary Gym/Classroom Seismic Retrofit project focused on enhancing the structural integrity of both the classroom building and gymnasium, with safety and long-term durability as top priorities. As the CM/GC, CB Const, Inc. led key upgrades including the addition of shear walls, full roof replacement, application of structural film to interior windows, installation of new flooring, and renewal of drywall and paint.

COMPLETION DATE

September 2023

CONTRACT

\$1.2 M

OWNER

Louis Dix
Grant County School District
dixl@grantescd.k12.or.us
541-575-1280

ARCHITECT

ZCS Engineering &
Architecture
Shaun Wilson, PE
503.659.2205
shaunw@zcsea.com

OCCUPIED FACILITY

7.5

PROJECT

APPROACH



7.5 PROJECT APPROACH

A. ESTIMATING

Achieving a successful project hinges on diligent preconstruction efforts.

CB Const, Inc. strategically integrates with project teams from the earliest stages, starting with schematic design and continuing through detailed construction documentation. Our proactive estimating approach is built upon a robust database of historical costs, allowing us to deliver highly accurate and realistic estimates essential for guiding successful projects. This thorough preparation enables us to maintain an estimating accuracy of approximately ±10% during schematic design and refine it to ±5% by the final construction documents phase, ensuring budget consistency and project feasibility.


To maintain this level of precision, we regularly update our estimates throughout each project phase by closely tracking material pricing trends, market fluctuations, and regional cost variations. By engaging directly with key trades and stakeholders early and often, we ensure that estimates reflect current market conditions and specific project realities, avoiding overly conservative or inflated figures. This ongoing refinement helps prevent costly design compromises related to project scope, material quality, or space utilization.

Collaboration and transparency underpin our entire estimating process. We facilitate frequent and structured communication through regular coordination meetings involving architects, engineers, subcontractors, and other key stakeholders. This continuous dialogue ensures alignment across the project team, fostering a collaborative environment where all parties contribute insights that enhance accuracy, risk mitigation, and innovative decision-making. Our emphasis on clear communication, defined roles, and team accountability ensures seamless transitions from preconstruction through to construction, ultimately delivering projects that consistently meet or surpass expectations.

B. EXISTING CONDITIONS

Our first step in the process would be to do destructive investigations of existing conditions. The areas we would propose to focus on are as follows:

1. Roof to wall connections.
 - a. Determine if any connections exist and interstitial space for additional structural components.
2. Investigate existing foundation size.
 - a. How deep? How wide? GPR for reinforcement. Might be able to reduce footing size.

		1202 ADAMS AVENUE LA GRANDE, OR 97850 541-910-1239 JASONP@CBCONST.US	PROJECT: North Douglas High School BID DATE: 15-Apr-2025 LOCATION: 500 S. Main St. Drain, OR 97435				
PROJECT BID SUMMARY							
Division #	Division Name	BIDDING NOTES	Alternate Accepted?	Alternate Description	Un-Approved Alternate	Approved Alternate	Total Cost (Including Approved Alt)
01-0175	Final Clean	Final Clean			\$ -	\$ -	\$ 36,000.00
02-3000	Demolition				\$ 22,500.00	\$ -	\$ 305,930.34
		D2.1 Note 1202 - Demo Aluminum Windows			\$ -	\$ -	\$ 2,200.00
		D2.2 note 1301 and 1302 - remove and salvage gutters and downspouts			\$ -	\$ -	\$ 2,800.00
		-- Add'l ceiling demo (Gyp)			\$ -	\$ -	\$ 46,300.00
		D6.1 note 1607, 1608 - demo stage lights and curtains			\$ -	\$ -	\$ 1,000.00
		D6.1 note 9504 - remove and salvage ex roof drain line			\$ -	\$ -	\$ 1,000.00
		D6.1 note 9601.2 - demo lights - ELECTRICAL			\$ -	\$ -	\$ 1,110.00
05-1200	Structural Steel				\$ -	\$ -	\$ 18,550.00
		S2.1 14x4 1/4 ledger 3'-5", 4'-3"			\$ -	\$ -	\$ 2,800.00
		Fabrication, transportation, and install			\$ -	\$ -	\$ 1,750.00
		S2.1 - Bent PL 1/2x8"x8" allowance			\$ -	\$ -	\$ 9,000.00
		S2.1 - 2/53.1 - C5x9 (6 lf) w/ (6) 1/2" titen hd			\$ -	\$ -	\$ 500.00
		S2.1 - 3/53.1 - 14x4x1/4 x 4'-0" and HSS 3x3x1/4"			\$ -	\$ -	\$ 1,500.00
		S2.2 8/S2.2 - 13 1/2x3 1/2x1/2 x 18"			\$ -	\$ -	\$ 1,000.00
		Sheet metal Chimney Cap			\$ -	\$ -	\$ 2,000.00
06-1000	Rough Carpentry				\$ 33,750.00	\$ -	\$ 418,257.00

7.5 PROJECT APPROACH

3. URM Wall Width.
 - a. This is imperative to seismic massing for engineers.
4. URM Wall to Foundation Connection
 - a. Is there adequate restraint, or does it need additional collectors to tie into foundation.
5. Roof sheathing.
 - a. Determine what sheathing exists at the roof diaphragm to determine required retrofits of the roof system (can the retrofit be completed inside the building or do we need to demo the roof to upgrade the diaphragm).

Our role as the CMGC is to use our experience to recommend investigation areas, schedule dates for investigations, and to thoroughly document all of our findings.

C. CONSTRUCTABILITY

Choosing CB Const, Inc. brings exceptional value to the Baker City Police Station by combining technical depth with field-proven experience. Our in-house licensed engineers provide critical support during constructability reviews, offering real-time insight into structural feasibility, local conditions, and cost-saving opportunities throughout the design phase. These reviews are scheduled at key milestones, typically at 50%, 75%, and 95% design, to ensure the project remains aligned with budget, schedule, and sequencing goals.

Our Superintendents, who specialize in seismic retrofit projects, bring decades of hands-on experience to every site. They personally conduct field investigations to validate existing conditions, identify access constraints, and inform phasing strategies. Their attention to detail ensures that recommendations made during constructability reviews are grounded in real-world conditions, leading to solutions that are both innovative and buildable.

At CB Const, Inc., constructability isn't just a checkpoint, it's a continuous process that drives value from preconstruction through project closeout.

SCHEMATIC DESIGN: During the schematic design phase of a seismic upgrade, CB Const, Inc. plays a critical role in translating structural concepts into practical, cost-conscious solutions. At this stage, schematic plans typically present a high-level overview of the proposed reinforcing strategies for walls, roofs, and foundations, accompanied by select structural details. Using this information, our team develops a schematic-level cost estimate aimed to be within 10% of the overall project budget, ensuring early alignment between scope and funding.

EXAMPLE OF SEISMIC CONSTRUCTABILITY LOG

Project # 23-114		CONSTRUCTABILITY LOG							CB Const, Inc.		
Project Name: Baker City Seismic - Phase I		ITEM #	BLOG #	DRAWING	DETAIL #	SPEC #	DESCRIPTION	DATE		COST IMPACT	RESPONSE
1	Area D	S3.2					In light of the budget, we propose to add shear walls to lines B, C, and D at the inside of the storage closet. This would eliminate the need to redo the roof of this building area.	4-Apr-24	REDUCTION	THIS SUGGESTION HAS BEEN APPROVED AND ENGINEERING FOR THIS SYSTEM HAS BEGUN.	6-Apr-24
2	Area D	S3.2					If the above VE suggestion is approved, we propose to move all new exterior shear walls to the interior of the building. This move would save redoing the siding on Area D of the school.	4-Apr-24	REDUCTION	IN CONJUNCTION WITH APPROVAL OF THE ABOVE, WE WILL MOVE THE EXTERIOR SHEAR WALLS TO THE INTERIOR OF THE BUILDING.	6-Apr-24
3		S4.1	1				This detail does not have #3 dowels from the new footing to the existing wall for continuity. Do we need this?	4-Apr-24	INCREASE	WE WILL UPDATE THE DETAILS ACCORDINGLY.	6-Apr-24
4		AB.3	6				The transition from the new TPO roof to the existing CMU does not have a tie into the existing brick. This will potentially compromise the exterior envelope. Recommend showing a 1" diagonal saw cut into the brick to lock the flashing into.	4-Apr-24	INCREASE	THIS IS A MAJOR CONCERN AND WE WILL UPDATE OUR DETAILS TO SHOW THIS TRANSITION JOINT AT THE BRICK.	6-Apr-24
5		AB.2	9				Are we leaving the new structural beam exposed or are we wrapping this with sheath?	4-Apr-24	INCREASE	WE WILL WRAP ALL INTERIOR BEAMS WITH SHEATH.	6-Apr-24
6	AREA A	A2.2	2				The required structural work in the basement of Area A is in the ceiling. The basement is only used for storage and has no functionality beyond this. Can we eliminate the need to put 4" drywall back up on the ceiling and leave the joints exposed? This would be a significant cost reduction.	4-Apr-24	REDUCTION	YES, THIS IS ACCEPTABLE AND APPROVED BY THE DISTRICT.	6-Apr-24

We work closely with the structural engineer and design team to review the feasibility of the proposed reinforcement methods based on existing conditions and local constraints. Our seismic retrofit Superintendents and in-house engineers perform on-site investigations, including selective demolition, to verify assumptions and flag any constructability concerns early. We also evaluate material compatibility and installation methods, identifying potential challenges with systems such as shotcrete applications or vertically drilled dowels. This proactive, boots-on-the-ground approach ensures that seismic upgrade strategies are both effective and executable from day one.

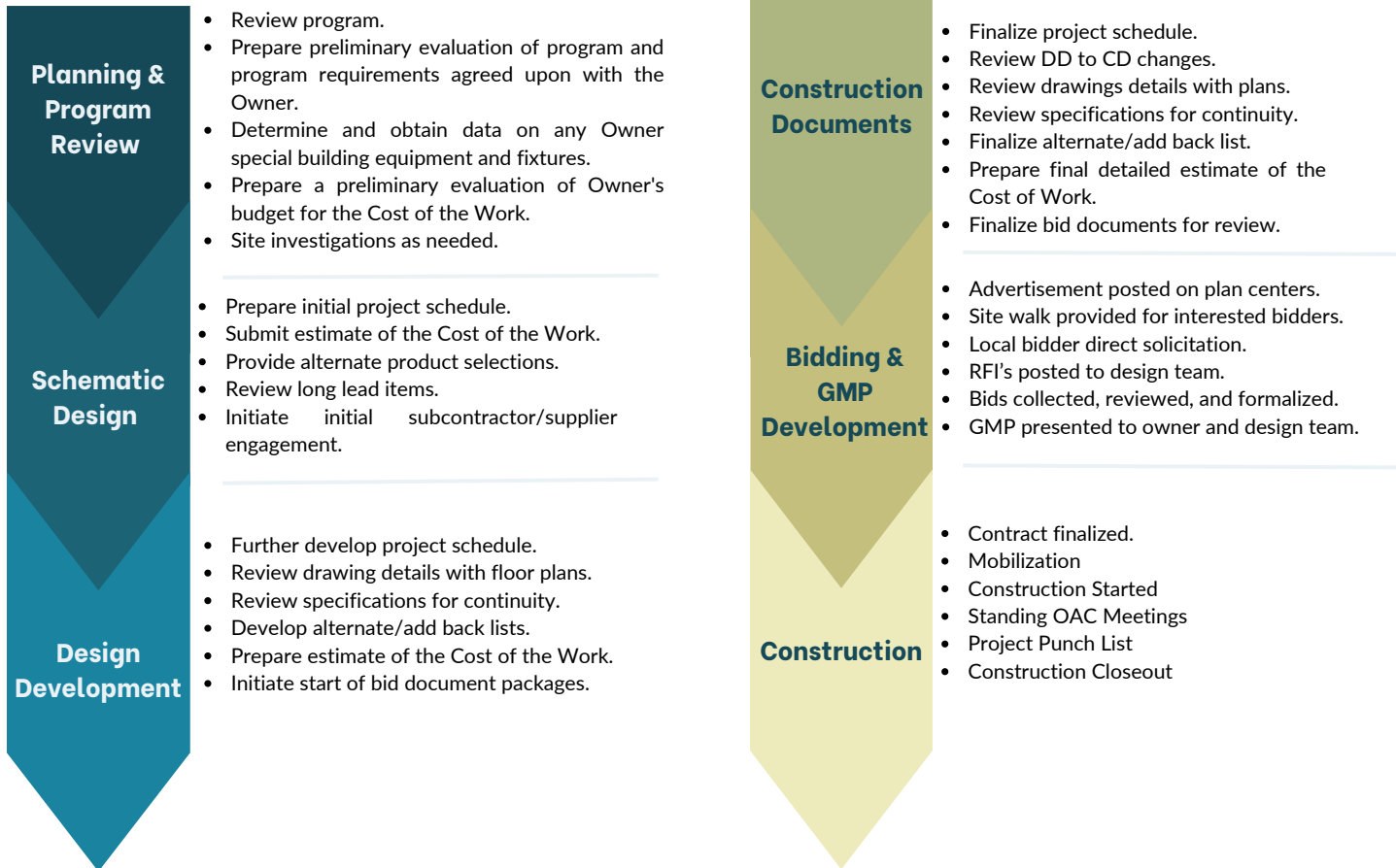
7.5 PROJECT APPROACH

DESIGN DEVELOPMENT: As seismic retrofit designs evolve into greater detail during the Design Development phase, CB Const, Inc. steps in as a collaborative force, bringing constructability insight, cost intelligence, and creative problem-solving to the forefront. At this stage, we provide a refined cost estimate based on the developing plans, offering owners a clearer picture of budget alignment and opportunities for optimization.

Our experienced team takes a deeper dive into structural strategies, assessing the efficiency and feasibility of the proposed load transfer methods and detailing. We explore alternative products and systems that can reduce costs without compromising safety or performance—and, where possible, recommend streamlined approaches that minimize the impact area, saving both time and materials.

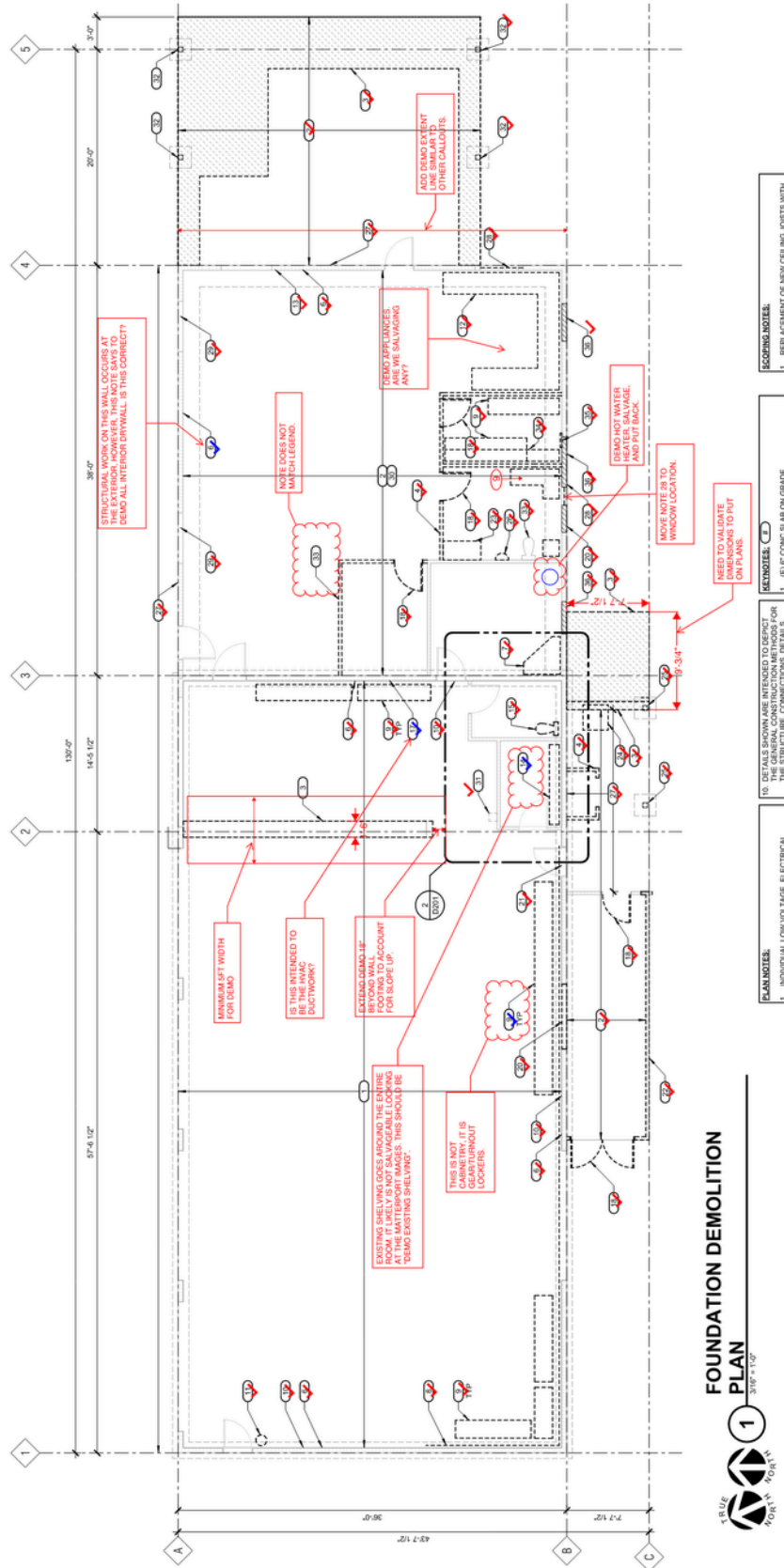
Constructability reviews become even more valuable in this phase. With our in-house engineering expertise and field-smart Superintendents engaged early, we're able to flag potential field conflicts, validate sequencing, and recommend more efficient construction techniques. Because we're integrated as both contractor and advisor, this stage accelerates naturally, bridging the gap between design intent and real-world execution, and setting the project up for a smooth, efficient build.

CONSTRUCTION DOCUMENTS: In the Construction Document phase, design meets action. This is where CB Const, Inc. transforms carefully crafted concepts into a comprehensive, build-ready roadmap. For seismic retrofit projects, this phase is critical—every detail counts when it comes to structural reinforcement, safety, and precision.



7.5 PROJECT APPROACH

EXAMPLE CONSTRUCTABILITY REIIEW



7.5 PROJECT APPROACH

Our integrated approach as both designers and contractors often accelerates this part of the process substantially.

As drawing sets evolve through key milestones, typically 50%, 75%, 90%, and finally 100%, we conduct final constructability reviews to ensure every detail is practical, efficient, and field-ready. Our team also completes thorough material evaluations and verifies subcontractor availability to ensure the project is aligned for smooth procurement and execution.

Once the documents are finalized, we upload them to our streamlined construction management platform, AutoDesk Build, which allows for real-time access, tracking, and communication. We then launch the competitive bid process, ensuring every scope is clearly defined and bid packages reflect the latest design intent. At this stage, the groundwork is complete and CB Const, Inc. is ready to deliver a safer, stronger structure with confidence and clarity.

D. PROJECT MANAGEMENT

At CB Const, Inc., our project management philosophy is rooted in experience, innovation, and a relentless commitment to client success. For the Baker City Police Station seismic upgrade, we've assembled a team of seasoned professionals who specialize in seismic retrofit work and understand the complexities of working within occupied educational environments.

Our project team combines deep field expertise with cutting-edge construction management tools to streamline collaboration, enhance transparency, and ensure schedule and budget alignment at every phase.

We leverage the CM/GC delivery method to its fullest, engaging early to provide cost feedback, phasing solutions, and constructability insights—turning potential challenges into well-planned opportunities.

CB Const, Inc. uses a suite of modern tools to maximize efficiency and client visibility throughout the project lifecycle, including:

- **AutoDesk Build** – our primary cloud-based project management platform for document control, submittals, RFIs, daily reports, and real-time communication.
- **AutoDesk Takeoff** – for accurate quantity takeoffs and visual linking of model data to scope, schedule, and cost.
- **Bluebeam Revu** – for efficient markup, drawing review, and collaboration.
- **MS Project Master Schedule** – for critical path scheduling, phasing strategies, and milestone tracking.
- **MS Excel 5-Week Schedule** – for a detailed breakdown of construction events every day for the next 5 weeks.

These tools allow us to deliver clear communication, proactive problem-solving, and full project transparency—hallmarks of the CB Const, Inc. experience. Combined with our in-house trade knowledge and a proven seismic retrofit portfolio, we are well-positioned to successfully manage and deliver this critical upgrade for the Baker City Police Station.

AUTODESK BUILD: With AutoDesk Build, our team, design partners, and the Baker City Police representatives can access all project documents and updates from any device, at any time.

7.5 PROJECT APPROACH

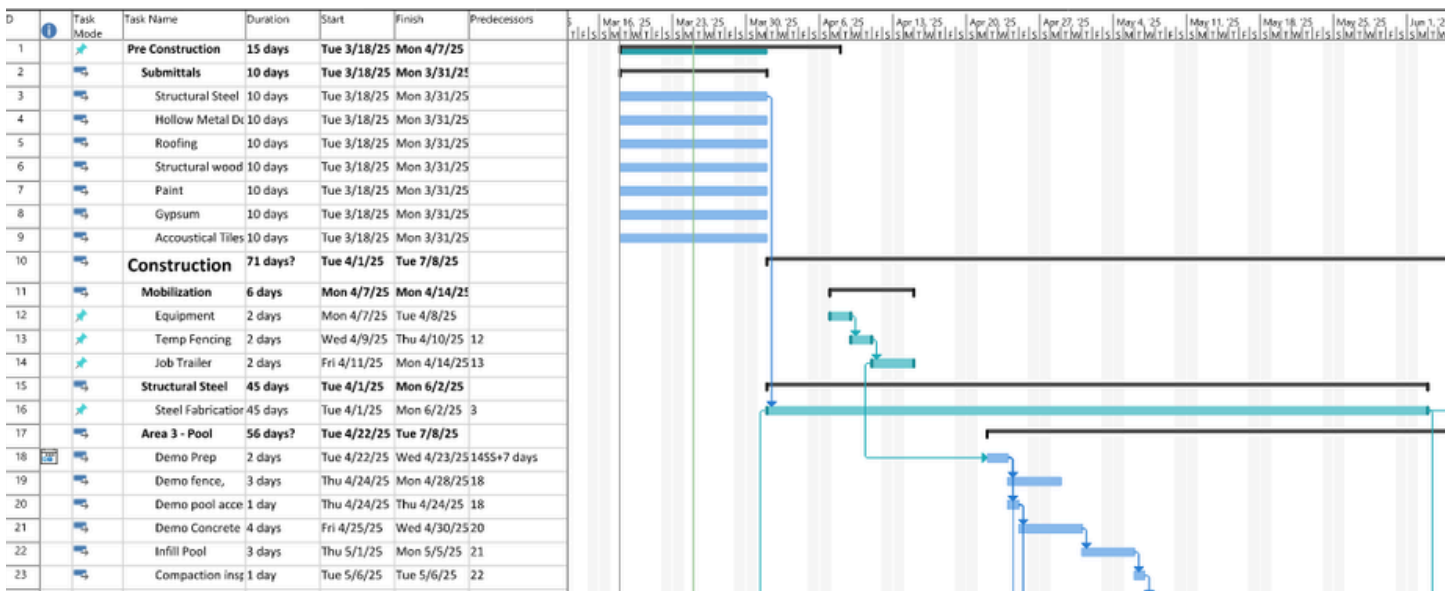
The platform provides a secure and intuitive interface where critical project components are tracked and managed in one place, including:

- **Drawing Logs & Revisions** – Ensuring the entire team is always building off the most current and accurate information.
- **Specifications** – Centralized for reference and cross-coordination during procurement and installation.
- **RFIs & Submittals** – Streamlined for fast turnaround and transparent resolution tracking.
- **Daily Reports & Photos** – Documenting site activity, progress, and conditions in real time.
- **Change Orders** – Logged and managed with full visibility for scope, cost, and schedule impact.
- **Project Meetings** – Agendas, minutes, and action items stored and shared for accountability and follow-through.

MASTER PROJECT SCHEDULE: For a critical infrastructure project like the Baker City Police Station seismic upgrade, a detailed and dynamic master project schedule is the backbone of successful delivery. At CB Const, Inc., we use industry-standard tools like MS Project and AutoDesk Build to create and maintain a living schedule. One that’s clear, collaborative, and tied directly to the project’s day-to-day realities.

This schedule outlines not only the overall project timeline but also incorporates all key submittal deadlines, procurement lead times, sequencing plans, and milestone dates. By integrating submittals and reviews directly into the schedule, we ensure that long-lead items and critical structural components, such as specialty hardware or steel reinforcing systems, are procured and installed without delay.

EXAMPLE OF MASTER SCHEDULE



7.5 PROJECT APPROACH

- Identify and resolve conflicts early, before they impact the schedule.
- Align inspections, submittals, and approvals with real-time field conditions.
- Communicate critical path items to all project partners clearly and consistently.
- Prepare the city for upcoming impacts, ensuring campus operations remain uninterrupted.

These 5-week schedules are more than just PDFs, they are live documents tied directly to real progress updates, daily reports, and change order tracking. Everyone on the project team, from superintendent to structural engineer, can see what's expected and when, resulting in tighter coordination, fewer delays, and a smoother path to project completion.

For the Baker City Police Station seismic retrofit, this level of clarity and control is crucial. It ensures every bolt, brace, and beam is placed with purpose, and that every day on site drives the project one step closer to safe, resilient completion.

WEEKLY PROGRESS MEETINGS: Weekly progress meetings are essential to maintaining alignment between the construction team, the owner, and the design team. Seismic retrofit projects are inherently fast-paced, with compressed timelines and limited windows for execution, especially when working around the police station's calendars and critical safety milestones. Weekly meetings create a consistent forum for sharing updates, reviewing schedule progress, addressing unforeseen conditions, and making real-time decisions. This proactive communication keeps everyone informed, ensures accountability, and allows for quick pivots when challenges arise. By maintaining this steady rhythm of collaboration, CB Const, Inc. ensures that no detail is overlooked

and that the project stays on track from start to finish.

F. CONSTRUCTION IN OPERATIONAL FACILITIES

CB Const, Inc. has significant experience performing seismic rehabilitation work in fully operational facilities, notably demonstrated during the Cannon Beach Fire Station seismic upgrade. This project required meticulous phasing and detailed logistical coordination to maintain continuous emergency operations. Construction phases were carefully planned around essential spaces including fire truck bays, administrative offices, sleeping quarters, and kitchen areas, enabling uninterrupted critical services.

Safety and communication were paramount due to the inherent complexities of maintaining operational readiness alongside construction activities. Regularly scheduled progress meetings and daily briefings ensured transparent communication between construction teams and fire department personnel, significantly minimizing operational disruptions. Clearly defined communication protocols and emergency response plans were established to immediately address and mitigate any unforeseen interruptions.

Key lessons learned from the Cannon Beach project applicable to the Baker City Police Station include:

- **Proactive and Regular Communication:** Ensuring the entire police department staff is consistently informed about planned work activities, timelines, and anticipated disruptions significantly reduces confusion and enhances operational efficiency.

7.5 PROJECT APPROACH

- **Detailed Safety Protocols:** Comprehensive site-specific safety plans tailored for emergency response facilities minimize risks to police department staff, construction crews, and the public, preserving the facility's critical response capabilities.
- **Flexible and Adaptive Scheduling:** Developing phased and adaptive work schedules that allow critical emergency response functions to remain operational ensures that unforeseen circumstances do not compromise essential services.
- **Dedicated Points of Contact:** Assigning clear points of contact within both the construction team and police department facilitates immediate communication and decision-making, particularly vital during emergencies or unexpected events.

Our experience underscores that safety and open communication are foundational to the success of construction projects within operational emergency response facilities. By applying these strategies and lessons learned, CB Const, Inc. will ensure minimal disruption, preserve operational readiness, and deliver the seismic rehabilitation of the Baker City Police Station effectively and safely.

E. QUALITY CONTROL

We view quality control as a multi-dimensional discipline that spans every phase of a project from design through construction and cost management. For the Baker City Police Station seismic upgrade, maintaining the highest standards of design, construction, and cost quality control is not just important, it's essential to ensuring long-term safety, performance, and value. Our processes begin in the early stages of the design process.

GMP DEVELOPMENT QUALITY CONTROL:

Preconstruction and GMP Development quality control is the foundation for delivering accurate, reliable, and transparent pricing, especially when developing the Guaranteed Maximum Price (GMP). For the Baker City Police Station seismic upgrade, we take a rigorous approach to this process, ensuring that every scope item is clearly defined, thoroughly understood, and competitively bid.

Our team performs detailed quantity takeoffs using tools like AutoDesk Takeoff and cross-references those with real-time market data from our extensive network of subcontractors and suppliers. We also conduct multiple internal estimate reviews and scope alignment meetings to verify consistency across divisions, eliminate overlap, and identify potential gaps before they impact the budget. This level of diligence not only builds trust in our GMP but also empowers the owner with clear cost visibility and options for informed decision-making.

When combined with early procurement strategies and thoughtful phasing, our preconstruction quality control process ensures that pricing reflects true market conditions and that the Baker City Police Station project is set up for financial success from day one.

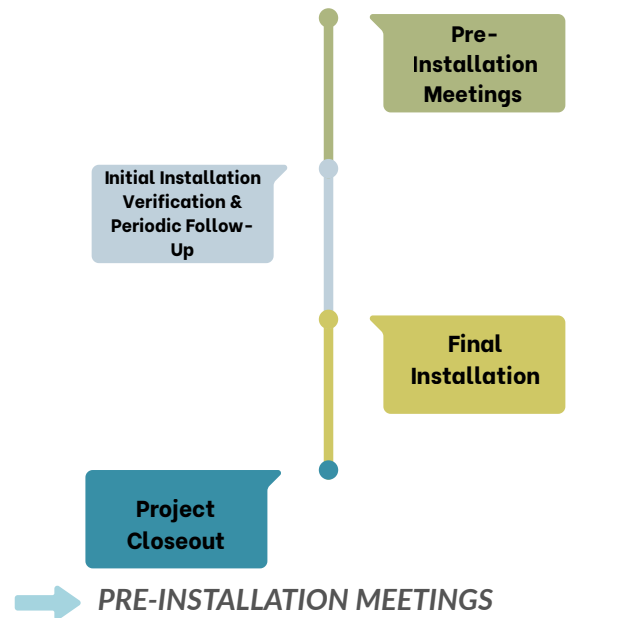
As part of our preconstruction quality control efforts, CB Const, Inc. executes a transparent and competitive subcontractor bidding process designed to maximize value and ensure scope clarity.

7.5 PROJECT APPROACH

For the Baker City Police Station seismic upgrade, we begin by advertising the project on regional plan centers to attract a broad base of qualified bidders. We supplement this with direct outreach to local subcontractors, encouraging participation from community-based firms familiar with the area and invested in its success. A pre-bid site walk is conducted to ensure that all interested parties have a clear understanding of the project's existing conditions and complexities—especially important in seismic retrofits where accuracy and logistics are key. During the bid period, all Requests for Information (RFIs) are logged and submitted to the design team to resolve any ambiguities. Once bids are received, we conduct a detailed scope and cost review, vetting each proposal for completeness and alignment with the project requirements. This rigorous process culminates in the presentation of a Guaranteed Maximum Price (GMP) that reflects competitive market input, accurate scoping, and full coordination with the design intent—ensuring the owner receives the best value with no surprises.

CONSTRUCTION QUALITY CONTROL:

To ensure quality control and assurance throughout the construction process, we implement a comprehensive four-step program with our subcontractors. Through these rigorous quality control and assurance measures, CB Const, Inc. ensures that every aspect of our projects meets or exceeds the highest standards of quality and craftsmanship. The four-step process is as follows:



➔ **PRE-INSTALLATION MEETINGS**

Prior to commencing any work, CB Const., Inc. conducts pre-installation meetings with subcontractors responsible for the tasks. Several key prerequisites must be fulfilled before work can commence:

- Clear understanding of the scope of work
- Ability to adhere to the project schedule
- Submission of insurance and liability documents
- Completion and approval of submittals
- Review and acknowledgment of CB's safety policy
- Field verification by subcontractors

Once these criteria are met, discussions about the project commence, and preparations for construction ensue. This phase presents an ideal opportunity to address any remaining concerns or queries the subcontractor may have, ensuring smooth collaboration throughout the project.

➔ **INITIAL VERIFICATION & FOLLOW-UP**

CB Const, Inc will verify the initial installation of materials and systems and perform periodic follow-ups to ensure adherence to quality standards and address any issues promptly.

7.5 PROJECT APPROACH

Mockups are created as necessary by the design team for approval. Once the subcontractor commences work, CB Const., Inc. conducts an initial quality control review of the contractor's work. If the work fails to meet the standards outlined in the project documents or by the project team, CB collaborates with the subcontractor to ensure the work is brought up to the required standards.

CB's Superintendent and Project Manager conduct periodic inspections of the subcontractors' work to proactively address any potential quality issues and minimize punch list items.

These inspections facilitate a seamless transition between trades. For instance, when transitioning from framing to drywall, we assess the framing for "plumbness" to prevent waviness in the drywall.

If any aspects of the framing fail to meet the tolerances specified in the design documents or industry standards, we require the subcontractor to rectify the issue promptly. This proactive approach ensures that quality is maintained throughout the project, resulting in a high-quality final product.

→ FINAL VERIFICATION

CB's Superintendent and Project Manager conduct thorough walkthroughs of the subcontractors' work to verify compliance with the design documents and industry standards. Any areas that do not meet the specified requirements are identified, and we require subcontractors to promptly address these deficiencies. This scrupulous verification process ensures that all work completed aligns with the project's specifications and maintains the highest quality standards.

→ PROJECT CLOSEOUT

Project closeout encompasses several critical aspects, including:

- Conducting punch list walkthroughs to identify and address any outstanding items or deficiencies.
- Completing final cleaning to ensure the project is presented in its best possible condition.
- Turning over operation and maintenance (O&M) manuals and warranties to the owner, providing essential documentation for ongoing facility management.
- Providing systems training to the owner's personnel, ensuring they are equipped with the knowledge and skills to operate and maintain the building effectively.



These steps are integral to the successful completion and handover of the project, ensuring client satisfaction and long-term functionality of the facility.

CB Const, Inc conducts two punch list walkthroughs: one internally and another with the participation of the owner, architect, and owner's representative.

7.5 PROJECT APPROACH

During our initial punch list walkthrough, our aim is to ensure that we've aligned with the project documents' objectives and minimize the number of punch list items for the final walkthrough with the project team. The subsequent punch list walkthrough focuses on addressing any overlooked items.

Before the official turnover, a thorough cleaning of the facilities where work has been carried out will be performed to ensure that the owner receives a clean and well-maintained facility. Throughout the project, we develop our Operation and Maintenance (O&M) manuals. As subcontractors complete their work, we request their O&M manuals. This approach eliminates the need to revisit completed tasks and maintains the information's freshness in everyone's minds. Consequently, it contributes to a smoother closeout process.

Before final occupancy, we schedule training sessions with subcontractors to educate on the systems and components. If further training is necessary, we arrange additional sessions accordingly. Our Superintendents also participate in these training sessions to ensure comprehensive understanding and facilitate any necessary follow-up.

BUDGETARY QUALITY CONTROL: Two of the most scrutinized aspects of construction controlling costs are change orders. Both items and issues associated with them can be largely mitigated during a well-planned out preconstruction process.

Our team becomes intimately familiar with the design documents and prepare very detailed bid packages for our sub-contractors to bid from.

Our level of thoroughness greatly reduces change orders during construction. It also helps us control costs through the project because we have scoped out the work to a level of detail that not much is left for interpretation.

By creating and establishing clearly defined scopes of work for bid packages, we can mitigate future scope creep, subcontract change orders, and ensure we are able to control project costs. The second part of this is after we receive subcontractor and supplier bids, we spend an entire week reviewing the bids and contacting the companies to walk through their bid in detail. This ensures we are providing a cost for every portion of the work required as well as ensuring we do not have subcontractors with overlapping scopes of work which would increase the cost of the project.

We plan in person meetings at the end of each month to review the pay application and walk the project for confirmation of the work completed. This ensures project team has all the information required to approve or deny a pay application.

Recognizing that changes are inevitable in construction projects, we implement additional cost control procedures to minimize their impact. This involves engaging all project team members, carefully evaluating proposed solutions or alternatives, and obtaining approval for any changes. By fostering open communication and thorough vetting of change requests, we strive to uphold project cost control objectives while delivering a high-quality outcome that meets the owner's expectations.

7.5 PROJECT APPROACH

CB Const, Inc. consistently conducts thorough reviews with both the owner and project team to assess contingency allowances and the status of change orders applied thus far. We maintain meticulous records of all project expenditures, enabling us to seamlessly track costs and generate comprehensive reports in real-time.

Our Project Managers conduct regular budget reviews and deliver detailed monthly cost/budget analyses to the owner, ensuring a clear understanding of the project's financial status and reassuring that it remains well-managed.

During the construction phase, if there are anticipated costs associated with material changes or slight adjustments to drawings, we will promptly provide detailed cost estimates for review by the project team. This ensures that all stakeholders are fully informed of the financial implications of the proposed changes.

The easiest way to minimize change orders is to implement a robust preconstruction effort. This involves:

- ▶▶▶▶ Conduct comprehensive review of all design documents.
- ▶▶▶▶ Develop robust and complete bid packages.
- ▶▶▶▶ Establish labor rates with subcontractors.
- ▶▶▶▶ Analyze subcontractor bid packages to identify any gaps or omissions.
- ▶▶▶▶ Engage subcontractors to clarify scope or bids as needed.
- ▶▶▶▶ Collaborate with the owner, architect, and owner's representative to review budgetary items.

Through meticulous attention to detail and comprehensive implementation of the aforementioned procedures, we have achieved remarkable success in minimizing change orders on our projects. Our thoroughness in reviewing design documents has been particularly effective in this regard.

While change orders inevitably happen and impact the project budget, our primary focus at CB Const, Inc. is evaluating their long-term implications. When a change is proposed, especially concerning materials during construction, we initiate discussions with all stakeholders to assess its overall impact on the facility's longevity and sustainability.

We know that the City prioritizes durable and sustainable solutions, so we place extra emphasis on material selections to ensure that the final product stands the test of time. This approach aligns with our commitment to delivering high-quality results that meet our client's long-term objectives.

7.6

PROJECT SAFETY AND COMMUNICATIONS

7.6 PROJECT SAFETY AND COMMUNICATIONS

COMMITMENT TO SAFETY: At CB Const, Inc., nothing is more important than the safety of the city, the police station staff, and the general public. We recognize that police stations are unique spaces, and we approach them with a heightened level of caution and sensitivity. CB Const, Inc. will coordinate a comprehensive safety meeting with the Baker City Police Station to present our detailed site-specific safety plan. This plan will be based on an early-stage job hazard analysis, identifying and mitigating any and all risks before work resumes near occupied areas. Weekly safety meetings, required of all on-site personnel including subcontractors, will remain in place throughout the project to ensure ongoing communication, awareness, and adaptation to changing conditions.

Our safety plan will also include full background checks for all personnel accessing the site, conspicuous safety signage around the perimeter of the work area, and a secured boundary separating construction zones from educational spaces. Physical barriers, fencing, and clear pedestrian paths will be established to prevent accidental entry into hazardous areas. Our team will work closely with local emergency services to ensure they are familiar with the site layout and access points in case a response is needed. All subcontractors will receive a thorough safety orientation, ensuring alignment with our company's expectations for maintaining a secure site. Additionally, our dedicated Safety Manager will conduct monthly job site audits and support the on-site team in identifying any potential concerns before they arise.



MINIMIZING DISRUPTIONS: We understand that construction activities, particularly those involving seismic retrofitting, have the potential to disrupt learning through noise, dust, and equipment traffic. To minimize these impacts, CB Const, Inc. will develop and implement a comprehensive logistical site plan that separates noisy and high-impact work to occur during non-instructional hours wherever feasible. This includes early morning shifts, evening work, or weekend operations for particularly disruptive activities. For the duration of the overlap, we will utilize sound-dampening barriers, sealed temporary walls, and HEPA air scrubbers to manage dust and in and around the job site.

We are committed to maintaining clean and organized laydown areas and minimizing contractor vehicle traffic in active zones for the police station. All deliveries will be scheduled to occur during off-peak hours and coordinated with staff to avoid conflict. Parking will be located away from the police station to prevent congestion and ensure staff safety.

7.6 PROJECT SAFETY AND COMMUNICATIONS

We will also monitor and address potential disruptions on a daily basis, making immediate adjustments to workflow or equipment placement when needed. Our experienced superintendents and project managers are adept at working under such conditions, and our team will be highly responsive to feedback from the police station and city staff.

PROACTIVE COMMUNICATION:

Transparent and proactive communication is critical to the success of this project, especially in an occupied space. CB Const, Inc. will initiate regular coordination meetings with the Baker City Police Station and the design team well in advance of the start of construction. These meetings will include detailed updates on scheduling, site logistics, anticipated disruptions, and coordination needs. In addition to formal meetings, we will provide weekly construction activity bulletins that highlight upcoming work, noise levels, traffic impacts, and any changes to access routes or parking.

We will maintain an open line of communication with the police station and facilities team through our superintendent and project manager who will be available to address concerns or questions in real time. We will coordinate walkthroughs with city representatives to confirm site separation measures, signage, access control, and emergency procedures. Expectations for behavior, noise, and work hours will be clearly communicated to all subcontractors and enforced rigorously. If any concerns arise during construction, our team will work swiftly and collaboratively to adjust operations to meet the needs of the police station.

Through careful planning, diligent coordination, and a deep respect for the police station and Baker City community, CB Const, Inc. will ensure that construction progress continues safely and smoothly, with minimal impact on the staff.

EMR / OSHA LOST TIME RATING

Safety Record	2020	2021	2022	2023	2024
EMR	.91	.79	.71	.68	.85
OSHA Citations	0	0	1	0	0
Lost Day Injuries	0	0	0	5	0

EXAMPLES OF SUCCESSFULLY COMPLETED PROJECTS WITHIN OCCUPIED FACILITIES

- Cannon Beach Fire Station
- Baker School District Bond Projects
- Wallowa School District Bond Projects
- Prairie City Seismic Rehabilitation
- Monument School Seismic Upgrade
- Wallowa School District Seismic Upgrade
- La Grande School District Seismic Upgrade
- Pine Grove Fire Station
- Tillamook Fire Station
- Blue Mountain Community College

7.7

STAFFING

QUALIFICATIONS



7.7 STAFFING QUALIFICATIONS



Derek Howard
Project Executive
25% Precon
10% Construction
Office



Brandon McGilvray
Project Manager
50% Precon
50% Construction
Office / On-site



Makana Walker
Project Engineer
50% Precon 50%
Construction
On-site



Tyson McGary
Superintendent
10% Precon
100% Construction
On-site

The CB Const, Inc team consists of construction experts who have wide-ranging experience in the construction industry, and more specifically, in renovation and seismic rehabilitation projects. The entire staff team are full-time employees of CB Const, Inc. This team has worked together on multiple projects spanning over the last few years, each bringing unique and vast construction experience to the table. Having worked together, integrating these professionals on a project promises optimal knowledge, skills and demonstrated expertise.

At CB Const, Inc, we believe in the 'Keep it Simple' methodology. Our Project Managers do all their own estimating, drawing reviews, etc. and will work directly with the Baker City Police Station and the team throughout the entire process. During preconstruction and construction, we will be your partner in managing the schedule and project costs at all times.

Overall, CB Const, Inc's success in managing construction projects outside its local offices is grounded in advanced technology, project management software, weekly site visits, experienced on-site superintendents, and strong partnerships with local subcontractors and suppliers. These factors CB Const, Inc to maintain high standards of quality, communication, and project oversight, even when operating from a distance.

7.7 STAFFING QUALIFICATIONS

Derek Howard

Sr. Project Manager / Project Executive

Education, Training & Certifications: Electronic Engineering, BS in Masters of Engineering, Civil Engineering

Professional Engineer: Oregon, Washington, Idaho

Years with CB Const, Inc: 7.5 years

25% Precon; 10% Construction; Office / On-site

Derek started CB Const, Inc. He comes from both the Structural Engineering and vertical construction arenas and has been the project manager with multiple rehabilitation projects over the course of his career. He brings a professional knowledge base along with a keen eye for value engineering/constructability review processes that is invaluable to the project team. He has developed excellent communication skills with owners/project teams and is a proven leader.



Main Responsibilities & Focus Area

- Estimate labor, materials, equipment, and overhead costs to prepare a detailed budget.
- Strategic project planning and supervision; set clear goals, identify potential obstacles, and devise plans to navigate challenges.
- Project team involvement/ management and client relation management.

Oregon Public CM/GC Experience

Baker City SD Middle School Gymnasium Seismic - Baker City, OR | SRGP | [wrk](#)

Cannon Beach Fire Station - Cannon Beach, OR | SRGP | [wrk](#)

North Douglas Middle School Gymnasium Seismic - Drain, OR | SRGP | [wrk](#)

Clatskanie Elementary Gymnasium Seismic - Clatskanie, OR | SRGP | [wrk](#)

Ontario SD High School Gymnasium Seismic - Ontario, OR | SRGP | [wrk](#)

Pine Grove Fire Station - Hood River, OR | SRGP | [wrk](#)

Prairie City SD Gym Seismic, Phase 1 - Prairie City, OR | SRGP

Monument SD Gymnasium Seismic Rehabilitation, Ph 1 - Monument, OR | SRGP

7.7 STAFFING QUALIFICATIONS

Brandon McGilvray

Project Manager

Education, Training & Certifications: Rangeland Bachelor of Science, Mathematics and Computer Science; Eastern Oregon University, 2020; OSHA 30

Years with CB Const, Inc: 2 years

50% Precon; 50% Construction; Office / On-site

Brandon brings a strong analytical background and a results-driven approach to his role as Project Manager, combining his bachelor's degree in Mathematics and Computer Science with technical precision and strategic oversight to successfully lead construction projects from preconstruction through closeout. With several years of experience in the construction industry, he has built a reputation for proactively managing scope, schedule, and budget while maintaining clear communication with owners, design teams, and subcontractors. Brandon excels at anticipating challenges, driving effective solutions, and coordinating project teams to keep work progressing efficiently, ensuring projects are delivered on time, within budget, and aligned with client expectations.



Main Responsibilities & Focus Area

- Manage risk mitigation and quality control. Identify potential risks and maintain high standard of quality throughout project execution and ensure deliverables meet expectations.
- Allocate and utilize resources such as manpower, budget, and equipment to optimize project outcomes.
- Manage project timelines, ensuring milestones are met, and adjust schedules as needed to maintain project flow and avoid delays.

Oregon Public CM/GC Experience

Lakeside Fire Station Seismic - Lakeside, OR | SRGP | [wrk](#)

Knappa Fire Station - Astoria, OR | SRGP | [wrk](#)

Blue Mountain Community College Seismic - Pendle[wrk](#), OR | SRGP |

Ontario SD High School Gymnasium Seismic - Ontario, OR | SRGP | [wrk](#)

Pine Grove Fire Station - Hood River, OR | SRGP | [wrk](#)

North Douglas High School Gymnasium Seismic - Drain, OR | SRGP [wrk](#)

Tenmile Fire Station Seismic - Roseburg, OR | SRGP [wrk](#)

Bay City Fire Station - Bay City, OR | SRGP [wrk](#)

7.7 STAFFING QUALIFICATIONS

Makana Walker

Project Engineer

Education, Training & Certifications:

University of Oregon, Bachelor of Architecture

Years with CB Const, Inc: 2 years

50% Precon; 50% Construction; Office / On-site

Makana is a recent graduate with a Bachelor's degree in Architecture and brings a strong foundation in design, documentation, and coordination to CB Const, Inc. She supports Project Managers by reviewing subcontractor and vendor proposals, tracking action items, and managing ASIs, RFIs, and submittals while maintaining accurate project documentation. Makana also assists with QA/QC through checklists, QC alerts, and non-conformance tracking. Additionally she supports material and equipment procurement to ensure schedule, quality, and budget compliance. Her professionalism, attention to detail, and collaborative mindset make her a valuable addition to the CB Const team as she continues to grow her career in the construction industry.



Main Responsibilities & Focus Area

- Assist Project Manager with reviewing Subcontractor/Vendor proposals and ensuring proper scope of work. Follow up on action items.
- Produce, track, and distribute project ASIs, RFIs, and Submittals; maintain accurate project documentation.
- Support quality assurance and control efforts, including developing checklists, creating QC alerts, and tracking non-conformance inspections.

Oregon Public CM/GC Experience

Pendleton Fire Station - Pendleton, OR | SRGP [wrk](#)

Lakeside Fire Station Seismic - Lakeside, OR | SRGP | [wrk](#)

Blue Mountain Community College Seismic - Pendleton, OR | SRGP | [wrk](#)

Pine Grove Fire Station - Hood River, OR | SRGP | [wrk](#)

North Douglas High School Gymnasium Seismic - Drain, OR | SRGP [wrk](#)

7.7 STAFFING QUALIFICATIONS

Tyson McGary

Superintendent

Education, Training & Certifications: OSHA 30

Years with CB Const, Inc: 2 years

10% Precon; 100% Construction; On-site

As a Superintendent, Tyson will be on-site at all times managing subcontractors and CB employees. He has been involved with the majority of our seismic projects in Eastern Oregon. Tyson possesses strong leadership skills, the ability to coordinate multiple teams, a deep understanding of the construction process, and the importance of clear communication with the project team. His ability to manage day-to-day operations and employees, perform visual verification installations, and create short-term project schedules makes him a highly regarded resource for any public project he is on. Tyson's meticulous attention to detail ensures that all new construction complies with contract documents and minimizes punch list items throughout the project.



Main Responsibilities & Focus Area

- Direct and oversee on-site operations full-time. Ensure efficient and correct execution of tasks by CB team and subcontractors.
- Monitor and correct deviations from established plans and/or standards.
- Ensure adherence to safety protocols and regulatory requirements to create a secure and safe work environment and prevent potential risks or incidents.

Oregon Public CM/GC Experience

La Grande High School Auditorium Seismic - La Grande, OR | SRGP | [wrk](#)

Baker Middle School Gym Seismic - Baker City, OR | SRGP | [wrk](#)

Cannon Beach Fire Station - Cannon Beach, OR | SRGP | [wrk](#)

Culver High School Gym Seismic - Culver, OR | SRGP | [wrk](#)

Clatskanie Elementary Gymnasium Seismic - Clatskanie, OR | SRGP | [wrk](#)

Pine Grove Fire Station - Hood River, OR | SRGP | [wrk](#)

Ontario SD High School Gymnasium Seismic - Ontario, OR | SRGP | [wrk](#)

7.8

FEES



7.8 FEES

A. Preconstruction Fee

Position	Rate of Pay
Project Executive	\$95 / Hour
Project Manager	\$90 / Hour
Superintendent	\$90 / Hour
TOTAL FEE	\$10,000

B. CMGC Project Fee

CB Const, Inc's fee : **3.0%**

C. GENERAL CONDITIONS/STAFFING

Based on RFP Section 7.8.C - 12 Weeks

GENERAL CONDITIONS ITEM	TOTAL GC'S 4 MONTHS	GC'S PER WEEK
Senior Project Manager	\$11,010.00	\$920.00
Project Manager	\$22,738.00	\$1,900.00
Project Superintendent	\$43,082.00	\$3,600.00
Safety Coordinator	\$5,000.00	\$418.00
Travel, lodging, per diem, etc.	\$6,000.00	\$501.00
Jobsite Office and storage trailer rental	\$3,000.00	\$251.00
Job office security and cleaning	\$4,200.00	\$351.00
Temporary toilets	\$1,000.00	\$84.00
Contractor signage	\$1,200.00	\$100.00
TOTAL GENERAL CONDITIONS	\$97,230.00	\$8,125.00

Position	Rate of Pay
Senior Project Manager	\$95 / Hour
Project Manager	\$95 / Hour
Superintendent	\$90 / Hour
Safety Coordinator	\$70 / Hour

D. Bond rate

Payment and performance bond: **1.0%**

We do not require subcontractor bonding on seismic projects.

E. Insurance Rate

General liability insurance: **1.2%**

F. Contingency, Allowances, Savings

CB Const, Inc. strictly reserves contingency use within the GMP for owner-directed changes and discrepancies in the design documents. Our contingency is not a buffer for contractor oversight or coordination issues, but rather a controlled reserve managed transparently and collaboratively. Any proposed use of contingency funds is initiated through formal documentation outlining the justification, scope impact, and cost implications. This is submitted to the City for review and written approval prior to any expenditure. At no point will contingency be used without City consent. We fully acknowledge and support the contract clause that states 100% of project savings below the GMP shall be returned to the City, reinforcing our commitment to fiscal responsibility and owner trust.

G. Contract Comments

We take no exceptions to the contract documents.

THANK YOU!

“The difficult we do immediately, the impossible takes a little longer.”



Proposal for Construction Manager / General Contractor

April 17, 2026

City Of Baker City – Baker City Police Station Seismic Rehabilitation

ATTN: Danielle Schuh
City of Baker City
Director, Public Works
PWAdirector@bakercity.gov



Sid Johnson & Co.

General Contractor – OR CCB #96

3150 10th Street

Baker City, OR 97814

Ph: 541-523-5737

Fax: 541-523-7513

Email: grant@sidjohnsonco.com

Sid Johnson & Co. is an equal opportunity employer and has a policy of non-discrimination in employment because of race, age, color, sex, religion, national origin, mental or physical handicap, political affiliation, economic or marital status.



Sid Johnson & Co.
General Contractor - OR CCB #096
3150 10th Street
Baker City, OR 97814
Ph: 541-523-5737
e-mail: grant@sidjohnsonco.com

April 17, 2026

Cover Letter

Danielle Schuh
City Of Baker City
Director, Public Works
PWAdirector@bakercity.gov

Dear Selection Committee,

Sid Johnson & Company is pleased to submit this letter of interest for the City of Baker City Police Station Seismic Rehabilitation project. We recognize the importance of this facility to the community and understand that the seismic upgrades must be executed with precision, careful planning, and minimal disruption to ongoing operations. Our team is enthusiastic about the opportunity to partner with the City to deliver a resilient, safe, and high-performing facility.

Over the years, Sid Johnson & Co. has built a strong reputation throughout Eastern Oregon as a dependable and highly professional CM/GC. We take great pride in this reputation, in the quality and versatility of the services we provide, and in delivering completed projects that meet the highest client expectations. Our many repeat clients are a testament to our commitment to collaboration, accountability, and delivering each project to the client's full satisfaction.

As a CM/GC, Sid Johnson & Co. provides value through early constructability input, accurate cost estimating, and strategic phasing development. We work closely with the design team to identify cost-effective solutions, evaluate structural systems, and anticipate challenges unique to renovation and seismic work. During construction, our experienced field team ensures quality execution, safety compliance, and efficient coordination of subcontractors and materials. Our team is committed to delivering a successful project that enhances the safety, functionality, and longevity of the Baker City Police Station.

If this proposal is accepted by the City, Sid Johnson & Co. shall execute the contract documents for the work upon completion of negotiations.

Thank you for your consideration. We look forward to the opportunity to contribute to this important project and to support the City of Baker City in achieving its goals.

Sincerely,

Grant Johnson
Principal/Project Manager
Sid Johnson & Co.
3150 10th Street, Baker City, OR 97814
Email: grant@sidjohnsonco.com
Phone: (541) 523-5737
Cell: (541) 403-1312

Who are we

Sid Johnson & Company is a full-service Construction Manager/General Contractor (CM/GC) headquartered at 3150 10th Street, Baker City, Oregon 97814. The firm is a licensed and bonded General Contractor (ORCCB #096) providing Project Design, Construction Management, Design-Build, and General Contracting services. Sid Johnson & Co.'s Dun & Bradstreet D-U-N-S Number is 05-940-4772.

Founded in 1957 by Sidney R. Johnson, the company began as a builder of fine custom homes and has grown into a diversified construction firm serving institutional, commercial, and industrial clients throughout Eastern Oregon. Following incorporation in 1977, the firm expanded its capabilities while maintaining its commitment to craftsmanship and client-focused service. Today, Sid Johnson & Co. is a family-held corporation led by third-generation principals Joshua Rohner, President, and Grant Johnson, Secretary. Their leadership reflects not only a continued dedication to quality, integrity, and long-term community investment, but also a proven ability to successfully manage and deliver projects of increasing complexity and logistical challenges. Drawing on decades of institutional knowledge while incorporating modern construction practices, the third-generation leadership team excels in coordinating multi-phase projects, navigating constrained sites, and addressing the unique demands of rural and remote construction environments. Their hands-on involvement, strategic planning, and emphasis on proactive communication ensure that even the most technically demanding projects are executed efficiently, safely, and in alignment with Owner expectations.

Sid Johnson & Co. employs a full-time professional staff of project managers, supervisors, CAD draftsmen, and skilled trades personnel, providing comprehensive oversight of all phases of project development and construction. Daily operations are directly supervised by company principals, ensuring responsive communication, strong coordination, and alignment with Owner expectations. This structure fosters effective collaboration with clients, architects, engineers, subcontractors, and suppliers throughout the project lifecycle.

Sid Johnson & Co.'s approach begins with a clear understanding of Owner goals, priorities, and operational needs. From this foundation, the team applies practical and innovative solutions to balance schedule, cost, and quality. While recognized for its strengths in preconstruction and construction management, the firm remains a hands-on builder, self-performing key portions of the work to enhance quality control, schedule reliability, and accountability.

Geographical Approach

The firm's service area spans Eastern Oregon and surrounding rural communities, where it has developed a strong reputation for successfully delivering projects in both local and remote settings. Operating from its Baker City corporate office, Sid Johnson & Co. effectively manages logistics, workforce, and project execution across its geographic range.

Project Success Rate

Sid Johnson & Co. has never had a lien or claim placed on any project, nor have we failed to complete a construction contract within the contractual time prompting liquidated damages. This reflects our commitment to ethical business practices, transparent communication, and disciplined project management.

We prevent disputes through clear scope definition, proactive coordination, timely payment practices, and consistent contract administration. Lien waivers are collected at each billing cycle and at closeout to ensure all parties are properly compensated and the Owner's interests are protected.

Sid Johnson & Co. brings extensive experience delivering construction projects throughout Eastern Oregon across a wide range of environments—from occupied downtown facilities to remote and logistically challenging sites. Each project presents unique constraints, and our team is well-versed in managing site conditions, occupancy requirements, safety, scheduling, and coordination to ensure successful outcomes.

While opportunities for dedicated seismic retrofit—particularly for unreinforced masonry (URM) structures—are limited in our region, many of our projects have incorporated structural upgrades and seismic improvements within existing buildings. These efforts have required careful sequencing, integration of new structural systems, and close coordination with design teams in active or constrained environments.










More specifically we have been involved with the installation of vertical structural steel reinforcement systems, including strongbacks integrated into existing wall assemblies; construction of reinforced concrete foundations and deep foundation systems, such as the installation of 34 micropiles and 13 concrete pile caps within the Orpheum Theatre—performed in an existing URM structure to support new structural steel; and placement of cast-in-place concrete shear walls and foundations within constrained, occupied environments. Some recent projects include structural steel framing and braced frame systems, requiring precise coordination with new and existing structural elements, as well as diaphragm strengthening through roof framing modifications and sheathing upgrades. We have performed anchorage and bracing of nonstructural components to meet modern life-safety standards. These tasks—frequently executed across our projects—require the same level of coordination, sequencing, and constructability awareness anticipated for the Police Station Seismic Rehabilitation Project, positioning Sid Johnson & Co. to provide practical solutions, accurate cost input, and effective collaboration with the design team.

Our experience, positions us to effectively address the varied structural demands of this Project. This versatility, combined with our strength in constructability review, budgeting, and scheduling, allows us to provide practical solutions aligned with the City’s goals.

Sid Johnson & Co. is well-prepared to deliver the Baker City Police Station Seismic Rehabilitation Project, applying proven methods and disciplined project execution to achieve a safe, efficient, and successful outcome.



Marvin Wood Products – Ripscan Expansion Project

PROJECT INFORMATION	
CATEGORY	DETAILS
 COMPLETION DATE:	✓ November 8, 2018
 OWNER / CONTACT PERSON	✓ Marvin Wood Products ✓ Chris Folkman, Plant Engineer Phone: 541.523.6318 Ext. 1110 • Cell: 541.519.3195
 ARCHITECT:	✓ CH2M ✓ Greg Walker, Project Engineer Phone: 208.345.5315 Cell: 208.867.8335
 LOCATION OF JOB:	✓ Baker City, OR
 CONTRACT TYPE:	✓ Private CM/GC with GMP
 FINAL GMP INVOICED AMOUNT:	✓ \$6,449,615
 PROJECT STATUS:	✓ Private CM/GC with GMP

Description of Job:

Design support, systems evaluation, and construction of a 21,000 SF, two-story industrial expansion facility delivered under a highly collaborative, fast-paced “design on the fly” approach. The project required continuous cost control, real-time decision-making, and close coordination with the Owner and multiple stakeholders—paralleling the level of collaboration anticipated for the Police Station Seismic Rehabilitation Project.

The scope included construction of complex structural systems to support heavy equipment, including specialized foundations, structural steel framing, and integration of new building systems within an active facility. Additional work included installation of MCC and mechanical rooms, heat recovery systems, low-voltage controls, and supporting civil infrastructure such as expanded power, fire protection, and site improvements.



A key component of this project was performing construction within a fully operational industrial facility. This required detailed phasing, strict adherence to safety protocols, and continuous coordination to maintain uninterrupted operations—conditions directly comparable to working within an occupied public safety facility.

SJ&Co. Value Added:

Sid Johnson & Co. developed and maintained comprehensive project schedules, coordinating closely with Owner-furnished equipment vendors and multiple subcontractors. The project demanded proactive problem-solving, adaptability to evolving design conditions, and disciplined execution—skills directly applicable to the sequencing, structural integration, and operational constraints of the Police Station Seismic Rehabilitation Project.

Grande Ronde Hospital - Regional Medical Plaza Expansion

PROJECT INFORMATION	
CATEGORY	DETAILS
 COMPLETION DATE:	✓ August 8, 2016
 OWNER:	✓ Grande Ronde Hospital Joel Donovan, F. Facilities Director GRH • Phone: 541-963-1535 • Cell: 541-805-9735
 ARCHITECT:	✓ PKA Architects P.C. AIA Paul Borowick, NCARB, Project Architect • Phone: 503.968.6800 • Cell: 503.213.1067
 LOCATION OF JOB:	✓ La Grande, OR
 CONTRACT TYPE:	✓ Private CM/GC
 FINAL CONTRACT AMOUNT:	✓ \$6,480,037

Description of Job:

Renovation of an existing two-story medical clinic totaling 13,800 SF of demolition and tenant improvements, combined with 13,010 SF of new two-story construction. The project included substantial structural and seismic upgrades to the existing facility, along with integration of new structural systems to support the building expansion.







Seismic strengthening efforts included modifications to existing structural elements, installation of new foundations and structural supports, and integration of lateral force-resisting systems—requiring detailed coordination within an existing building environment. Work also included site development, steel piling, concrete retaining walls, structural steel, wood framing, full MEP systems, roofing, and interior finishes.

SJ&Co. Value Added:

Sid Johnson & Co.'s project management was critical to coordinating work in multiple phases within an occupied medical facility, requiring careful sequencing, life-safety planning, and continuous coordination to maintain uninterrupted operations. The project involved working within and around existing building systems, addressing unknown conditions, and executing structural improvements in a constrained and active environment.



Carnegie Library – Crossroads Art Center Project

PROJECT INFORMATION	
CATEGORY	DETAILS
 COMPLETION DATE:	✓ July, 2008
 OWNER / CONTACT PERSON:	✓ Crossroads Art Center Steve Haberle, Owner's Representative Phone: 541-519-4575
 ARCHITECT:	✓ LDN Architects Larry Nicholson, Project Architect (Retired) Phone: 503-805-8306
 LOCATION OF JOB:	✓ Baker City, OR
 CONTRACT TYPE:	✓ Private Design/Build
 FINAL CONTRACT AMOUNT:	✓ \$1,250,955

Description of Job:

Comprehensive assessment and rehabilitation of an existing facility, including evaluation of interior and exterior spaces, building systems, structural components, hazardous materials, and seismic deficiencies to inform mitigation and corrective measures. Sid Johnson & Co. led the project team in developing design, material, and system recommendations, while advancing progressive budgeting and cost controls aligned with a multi-year funding and grant strategy.

Construction scope included hazardous materials abatement, selective demolition, and full replacement of deteriorated floor and wall systems. Seismic upgrades were implemented at the roof and floor diaphragms, along with foundation underpinning to improve structural stability and performance. Work included augered steel screw underpinning with concrete augmentation at footings, and installation of drilled and epoxied anchors with LVL rim boards and structural connectors to strengthen diaphragm-to-wall connections.

Additional improvements included installation of a new ADA-compliant elevator, upgraded accessible paths of travel, and ADA-compliant restrooms. Building system upgrades included new electrical service, specialty lighting, and a complete HVAC system with distribution and environmental controls. Site improvements included construction of a secure outdoor plaza with controlled access.



SJ&Co. Value Added:

Sid Johnson & Co. provided detailed planning and execution within an existing structure, addressing unknown conditions, integrating structural upgrades into original building materials, and coordinating multiple phases of work—conditions directly comparable to the Police Station Seismic Rehabilitation Project.

Estimating

Sid Johnson & Company approaches preconstruction estimating as a collaborative process focused on establishing and maintaining a reliable Construction Budget from early design through final completion. Accurate cost planning is a core strength of our team.

From project inception, we prepare progressive estimates at key design milestones, refining cost data as design definition improves. Estimates are structured in CSI format and integrated with our SAGE accounting system to maintain continuity between estimating, budgeting, and cost control. All assumptions, quantities, unit costs, and contingencies are clearly documented and reviewed with the City and design team to identify cost drivers and variances.

We actively manage cost throughout preconstruction using real-time market input, subcontractor engagement, and scheduling insight to anticipate risk and identify value opportunities early. This allows informed decision-making as the design evolves and supports proactive cost forecasting and adjustments.

This estimating process transitions directly into construction through ongoing job cost tracking and reporting within SAGE, ensuring continuous alignment with the approved budget and enabling timely corrective action when required. This disciplined approach provides the City with transparent cost control and reduced financial risk at every phase of delivery.

Existing Conditions

Successful delivery of the Police Station Seismic Rehabilitation Project depends on a clear and verified understanding of existing conditions, particularly given the complexities of unreinforced masonry (URM) construction and limited as-built documentation.

Sid Johnson & Co. will work closely with the structural engineer and design team to support selective demolition, exploratory openings, and field verification of structural systems, assemblies, and material conditions. This process confirms actual building conditions beyond available records and is critical to identifying factors that may affect seismic performance, constructability, and sequencing.

Early contractor involvement in this investigative phase allows our team to develop a detailed understanding of the structure while maintaining operational continuity of the facility. This firsthand knowledge improves cost accuracy, strengthens phasing strategies, and allows early identification of concealed conditions, structural irregularities, or other risks.

Constructability

Our constructability review process focuses on ensuring the design is practical, cost-effective, and aligned with regional construction conditions and market availability. Working closely with the City and design team, we evaluate building systems, material selections, and structural solutions to confirm they are buildable, readily available, and appropriate for local conditions.

We engage qualified local subcontractors and suppliers early to obtain real-time input on pricing, means and methods, and material availability. Combined with our internal estimating experience, this ensures balanced evaluation of subcontractor input and accurate validation of scope and cost.

A key focus is constructability within occupied and constrained environments, particularly given the seismic retrofit nature of the work. We develop detailed phasing and sequencing strategies that prioritize safety, maintain operations, and ensure efficient execution within project constraints.

Estimates are continuously refined throughout design development, supported by constructability reviews at key milestones—typically Schematic Design, 60% Construction Documents, and 90% Construction Documents. At each stage, we provide clear feedback on cost, schedule, and constructability impacts, including value engineering options for City consideration.

Through this structured approach, Sid Johnson & Co. ensures the final design is not only technically sound, but also practical, constructible, and aligned with the City’s budget and operational objectives—ultimately reducing risk and improving project certainty.

Project Management

Project management is structured around a systematic, transparent, and coordinated approach focused on delivering projects on schedule, within defined constraints, and in alignment with project goals. This includes careful management of projects involving existing facilities, phased construction, and active operational environments, where sequencing, logistics, and long-lead procurement are critical.

A collaborative planning process is established early with the Owner, Design Team, subcontractors, suppliers, and review agencies to define scope, responsibilities, milestones, and constraints. This ensures alignment across all stakeholders and supports informed decision-making throughout preconstruction and construction.

Scheduling is developed progressively during preconstruction and continuously refined as design and field conditions evolve. Regular coordination meetings and structured updates are used to identify risks early and implement corrective actions before impacts occur.

During construction, scheduling is managed through a dual-system approach:

Master Construction Schedule

A comprehensive, trade-sequenced schedule that defines the full project timeline from start to finish. It is used for overall coordination, milestone tracking, and identification of potential delays.

- Updated every two weeks or as project conditions require

Four-Week Look-Ahead Schedule

A short-interval planning tool that details near-term activities on a rolling four-week basis. It provides day-to-day coordination guidance for subcontractors, suppliers, and inspectors.

- Updated weekly or more frequently as conditions change

This combined approach provides both long-range visibility and short-term execution control, allowing the project team to respond effectively to field conditions while maintaining schedule integrity.

Project controls are supported through standardized tools, including Microsoft Project for scheduling, Microsoft Teams for communication and document coordination, and SAGE for cost tracking and financial reporting. These systems ensure consistent information flow, accountability, and data-driven decision-making.

Construction in Operational Facilities

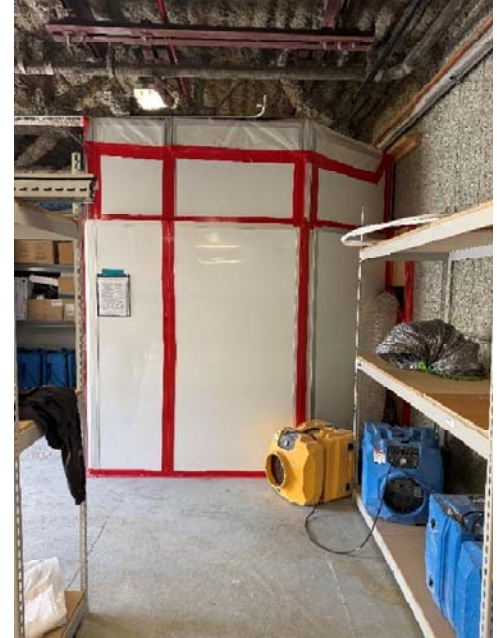
Work within active facilities is managed through detailed planning, phased execution, and strict attention to safety, cleanliness, and operational continuity. Experience includes construction within occupied environments such as healthcare facilities, financial institutions, and commercial buildings, where uninterrupted operations are essential.

Projects have included tenant improvements with significant structural modifications completed while facilities remained fully operational. One example involved a full interior renovation requiring relocation of a primary public entry while maintaining continuous business operations throughout construction.

Work in healthcare environments has included long-term partnerships with regional medical providers, delivering renovations and tenant improvements within active clinical settings. These projects require heightened coordination, infection control protocols, controlled access, and continuous communication with facility staff.

Execution in occupied environments relies on clearly defined phasing plans, controlled work zones, and flexible scheduling to accommodate operational needs. Emphasis is placed on minimizing disruption through advance planning, stakeholder coordination, and maintaining clean, organized job sites.

This experience demonstrates the ability to safely deliver complex construction projects in fully operational environments while maintaining productivity, safety, and continuity of service.



Quality Control

Quality control is integrated throughout all phases of construction and is driven by planning, coordination, and field execution rather than inspection at completion. The objective is to deliver work correctly the first time, minimizing rework and punch list items.

Quality control is structured around three core principles:

1. Timely Installation and Sequencing

Work is scheduled and coordinated to ensure proper sequencing between trades. Continuous communication with subcontractors and suppliers helps prevent conflicts, reduce delays, and support efficient installation.

2. Materials and Systems Compliance

Materials and systems are reviewed during design and preconstruction to ensure alignment with project requirements. Submittals and shop drawings are carefully evaluated to confirm compliance with contract documents prior to installation.

3. Skilled Installation and Craftsmanship

Quality is dependent on experienced installers and consistent oversight. Work is performed by qualified crews and subcontractors selected for demonstrated performance, with ongoing supervision to ensure compliance with project standards.

Quality control is reinforced through structured project and field oversight:

Project-Level Controls

- Administration of contracts, RFIs, submittals, and change management
- Oversight of pay applications and regulatory compliance
- Coordination of closeout documentation and punch list resolution

Field-Level Controls

- Routine inspections with the Owner, design team, and code officials
- Daily site supervision to verify workmanship and adherence to plans
- Maintenance of detailed job logs documenting progress and issues
- Coordination of safety procedures and regular site meetings
- Ongoing communication to resolve issues promptly and prevent rework



This structured approach ensures consistent quality throughout construction and supports delivery of a complete, well-coordinated project aligned with Owner expectations.



Project Safety and Communications

Sid Johnson & Co. approaches the seismic rehabilitation of the Baker City Police Station with a focus on maintaining continuous operations within a secure, mission-critical environment. The work is planned and executed to protect Police staff, the public, and construction personnel while minimizing disruption to daily activities.

We have a long history working with the Oregon Department of Corrections in a number of the Eastern Oregon prison facilities. Our staff is well versed with the protocols that will be required to work in sensitive and secure settings.

The approach continues with detailed preconstruction planning and coordination with Police leadership to identify operational priorities, critical spaces, and security requirements. Sensitive areas such as dispatch, evidence storage, holding areas, and IT infrastructure are protected at all times, with construction activities phased to maintain full functionality.

A site-specific safety and security plan establishes clearly defined construction zones separated from occupied areas through barriers and controlled access points. All personnel are authorized prior to entry, and jobsite conditions are actively managed to control dust, noise, and air quality. Where required, infection control and interim life safety measures are implemented to maintain a safe environment.

Work is sequenced to isolate construction activities and maintain safe access for staff and emergency response. Disruptive activities are scheduled during off-hours when feasible, and any utility interruptions are planned in advance and coordinated with the City. Staging areas, access routes, and pedestrian pathways are clearly defined to support safe and efficient site operations.

Consistent communication supports this effort through regular coordination meetings and the use of both a master schedule and short-term look-ahead schedules to identify upcoming work and potential impacts. Advance notice is provided for all changes affecting operations, allowing staff to plan accordingly. The team remains flexible and responsive, adjusting activities as needed to accommodate operational demands.

Policy & Procedure:

Safety performance is reinforced through structured planning, ongoing training, and active field oversight. This includes pre-task planning, routine safety meetings, incident review procedures, and maintained access to safety data for all materials. A strict drug and alcohol policy, supported by testing and enforcement measures, further ensures a safe and accountable work environment.

This disciplined, coordinated approach ensures the project is delivered safely, securely, and efficiently, allowing the facility to remain fully operational throughout construction.

Experience Modification Rate (EMR): This consistent performance demonstrates our commitment to maintaining safe, compliant, and well-managed jobsites.



YEAR	EMR	LOST TIME ACCIDENT RATE
2025	1.02	0.00
2024	1.09	0.00
2023	1.06	12.35
2022	1.37	0.00
2021	1.52	0.00

Organizational Approach

Sid Johnson & Co. assigns experienced leadership and dedicated project staff to ensure clear accountability, technical expertise, and consistent communication throughout all phases of work. Our organizational structure promotes direct communication, efficient decision-making, and consistent quality control, ensuring successful project delivery under the project duration.

Our Project Manager serves as the primary point of contact with the Owner and the Architect/Engineer (A&E) team throughout the life of the project. The Project Manager is responsible for coordinating and managing all aspects of constructability, budgeting, and scheduling in collaboration with the Owner and design team, as well as subcontractors and suppliers during construction. Working directly under the Project Manager is the Project Superintendent, who serves as the on-site representative and day-to-day field leader. The Superintendent coordinates all construction activities and is responsible for field supervision, safety enforcement, quality control, and schedule implementation.

Role Descriptions & Availability



Grant Johnson – Principal Owner / Secretary / Project Executive / Project Manager

Grant Johnson will serve as Project Manager and Project Executive, providing leadership and oversight throughout both preconstruction and construction phases of the Police Department Seismic Project. His continuous involvement ensures alignment of project goals, clear communication, and accountability from inception through completion.

Grant will lead preconstruction efforts including budgeting, scheduling, constructability review, and coordination with the design team to establish a clear and achievable project plan. During construction, he will oversee cost, schedule, and team performance to ensure successful delivery.

In his Project Executive role, Grant provides strategic oversight, resource support, and executive-level coordination, maintaining direct engagement with the Owner to ensure expectations are met and issues are resolved efficiently.

A third-generation leader with Sid Johnson & Co. since 2014, Mr. Johnson brings a collaborative, results-driven approach and a proven track record delivering CM/GC projects for clients such as Ash Grove Cement, Old West Credit Union, and Baker School District 5J—consistently meeting budget, schedule, and quality objectives.

Joshua Rohner – Principal Owner / President / Assistant Project Manager

Joshua Rohner will serve as Assistant Project Manager and Principal-in-Charge, supporting project coordination, administration, and communication throughout all phases of the Police Department Seismic Project.

In his role, Mr. Rohner will assist with subcontractor coordination, cost and schedule tracking, and project documentation to help maintain overall project performance. As President of Sid Johnson & Co., he will also provide executive oversight, ensuring proper staffing, resource allocation, and adherence to quality and safety standards.

A third-generation leader with the company since 2004, Mr. Rohner brings extensive CM/GC and general contracting experience across institutional, commercial, and industrial projects. His recent work includes historic renovations such as the Orpheum Theater, Baker Loan & Trust Building, and Synergy (Old Post Office).

Donny Adcock – Project Superintendent

Donny Adcock will serve as Project Superintendent, providing on-site leadership and managing daily field operations throughout construction. He will act as the primary point of contact for the Owner, design team, and all trades, ensuring effective coordination, quality control, and schedule adherence.

Mr. Adcock brings over 40 years of construction experience and a background as a journeyman carpenter. His work spans residential, commercial, industrial, and institutional projects, with extensive field experience supporting structural and seismic improvements. He has a strong understanding of building systems, load paths, and the sequencing required to safely execute work in existing and occupied facilities.



Pre-Construction Costs

For this seismic rehabilitation project, Sid Johnson & Co. will focus on constructability reviews, cost estimating at key design milestones, schedule development, and value engineering. Attention will be given to project phasing, maintaining facility operations, and coordination of structural and building system improvements.

We will implement a transparent approach to cost tracking, providing clear documentation of all Pre-Construction expenses to ensure compliance with public contracting requirements. Regular coordination will support timely and informed decision-making.

Pre-Construction Services will be provided on a Not-to-Exceed basis. All costs will be tracked accordingly, and any unused funds will be returned to the Owner. A detailed breakdown of our Pre-Construction Not-to-Exceed Cost is provided below.

DESCRIPTION	SJ&Co. Personnel	Notes	General	TOTAL
General Conditions				34,895
Phones, Computers, Copiers, Printers		Equipment T.B.D., based on Project needs. Market rate.	1,895	1,895
Small Tools & Equipment			1,750	1,750
Project Superintendent	Donny Adcock	70 hrs @ \$80/hr		5,600
Project Executive / Project Manager	Grant Johnson	240 hrs @ \$90/hr		21,600
Assistant Project Manager	Josh Rohner	45 hrs @ \$90/hr		4,050
SUBTOTAL				34,895
CONTRACTORS FEE		9.00%		3,141
TOTAL PRE-CONSTRUCTION FEE NOT TO EXCEED COST				38,036

Fee

Sid Johnson & Co. proposes a CM/GC Fee of **9.0 percent** for this Project. The CM/GC Fee will be applied to Direct Construction Costs as defined in the Agreement – CM/GC Cost Matrix of the RFP.

This fee is intended to cover all CM/GC services during the Construction Phase, including project management, supervision, coordination, scheduling, cost control, and administrative functions necessary to successfully deliver the Work.

The CM/GC Fee will be applied in a consistent with the final negotiated Guaranteed Maximum Price (GMP) and the requirements of the Contract Documents.

Sid Johnson & Co.’s proposed CM/GC Fee of **9.0%** reflects our commitment to efficient project delivery, cost control, and responsible stewardship of public funds. This fee supports experienced project management, dedicated field supervision, and disciplined coordination with the Owner and A&E team to maintain alignment with budget, schedule, and project goals.

General Conditions/Staffing Costs

General Conditions include, but are not limited to, site supervision, project management, temporary facilities, site safety, scheduling, coordination, quality control, and administrative support necessary to execute the Work. These costs are time and project dependent and are based on an anticipated 12-week construction duration; they will be adjusted as necessary to reflect the final project schedule and phasing requirements. Staffing costs, including project management and field supervision, are incorporated within the General Conditions.

General Conditions costs have historically ranged from 10% to 12% of the total Direct Construction Cost. The Cost Matrix is intended to provide a transparent and reasonable projection of these expenses in alignment with the project duration and scope of work outlined in Attachment F provided in the RFP documents.

DESCRIPTION	SJ&Co. Personnel	Notes	Labor	General	TOTAL
General Conditions					88,490
Jobsite Office and Storage Trailer		12 weeks	0	1,200	1,200
Computers, Copiers, Printers			0	950	950
Contractor Signage			0	800	800
CM/GC Mobilization/Demobilization			0	3,000	3,000
Phone & Internet			0	500	500
Telephones, Cell Phones Radios			0	800	800
Home Office Administration			0	2,000	2,000
Corporate IT Support			0	500	500
Computer Software			0	500	500
Project Superintendent	Donny Adcock		480 hrs @ \$80/hr	26,400	
Project Executive/ Project Manager	Grant Johnson	480 hrs @ \$90/hr	43,200		43,200
Assistant Project Manager	Josh Rohner	96 hrs @ \$90/hr	8,640		8,640
GENERAL CONDITIONS & STAFFING COSTS					88,490

Bond Rate

Sid Johnson & Co. maintains a strong surety relationship with Old Republic Surety Company and has extensive experience delivering bonded public projects in compliance with applicable contracting requirements. Our current bonding capacity is \$4,000,000 for a single project and \$8,000,000 aggregate, providing sufficient capacity to support the successful delivery of this Project.

Sid Johnson & Co. will furnish 100% Performance and Payment Bonds in accordance with the Contract Documents and public contracting standards. Bonding rates are provided below and will be applied in a clear and concise manner consistent with the final project cost.

Consistent with industry practice and our historical performance, subcontractor bonding is not typically required for projects within our bonding capacity. Should a subcontract scope represent a substantial portion of the Work or present elevated risk, Sid Johnson & Co. will

BONDING PERCENTAGE	
CONSTRUCTION COST + CM/GC FEE	BONDING PERCENTAGE
First \$100,000	1.440%
• Next \$400,000	1.440%
• Next \$2,000,000	0.870%
• Next \$2,500,000	0.720%
• Next \$2,500,000	0.625%
• Over \$7,500,000	0.600%

evaluate bonding requirements in coordination with the Owner to ensure appropriate risk management. At this time, we do not anticipate subcontractor bonding will be necessary for this Project.

See Attachment B; a letter from Old Republic Surety Company attesting to Sid Johnson & Co.'s bonding capacity.

Insurance Rate & Burdened Labor Rate

Sid Johnson & Co. maintains an insurance policy that meets the insurance requirements set forth in the RFP documents. Our General Liability Insurance is applied to both Subcontractors and our direct labor costs. We will have a 0.75% of General Liability insurance as an established percent of the direct construction costs plus a fee

Contingency, Allowances and Savings

Sid Johnson & Co. will manage contingency and allowances within the GMP using a transparent, disciplined, and open-book approach consistent with CM/GC best practices and public contracting requirements.

The CM/GC contingency is included in the GMP to address unforeseen conditions, minor scope gaps, and coordination items not identifiable during preconstruction. It will not be used for Owner-directed changes or design revisions. All use of contingency funds requires prior City notification, written approval, and supporting documentation.

Allowances will be established for scopes not fully defined at the time of GMP. Each allowance will have a clearly defined scope and value, with expenditures tracked and reviewed on an open-book basis. Variances will be reconciled through the formal change order process.

Owner-directed changes will be managed exclusively through change orders unless otherwise approved by the City.

Sid Johnson & Co. will provide regular reporting on contingency and allowance status to support informed decision-making. Any unused contingency, allowances, or project savings below the GMP will be returned to the City in accordance with the Contract Documents.

In accordance with the Contract Documents, any unused contingency, allowance balances, or overall project savings below the GMP will be returned to the City.

Contract Comments

Sid Johnson & Co. does not take exception to the contract agreement provided in Attachment C

GRANT JOHNSON

KEY PERSONNEL RESUME • April 17, 2026



Position: Project Executive / Project Manager

Firm: Sid Johnson & Co., General Contractor

Years with Firm: 20+ Years

20+ Years

PROJECT ROLE – POLICE STATION SEISMIC REHABILITATION

As Project Executive, Grant Johnson will provide leadership and oversight for both preconstruction and construction phases, ensuring alignment with project goals, budget, and schedule. He will guide the CM/GC team in budgeting, constructability review, and coordination with the design team, while maintaining executive-level communication with the City. His experience with structural, institutional, and occupied facility work supports effective planning and execution of seismic upgrades with minimal disruption to operations.

Education

- Oregon State University, 2007–2012
- Baker High School, Baker City, OR – 2007
- OSU Football Team, 2007–2012
- **Community Involvement**
 - Baker Rural Fire Department
 - Baker Fee Study Advisory Committee
 - Youth Sports Coach (Current & Past)

Construction Experience

- **Sid Johnson & Co.** | 2005–2013: Laborer, Carpenter, Concrete Finisher
- 2014–Present: | Foreman, Superintendent, Project Manager, Project Project Executive

RELEVANT PROJECT EXPERIENCE (CM/GC & STRUCTURAL / INSTITUTIONAL WORK)

- **Ash Grove Cement Co.** (Durkee, OR) – Ammonia Containment Slab
- Structural Footings & Piers; Plant Paving • OSU Football Team & Piers, Plant Paving
- **Grande Ronde Hospital** (La Grande, OR) – Oncology Clinic; Multiple Tenant Improvements:
- **St. Alphonsus** (Baker City, OR) – Emergency Department TI; MRI Ramp/Walkway
- **Eastern Oregon University** (La Grande, OR) – Ackerman Access; ISB Improvements
- **Baker School District** (Baker City, OR) – Culinary Arts Remodel; ADA Ramp Replacement
- **Community Event Center** (Baker City, OR) – New Construction
- **Community Connections Senior Center** (Baker City, OR) – Addition & Remodel

QUALIFICATIONS

- 20+ years of construction experience with progressive leadership roles
- Extensive CM/GC project delivery experience
- Strong background in structural concrete, foundations, and building systems
- Proven ability to manage projects in active, occupied environments
- Emphasis on budget control, schedule adherence, and team coordination
- Effective communication with Owners, design teams, and field personnel

JOSHUA ROHNER

KEY PERSONNEL RESUME • April 17, 2026



SID JOHNSON & CO.

GENERAL CONTRACTOR • SINCE 1947



Position: Assistant Project Manager / Principal-in-Charge

Firm: Sid Johnson & Co., General Contractor

Years with Firm: 20+ Years

20+ Years

PROJECT ROLE – POLICE STATION SEISMIC REHABILITATION

As Assistant Project Manager and Principal-in-Charge, Joshua Rohner will support project coordination, cost and schedule tracking, and communication throughout all phases of the project. He will assist in managing subcontractors, documentation, and design team coordination to ensure efficient project delivery.

In his executive role, Mr. Rohner provides oversight of staffing, resource allocation, adherence to company quality and safety standards, while remaining available to the Owner for coordination and issue resolution.

Education

- **Gonzaga University** –
B.S., Mechanical Engineering, 1999
- **Baker High School**, Baker City, OR – 1995

Community Involvement

- YMCA Youth Coach – Soccer & Basketball
- **Baker City** Little League Coach
- **Past**, Babe Ruth All-Star Coach, Spokane Homeless Shelter Volunteer

RELEVANT PROJECT EXPERIENCE (CM/GC & INSTITUTIONAL / RETROFIT WORK)

- **Sid Johnson & Co.** 2004–Present : Project Manager, Superintendent, Estimator > Project Engineer
- **IDC / CH2M-Hill** 1999–2004 Mechanical Engineer
- Design of HVAC, hydronic, plumbing and gas systems
- Energy efficiency modeling and system optimization
- Industrial, commercial, and institutional project experience

QUALIFICATIONS

- 20+ years of construction and project management experience
- Licensed Mechanical Engineer (Oregon).
- Extensive experience in retrofit and building upgrade works
- Strong controller of cost, schedule, and quality performance
- Effective communication, documentation, and client relationship skills

DONNY ADCOCK

KEY PERSONNEL RESUME • April 17, 2026



SID JOHNSON & CO.

GENERAL CONTRACTOR • SINCE 1947

Position: Project Superintendent

Firm: Sid Johnson & Co., General Contractor

Years with Firm: 30+ Years

30+ Years

PROJECT ROLE – POLICE STATION SEISMIC REHABILITATION

As Project Superintendent, Donny Adcock will lead all on-site construction activities, providing daily field supervision, coordination of trades, and quality control throughout the project. He will serve as the primary on-site contact for the Owner and design team, ensuring work is completed safely, efficiently, and in accordance with contract documents.

Mr. Adcock's extensive experience with structural concrete, renovations, and occupied facilities supports effective execution of seismic upgrades, including careful sequencing, coordination, and resolution of unforeseen field conditions.

EDUCATION & CERTIFICATIONS

- Baker High School, Baker City, OR – 1981
- Structural Concrete Training, 1988–1989

COMMUNITY INVOLVEMENT

- Union County Food Bank (9 years)
- Women's Softball Coach (1994–1995)

CONSTRUCTION EXPERIENCE

- Sid Johnson & Co. | 1990–1997 : Carpenter / Concrete Finisher | 2002–Present
- Self-Employed General Contractor 1997–2002 : Carpentry & Concrete
- Lombardo Pools & Spas | 1982–1990 : Concrete & Tile Finishes
- Don Adcock (Sr.) Excavation & Construction | 1977–1982 : Laborer/Carpenter Helper

RELEVANT PROJECT EXPERIENCE (STRUCTURAL / INSTITUTIONAL / RENOVATION WORK)

- Ash Grove Cement (Durkee, OR) – Multiple Plant Expansions, Structural Footings & Repairs
- Baker County Courthouse (Baker City, OR) – Historic Restoration
- Crossroads Art Center (Baker City, OR) – Historic Carnegie Library Restoration
- Grande Ronde Hospital (La Grande OR) – Multiple Tenant Improvements
- St. Alphonsus (Baker City, OR) – Emergency Department, Physical Therapy TI
- Eastern Oregon University (La Grande OR) – Culinary Arts Remodel
- Banner Bank (Baker City, OR) – Branch & Drive Thru Construction 
- New Directions Northwest (Baker City, OR) – Rehabilitation Facility
- Oregon Parks & Recreation (Emigrant Springs & Wallowa Lake)  ADA Facilities

QUALIFICATIONS

- 40+ years of construction experience with extensive field leadership
- Strong background in structural concrete, foundations, and retrofit at work
- Proven ability to manage projects in active and occupied environments

ATTACHMENT A
SIGNATURE PAGE

SIGNATURE OF FIRM'S DULY AUTHORIZED REPRESENTATIVE FOR THIS PROPOSAL MUST BE SIGNED IN INK BY AN AUTHORIZED REPRESENTATIVE OF THE FIRM; ANY ALTERATIONS OR ERASURES TO THIS PROPOSAL MUST BE INITIALED IN INK BY THE UNDERSIGNED AUTHORIZED REPRESENTATIVE.

The undersigned agrees and certifies that (s)he:

1. Has read and understands all Proposal instructions, specifications, and terms and conditions contained herein.
2. Is an authorized representative of the Firm, that the information provided in this Proposal is true and accurate, and that providing incorrect or incomplete information may be cause of Proposal rejection or contract termination.
3. Is bound by and will comply with the provisions of 279C.838, 279C.840 or 40 U.S.C. 3141 to 3148.
4. Is bound by and will comply with all requirements, specifications, contract and terms and conditions contained herein; and
5. Will furnish the designated item(s) and/or service(s) in accordance with the contract if awarded to Firm.
6. The Firm will provide its Federal Tax Identification number with Proposal submission.

Company Name: Sid Johnson + Co.

Name (printed) & Title: Grant Johnson, Corp. Sec.

Signature: [Handwritten Signature]

Date: 4.18.26

Email: grant@sidjohnsonco.com

Federal Tax Identification Number: 93-0665509



ATTACHMENT B
CERTIFICATIONS / RESIDENCY
CERTIFICATION OF UNDERSTANDING OF REQUEST FOR PROPOSALS

The undersigned offers and agrees to furnish all material, supervision, and personnel to the City of Baker City for Construction Manager/General Contractor (CM/GC) Services in accordance with this Request for Proposal.

Acknowledgement of Addendum: 1

The undersigned further certifies that he/she has read, understands, and agrees to abide by all terms and conditions of this Request for Proposals and if awarded the contract to furnish the CM/GC Services to the City as delineated by this Request for Proposal.

The Proposer certifies that it does not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, handicap, financial ability, age, or other non-job-related factors as per ORS 659a and 42 U.S.C. § 2000e et seq.

RESIDENCY STATEMENT

Pursuant to ORS 279A.120, Oregon's reciprocal Preference Law, public contracting agencies shall, for the purposes of determining the lowest responsible bidder/proposer and the awarding of a contract, add a percent increase on the bid of a non-resident bidder/proposer equal to the percent, if any, of the preference given to that bidder/proposer in the state in which the bidder/proposer resides.

As defined in ORS 279A.120, "Resident Bidder/Proposer" means a bidder/proposer that has paid unemployment taxes or income taxes in this state in the twelve (12) calendar months immediately preceding submission of the bid, has a business address in this state, and has stated in the bid whether the bidder/proposer is a "Resident Bidder/Proposer". A "non-resident Bidder/Proposer" is a bidder/proposer who does not meet the definition of a "Resident Bidder/Proposer" as stated above.

The undersigned hereby states their resident status is as follows, RESIDENT: YES NO

Sid Johnson + Co.
Legal Name of Proposing Firm

4-18-26
Date

By: Grant Johnson

Title: Corp. Secretary

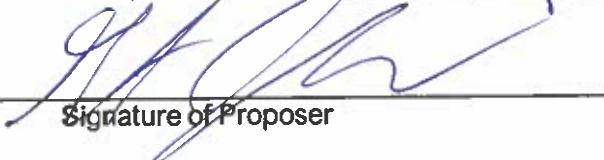
Address: 3150 10th St

Telephone: 541-523-5737

Baker City OR 97814

Email: grant@sidjohnsonco.com

State of Incorporation, if Corporation: Oregon


Signature of Proposer

Grant Johnson
Printed Name of Proposer



OLD REPUBLIC SURETY COMPANY

10260 S.W. Greenburg Road, Suite 1060, Portland, OR 97223 | T: 503.245.6242 | www.orsurety.com

April 14, 2026

RE: Sid Johnson & Co, Inc.
Baker City Police Station Seismic Rehabilitation
Surety Prequalification Letter

To Whom It May Concern:

Old Republic Insurance Company (ORIC) and/or its affiliate, Old Republic Surety Company (ORSC), provides surety credit to Sid Johnson & Co, Inc. since 2022, and is in good standing. Old Republic Surety Company and Old Republic Insurance Company are prepared to provide surety credit to Sid Johnson & Co, Inc. for single projects up to \$4 million with an aggregate uncompleted backlog up to \$8 million. ORIC/ORSC is rated "A+" (Excellent) and has a US Treasury Limit exceeding \$150 million.

It is our understanding that Sid Johnson & Co, Inc. is pursuing the above captioned project with an anticipated contract price of approximately \$2 million. If Sid Johnson & Co, Inc. is awarded a contract and requests that we provide the necessary performance and payment bonds, we will be prepared to execute the bonds subject to our acceptable review of the contract terms and conditions, bond forms, appropriate contract funding and any other underwriting considerations at the time of the request.

Our consideration and issuance of bonds is a matter solely between Sid Johnson & Co, Inc. and ourselves, and we assume no liability to third parties or to you by the issuance of this letter.

We trust that this information meets with your satisfaction. If there are further questions, please feel free to contact me.

Sincerely,
Old Republic Insurance Company
Old Republic Surety Company

R. Scott Pyritz
Bond Manager





APRIL 17, 2026

PROPOSAL FOR CONSTRUCTION MANAGER/GENERAL CONTRACTOR

CITY OF BAKER CITY

BAKER CITY POLICE STATION SEISMIC REHABILITATION

7.2 | COVER LETTER

April 17, 2026

CITY OF BAKER CITY

ATTN: DANIELLE SCHUH,
DIRECTOR OF PUBLIC WORKS

1768 S Auburn Ave.,
Baker City, OR 97814.
PWAdirector@bakercity.gov

Subject: CM/GC SERVICES /
CITY OF BAKER CITY
POLICE STATION
SEISMIC REHABILITATION

Five Star Builders (FSB) is pleased to submit our proposal for Construction Manager/General Contractor services for the Baker City Police Station Seismic Rehabilitation. We are committed to meeting all requirements outlined in the RFP and delivering a project that enhances the safety, resilience, and functionality of this critical public safety facility.

We recognize the importance of this seismic upgrade in achieving Immediate Occupancy performance and supporting uninterrupted police operations following an earthquake. As an experienced CM/GC, FSB brings a strong track record of delivering complex seismic retrofits and occupied renovations, with over 30 similar projects completed in the past decade. Our team is driven by a commitment to safety, cost management, and quality on projects that directly serve and protect our communities.

Our approach is grounded in delivering high value with predictable costs. Through proactive preconstruction leadership, we develop clear, accurate cost models and collaborate closely with the City of Baker City and IMEG Consultants Corp to align scope, schedule, and budget early in the process. Our experience includes multiple civic buildings upgraded to Immediate Occupancy standards, where we have successfully guided teams through design decisions, constructability reviews, and cost-effective solutions.

We understand the necessity to produce high value with predictable costs. To meet your construction goals, we bring expertise in the following:

- **PRECONSTRUCTION LEADERSHIP:** Effectively assessing cost implications for various engineering approaches is crucial for the success of Baker City Police Station seismic upgrades. We bring great value and extensive experience with CM/GC services, demonstrated through our work with building retrofits and seven (7) community-funded civic buildings renovated to "Immediate Occupancy" standards. We've learned how to ask the right questions and collaborate to develop solutions to project challenges. We commit to working closely with The City of Baker City and IMEG Consultants Corp. to align project goals, ensuring the budget, schedule, and seismic retrofit objectives are achieved with exceptional value.
- **PROJECT DELIVERY:** informed decision-making is critical with optimizing the use of state grant funds. Leveraging our extensive experience and comprehensive services, we

facilitate efficient choices regarding project options and objectives. We deliver reliable estimates, clear timelines, and maintain transparency throughout the process, ensuring the cost-effective and predictable delivery of a durable product. Our construction management expertise guarantees a safe site, precise scheduling, and a high-quality finished product.

- **HIGHLY EXPERIENCED TEAM WORKING SAFELY IN COMPLEX OCCUPIED RENOVATIONS:** We have learned successfully completing occupied renovations requires sensitivity, a high regard for project safety, coordination, careful planning, daily communication and a creative and proactive team. Any contractor with construction knowledge can build. To do it in a manner that keeps everyone safe requires thoughtful and detailed preconstruction planning plus a nimble construction team who can respond to the police station's unique needs. **We firmly believe our team is uniquely positioned to manage the project safely and to maintain full Police Station operations throughout the construction process.**
- **BUILT ON LOCAL PARTNERSHIPS AND TRUSTED COLLABORATION:** Our local knowledge allows us to proactively navigate regional market conditions, engage qualified trade partners, and support MWESB participation through meaningful outreach and inclusion. We understand the importance of clear communication, collaboration, and trust, and we are committed to working closely with the City and IMEG Consultants Corp to align scope, budget, and schedule from the outset.

Our team will collaborate to deliver efficient, well-sequenced construction, combining technical expertise with a cooperative approach to ensure success. We appreciate the opportunity to partner with the City of Baker City and support the delivery of this important project.

Sincerely,



Clint Jackson, President
Authorized Signatory
Five Star Builders

If this Proposal is accepted by the City, Five Star Builders shall execute the contract documents for the work upon completion of negotiations.

FIRM CONTACT INFORMATION: FIVE STAR BUILDERS

Clint Jackson, President
CLINT@five-star-builders.com
13981 NW Main St,
Banks, OR 97106
(503) 324-5220
www.five-star-builders.net

TABLE OF CONTENTS



- 1** | Company Overview
- 3** | Similar Project History
- 11** | Project Approach
- 18** | Project Safety & Communications
- 20** | Staffing Qualifications & Resumes



7.3 COMPANY OVERVIEW



7.3 | COMPANY OVERVIEW



BRIEF DESCRIPTION OF FIRM

Five Star Builders, Inc. (FSB) is a full-service general contractor with 33 years of continuous operation. Founded in 1993, FSB has successfully completed more than 2,100 projects for public and private clients throughout the Pacific Northwest, including civic, public safety, and infrastructure projects. Our experience includes complex renovations and seismic upgrades in occupied facilities where safety, coordination, and operational continuity are critical.

FSB delivers projects through CM/GC, Design-Bid-Build, and Design-Build methods, with a strong emphasis on early collaboration, proactive preconstruction, and disciplined cost and schedule management. Our approach aligns well with the City's goals to engage a CM/GC early to support design, cost control, and constructability. A significant portion of our work is self-performed, providing greater control over quality, schedule, and cost. This capability allows us to respond quickly to field conditions, manage sequencing efficiently, and maintain consistent progress—key advantages for a phased seismic retrofit within an active police facility.

OWNERSHIP STRUCTURE

Five Star Builders, Inc. is a privately held general contracting firm with ownership shared by Clint Jackson and Mike Sloop. As principal owners, they provide executive leadership and long-term strategic direction, remaining actively involved in company operations, financial stewardship, and maintaining the firm's commitment to quality, safety, and service.

TYPE OF WORK PERFORMED AND CAPABILITIES

Five Star Builders provides comprehensive construction services for public agencies and private clients, with strong experience in civic facilities, seismic rehabilitation, and occupied renovations where safety, coordination, and phasing are critical to project success. Our team is highly experienced in CM/GC, Design-Bid-Build, and Design-Build delivery methods, allowing us to engage early, provide meaningful constructability and cost input, and maintain alignment between design intent,

budget, and schedule. This integrated approach enables us to efficiently deliver complex projects while minimizing disruption to ongoing operations, including active public safety environments.

A core component of Five Star Builders' capabilities is our extensive self-performed work, which provides greater control over quality, schedule, and cost. We self-perform key trades including excavation, utilities, paving, concrete, framing, drywall, painting, and plumbing, leveraging in-house crews to reduce risk, respond quickly to field conditions, and maintain consistent workmanship. This capability strengthens our ability to manage sequencing, address challenges proactively, and deliver projects with a high level of reliability and craftsmanship.

ANNUAL GROSS DOLLAR VOLUME

Five Star Builders has demonstrated consistent and stable annual gross volume over the past several years, reflecting disciplined growth and strong financial stewardship. Gross revenue totaled \$22.6 million in 2024, \$24.3 million in 2023, and \$24.1 million in 2022. For 2025, Five Star Builders anticipates a projected gross volume of approximately \$23.0 million, aligned with our strategic approach to sustainable, well-managed growth.

BONDING CAPACITY

Five Star Builders, Inc. has worked diligently in growing our base of business as it relates to size of projects and significant clientele. During the process, managing our overhead and type of projects was important in maintaining a reasonable profit margin that would allow increasing financial capabilities.

We can provide bonds up to \$60 million per project and maintain an \$80 million aggregate work level.

7.3 | COMPANY OVERVIEW

IF YOU ARE PROPOSING IN A JOINT VENTURE OR TEAMING ARRANGEMENT, PROVIDE A CLEAR DESCRIPTION OF THE LEGAL AND BUSINESS RELATIONSHIP BETWEEN THE RESPECTIVE FIRMS.

We are not proposing a joint venture.

PROVIDE THE FOLLOWING INFORMATION ABOUT YOUR FIRM'S LOCATION AND RANGE OF WORK:

ADDRESS OF FIRM'S HEADQUARTERS OR CORPORATE OFFICE.

FIVE STAR BUILDERS

13981 NW Main St,
Banks, OR 97106

ADDRESS OF LOCAL COMPANY OFFICE THAT WILL OVERSEE AND MANAGE THE PROGRAM.

13981 NW Main St,
Banks, OR 97106

CURRENT GEOGRAPHIC RANGE OF YOUR ENTIRE COMPANY'S WORK.

Oregon and SW Washington

CURRENT GEOGRAPHIC RANGE OF WORK MANAGED BY THE LOCAL COMPANY OFFICE.

1. HAS YOUR FIRM EVER FAILED TO COMPLETE A CONSTRUCTION CONTRACT IN THE PAST SEVEN (7) YEARS? **No**

2. HAS YOUR FIRM EVER FAILED TO COMPLETE A CONTRACT IN THE PAST SEVEN (7) YEARS WITHIN THE AUTHORIZED CONTRACT TIME? **No**

3. HAS YOUR FIRM BEEN ASSESSED LIQUIDATED DAMAGES IN THE PAST SEVEN (7) YEARS? **No**

4. IS YOUR ORGANIZATION CURRENTLY INVOLVED, OR HAS BEEN INVOLVED IN THE PAST SEVEN (7) YEARS, IN DISPUTE RESOLUTION DEFINED AS MEDIATION, ARBITRATION OR LITIGATION RELATED TO A CONSTRUCTION PROJECT? **No**



Our project team successfully collaborated with the Banks Fire District on the Hornshuh Creek Fire Station #14, meeting all project goals around cost, quality, durability, accountability and safety — honoring all bond and grant dollars for the community.

7.4 SIMILAR PROJECT HISTORY



7.4 | SIMILAR PROJECT HISTORY

Similar Project Experience

Five Star Builders brings significant experience delivering public-owned seismic rehabilitation projects using the CM/GC delivery method, including multiple projects within the \$1M–\$2M range and those aligned with Immediate Occupancy (Risk Category IV) performance goals. We have a strong understanding of the scope required for the Baker City Police Station Seismic Rehabilitation, including structural strengthening of an existing unreinforced masonry building, installation of new foundations and lateral systems, roof diaphragm improvements, and coordination of non-structural bracing—all while maintaining operations within an active public safety facility.

Our team recognizes that this project will require careful investigation of existing conditions, thoughtful phasing, and precise coordination to safely execute work within an occupied police station. We have successfully delivered similar seismic upgrades in fully operational civic and emergency service facilities, where maintaining secure access, minimizing disruption, and ensuring continuous operations are critical. Site logistics, sequencing, and communication are central to our approach, allowing us to manage complex work efficiently while prioritizing safety for staff, visitors, and construction personnel.

We also bring experience collaborating with IMEG Consultants Corp and understand the importance of early alignment between the contractor, engineer, and owner to support constructability, cost control, and efficient decision-making. We value this partnership and look forward to working together again to deliver a coordinated, well-executed project for the City.

Five Star Builders is also familiar with working in smaller and rural communities across Oregon, including recent work in similar regional markets where subcontractor availability, material procurement, and logistics require proactive planning and strong local relationships. We are excited about the opportunity to partner with the City of Baker City and bring our experience, local knowledge, and collaborative approach to support the successful delivery of this important project.

CM/GC Process and Experience

Our CM/GC approach is built on early planning, clear communication, and proactive collaboration. We establish construction phasing and sequencing early, identify long-lead materials, and align procurement strategies to avoid delays. Our team continuously monitors project progress through schedules, RFIs, submittals, and change tracking, allowing us to identify and resolve potential issues before they impact the work. Regular coordination meetings with the City and project team ensure transparency and timely decision-making.

We focus on providing solutions, not just identifying challenges. Through accurate cost modeling at key milestones and open communication, we equip the City with the information needed to make informed decisions that maximize project value while maintaining budget control. Delivering the Baker City Police Station Seismic Rehabilitation will require a collaborative, disciplined approach, and our team is committed to working closely with the City to achieve a successful outcome.

This experience directly benefits the Baker City Police Station Seismic Rehabilitation by bringing a proven approach to delivering structural upgrades within an occupied, mission-critical facility. Our ability to plan and execute phased work, maintain secure operations, and coordinate closely with the City and design team will minimize disruption to police services while ensuring a safe environment for staff and the public. By leveraging our CM/GC expertise, we will provide accurate cost modeling, proactive risk management, and efficient procurement strategies that align with the project's fixed budget and grant requirements. This disciplined, collaborative approach ensures the City receives a high-quality, resilient facility delivered with predictability, transparency, and long-term value.

The following projects highlight our recent experience delivering similar public seismic rehabilitation projects. Each example includes information on building use, occupancy during construction, phasing strategies, value added by our team, key project partners, GMP and final cost, and completion date, demonstrating our ability to successfully deliver projects of comparable size, scope, and complexity.

7.4 | SIMILAR PROJECT HISTORY

Project Name	Building Use	Occupied	Phased	Added Value	Owner	Architect	GMP	Final	Date
Vernonia Fire Station Seismic Upgrades (Preconstruction)	Immediate Occupancy (Seismic Risk Category IV)	Yes	Yes	Early cost modeling and constructability input for seismic upgrades	Vernonia Fire Station Rob Davis (503) 429-8252	Soderstrom Architects Marlene Gillis (503) 228-5617	\$1,912,310	\$1,912,310	6/1/2024
Hornshuh Creek Station #14	New Fire Station	No	N/A	Delivered on schedule and within budget	Banks Fire District Rodney Linz (503) 324-6262	RSS Architecture Randy Saunders (503) 982-1211	\$3,243,378	\$3,243,378	6/1/2021
Antonia Crater Elementary School Seismic Upgrades	Immediate Occupancy (Seismic Risk Category IV)	Yes	Yes	Value engineering and coordination for occupied seismic retrofit	Cornerstone MGI Mary Dolan (251) 554-9822	BRIC Architecture Peter Cilek (503) 595-4900	\$1,719,840	\$1,719,840	3/18/2022
North Plains Elementary School Seismic Upgrade	Immediate Occupancy (Seismic Risk Category IV)	Yes	Yes	Efficient phasing and cost control in occupied school	Hillsboro SD Adam Stewart (503) 844-1320	Mahlum Architects Lane Patrick Jobe (503) 244-4032	\$1,375,247	\$1,375,247	3/3/2022
Peter Boscow Elementary School Seismic Upgrades	Immediate Occupancy (Seismic Risk Category IV)	Yes	Yes	Coordinated sequencing and cost efficiency	Hillsboro SD Adam Stewart (503) 844-1320	Soderstrom Architects Marlene Gillis (503) 228-5617	\$737,522	\$737,522	2/17/2021
Miller Pathways Center – New Building	Design-Assist Facility	Yes	Yes	Design-assist collaboration and schedule alignment	Hillsboro SD Adam Stewart (503) 844-1320	BLRB Architects Richard Higgins (503) 595-0270	\$2,299,942	\$2,299,942	2/1/2021
Jackson ES – Pre-Engineered Metal Building	Immediate Occupancy (Seismic Risk Category IV)	Yes	Yes	Standardization and cost-effective delivery	Hillsboro SD Adam Stewart (503) 844-1320	Mahlum Architects Kurt Haapala (503) 244-4032	\$673,210	\$673,210	3/27/2021
McKinney ES – PEMB & Paving	Immediate Occupancy (Seismic Risk Category IV)	Yes	Yes	Integrated site + building coordination	Hillsboro SD Adam Stewart (503) 844-1320	Mahlum Architects Kurt Haapala (503) 244-4032	\$661,295	\$661,295	4/15/2021
W.L. Henry ES – PEMB	Immediate Occupancy (Seismic Risk Category IV)	Yes	Yes	Streamlined construction and cost control	Hillsboro SD Adam Stewart (503) 844-1320	Mahlum Architects Kurt Haapala (503) 244-4032	\$638,795	\$638,795	7/1/2020
Eastwood ES Gym – PEMB	Immediate Occupancy (Seismic Risk Category IV)	Yes	Yes	Large-scale coordination and delivery	Hillsboro SD Adam Stewart (503) 844-1320	Mahlum Architects Jesse Emmerson (503) 244-4033	\$6,170,577	\$6,170,577	5/27/2020
North Plains ES Gym – PEMB	Immediate Occupancy (Seismic Risk Category IV)	Yes	Yes	Phased delivery across occupied campus	Hillsboro SD Adam Stewart (503) 844-1320	Mahlum Architects Shirley Chalupa (503) 244-4034	\$4,647,182	\$4,647,182	5/27/2020
Minter Bridge ES Gym – PEMB	Immediate Occupancy (Seismic Risk Category IV)	Yes	Yes	Multi-project coordination and efficiency	Hillsboro SD Adam Stewart (503) 844-1320	Mahlum Architects Kurt Haapala (503) 244-4032	\$4,803,392	\$4,803,392	5/27/2020

7.4 | SIMILAR PROJECT HISTORY

In addition to the similar projects highlighted above, Five Star Builders brings extensive experience delivering public CM/GC projects throughout Oregon, including multiple projects funded through the Oregon Seismic Rehabilitation Grant Program. These projects have required strict adherence to grant reporting, cost controls, and performance standards associated with achieving Immediate Occupancy seismic goals. The table below includes recent examples of both completed and work-in-progress CM/GC projects, as well as select public negotiated work in other states. In accordance with the RFP requirements, we have provided details for no more than three (3) representative projects and identified the state in which each project was constructed.

Five Star Builders has a thorough understanding of public contracting requirements, including labor compliance, BOLI prevailing wage, competitive bidding, MWESB outreach, approvals, and bonding. We prioritize transparency in our processes and delivery systems, ensuring accountability and clear communication with the City of Baker City while maintaining alignment with project budgets and the responsible use of public and grant funding.

WORK EXPERIENCE WITH ESSENTIAL FACILITIES & STATIONS

- Vernonia Fire Station
- Hornshuh Creek Station #14

EXPERIENCE WITH SEISMIC RETROFITS

- Hillsboro school district
- North Plains
- Peter Boscow
- Pacific University
- Milky Way Student Services Building

EXPERIENCE WITH CRITICAL ESSENTIAL FACILITIES

Engineered and built to be usable after a seismic event

- Seven PEMB structures (preengineered metal buildings) for Hillsboro school district
- North Plains ES
- Jackson ES
- Ladd Acres ES
- McKinney ES
- WL Henry ES
- Eastwood ES
- Minter Bridge ES

Project Name	Owner Contact	State Completed	Contract GMP	Final Costs
Eastwood Elementary School Improvements, Modular, Gym, Exterior Improvements	Hillsboro School District 1J & Cornerstone Management Group Rick Rainono (503) 319-0845	Oregon	\$6,325,00	\$6,218,615
Jewett-Cameron Roof Replacement	Jewett-Cameron Charlie Hopewell, President/CEO (Retired) (503) 510-8030	Oregon	\$740,292	\$687,233
Virginia Garcia Memorial Health Center	Virginia Garcia Memorial Health Center Brian C. Jackson Architect, LLP (503) 310-8707	Oregon	\$ 2,300,000	\$2,359,953

VERNONIA FIRE STATION

SEISMIC RETROFIT OF VERNONIA FIRE STATION



SIMILARITIES TO BAKER CITY POLICE STATION SEISMIC REHABILITATION

Five Star Builders partnered with the Vernonia Fire District, ZCS Engineering, and Soderstrom Architects to deliver the seismic rehabilitation of the Vernonia Fire Station, achieving Immediate Occupancy (ASCE 41-17) performance standards. Similar to the Baker City Police Station, this project involved strengthening the existing lateral system and load path while maintaining full operations of a critical public safety facility throughout construction. The scope included installation of a new plywood roof diaphragm, replacement of exterior walls with framed shear walls, bay door replacements, and reconstruction of a CMU generator enclosure. The project was successfully completed through careful coordination of structural upgrades within an active facility. A key similarity to Baker City was the need to maintain uninterrupted emergency services during construction. Five Star Builders developed and executed a detailed phasing and sequencing plan that allowed the fire station to remain fully operational, ensuring safe access, minimizing disruption, and coordinating high-impact work around daily operations. This experience directly translates to the Baker City Police Station, where maintaining secure and continuous police operations is equally critical.

Through this work, our team demonstrated the value of early CM/GC involvement, proactive planning, and clear communication. We bring the ability to align design, budget, and schedule while managing risk and maintaining operational continuity while ensuring the City of Baker City receives a resilient, high-quality facility delivered efficiently and with minimal disruption.

CLIENT
VERNONIA FIRE DISTRICT

YEAR COMPLETE
2024

ADDRESS
555 E. Bridge Street
Vernonia, OR 97064

FSB ROLE
CM/GC Services

PRECON SERVICES
Budgeting, Scheduling, Value Engineering, Building Skin Analysis, Constructability, Civil Engineering Redesign, Long Lead Procurement

PROJECT TEAM
Clint Jackson
Mike Sloop
Terry Brown

COMMUNITY ENGAGEMENT
15% D/M/W/ESB/SDVBE

OWNER REFERENCES
Vernonia Rural Fire Protection District
Rob Davis
(503) 429-8252

ARCHITECT REFERENCE
ZCS Engineering
Soderstrom Architects

BUDGET & SCHEDULE
Currently in preconstruction and on target with budget and schedule

CONTRACT AMOUNT
\$1,912,310

HORNSHUH CREEK FIRE STATION #14

NEW CONSTRUCTION OF FIRE STATION, TRAINING & ADMINISTRATIVE OFFICES



VALUE THIS BRINGS TO BAKER CITY POLICE STATION SEISMIC REHABILITATION

The Hornshuh Creek Fire Station #14 project demonstrates Five Star Builders' ability to deliver resilient, community-focused public safety facilities that support both daily operations and emergency response. Located along Highway 26 near Buxton, the station was designed not only to serve the Banks Fire District, but also to function as a regional resource for agencies such as Life Flight and the Oregon Department of Forestry. The facility includes dedicated training and community spaces, full ADA accessibility, and specialized infrastructure such as a helicopter landing area, water storage for fire response, and a multi-story training tower to support a wide range of emergency scenarios. Integrated safety features and advanced building systems further enhance operational readiness and reliability.

The value this experience brings to the Baker City Police Station lies in our understanding of how to design and construct facilities that support critical public safety functions while enhancing long-term community resilience. Like Hornshuh Creek, the Baker City Police Station must remain dependable during emergencies and serve as a hub for coordinated response. Our experience delivering facilities with complex operational requirements, advanced systems, and multi-agency functionality allows us to approach Baker City's seismic rehabilitation with a broader perspective—ensuring the upgraded facility not only meets Immediate Occupancy standards, but also supports efficient operations, safety, and adaptability for years to come.

CLIENT
BANKS FIRE DISTRICT

YEAR COMPLETE
2021

ADDRESS
49021 NW Sunset Highway
Banks, OR 97106

FSB ROLE
CM/GC Services

PRECON SERVICES
Budgeting, Scheduling, Value Engineering, Building Skin Analysis, Constructability, Civil Engineering Redesign, Long Lead Procurement

PROJECT TEAM
Clint Jackson
Mike Sloop
Terry Brown

COMMUNITY ENGAGEMENT
15% D/M/W/ESB/SDVBE

OWNER REFERENCES
Banks Fire District
Rodney Linz
(503) 324-6262

ARCHITECT REFERENCE
RSS Architecture
Randy Saunders
(503) 982-1211

BUDGET & SCHEDULE
Completed on schedule and within budget

CONTRACT AMOUNT
\$3,243,378

NORTH PLAINS ELEMENTARY SCHOOL BOND PROJECTS SEISMIC UPGRADE | IMMEDIATE OCCUPANCY UPGRADE



SIMILARITIES TO BAKER CITY POLICE STATION SEISMIC REHABILITATION

Construction at North Plains included safety and seismic upgrades that improved both the performance and functionality of the existing campus while it remained in use, including a new playground, new roofing improved the building envelope, and a new gymnasium. This experience brings direct value to the Baker City Police Station by demonstrating our ability to deliver targeted upgrades that enhance safety, operational efficiency, and long-term resilience in an occupied facility. Similar to North Plains, the Baker City project requires thoughtful coordination of improvements that strengthen the building while maintaining daily operations. Our team understands how to implement phased construction, improve building systems, and enhance functionality in ways that support both immediate needs and future performance—ensuring the Police Station remains safe, efficient, and fully operational throughout and after construction.

SCHOOL DISTRICT
HILLSBORO SCHOOL DISTRICT

FSB ROLE
CM/GC Services

SIMILAR SCOPE
Seismic upgrades
Roof replacement
Community engagement

CONTRACT AMOUNT
\$1,375,247 -
Seismic Upgrade

\$4,647,182 -
PEMB Gym, Covered Structure, Parking Lot

COMMUNITY ENGAGEMENT
10% D/M/W/ESB/SDVBE

REFERENCES
Hillsboro School District
Adam Stewart, 503-844-1320

JEWETT CAMERON OCCUPIED RENOVATIONS



SIMILARITIES TO BAKER CITY POLICE STATION SEISMIC REHABILITATION

Extensive exterior envelope remediation was completed, including upgrades to the metal roof structure, a new entry, concrete floor polishing, a bathroom addition, and interior office renovations and expansion. The project also included replacement of a 38,000 SF roof system while the building remained fully occupied and operational. This experience brings direct value to the Baker City Police Station by demonstrating our ability to perform complex building envelope and structural improvements over occupied facilities, minimizing disruption while enhancing durability, energy performance, and long-term resilience.

SCHOOL DISTRICT
JEWETT CAMERON

FSB ROLE
Design-Build Services

SIMILAR SCOPE
Design-build
Pre-Engineered Metal Building

CONTRACT AMOUNT
\$720,254

REFERENCES
Charlie Hopewell, President/CEO (Retired)
(503) 510-8030

MINTER BRIDGE SEISMIC UPGRADE | IMMEDIATE OCCUPANCY UPGRADE



SIMILARITIES TO BAKER CITY POLICE STATION SEISMIC REHABILITATION

The gym was built to “Immediate Occupancy” seismic standards, enabling it to serve as an emergency shelter resource to the community in case of a major earthquake. The steel structure was able to meet the stringent durability, cost, schedule, and seismic performance requirements desired by Hillsboro School District, the sponsor of the bond measure approved by the community. This was achieved utilizing the strength of the material, ease in configurations for the primary use as a gymnasium, and incorporating a durable and aesthetically pleasing and energy efficient exterior façade as well as interior.

SCHOOL DISTRICT

HILLSBORO SCHOOL DISTRICT

FSB ROLE

CM/GC Services

SIMILAR SCOPE

Seismic addition

CONTRACT AMOUNT

\$1,719,840

COMMUNITY ENGAGEMENT

10% D/M/W/ESB/SDVBE

REFERENCES

Hillsboro School District

Adam Stewart, 503-844-1320

ANTONIA CRATER ELEMENTARY SCHOOL BOND PROJECTS SEISMIC UPGRADE | IMMEDIATE OCCUPANCY UPGRADE



SIMILARITIES TO BAKER CITY POLICE STATION SEISMIC REHABILITATION

The scope of work included a new secure entry that involves a new store front and access control system. New flooring throughout the school (polished concrete at the slab-on-grade). All level 1 corridors were replaced with polished concrete and all level 2 corridors were replaced with vinyl tile for easier maintenance. Upgrades to the HVAC infrastructure and roof upgrades. Cooling tower replacement, this is an at grade unit and chilled water loop pump replacement. Included extensive parking lot repaving for both schools, as well as safety and security work on secure vestibules, and the addition of new 2,000 SF covered play area consisting of steel columns with glulam roof assembly with metal roof panel finish.

SCHOOL DISTRICT

NEWBERG SCHOOL DISTRICT

FSB ROLE

CM/GC Services

SIMILAR SCOPE

Seismic upgrades

Coordination with AHJ

Community engagement

CONTRACT AMOUNT

\$1,719,840

COMMUNITY ENGAGEMENT

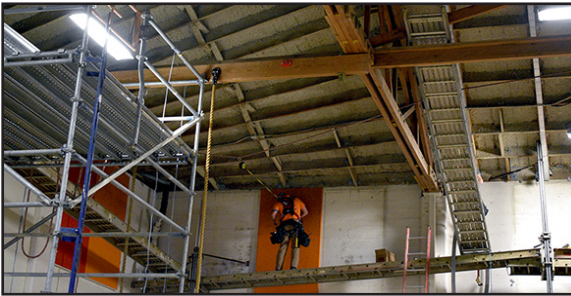
10% D/M/W/ESB/SDVBE

REFERENCES

Cornerstone MGI

Mary Dolan, (251) 554-9822

PETER BOSCOW ELEMENTARY SCHOOL BOND PROJECTS SEISMIC UPGRADE | IMMEDIATE OCCUPANCY UPGRADE



SIMILARITIES TO BAKER CITY POLICE STATION SEISMIC REHABILITATION

In summer 2021, the Hillsboro Online Academy/Peter Boscow underwent building improvements that included roofing and extensive seismic upgrades. In the basement, the finished seismic work included bracing between the lateral beams as well as shoring underneath. Bracing and reinforcements were added to the roof in the gyms, which will bring the building up to current "safe exit" seismic standards.

An ADA-accessible restroom was added near the gym. New lighting and paint in the basement brighten up the space. Additionally, two portables were transported from North Plains Elementary and relocated to the Peter Boscow campus, providing additional classroom and work spaces. A new fire lane and gate improve emergency access to the campus.

Flexible Furniture

Hillsboro Online Academy received flexible furniture (FFE) in summer 2020. Research shows this type of furniture enhances the learning environment and increases student engagement.

Roofing

The roof of the Peter Boscow building housing Hillsboro Online Academy was renovated, and includes an added walkway.

SCHOOL DISTRICT
HILLSBORO SCHOOL DISTRICT

YEAR COMPLETE
2021

ADDRESS
452 NE Third Avenue
Hillsboro, OR 97124

FSB ROLE
CM/GC Services

SIMILAR SCOPE
K-12 school
Seismic upgrades
Roof replacement
Coordination with AHJ
Community engagement

CONTRACT AMOUNT
\$737,522

PROJECT TEAM
AKS Engineering
Soderstrom Architects
Cornerstone Management Group

COMMUNITY ENGAGEMENT
10% D/M/W/ESB/SDVBE

REFERENCES
Hillsboro School District
Adam Stewart
503-844-1320

7.5 PROJECT APPROACH



7.5 | PROJECT APPROACH

FIVE STAR BUILDERS CM/GC Roles/Responsibilities

It is our responsibility to work with The City of Baker City to provide guidance and leadership to deliver on all goals. We will:

PRECONSTRUCTION

- Create and track baseline estimates
- Provide value engineering cost studies to The City of Baker City for review and analysis
- Develop project schedules: both phasing and construction
- Work with your stakeholder group to understand project requirements
- Provide input on design details, including those related to the building envelope
- Create a successful (effortless) transition from preconstruction to construction

CONSTRUCTION

- Deliver GMP within budget
- Develop final schedule
- Prepare bid packages to maximize competition and MWESB subcontractor participation
- Coordinate weekly OAC meetings
- Coordinate building mock-up and window testing
- Deliver on all schedule milestones
- Deliver a durable, cost-effective, high quality police station

Five Star Builders utilizes the CM/GC delivery method to create value through early engagement, proactive collaboration, and disciplined project management from preconstruction through construction. Our approach is focused on aligning scope, budget, and schedule from the outset, while identifying and mitigating risks early which will ensure the City of Baker City receives a predictable, efficient, and high-quality outcome.

Preconstruction Phase Value

During preconstruction, we will work closely with the City and IMEG Consultants Corp to provide real-time cost estimating, constructability reviews, and value engineering at key design milestones. We develop detailed cost models (SD, 60%, 90%) to maintain continuous budget alignment and provide transparency for informed decision-making. Our team conducts thorough investigations of existing conditions to identify unknowns early and reduce the risk of change during construction.

We also establish project phasing, site logistics, and sequencing strategies early in design to support safe, uninterrupted police operations. This includes planning for secure access, controlled work zones, and coordination of high-impact work. In parallel, we engage the local subcontractor market, packaging scopes to maximize competition and ensure accurate, market-driven pricing in a rural environment.

Construction Phase Value

During construction, we implement the plans developed in preconstruction with a focus on safety, communication, and execution. Our team maintains strict cost control through open-book management, continuous budget tracking, and transparent change management processes. We proactively manage schedule through detailed sequencing, early procurement of long-lead materials, and ongoing coordination with subcontractors.

We place a strong emphasis on working within occupied, mission-critical environments. For the Baker City Police Station, this means maintaining secure, uninterrupted operations through clear separation of construction and operational areas, coordinated work hours, and daily

communication with City staff. Our team actively monitors progress through schedules, RFIs, submittals, and field coordination to identify and resolve issues before they impact the project.

Overall Value to the City

Our CM/GC approach provides the City with early cost certainty, reduced risk, and a collaborative process that supports informed decision-making. By integrating planning, estimating, and construction expertise from the beginning, we deliver a streamlined project that maximizes the value of public funds, maintains operational continuity, and results in a durable, resilient facility for the community.

A. COST ESTIMATING

Our team brings deep experience delivering CM/GC services on public seismic rehabilitation projects, with a proven track record of developing accurate estimates and delivering projects within established budgets. Our approach is rooted in early engagement, continuous cost validation, and disciplined project management—ensuring alignment with the City of Baker City’s fixed construction budget and Oregon Seismic Rehabilitation Grant requirements.

Our CM/GC process incorporates real-time input from subcontractors, suppliers, and current market conditions to validate pricing and availability—particularly important in the Baker City and Eastern Oregon market. We engage local and regional trade partners early, strategically package bid scopes, and promote MWESB participation to ensure competitive, market-driven pricing and strong community involvement.

We ensure a transparent and accurate estimating process through early collaboration, detailed cost modeling, and continuous updates throughout preconstruction. An initial baseline estimate is established and refined at key milestones (SD, 60%, and 90%) as design progresses. Each estimate is organized with clear quantities, unit costs, and defined assumptions, supported by a running variance log that tracks changes and identifies cost impacts in real time.

Number of Estimates in Design and Preconstruction Process

Estimate 1–100% Schematic Design: Verifies project budget and sets budget values for each project element. Its primary function is to set cost parameters for tracking and value engineering as we move forward.

Cost Control Log (CCL) Updates

Estimate 2–50% and 100% Design Development: More detail. Costs estimated at level of product or trade, i.e. concrete reinforcing, concrete forming, etc. Used for evaluating constructability cost implications, performing VE, monitoring and controlling budget. Alternates carried as options with assigned costs.

CCL Updates

Estimate 3–50% Construction Documents: As construction details are finalized, provides solid indication of project status from budget perspective.

CCL Update

Estimate 4–Contract Estimate: Prepared when construction documents are complete and all details defined. At this level we seek competitive quotations from subs and suppliers. Establishes contract sum.

This allows the City and IMEG to clearly understand budget decisions and maintain alignment throughout the project.

To meet the requirements of the Oregon Seismic Rehabilitation Grant Program, we implement rigorous cost control, documentation, and reporting procedures, including full BOLI compliance, transparent open-book accounting, and clear tracking of contingencies and allowances. We actively manage risk by monitoring scope changes, material pricing, and schedule impacts, allowing us to adjust in real time and avoid cost overruns.

We provide regular cost updates and review them in weekly meetings with the City and IMEG Consultants Corp, ensuring all stakeholders remain informed and aligned. By integrating our estimating, preconstruction, and construction teams from the outset, we create a seamless process that prioritizes cost certainty, efficiency, and quality—delivering a resilient, high-performing facility with full transparency and confidence at every stage.

B. EXISTING CONDITIONS

The Baker City Police Station, as an older facility with limited documentation, presents typical unknowns that should be proactively investigated during preconstruction to reduce risk, control costs, and support accurate design decisions. Based on similar seismic rehabilitation projects, we would prioritize the following areas:

- **Structural System and Load Path:** Verify existing lateral system components, including wall construction (CMU, brick, or framed), roof diaphragm capacity, and connections to the foundation. This is critical to confirm how loads are currently transferred and where strengthening is required to achieve Immediate Occupancy performance.
- **Foundations and Soils:** Evaluate existing foundation type, condition, and bearing capacity, including potential need for underpinning or new footings. Subsurface conditions can significantly impact scope, cost, and constructability.

- **Roof and Building Envelope:** Assess the condition and configuration of the roof diaphragm, framing, and connections, as well as exterior walls. This includes identifying deterioration, prior modifications, and compatibility with new seismic systems.
- **Hazardous Materials:** Conduct hazardous materials surveys (asbestos, lead, etc.), which are common in older buildings and can affect phasing, cost, and schedule.
- **Mechanical, Electrical, and Plumbing (MEP) Systems:** Review existing systems for seismic bracing requirements, capacity, and conflicts with new structural elements. Upgrades or relocations may be necessary to maintain operations.
- **Interior Conditions and Previous Alterations:** Identify undocumented modifications that may affect structural integrity or sequencing, particularly in areas critical to police operations.
- **Operational Constraints:** Understand how spaces are used daily, including secure areas, evidence storage, dispatch, and public access points, to inform phasing and maintain continuous operations.

CM/GC Role in Initiating the Process

The CM/GC plays a key role in leading and supporting early investigation efforts. Five Star Builders will work closely with the City of Baker City and IMEG Consultants Corp to develop a targeted investigation plan that aligns with design needs and budget constraints. This includes coordinating site access, facilitating selective demolition and exploratory openings, and engaging trade partners to provide real-time input on constructability and cost impacts.

We will document findings, validate assumptions used in early estimates, and incorporate results into updated cost models and phasing plans. By initiating these investigations early, the CM/GC helps reduce uncertainty, limit change orders, and support informed decision-making—ensuring the project progresses with greater confidence, accuracy, and efficiency.



COMMITTED TO PARTNERING WITH PUBLIC AGENCIES THROUGH CM/GC PROCESS:

The seismic upgrades and renovations to North Plains Elementary School were successfully delivered through the CM/GC process, with a strong emphasis on constructability throughout design and construction. Working closely with the design team, Five Star Builders evaluated structural details, sequencing, and existing conditions early to ensure that bracing and reinforcement strategies were practical, efficient, and aligned with the realities of an occupied campus. This constructability-driven approach allowed the team to streamline installation, minimize rework, and maintain safe, continuous operations.

C. CONSTRUCTABILITY

We approach constructability review as a continuous, collaborative process that will ensure the project delivers the best value to the City of Baker City while remaining aligned with local conditions, market realities, and schedule requirements. Through our CM/GC process, we will engage early with the City and IMEG Consultants Corp to evaluate design decisions in real time while focusing on cost, constructability, phasing, and long-term performance.

Our reviews prioritize value and practicality by aligning design solutions with the realities of the Baker City and Eastern Oregon market. We assess material availability, local subcontractor capacity, and procurement timelines to confirm that specified systems can be competitively bid and constructed efficiently. Where appropriate, we recommend alternative materials, systems, or details that maintain design intent while improving cost, durability, or constructability.

We also focus heavily on efficient sequencing and phasing, particularly given the need to maintain continuous police operations. Our team evaluates how structural upgrades, MEP work, and building envelope improvements can be phased to minimize disruption, maintain secure access, and avoid rework. We integrate this sequencing into the schedule early, identifying long-lead items and coordinating procurement strategies to meet project timelines.

Constructability Review Process

We recommend a minimum of three formal constructability reviews at key milestones, supplemented by ongoing informal coordination:

- **Schematic Design (SD):** High-level review of structural approach, major systems, phasing concepts, and preliminary cost alignment. Focus on identifying major risks and confirming feasibility.
- **60% Design Development:** Detailed review of systems, details, and coordination between disciplines. This is the most critical phase for value engineering, cost alignment, and refining sequencing strategies.
- **90% Construction Documents:** Final review to confirm completeness, bid readiness, and coordination of all systems, minimizing gaps, conflicts, and potential change orders.

In addition to these formal reviews, we provide continuous feedback through weekly coordination meetings, real-time estimate updates, and targeted reviews of critical elements such as structural systems, MEP coordination, and phasing plans.

Value to the City

This structured yet flexible review process ensures the design is buildable, cost-aligned, and tailored to local conditions. By identifying issues early, validating assumptions with the market, and refining sequencing, we reduce risk, avoid delays, and support a smooth transition into construction—ultimately delivering a high-quality, resilient facility on schedule and within budget.



ENHANCED SCHEDULE CONTROL AND PROACTIVE MANAGEMENT

We firmly believe that thoughtful, detailed planning, clear understanding of the objectives and the ability to communicate accurate information are a few keys to managing a successful project. In our role as your CM/GC partner, we will work with you and IMEG to monitor and provide input on plans as they develop, responding to schedule and budget challenges. As a result of our past experience with similar projects, we have systems in place and, more importantly, we have people with the skill and knowledge to successfully meet schedule.

D. PROJECT MANAGEMENT

Project Management and Scheduling Approach

Five Star Builders utilizes a structured, proactive project management and scheduling system built on early planning, continuous monitoring, and clear communication to ensure the Baker City Police Station Seismic Rehabilitation is completed on schedule in a well-organized and controlled manner.

Our approach begins in preconstruction, where we develop detailed phasing and sequencing plans that reflect the complexity of the scope, including structural seismic upgrades, potential foundation work, roof diaphragm improvements, and coordination of impacted building systems — all while maintaining a fully operational police facility.

We recognize that this project requires careful integration of construction activities within an active public safety environment. Our team will work closely with the City of Baker City and IMEG Consultants Corp to identify critical operational areas such as dispatch, secure evidence storage, staff circulation, and public access points. These functions are incorporated directly into the schedule and phasing plan to ensure continuous operations, secure access, and minimal disruption throughout construction.

Early in the process, we develop an **Initial Project Schedule (IPS)** to identify key milestones, phasing strategies, and constraints. This evolves into a detailed **Master Project Schedule (MPS)** that reflects all construction activities,

long-lead procurement, inspections, and coordination requirements. We carefully evaluate long-lead materials, such as structural steel, connections, and specialty components, and integrate procurement timelines into the schedule to prevent delays.

To support execution, we implement a three-tiered scheduling system:

- **Master Project Schedule (MPS):** Overall project roadmap with critical path and milestones
- **3-Week Look Ahead Schedule:** Detailed sequencing of upcoming work to coordinate trades and maintain momentum
- **Daily Coordination Meetings:** Field-level alignment to address real-time conditions and maintain productivity

This layered approach allows us to manage both high-level project goals and day-to-day activities with precision.

A key component of our process is developing the construction sequence and planning each phase of work in detail, including site logistics, material deliveries, laydown areas, crew access, and traffic considerations. This is especially critical for the Baker City Police Station, where construction must occur within a constrained site while maintaining secure and uninterrupted operations. We plan for controlled work zones, temporary barriers, off-hour or low-impact work where necessary, and clear separation between construction and police activities.

We continuously monitor schedule performance using inputs from RFIs, submittals, inspections, and change management logs. Our team actively identifies potential impacts, such as delayed approvals, unforeseen conditions, or material lead time changes, and implements solutions before they affect the schedule. Weekly coordination meetings with the City provide transparency, allowing the team to review progress, address constraints, and make timely decisions to keep the project on track.

Technology Tools

We support this process with industry-standard tools, including Microsoft Project for scheduling, Procore for document control and communication, and Bluebeam for plan coordination and constructability reviews, to provide structure, transparency, and real-time insight throughout the project lifecycle.

Microsoft Project serves as the backbone of our scheduling system, allowing us to develop and manage the Master Project Schedule (MPS), track critical path activities, and evaluate the impact of changes in real time. This enables proactive schedule management, early identification of potential delays, and informed decision-making to keep the project on track.

Procore provides a centralized, cloud-based platform for all project documentation, including RFIs, submittals, meeting minutes, schedules, and financial tracking. This ensures that the City of Baker City, IMEG Consultants Corp, and all project partners have immediate access to current information. Real-time updates improve accountability, streamline communication, and reduce delays caused by miscommunication or outdated documents. Procore also supports transparency in cost tracking and change management, aligning with Oregon Seismic Rehabilitation Grant requirements.

Bluebeam enhances plan review and coordination by allowing the team to collaboratively mark up drawings, track design changes, and document constructability feedback. This is particularly valuable during preconstruction and phased work planning, helping identify conflicts early, improve detailing, and ensure that design solutions are practical and buildable within an occupied facility.

Together, these tools create a fully integrated project management system that improves coordination, accountability, and efficiency. For the Baker City Police Station, this means:

- Real-time visibility into schedule, cost, and design decisions
- Faster response times for RFIs, submittals, and field issues
- Improved coordination between structural upgrades and ongoing operations
- Reduced risk of delays through proactive tracking and communication

By leveraging these technologies, Five Star Builders ensures the project is well-organized, transparent, and efficiently managed—supporting on-time delivery while maintaining a safe and fully operational police facility.

PROCORE TRACKING & SUMMARY REPORTS



We will proactively manage schedule challenges unique to the Baker City Police Station Seismic Rehabilitation's project, including:

- **SUBCONTRACTOR MANPOWER SHORTAGES**
The final schedules are built with feedback from subcontractors. We will hold weekly coordination meetings onsite; this meeting creates a collaborative dialogue between all parties and maximizes subcontractor buy-in for all construction activities.
- **MATERIAL PROCUREMENT DELAYS**
We will establish and solidify the construction schedules early and carefully review long-lead items and any materials in short supply. We will include all submittals and material procurement times so the design team has ample time to review shop drawings, submittals and design review.
- **UNFORESEEN CONDITIONS/SUPPLY CHAIN**
If unforeseen conditions cause a delay we immediately identify and implement a recovery plan to maintain schedule.
- **COMMUNITY/STAKEHOLDER INPUT**
We will work with each stakeholder to understand their unique needs and communicate these parameters so that schedules reflects their needs. This analysis includes a review of site logistics, delivery times and locations, heavy traffic periods, lay-down, prep areas, etc.



VERNONIA FIRE STATION – PROVEN FIRE STATION EXPERIENCE: VRFPD received an Oregon SRGP grant to seismically upgrade its main station. Five Star Builders and ZCS delivered an Immediate Occupancy (Category IV) facility on budget and on schedule. Early analysis led to temporary off-site operations, allowing major upgrades—including decontamination, living spaces, and emergency power—while generating construction savings that offset relocation costs.

E. OPERATIONAL FACILITIES

Maintaining a fully operational police station throughout construction is central to our approach. Our scheduling and project management systems are specifically designed to support phased construction, minimize disruption, and maintain safety and security at all times. By integrating operational needs into every level of planning—from preconstruction through daily field coordination—we ensure that critical police functions remain uninterrupted.

Through detailed planning, proactive coordination, and disciplined execution, Five Star Builders will deliver the Baker City Police Station Seismic Rehabilitation on schedule while maintaining a safe, secure, and fully functional facility for the community.

Five Star Builders brings extensive experience delivering seismic upgrades and renovations in fully operational, mission-critical facilities, including fire stations and essential service buildings where uninterrupted operations are non-negotiable. On projects such as the Tillamook Fire Station 71 seismic rehabilitation and Vernonia Fire Station upgrades, our teams successfully completed structural improvements to achieve Immediate Occupancy standards while maintaining continuous emergency response capabilities. These projects required detailed phasing, real-time coordination with facility staff, and disciplined site logistics to ensure that operations remained safe, functional, and responsive throughout construction.

Working in operational facilities has reinforced several key lessons that are directly applicable to the Baker City Police Station:

- **Early and Detailed Phasing is Critical:** We develop construction sequencing and logistics plans during preconstruction that prioritize

uninterrupted operations. For Baker City, this means maintaining secure access, preserving critical functions such as dispatch and evidence areas, and ensuring staff can operate without disruption.

- **Daily Coordination with Facility Staff:** Successful projects rely on constant communication with end users. We establish daily check-ins and clear points of contact to align construction activities with operational needs, ensuring police personnel can safely perform their duties at all times.
- **Site Separation and Safety Planning:** Maintaining clear separation between construction zones and occupied areas is essential. We implement controlled access points, temporary barriers, and clearly defined circulation paths to protect staff, visitors, and the public.
- **Flexibility and Rapid Response:** Occupied facilities require the ability to quickly adjust sequencing or work hours. Our teams are proactive and adaptable, allowing us to respond immediately to operational priorities or unforeseen conditions without impacting critical services.
- **Minimizing Noise, Vibration, and Disruption:** We carefully plan high-impact work, often performing it during off-hours or in controlled phases, to reduce disruption to daily operations—an approach that will be essential for maintaining a functional police environment.
- **Maintaining Operational Readiness:** Above all, we understand that facilities like the Baker City Police Station must remain fully functional during construction. Our approach ensures that emergency response, security, and daily operations are never compromised.

These lessons position Five Star Builders to deliver the Baker City Police Station Seismic Rehabilitation safely and efficiently, maintaining full operational continuity while achieving the project's life-safety and resilience goals.

F. QUALITY CONTROL

Five Star Builders implements a proactive, fully integrated QA/QC program that begins in preconstruction and continues through closeout to ensure high-quality results, minimal punch lists, and an efficient project turnover for the City of Baker City Police Station. Quality starts with early constructability and document reviews, where our team—working with the City and IMEG Consultants Corp—identifies gaps, coordination issues, and opportunities to simplify details before construction begins. This reduces RFIs, prevents rework, and ensures the documents are clear, complete, and buildable.

During construction, we implement a three-phase quality control process:

- **Preparatory Phase:** Review scope, submittals, and installation requirements with subcontractors before work begins
- **Initial Phase:** Verify the first installation meets project standards and design intent
- **Follow-Up Phase:** Continuous inspections to ensure consistent quality and compliance across all work.

This structured approach ensures issues are identified early and corrected immediately—significantly reducing punch list items at the end of the project.

Minimizing Punch Lists & Ensuring Timely Closeout

To avoid end-of-project delays, we utilize a rolling punch list process, identifying and resolving items as work is completed rather than waiting until substantial completion. Our Superintendent and QA/QC Manager perform regular inspections and coordinate closely with subcontractors to maintain accountability and momentum.

We also prioritize:

- Early systems commissioning and testing to verify performance of structural, mechanical, and life-safety component
- Pre-closeout reviews with the City to confirm expectations are met ahead of final completion

- Clear closeout planning, including tracking of O&M manuals, warranties, and training requirements throughout construction

This ensures a smooth transition from construction to occupancy with no outstanding issues.

Technology Tools Supporting Quality

We leverage industry-leading technology to enhance quality control, documentation, and coordination:

Procore: Centralized platform for submittals, RFIs, inspections, and punch lists. Real-time tracking ensures accountability and immediate visibility for the City and project team. Inspection templates and photo documentation create a clear record of quality compliance.

Bluebeam: Used for detailed plan review, coordination markups, and tracking design changes. This supports early identification of conflicts and ensures field teams are working from the most current, coordinated documents.

Microsoft Project: Integrates quality milestones into the schedule, ensuring inspections, testing, and closeout activities are planned and completed on time.

Photo Documentation & Mobile Field Tools: Field teams document progress and quality in real time, allowing rapid issue resolution and clear communication between office and field.

Value to the City of Baker City

This disciplined, technology-supported QA/QC approach provides:

- Higher quality construction with fewer defect
- Reduced rework and cost impact
- Minimal punch lists at substantial completion
- Transparent tracking and documentation of all quality activities
- A smooth, timely closeout process with full confidence in building performance

For the Baker City Police Station, this means delivering a durable, resilient, and high-performing facility that meets Immediate Occupancy standards and supports long-term public safety operations from day one.

BUILDING RESILIENCE THROUGH QUALITY: Delivering High-Performance Public Safety Facilities



The Hornshuh Creek Fire Station #14, funded by a local bond and built using locally milled logs, now serves as a critical operations hub for the Banks Fire District and a regional training facility for agencies including Life Flight and the Oregon Department of Forestry. Project features such as a 300,000-gallon training pond, multi-story training tower, ADA-accessible community spaces, and on-site solar power reflect the successful execution of a quality-focused approach. Quality control was embedded throughout the project, from early coordination with the Owner and design team through construction. A structured, proactive process emphasized constructability, material compatibility, and long-term durability, supported by pre-installation meetings and rigorous field inspections aligned with industry standards and manufacturer requirements. The result is a resilient, high-performance facility designed to serve both current operations and future community needs.

7.6 | PROJECT SAFETY AND COMMUNICATIONS



7.6 | PROJECT SAFETY & COMMUNICATIONS



WE TAKE SAFETY SERIOUSLY:

We have developed an industry leading program that starts on an employee's first day. Orientation and training are keys to our success; every employee attends a pre-employment and yearly orientation, followed up with pre-project safety audits looking for potential mitigation opportunities; this is followed with task JHA's (Job Hazard Analysis) and daily crew meetings.

Five Star Builders knows that construction is one of the most dangerous occupations and takes safety very seriously. The whole organization embraces the concept that safety is based on knowledge, skill, and an attitude of care and concern. We have developed an industry leading program that starts from day one of employment. Our EMR ratings of 0.93 (2025), 0.81 (2024), 0.83 (2023), 0.79 (2022) and 0.77 (2021) are consistently below the industry average of 1.0.

A. OCCUPIED SAFETY

When Maintaining Safety and Operations During Construction

Five Star Builders understands that the Baker City Police Station must remain a safe, secure, and fully operational facility throughout construction. Our approach is built on early planning, controlled phasing, and continuous communication to protect staff while minimizing disruption to daily police operations during the anticipated 12-week schedule.

Staff Safety and Secure Work Zones

We will establish clearly defined separation between construction and operational areas using temporary barriers, secure partitions, and controlled access points. Circulation paths for staff, visitors, and detainees will be maintained and protected at all times. Work areas will be isolated with appropriate signage, dust control, and noise mitigation measures, and all personnel will be required to follow strict site-specific safety protocols. High-risk activities will be carefully coordinated, and where necessary, scheduled during off-hours or low-impact periods to further reduce exposure to staff and the public.

Minimizing Disruption to Police Operations

Our team will develop a detailed phasing and sequencing plan that prioritizes continuous operation of critical functions such as dispatch, evidence storage, administrative areas, and secure zones. We will "script" construction activities to avoid conflicts with daily operations, coordinating closely with City staff to understand peak activity times and operational sensitivities. Noisy or invasive work will be scheduled strategically, and temporary solutions (such as relocations or alternate access routes) will be implemented as needed to maintain functionality without interruption.

Proactive Planning and Communication

Prior to construction, we will collaborate with the City of Baker City and IMEG Consultants Corp to

develop a comprehensive logistics and operations plan. This will include phasing diagrams, access plans, safety protocols, and a clear outline of anticipated impacts. Expectations will be communicated through preconstruction workshops, regular coordination meetings, and detailed look-ahead schedules.

During construction, we will maintain weekly coordination meetings, daily field communication, and provide advance notice of upcoming work that may impact operations. Our team will establish clear points of contact and maintain an open line of communication to quickly address any concerns or changing operational needs.

Commitment to Operational Continuity

By combining detailed planning, controlled execution, and consistent communication, Five Star Builders will ensure that the Baker City Police Station remains safe, secure, and fully functional throughout construction—delivering the seismic upgrades with minimal disruption and maximum respect for the critical services provided within the facility.

B. SAFETY PROGRAM

Accident Prevention and Safety Program

Five Star Builders maintains a comprehensive, proactive safety program that is fully integrated into all phases of planning and construction—particularly on occupied, mission-critical facilities. Safety is a core value, not just a priority, and is embedded in our daily operations, training, and project execution.

Our accident prevention program is built on three key components:

- **Training and Awareness:** All employees and subcontractors receive comprehensive safety training, including project-specific orientations. Weekly "Toolbox Talks" and daily safety briefings address current work activities, risks, and mitigation strategies—especially important when working in operational public safety facilities.



- **Hazard Identification and Planning:** We conduct detailed, site-specific hazard assessments prior to construction and continuously evaluate risks throughout the project. Safety is the first topic in all preconstruction meetings, weekly coordination meetings, and daily field discussions.
- **Subcontractor Accountability:** All subcontractors are required to submit Site-Specific Safety Plans (SSSPs), participate in pre-task planning, and adhere to Five Star Builders' safety standards. Performance is actively monitored, with clear accountability and corrective action in place.

For projects like the Baker City Police Station, we implement additional operational safety measures, including controlled access zones, protected circulation paths, clear signage, and coordinated emergency response planning to ensure staff, visitors, and construction personnel remain safe at all times.

Drug and Alcohol Program

Five Star Builders enforces a zero-tolerance drug- and alcohol-free workplace policy to maintain a safe and professional jobsite. Our program includes:

- Pre-employment testing
- Random testing (where permitted)
- For-cause testing
- Post-incident testing

Supervisors are trained to recognize and respond to signs of impairment immediately. This program is applied consistently across all projects to ensure accountability, reduce risk, and maintain a safe working environment.

Safety Metrics

Five Star Builders' strong safety culture is reflected in our Experience Modification Rate (EMR), which remains consistently below the industry average of 1.0:

2025 EMR: 0.93
 2024 EMR: 0.81
 2023 EMR: 0.83
 2022 EMR: 0.79
 2021 EMR: 0.77

OSHA Lost Time Accident Rate (LTAR):

Five Star Builders maintains a low incident rate consistent with industry best practices. Through disciplined planning, continuous training, and strict enforcement of safety protocols, Five Star Builders ensures a safe, controlled, and well-managed construction environment—particularly critical for the Baker City Police Station, where maintaining safety and uninterrupted operations is essential.

2025 - 0.0
 2024 - 0.0
 2023 - 1.92
 2022 - 0.0
 2021 - 0.0

7.7 | STAFFING QUALIFICATIONS



7.7 | STAFFING QUALIFICATIONS

The Five Star Builders team is comprised of construction specialists who bring very recent, highly relevant experience. They are ready to get started and excited to deliver this project with you.

Having worked together on multiple projects, we value the complementary strengths that each brings to the table. Our integrated team brings optimal skills and proven experience to deliver the project within budget and on time. Our working relationship will be an asset to the team and allow us to “hit the ground running” and quickly implement strategies to make your goals and program a reality.

Our role during preconstruction is to provide accurate estimating, constructability reviews on building details, forensic research into existing conditions and developing the initial project budget and schedule. Our preconstruction program is designed to identify potential trouble spots and eliminate them before construction begins. With a systematic review of design and detail documents, we can ensure that all team members have considered and agreed upon methods and materials necessary to complete the work.

During construction, we will, at all times, be your partner in managing cost and schedule. Our selected team has extensive experience managing construction projects with demanding budgetary considerations. We will lead weekly project meetings, provide input into design, permitting, material selections, discuss schedule and long-lead item procurement, project bidding and subcontractor/supplier buyout and coordinate safety and site logistics.

We look forward to creating a collaborative relationship with the team. The most significant roles we play during preconstruction relate to project budgeting and constructability evaluations. We work with many institutional organizations that rely on predictable and accurate budgeting as well as long-term, durable installations.

Our CM/GC Project Team, both in preconstruction and construction phases, is provided in the org chart to the right and our resumes are included on the following pages.



Clint Jackson
Project Executive
20% Precon
20% Construction
Office/On-Site



Mike Sloop
Preconstruction
60% Precon
40% Construction
Office/On-Site



Daniel Gronsdahl
Project Manager
30% Precon
80% Construction
Office/On-Site



Clayton Buck
Superintendent
30% Precon
100% Construction
On-Site Management



SUPPORT TEAM



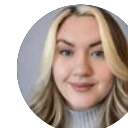
Terry Brown
Chief Estimator



Amber Lieb
Safety Director



Elizabeth Wing
Local Outreach



Alexis Bloomer
Project Engineer

7.7 | STAFFING QUALIFICATIONS

Clint brings over 30 years of experience in preconstruction and construction, with a strong focus on complex occupied renovations and civic seismic rehabilitation projects. As Project Executive, Clint will provide strategic leadership for the Baker City Police Station project, ensuring alignment across the team and supporting successful delivery from early design through completion. He will oversee project performance, support the project team, and ensure that all Five Star Builders resources are fully available to meet the City's goals for budget, schedule, and quality. Clint is proactive in identifying solutions that minimize cost and schedule impacts, leveraging his deep knowledge of construction methods and sequencing to guide efficient, cost-effective decision-making. With a collaborative approach and a commitment to clear communication, Clint will work closely with the City of Baker City and project partners to help deliver a well-coordinated seismic upgrade that supports safe, uninterrupted police operations.

VERNONIA FIRE STATION (OCCUPIED SEISMIC "IMMEDIATE OCCUPANCY")

-\$1,912,910

- Vernonia Rural Fire Protection District, 503-429-8252
- ZCS Engineering & Architecture, (503) 659-2205

HORNSHUH CREEK FIRE STATION (OCCUPIED SEISMIC "IMMEDIATE OCCUPANCY")

-\$3,076,000

- Banks Fire District 13, Rodney Linz (503) 324-6262
- RSS Architecture, Randy Saunders (503) 982-1211

FOREST GROVE SCHOOL DISTRICT 2023 BOND (OCCUPIED SEISMIC "IMMEDIATE OCCUPANCY")

\$19,231,555 | CM/GC | Duration: June 2024 - September 2026 (multi-phase program)

Specific Project Description: The Neil Armstrong Middle School – NAMS (\$9,794,790) and Harvey Clark Elementary School (\$8,220,333) are CM/GC, multi-summer seismic upgrades, renovations, and refresh of finishes throughout both schools. Both projects were concurrent the summer of 2025.

Relevant to Baker City Police Station Seismic Rehabilitation: These multi-summer, concurrent occupied campus renovations required careful construction budgeting, phasing, coordination with school administration, school operations, and strict safety protocols to maintain uninterrupted learning environments, safe operations, and circulation for students, staff, parents, and visitors throughout.

Owner Reference: Forest Grove School District, Ilean Clute, Director of Operations, (503) 969-3997

Architect: NAMS - Mahlum Architects, Alyssa Leeviraphan, (503) 244-4032 & Harvey Clark – BBL Architects, Matt Atkins, (503) 312-4085

HILLSBORO SCHOOL DISTRICT (OCCUPIED SEISMIC "IMMEDIATE OCCUPANCY")

\$30,118,864 | CM/GC | Duration: April 2019 – September 2023 (multi-phase program)

Project Description: Multiple renovation and addition projects including seismic upgrades, new gymnasium construction, classroom renovations, and building system improvements across several active school campuses including Eastwood Elementary School, North Plains Elementary School, and Minter Bridge Elementary School. Each project required extensive coordination with school administrators and staff to maintain safe campus operations while construction progressed.

Relevant to Baker City Police Station Seismic Rehabilitation: This bond program required managing several occupied campuses simultaneously, coordinating procurement and subs across multiple sites, and sequencing construction around academic calendars

Owner Reference: Hillsboro School District 1J, Adam Stewart, (503) 396-2931

Architect: Mahlum Architects, Alyssa Leeviraphan, (503) 244-4032



Clint Jackson

Project Executive

Responsibilities:

- › Provide executive oversight ensuring the project is executed efficiently, within budget, and according to the established timelines.
- › Monitor project progress, addressing any challenges or issues that may arise.
- › Collaborate with project managers to allocate resources effectively, including manpower, equipment, and materials, to ensure optimal project performance
- › Maintain open and transparent communication with internal teams, clients, and stakeholders

Experience:

- › Years in construction: 30
- › Years with Five Star Builders: 20

Mike brings extensive experience and enthusiasm to his role as project manager. Mike is a natural leader with excellent management, organization and communication skills. He has been in the industry for over 35 years and has delivered a wide range of CM/GC projects. Mike will be active in preconstruction with cost estimating, cost control, method and product analysis, and contract negotiations. During construction, he will be proactive in offering solutions that minimize cost and scheduling impacts and offers a deep knowledge base of construction practices and scopes to provide cost-effective solutions. In his role as a Preconstruction Manager, Mike will play a pivotal part in the success of occupied seismic rehabilitation to Baker City Police Station, relying on a robust foundation in construction management, cost estimation, risk analysis, and effective communication. This crucial project demands a proactive problem-solving approach, emphasizing the delicate balance required to address the diverse needs of all stakeholders.

VERNONIA FIRE STATION (OCCUPIED SEISMIC "IMMEDIATE OCCUPANCY")

-\$1,912,910

- Vernonia Rural Fire Protection District, 503-429-8252
- ZCS Engineering & Architecture, (503) 659-2205

HORNSHUH CREEK FIRE STATION (OCCUPIED SEISMIC "IMMEDIATE OCCUPANCY")

-\$3,076,000

- Banks Fire District 13, Rodney Linz (503) 324-6262
- RSS Architecture, Randy Saunders (503) 982-1211

NORTH PLAINS ELEMENTARY SCHOOL (OCCUPIED SEISMIC "IMMEDIATE OCCUPANCY")

- \$1,375,000

- Hillsboro School District, Rick Rainone (503) 319-0845
- Mahlum (503) 224-4032, Alyssa Leeviaphan

LARGEST PROJECTS MANAGED:

- **\$46,000,000** | Shriners Hospital Replacement, Honolulu, HI
Three-story hospital, two-story administration building, family housing
Full function of existing hospital maintained during construction
- **\$38,000,000** | Sky Lakes Medical Center, Klamath Falls, OR,
Four-story, 100,000 SF medical office building on fully operational campus
- **\$26,000,000** | Legacy Emanuel Hospital Imaging Expansion
Five phase replacement imaging department
Full function of existing imaging department maintained



Mike Sloop

Preconstruction Manager

Responsibilities:

- › Primary point of contact in preconstruction
- › Leads preconstruction effort, including estimating and value engineering
- › Develop a comprehensive project plan delineating the scope, schedule, and budget for occupied seismic rehabilitation
- › Collaborate with the engineering team to comprehend the seismic vulnerabilities of the building.
- › Conduct a thorough assessment of the Baker City Police Station to pinpoint challenges related to occupancy, safety, and structural considerations

Education:

- › BS, Construction Engineering Management, Oregon State University
- › BS, Biology, Oregon State University

Experience:

- › Years in construction: 35
- › Years with Five Star Builders: 5

As Project Manager for the Baker City Police Station Seismic Rehabilitation project, Dan will serve as the primary point of contact for the City of Baker City, providing leadership throughout preconstruction and construction. He will oversee budget management, subcontractor coordination, schedule development, and risk mitigation, ensuring the project remains aligned with the City's goals for safety, schedule, and cost control.

Dan prioritizes early coordination with the City, IMEG Consultants Corp, and trade partners to support accurate estimating, efficient phasing, and informed decision-making. His experience managing structural upgrades and work in occupied facilities allows him to effectively plan and execute construction activities while maintaining safe, uninterrupted police operations and minimizing disruption to staff and the public.

Dan will dedicate approximately 50% of his time during preconstruction and 50% during construction, working between the project office and job site to maintain consistent communication and coordination. Through a proactive, detail-oriented approach and a strong focus on quality and safety, Dan will help deliver a well-managed, resilient facility that meets the City's seismic performance objectives.

HARVEY CLARK ELEMENTARY SCHOOL (OCCUPIED SEISMIC "IMMEDIATE OCCUPANCY")

\$8,220,333 | CM/GC | Duration: June 2025 – September 2026 (15 months)

Project Description: The Harvey Clark ES renovation included seismic upgrades and renovations on an active campus, including entry and security improvements, interior and administrative upgrades.

Relevant to Baker City Police Station Seismic Rehabilitation: This occupied campus renovation required careful construction phasing, coordination with school staff, and strict safety protocols to maintain uninterrupted learning environments, safe operations and circulation for students, staff, and visitors throughout the project.

Owner Reference: Forest Grove School District, Ilean Clute, Director Operations (503) 969-3997

Architect: BBL Architects, Matt Atkins, (503) 312-4085

FOREST GROVE HIGH SCHOOL RENOVATIONS (OCCUPIED SEISMIC "IMMEDIATE OCCUPANCY")

\$1,222,650 | CM/GC | Duration: June 2023 – September 2023 (3 months)

Project Description: Work included classroom and interior space upgrades, building system improvements, and finish enhancements. Construction was carefully phased and coordinated with school staff to maintain safe operations and minimize disruption to students and faculty during the school year.

Relevant to Baker City Police Station Seismic Rehabilitation: This occupied school renovation required detailed phasing, coordination with school staff, and careful scheduling during active operations which is experience directly applicable to the TTSD elementary school remodels.

Owner Reference: Cornerstone Management Group, Mary Dolan, (251) 554-9822

Architect: Process Architecture, Jason Karam, (775) 846-4793



Dan Gronsdahl
Project Manager

Responsibilities:

- › Primary contact during construction
- › Pricing – Budget Estimates and Revisions
- › Preconstruction and construction
- › Subcontractors and contracts
- › Major material purchased
- › Value Engineering
- › Monitor schedule and job costing
- › On site progress reviews and meetings
- › Billings

Education:

- › Associates of Business Degree

Experience:

- › Years in construction: 15
- › Years with Five Star Builders: 2

Clayton Buck brings extensive experience leading seismic upgrades and renovations in occupied public facilities. As Superintendent for the Baker City Police Station Seismic Rehabilitation project, Clayton will oversee daily field operations, including subcontractor coordination, schedule execution, site logistics, and implementation of safety protocols critical to an active public safety environment. His background in structural retrofits and phased construction enables him to effectively manage work within an operating facility, maintaining secure, uninterrupted police operations while minimizing disruption to staff and the public. Clayton has successfully delivered projects requiring careful sequencing, access control, and coordination within constrained and sensitive environments, where safety, communication, and precision are paramount. Working closely with the City of Baker City, IMEG Consultants Corp, and project stakeholders, Clayton ensures clear communication, proactive planning, and well-coordinated construction activities. His hands-on leadership style supports efficient decision-making, rapid issue resolution, and high-quality execution, helping deliver a safe, resilient facility aligned with the City's seismic performance goals

HARVEY CLARK ELEMENTARY SCHOOL (OCCUPIED SEISMIC "IMMEDIATE OCCUPANCY")

\$8,220,333 | CM/GC | Duration: June 2025 – September 2026 (15 months)

Project Description: The Harvey Clark ES renovation included seismic upgrades and renovations on an active campus, including entry and security improvements, interior and administrative upgrades.

Relevant to Baker City Police Station Seismic Rehabilitation: This occupied campus renovation required careful construction phasing, coordination with school staff, and strict safety protocols to maintain uninterrupted learning environments, safe operations and circulation for students, staff, and visitors throughout the project.

Owner Reference: Forest Grove School District, Ilean Clute, Director Operations (503) 969-3997

Architect: BBL Architects, Matt Atkins, (503) 312-4085

NEIL ARMSTRONG MIDDLE SCHOOL (OCCUPIED SEISMIC "IMMEDIATE OCCUPANCY")

\$8,730,000 | CM/GC | Duration: June 2024 – September 2025 (15 months)

Project Description: The NAMS renovation included seismic upgrades and renovations on an active campus, including entry and security improvements, interior and administrative upgrades, and site work such as track enhancements and a covered PE area.

Relevant to Baker City Police Station Seismic Rehabilitation: This occupied campus renovation required careful construction phasing, coordination with school staff, and strict safety protocols to maintain uninterrupted learning environments, safe operations and circulation for students, staff, and visitors throughout the project.

Owner Reference: Forest Grove School District, Ilean Clute, Director Operations (503) 969-3997

Architect: Mahlum Architects, Alyssa Leeviraphan, (503) 244-4032



Clayton Buck
Superintendent

Responsibilities:

- › Establish effective communication channels with occupants to keep them informed about the renovation schedule, potential disruptions, and safety measures
- › Work closely with subcontractors to ensure they are aware of and adhere to the specific requirements for an occupied renovation.
- › Coordinate logistics, implements schedule and monitors safety
- › Implement quality control measures to ensure that construction work meets specified standards
- › Project planning and facility management
- › Monitor project costs and budget to ensure adherence to financial constraints.

Experience:

- › Years in construction: 11
- › Years with Five Star Builders: 3

Alexis brings over six years of construction experience, including more than two years supporting project teams at Five Star Builders. Energetic and highly organized, she plays a key role in coordinating project information and supporting efficient execution throughout both preconstruction and construction.

For the Baker City Police Station Seismic Rehabilitation, Alexis will manage plan and shop drawing reviews, track schedule progress, and maintain document control to ensure work is aligned with project requirements. Her strong communication skills and collaborative approach help foster productive relationships with the City, IMEG Consultants Corp, subcontractors, and field teams.

Alexis's attention to detail and ability to keep information flowing clearly will support coordination across the project team, enabling efficient decision-making, timely issue resolution, and high-quality project delivery while maintaining safe and uninterrupted police operations.

HARVEY CLARK ELEMENTARY SCHOOL (OCCUPIED SEISMIC "IMMEDIATE OCCUPANCY")

\$8,220,333 | CM/GC | Duration: June 2025 – September 2026 (15 months)

Project Description: The Harvey Clark ES renovation included seismic upgrades and renovations on an active campus, including entry and security improvements, interior and administrative upgrades.

Relevant to Baker City Police Station Seismic Rehabilitation: This occupied campus renovation required careful construction phasing, coordination with school staff, and strict safety protocols to maintain uninterrupted learning environments, safe operations and circulation for students, staff, and visitors throughout the project.

Owner Reference: Forest Grove School District, Ilean Clute, Director Operations (503) 969-3997

Architect: BBL Architects, Matt Atkins, (503) 312-4085

NEIL ARMSTRONG MIDDLE SCHOOL (OCCUPIED SEISMIC "IMMEDIATE OCCUPANCY")

\$8,730,000 | CM/GC | Duration: June 2024 – September 2025 (15 months)

Project Description: The NAMS renovation included seismic upgrades and renovations on an active campus, including entry and security improvements, interior and administrative upgrades, and site work such as track enhancements and a covered PE area.

Relevant to Baker City Police Station Seismic Rehabilitation: This occupied campus renovation required careful construction phasing, coordination with school staff, and strict safety protocols to maintain uninterrupted learning environments, safe operations and circulation for students, staff, and visitors throughout the project.

Owner Reference: Forest Grove School District, Ilean Clute, Director Operations (503) 969-3997



Alexis Bloomer
Project Engineer

Responsibilities:

- › Routing submittals and RFI
- › Monitor safety and quality
- › Track/document sustainability goals
- › Coordinate subcontractors, field supervisors and field employees
- › Support the superintendents

Experience:

- › Years in construction: 4
- › Years with Five Star Builders: 4

Terry Brown brings a wealth of expertise and leadership to the role of Chief Estimator. With over two decades of experience in the construction industry, Terry plays a pivotal role in ensuring accuracy and thoroughness in cost estimates. His proficiency extends to preconstruction processes, where he actively engages in method and product analysis, contributing valuable insights to the decision-making process. Terry's commitment to excellence is evident in his strategic approach to cost control during the preconstruction process. He collaborates seamlessly with project managers, architects, and engineers to align project goals with budget constraints, thereby ensuring the successful planning and execution of renovation projects. With a keen eye for constructability analysis, Terry evaluates project feasibility and offers pragmatic solutions, balancing cost-effectiveness with high-quality outcomes. In occupied renovation projects, Terry prioritizes safety and efficiency, working closely with Larry Evers to integrate appropriate measures into the cost estimation process. His ability to proactively address challenges and mitigate potential impacts on costs and schedules reflects his dedication to project success. A strategic thinker and effective communicator, Terry Brown is an integral part of the construction team, contributing to the successful execution of renovations. His extensive experience, coupled with a commitment to innovation and client satisfaction, will contribute to the success of the Baker City Police Station Seismic Rehabilitation.



Terry Brown
Chief Estimator

Responsibilities:

- › Expertise and attention to detail contributes significantly to effective budgeting, bidding, and overall project financial management
- › Lead the development of accurate and comprehensive cost estimates based on project specifications, drawings, historical data, industry benchmarks, and current market conditions
- › Monitor and track budget changes throughout the project lifecycle
- › Conduct analysis of construction methods and materials to optimize project efficiency and cost-effectiveness
- › Collaborate with project managers to establish and manage project budgets, ensuring alignment with client expectations and financial constraints

Experience:

- › Years in construction: 23
- › Years with Five Star Builders: 10

Vernonia Fire Station (OCCUPIED SEISMIC "IMMEDIATE OCCUPANCY")

-\$1,912,910

- Vernonia Rural Fire Protection District, 503-429-8252
- ZCS Engineering & Architecture, (503) 659-2205

North Plains Elementary School (OCCUPIED SEISMIC "IMMEDIATE OCCUPANCY")

- \$1,375,000

- Hillsboro School District, Rick Rainone (503) 319-0845
- Mahlum (503) 224-4032, Alyssa Leeviaphan

Peter Boscow Elementary School (OCCUPIED SEISMIC "IMMEDIATE OCCUPANCY")

\$600,000, 7/2021

- Hillsboro School District, Rick Cunningham (510) 770-4771
- Soderstrom Architects, Bob Thrapp (503) 228-5617

Hornshuh Creek Fire Station (OCCUPIED SEISMIC "IMMEDIATE OCCUPANCY")

-\$3,076,000

- Banks Fire District 13, Rodney Linz (503) 324-6262
- RSS Architecture, Randy Saunders (503) 982-1211

Minter Bridge Elementary School (OCCUPIED SEISMIC "IMMEDIATE OCCUPANCY")

- \$1,719,840

- Hillsboro School District 1J, Rick Rainone (503) 319-0845
- Mahlum (503) 224-4032, Mike Kolander

Additional Team Members

Amber Lieb serves as Five Star Builders' Safety Manager, bringing over 20 years of experience supporting safe operations on occupied civic and community projects, including facilities requiring continuous public service. For the Baker City Police Station Seismic Rehabilitation, she will develop and implement a site-specific safety plan tailored to an active law enforcement environment, with a focus on secure access, controlled work zones, and maintaining uninterrupted police operations. Amber will lead site inspections, safety meetings, and ensure full OSHA compliance while proactively identifying and mitigating risks associated with phased construction in an occupied facility. Her approach emphasizes clear separation between construction and operational areas, secure access for staff and the public, and coordination of deliveries, noise, and high-impact work. Working closely with the City, IMEG Consultants Corp, and project partners, Amber ensures that construction activities remain safe, well-coordinated, and minimally disruptive, supporting continuous, secure, and efficient police operations throughout the project.

Vernonia Fire Station (OCCUPIED SEISMIC "IMMEDIATE OCCUPANCY")

-\$1,912,910

- Vernonia Rural Fire Protection District, 503-429-8252
- ZCS Engineering & Architecture, (503) 659-2205

North Plains Elementary School (OCCUPIED SEISMIC "IMMEDIATE OCCUPANCY")

- \$1,375,000

- Hillsboro School District, Rick Rainone (503) 319-0845
- Mahlum (503) 224-4032, Alyssa Leeviaphan

Peter Boscow Elementary School (OCCUPIED SEISMIC "IMMEDIATE OCCUPANCY")

\$600,000, 7/2021

- Hillsboro School District, Rick Cunningham (510) 770-4771
- Soderstrom Architects, Bob Thrapp (503) 228-5617

Hornshuh Creek Fire Station

-\$3,076,000

- Banks Fire District 13, Rodney Linz (503) 324-6262
- RSS Architecture, Randy Saunders (503) 982-1211

Minter Bridge Elementary School (OCCUPIED SEISMIC "IMMEDIATE OCCUPANCY")

- \$1,719,840

- Hillsboro School District 1J, Rick Rainone (503) 319-0845
- Mahlum (503) 224-4032, Mike Kolander



Amber Lieb
Safety Manager

Responsibilities:

- › Develop and implement a comprehensive safety plan tailored to the unique challenges of the Baker City Police Station
- › Conduct regular site inspections to identify potential hazards and assess the effectiveness of safety measures in place
- › Share and review our emergency response plans specific to the occupied rehabilitation of a police station
- › Maintain open communication channels with the police station project managers, and construction team regarding safety protocols and updates
- › Implement measures to minimize disruption to police station operations and ensure the safety of personnel during the rehabilitation process

Experience:

- › Years in construction: 12
- › Years with Five Star Builders: 3

Elizabeth has over 15 years of construction experience and exceptional communication and organization skills. As Diversity Coordinator, Elizabeth maintains regular contact and communication with our trade partners and minority-owned firms. She has first-hand knowledge of Equal Employment Opportunity guidelines and understands FSB's commitment to inclusion and diversity. She works with Mike and the project team to support and develop a specific subcontracting plan that identifies opportunities for minority-owned contractors to participate and can provide administrative support for our minority partners who are not MWESB certified to assist with the certification process. Elizabeth supports our success with documenting good faith efforts to develop business opportunities for Minority Owned, Women Owned, and Emerging Small Business Enterprises (MWESB). Elizabeth also understands the requirements for compliance with the State of Oregon Bureau of Labor and Industries (BOLI) Prevailing Wage Rate (PWR).

Vernonia Fire Station (OCCUPIED SEISMIC "IMMEDIATE OCCUPANCY")

-\$1,912,910

- Vernonia Rural Fire Protection District, 503-429-8252
- ZCS Engineering & Architecture, (503) 659-2205

North Plains Elementary School (OCCUPIED SEISMIC "IMMEDIATE OCCUPANCY")

- \$1,375,000

- Hillsboro School District, Rick Rainone (503) 319-0845
- Mahlum (503) 224-4032, Alyssa Leeviaphan

Peter Boscow Elementary School (OCCUPIED SEISMIC "IMMEDIATE OCCUPANCY")

\$600,000, 7/2021

- Hillsboro School District, Rick Cunningham (510) 770-4771
- Soderstrom Architects, Bob Thrapp (503) 228-5617

Hornshuh Creek Fire Station

-\$3,076,000

- Banks Fire District 13, Rodney Linz (503) 324-6262
- RSS Architecture, Randy Saunders (503) 982-1211



Elizabeth Wing

Equity Coordinator

Responsibilities:

- › Monitor all hiring practices
- › Identify and contract with minority-owned MWESB firms and vendors
- › Oversee compliance tracking and reporting
- › Affirmative action compliance
- › Minority certification assistance
- › Administrative assistance
- › BOLI and Prevailing wage tracking and assistance to ensure requirements

Experience:

- › Years in construction: 15
- › Years with Five Star Builders: 4



7.8 | FEES



BAKER CITY POLICE STATION SEISMIC REHABILITATION – UPDATED FEES (SECTION 7.8)

Item	Description	Response	Comments
7.8.A	Pre-Construction Provide a “Not to Exceed Cost” as described in the Pre-Construction Services described in the RFP and attachments.	\$9,500	Hourly Rates Sr. PM/Exec: \$115/hr Precon PM: \$105/hr PM: \$105/hr Supt: \$ 95/hr Estimating: \$ 85/hr Admin: \$ 55/hr Expenses: Dwg Repro: NTE \$1,200
7.8.B	Fee State the total Construction Phase fee as a percentage of the cost of the work for services described in the RFP and attachments.	3.65%	
7.8.C	General Conditions / Staffing Costs Provide a detailed estimate of construction phase staffing costs consistent with the preliminary project schedule, your proposed staffing plan and the CM/GC Cost Matrix. Include assumed durations and proposed hourly rates, including labor burden. Also provide estimated travel, housing and per diem costs as separate line items.	\$92,418	See attached GC detailed estimate. (NOTE: This is a budget) Housing is provided to our crews in our Elgin satellite yard.
7.8.D	Bond Rate Provide the cost of the following items as a percent of the direct construction cost plus fee. i - 100% payment and Performance Bond ii - Subcontracting Bonds Approach iii - Sub-Guard iv - Bonding company letter	i – 0.95% ii - see next page iii – n/a (no sub-guard) iv - attached	iv - See attached letter from Merchants Bonding Company

Item	Description	Response	Comments
7.8.D (cont)	<p>ii & iii - Subcontractor Bonding / Sub-Guard Approach:</p>	<p>FSB selectively bonds subcontractors based on many factors including financial capacity, experience, and duration of the project. FSB doesn't exclude subcontractors who can't meet "Sub-Guard" prequalification requirements. Rather, we perform a risk analysis to determine the appropriate course of action.</p> <p>We don't anticipate bonding subcontractors for this project.</p>	
7.8.E	<p>Insurance Rate Cost of General Liability Insurance as a cost of the work plus fee.</p>	<p>0.95%</p>	
7.8.F	<p>Contingency, Allowances, and Savings</p> <p>FSB's approach to contingency, allowances, and savings are that once the risk exposure of these items has passed, the remaining funds are available to be reinvested into the project at the Owner's discretion and direction.</p> <p>All contingency and allowances used during the course construction are transparently tracked and used with full disclosure by the project team.</p>	<p>FSB supports three (3) types of contingencies be carried by the project:</p> <ul style="list-style-type: none"> 1 – Design / Scope Increases 2 – Unforeseen Conditions 3 – Construction <p>Design/Scope Contingency is for changes in the program of the project and/or owner 'wish list' items. Either the Owner or FSB can carry this contingency.</p> <p>Unforeseen Conditions Contingency is for those circumstances in renovations or during excavation that no one could foresee. After demolition/excavation, these contingencies can often be released for other uses on the program of the project.</p> <p>Construction Contingency is for FSB's use to address subcontractor scope gaps and items that weren't specifically known during estimating but could be reasonably inferred by the scope of work.</p>	
7.8.G	<p>Contract Comments</p>	<p>FSB has no comments or concerns with the terms of the proposed contract.</p>	

FEE MATRIX

D. Bond Rate

Provide the following:

- 100% Payment & Performance Bond Rate (% of Direct Construction Costs + Fee)
- Description of firm's subcontractor bonding policy
- Subguard Bond rate (if applicable)
- Letter from bonding company confirming ability to provide required bonding

E. Insurance Rate

Provide General Liability Insurance rate as a percentage (%) of Direct Construction Costs + Fee.
Refer to Exhibit C for required insurance coverage.

F. Contingency, Allowances, and Savings

Describe your firm's approach to managing contingencies and allowances within the GMP, including:

- Intended use and allowable applications
- Management structure and control (who authorizes use)
- Process for notifying the City of Baker City
- Approval process for contingency use

Note: Any savings below the GMP will be returned 100% to the City.

G. Contract Comments

Five Star Builders has reviewed the contract documents provided in Exhibits D and E and proposes no exceptions or modifications.

If exceptions or proposed modifications to the contract (Exhibits D and E) are required:

Submit as a separate attachment titled:

“PROPOSED CONTRACT MODIFICATIONS”

This attachment is excluded from page count

Modifications must be submitted with the proposal; late submissions will not be considered

FEE MATRIX

Schedule Variables			
Projected Project Start:	6/16/2027		
Projected Project End:	9/7/2027		
Project Duration(s)	2.7	months	
	12	weeks	
	480	hours	

Description	Direct Cost of Work	General Conditions	CM/GC Fee	Owner Cost	Quantity	Unit of Measure	Material Unit Cost	Total Material	Labor Unit Cost	Total Labor	Total Cost	Comments
Project Superintendent		X			480	hrs		\$0	\$95	\$45,600	\$45,600	
Senior Project Manager (for project specific time only)		X			12	hrs		\$0	\$115	\$1,380	\$1,380	
Project Manager		X			240	hrs		\$0	\$105	\$25,200	\$25,200	
Assistant Project Manager		X			0	hrs		\$0	\$85	\$0	\$0	
Field Foremen		X			0	hrs		\$0		\$0	\$0	Subcontractor foreman not included in GC's
On Site Clerical support		X			0	hrs		\$0		\$0	\$0	n/a
Scheduler (for project specific time only)		X			0	hrs		\$0		\$0	\$0	By project manager
MEP Coordinator (for project specific time only)		X			0	hrs		\$0		\$0	\$0	n/a
Safety Coordinator (for project specific time only)		X			48	hrs		\$0	\$85	\$4,080	\$4,080	4 hrs per week
Employee fringes, vacation and sick leave		X			n/a						\$0	Included in hourly labor rates above
Project related travel, lodging, meals, per diem, etc		X			n/a						\$0	Community/Local Project
Housing		X			n/a						\$0	No housing cost
Lodging		X			n/a						\$0	No lodging cost
Meals		X			n/a						\$0	No meal costs
per diem		X			n/a						\$0	No per diem costs
Jobsite office and storage trailer rental		X			2.7	mos	\$600	\$1,620	\$0	\$0	\$1,620	
Job office furniture, equipment and expendables		X			2.7	mos	\$200	\$540	\$0	\$0	\$540	
Job office security and cleaning		X			2.7	mos	\$0	\$0	\$0	\$0	\$0	No Security anticipated.
Costs for project based vehicles		X			2.7	mos	\$700	\$1,890	\$0	\$0	\$1,890	
Postage and Shipping		X			2.7	mos	\$200	\$540	\$0	\$0	\$540	
Project photos		X			2.7	mos	\$200	\$540	\$0	\$0	\$540	
Computers, copiers, Printers, Fax Machines		X			2.7	mos	\$400	\$1,080		\$0	\$1,080	
Document printing		X			2.7	mos	\$100	\$270		\$0	\$270	
Warranty and correction of non-conforming work	X											Direct cost of work item
Commissioning coordination		X			0	wks	\$0	\$0		\$0	\$0	
Cost estimating		X			0	hrs		\$0	\$85	\$0	\$0	
Value engineering		X									\$0	By project manager
Temporary toilets		X			2.7	mos	\$350	\$945		\$0	\$945	
Drinking water		X			2.7	mos	\$100	\$270		\$0	\$270	
Contractor signage		X			0	ls	\$2,500	\$0		\$0	\$0	
Safety equipment for CM/GC personnel		X			2.7	mos	\$350	\$945		\$0	\$945	
First aid supplies & Fire Extinguishers		X			2.7	mos	\$125	\$338		\$0	\$338	
Substance abuse testing/monitoring		X			0	ls	\$750	\$0		\$0	\$0	
CM/GC mobilization/demobilization		X			1	ls	\$1,500	\$1,500	\$2,600	\$2,600	\$4,100	
Jobsite security		X			2.7	mos	\$400	\$1,080		\$0	\$1,080	Perimeter Fencing
CM/GC parking/shuttles		X			0	wks	\$0	\$0		\$0	\$0	No shuttle required
Phone & Internet installation & line charges		X			0	mos	\$200	\$0		\$0	\$0	
Telephones, cell phones, radios, pagers		X			0	mos	\$150	\$0		\$0	\$0	
Small tools for CM/GC usage		X			0	mos	\$500	\$0		\$0	\$0	
General Superintendents			X		n/a						\$0	
Project Executive			X		n/a						\$0	
CM/GC principal(s) in charge			X		n/a						\$0	
Payroll/Accounting/ Data Processing			X		n/a						\$0	

FEE MATRIX

Baker City Police Station Seismic Rehabilitation General Conditions Matrix and Cost Estimate

Schedule Variables		
Projected Project Start:	6/16/2027	
Projected Project End:	9/7/2027	
Project Duration(s)	2.7	months
	12	weeks
	480	hours

Description	Direct Cost of Work	General Conditions	CM/GC Fee	Owner Cost	Quantity	Unit of Measure	Material Unit Cost	Total Material	Labor Unit Cost	Total Labor	Total Cost	Comments
Bonuses			X		n/a						\$0	
Corporate safety officer			X		n/a						\$0	
Home office administration			X		n/a						\$0	
Corporate IT support			X		n/a						\$0	
Computer Software			X		n/a						\$0	
Home office payroll costs, fringes, bonuses, etc.			X		n/a						\$0	
Soils report				X	n/a						\$0	
Initial site survey				X	n/a						\$0	
Special inspections and testing				X	n/a						\$0	
Planning and building permits and fees				X	n/a						\$0	
Developments fees				X	n/a						\$0	
Performance/ payment bond		X			see comment						\$0	Included in Tab 8 - Fee
Subcontractor bonds	X				n/a						\$0	
Builder's risk insurance				X	n/a						\$0	
General liability insurance		X			see comment						\$0	Included in Tab 8 - Fee
Subcontractor Default Insurance		X			see comment						\$0	FSB doesn't utilize SDI
Contractor Controlled Insurance Program (CCIP)		X			n/a						\$0	OCIP Program
Construction surveying/building layout		X			16	hrs	\$125	\$2,000		\$0	\$2,000	Subcontract with surveyor
Subcontracts	X				n/a						\$0	
Wages for trade labor	X				n/a						\$0	
Labor burden for trade labor	X				n/a						\$0	
Materials and equipment for site logistics	X				n/a						\$0	
Rental equipment used on site	X				n/a						\$0	
Temporary fencing	X				n/a						\$0	
Barricades	X				n/a						\$0	
Temporary enclosures	X				n/a						\$0	
Temporary Stairs	X				n/a						\$0	
Opening protection	X				n/a						\$0	
Safety railings and falls protection	X				n/a						\$0	
Weather protection	X				n/a						\$0	
Temporary utilities hookup	X				n/a						\$0	
Temporary utility bills	X				n/a						\$0	
Periodic cleanup	X				n/a						\$0	
Dump fees	X				n/a						\$0	
Final cleanup	X				n/a						\$0	
Flagging/traffic control	X				n/a						\$0	
Dust control	X				n/a						\$0	
Trade permits (is not included in subcontracts)	X				n/a						\$0	
								\$13,558		\$78,860	\$92,418	

ATTACHMENTS



ATTACHMENT A

ATTACHMENT A SIGNATURE PAGE


SIGNATURE OF FIRM'S DULY AUTHORIZED REPRESENTATIVE FOR THIS PROPOSAL MUST BE SIGNED IN INK BY AN AUTHORIZED REPRESENTATIVE OF THE FIRM; ANY ALTERATIONS OR ERASURES TO THIS PROPOSAL MUST BE INITIALED IN INK BY THE UNDERSIGNED AUTHORIZED REPRESENTATIVE.

The undersigned agrees and certifies that (s)he:

1. Has read and understands all Proposal instructions, specifications, and terms and conditions contained herein.
2. Is an authorized representative of the Firm, that the information provided in this Proposal is true and accurate, and that providing incorrect or incomplete information may be cause of Proposal rejection or contract termination.
3. Is bound by and will comply with the provisions of 279C.838, 279C.840 or 40 U.S.C. 3141 to 3148.
4. Is bound by and will comply with all requirements, specifications, contract and terms and conditions contained herein; and
5. Will furnish the designated item(s) and/or service(s) in accordance with the contract if awarded to Firm.
6. The Firm will provide its Federal Tax Identification number with Proposal submission.

Company Name: **Five Star Builders**

Name (printed) & Title: **Clint Jackson, President**

Signature: 

Date: **April 17, 2026**

Email: **CLINT@five-star-builders.com**

Federal Tax Identification Number: **93-1119178**

ATTACHMENT B

ATTACHMENT B CERTIFICATIONS / RESIDENCY

CERTIFICATION OF UNDERSTANDING OF REQUEST FOR PROPOSALS

The undersigned offers and agrees to furnish all material, supervision, and personnel to the City of Baker City for Construction Manager/General Contractor (CM/GC) Services in accordance with this Request for Proposal.

Acknowledgement of Addendum: #1 dated 4/7/2026

The undersigned further certifies that he/she has read, understands, and agrees to abide by all terms and conditions of this Request for Proposals and if awarded the contract to furnish the CM/GC Services to the City as delineated by this Request for Proposal.

The Proposer certifies that it does not discriminate against any employee or applicant for employment because of race, color, religion, sex, national origin, handicap, financial ability, age, or other non-job-related factors as per ORS 659a and 42 U.S.C. § 2000e et seq.

RESIDENCY STATEMENT

Pursuant to ORS 279A.120, Oregon's reciprocal Preference Law, public contracting agencies shall, for the purposes of determining the lowest responsible bidder/proposer and the awarding of a contract, add a percent increase on the bid of a non-resident bidder/proposer equal to the percent, if any, of the preference given to that bidder/proposer in the state in which the bidder/proposer resides.

As defined in ORS 279A.120, "Resident Bidder/Proposer" means a bidder/proposer that has paid unemployment taxes or income taxes in this state in the twelve (12) calendar months immediately preceding submission of the bid, has a business address in this state, and has stated in the bid whether the bidder/proposer is a "Resident Bidder/Proposer". A "non-resident Bidder/Proposer" is a bidder/proposer who does not meet the definition of a "Resident Bidder/Proposer" as stated above.

The undersigned hereby states their resident status is as follows, RESIDENT: YES NO

FIVE STAR BUILDERS
Legal Name of Proposing Firm

04/17/2026
Date

By: Clint Jackson

Title: President


Address: 13981 NW Main St.

Telephone: (503) 324-5220

Banks, OR 97106

Email: CLINT@five-star-builders.com

State of Incorporation, if Corporation: Oregon


Signature of Proposer

Clint Jackson
Printed Name of Proposer

BONDABILITY LETTER



April 8, 2026

Re: Letter of Prequalification for Five Star Builders, Inc.

To Whom It May Concern:

We are pleased to write to you concerning our customer, Five Star Builders, Inc. We have had the privilege of providing for their surety needs since 2018. Their current bonding limits are \$60,000,000 single job with a \$80,000,000 aggregate work program. We would anticipate no problem providing the customary performance and payment bonds for their normal scope of work, should Five Star Builders, Inc. enter into a written contract.

The surety for this principal, Merchants Bonding Company is an AM Best rated "A IX" company and is licensed to transact business in all fifty states. Merchants Bonding Company also appears on the U.S. Treasury list of approved companies.

Although Five Star Builders, Inc. has our highest recommendation, execution of any final bonds would be subject to a review of the contract terms and conditions, including any requested bond forms, and also their current financial standing at the time of the request.

This letter is written for no consideration and is not a legally binding document or commitment to provide future bonds.

Please contact us with any concerns or if we can be of further service.

Sincerely,

A handwritten signature in black ink, appearing to read "M. J. Moore", with a stylized flourish at the end.

Michael Moore
Senior Contract Underwriting Territory Manager

street
6700 Westown Parkway
West Des Moines, IA 50266-7754

mailing
P.O. Box 14498
Des Moines, IA 50306-3498

toll free 800.678.8171
local 515.243.8171
fax 515.243.3854

email info@merchantsbonding.com
website merchantsbonding.com



FIVE STAR BUILDERS
General Contractors
FIVE STAR BUILDERS

Clint Jackson, President
CLINT@five-star-builders.com
13981 NW Main St,
Banks, OR 97106
(503) 324-5220
www.five-star-builders.net



Baker City Police Seismic Retrofit CM/GC Evaluation

General Conditions, Fees, Bonds & Insurance

Firm	GC's	Fee	Bond	GL Insurance	Pre-Con Fee	All In Total	Rank	Points
CB	\$ 97,230.00	3.00%	1.00%	1.20%	\$ 10,000.00	\$ 207,661.50		
5 Star	\$ 92,418.00	3.65%	0.95%	0.95%	\$ 9,500.00	\$ 209,109.31	-	-
Sid Johnson	\$ 88,490.00	9.00%	1.02%	0.75%	\$ 38,036.00	\$ 334,535.09		
Grant	\$ 194,938.00	6.00%	0.50%	0.50%	\$ 19,494.00	\$ 349,628.25		



RFP-CMGC FOR PD SEISMIC REHABILITATION
Baker City Police Department
Compilation of Scoring

EVALUATORS

Rating Criteria	Director of Public Works			Chief of Police DUBY			Lieutenant BCPD		
	CB Construction	Sid Johnson & Co.	Five Star Builders	CB Construction	Sid Johnson & Co.	Five Star Builders	CB Construction	Sid Johnson & Co.	Five Star Builders
7.2 Cover Letter (5 points)	5	5	5	5	5	5	5	5	5
7.3 Company Overview (5 points)	5	5	4	5	5	4	5	5	4
7.4 Similar Project History (25 points)	4	4	3	4	4	3	4	4	3
7.5 Project Approach (30 points)	3	4	5	3	4	5	3	4	5
7.6 Safety & Communications: (15 points)	1	5	5	1	5	5	2	5	5
7.7 Staffing Qualifications: (10 points)	3	5	5	3	5	5	3	5	5
7.8 Fees: (10 points)	3	5	1	2	5	1	3	5	1
Ranking:	24	33	28	23	33	28	25	33	28
Multiplied by weight assigned:	315	445	405	305	445	405	330	445	405

Each category will be assigned a weight between 5 and 30. Each member of the evaluation committee will rank each firm in each category between 1 and 5, and multiply that number by the weight assigned to the category. The individual evaluation committee members will then total the weighted score from all of the criteria to obtain the total score. The result of this total score will be used to



City of Baker City
1655 First Street
Baker City, Oregon
541-524-2033

May 13, 2026

Notice of Intent to Award

To Whom It May Concern:

This letter serves as formal notice that the **City of Baker City** intends to award the contract for Construction Manager/General Contractor (CM/GC) services for the **Baker City Police Station Seismic Rehabilitation Project** to:

Sid Johnson & Co
3150 10th Street
Baker City, OR 97814

The contract will be awarded via the attached contract in the RFP, with a Guaranteed Maximum Price (GMP) to be established during the pre-construction phase. This selection follows a formal request for proposals (RFP) process conducted in accordance with **ORS 279C.335** and **OAR 137-049-0620**. Three proposals were received, three firms were interviewed, and Sid Johnson & Co. was determined to be the most qualified proposer based on evaluation criteria including relevant seismic experience, pre-construction collaboration, and cost control strategies.

This notice begins a 7-day protest period, starting today, May 13, 2026, and ending at 5:00 PM on May 20, 2026.

Any protest of this award must be submitted in writing in accordance with OAR 137-049-0450 and the instructions provided in the RFP. Protests must clearly state the grounds for the protest and provide all relevant supporting documentation. Written protests must be addressed to:

Danielle Schuh, Director, Public Works
City of Baker City
1655 First Street
Baker City, OR 97814

PWAdirector@bakercity.gov

If no protests are received by the deadline, the City will proceed with contract execution with Sid Johnson & Co. for the above-referenced project.



BAKER CITY, OREGON

MAYOR:
Randy Daugherty
COUNCILORS
Roger Coles
Loran Joseph
Helen Loennig
Doni Bruland
Gratton Miller
Randy Schiewe
CITY MANAGER
Barry Murphy

Date: May 12, 2026
Subject: Council Committee Updates



BAKER CITY, OREGON

MAYOR:
Randy Daugherty
COUNCILORS
Roger Coles
Loran Joseph
Helen Loennig
Doni Bruland
Gratton Miller
Randy Schiewe
CITY MANAGER
Barry Murphy

Date: May 12, 2026
Subject: City Manager / Director Updates



BAKER CITY, OREGON

MAYOR:
Randy Daugherty
COUNCILORS
Roger Coles
Loran Joseph
Helen Loennig
Doni Bruland
Gratton Miller
Randy Schiewe
CITY MANAGER
Barry Murphy

Date: May 12, 2026
Subject: City Council Comments



BAKER CITY, OREGON

MAYOR:
Randy Daugherty
COUNCILORS
Roger Coles
Loran Joseph
Helen Loennig
Doni Bruland
Gratton Miller
Randy Schiewe
CITY MANAGER
Barry Murphy

Date: May 12, 2026
Subject: Adjourn
