



**PROPOSALS ARE DUE NO LATER THAN
March 31st, 2024, by 5 pm**

To: General Contractors
Issue Date: March 1, 2024
From: Aaron Toney, Special Projects Manager
St. Vincent de Paul Society of Lane County, Inc.
Project: Oakwood Manor – Exterior Rehabilitation
Subject: General Contractor Request for Proposals version 2

1. Property Owner

St. Vincent de Paul Society of Lane County, Inc. (SVdP) is a nonprofit 501(c)(3) community development corporation based in Eugene, OR and Lane County's largest nonprofit human services agency. Founded in 1953 and incorporated in 1955, SVdP is committed to providing opportunities to assist individuals and families find a path out of poverty and into self-sufficiency through our comprehensive programs including: emergency services, homeless services, job training and opportunities, and affordable housing. SVdP currently owns and manages more than 1,500 units consisting primarily of multifamily housing for low-income families, housing specifically for homeless Veterans and other special needs populations, and manufactured home parks.

2. Project Overview

St. Vincent de Paul of Lane County (SVdP) is seeking to procure general contractor services for exterior rehabilitation work on twelve (12) multi-family residential buildings at Oakwood Manor apartments including implementing lead-based paint hazard controls.

Project Location

The project will be located at 1665 Oak Patch Road in Eugene, OR, 97402.

Project Description

Oakwood Manor was constructed in 1965 as a 72-unit complex that includes thirteen (13), two-story apartment buildings and a community building. Twelve (12) of the thirteen (13) residential buildings are included in the project scope of work. Residential building 10 and the community building are excluded from the project. The exterior rehabilitation includes roof replacement, siding replacement, painting, and drainage improvements. A detailed scope of work is in the next section. See Appendix C for permit drawings that include buildings included in the SOW and the property layout.

Project Funding

The City of Eugene is providing a rehabilitation loan to SVdP. Interested firms should be aware that this project is federally funded with a Community Development Block Grant (CDBG) and therefore must comply with specific wage, worker, procurement, and lead-based paint requirements.

Federal Funding Requirements

The selected contractor will need a current Oregon Health Authority Renovation, Repair and Painting certification¹ to be considered for this project. And ideally will have experience managing and

¹ [Oregon Health Authority: Renovation, Repair and Painting \(RRP\) Rule: Lead Poisoning and Exposure to Lead: State of Oregon](#)

documenting the requirements detailed in U.S. Department of Housing and Urban Development's *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (2012 Edition)*.²

Cost estimates for this project must include residential Davis Bacon wage rates and the selected firm must submit weekly and monthly reporting, certified payroll, and complete reporting forms upon project completion. The City of Eugene may also perform on-site wage interviews at their discretion. See Appendix D for additional information.

The selected firm will also track and report on total hours, to the greatest extent possible, worked by Section 3 workers (low or very low income) for the applicable fiscal year.³ See Appendix E for additional information.

Cost estimates must also consider and comply with Build America, Buy America Act (BABA), which requires any iron or steel products used in this project are produced in the United States.⁴

3. Scope of Work

The scope of work applies to all residential buildings at Oakwood Manor, except building 10 and the community center, unless otherwise noted. See Appendix C for permit drawings and General Notes.

Siding Replacement (gable ends of buildings only)

- Replace all existing T111 siding at gable ends with similar material and dimensions.
- Existing gable end vent to remain, remove and prep for reinstallation.
- Repair rot damage as needed. Note allowances in cost estimate.
- Replace window trim with similar material and dimensions. Slider windows to remain.
- Temporarily remove and reinstall existing electrical and HVAC equipment.
- NOTE1: Initial asbestos testing was completed for the property and came back negative. As the siding is removed, additional asbestos testing may be required if any suspect materials are identified. SVdP staff will be responsible for contracting for and coordinating additional testing.
- NOTE2: Buy America, Build America requirements apply to any iron or steel components.

Exterior Painting

- Prime and paint all exterior wall components at residential buildings to match existing color scheme. Painting to include all siding, doors, trim, balcony half walls, porch posts, gable end vents, junction boxes, lattice, foundation, and soffits.
- Specify paint brand and number of coats as part of the proposal.
- Lead Paint Hazard – Foundation Paint – Implement Interim Controls:
 - The lead-based paint hazard is deteriorated foundation paint on the North side of Building 6. Address by repairing substrate damage and then properly preparing the surfaces to receive new paint and repainting with high-quality latex or oil-based paints (paint stabilization). This activity has the potential to create lead dust, especially during preparation work, so extra care must be taken by the contractor to limit and contain the

² HUD's Guidelines are found online at https://www.hud.gov/program_offices/healthy_homes/lbp/hudguidelines.

³ For details visit [Section 3 - HUD Exchange](#).

⁴ The project must comply with the requirements of the Build America, Buy America (BABA) Act, 41 USC 8301 note, and all applicable rules and notices, as may be amended, if applicable to the Grantee's infrastructure project. Pursuant to HUD's Notice, "Public Interest Phased Implementation Waiver for FY 2022 and 2023 of Build America, Buy America Provisions as Applied to Recipients of HUD Federal Financial Assistance" (88 FR 17001), any funds obligated by HUD on or after the applicable listed effective dates, are subject to BABA requirements, unless excepted by a waiver. Additional details online at [Build America, Buy America \(BABA\) | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#).

dust generated. Controls must be designed to follow HUD Lead Safe Housing Rules by an OHA certified renovation firm. See Appendices A and B for details and locations.

- LBP Paint Hazard - Soffits – Implement Interim Controls:
 - The lead-based paint hazard may be addressed by repairing substrate damage and then properly preparing the surfaces to receive new paint and repainting with high-quality latex or oil-based paints (paint stabilization). This activity has the potential to create lead dust, especially during preparation work, so extra care must be taken by the contractor to limit and contain the dust generated. Controls must be designed to follow HUD Lead Safe Housing Rules by an OHA certified renovation firm. See Appendices A and B for details and locations.

Roof and Gutter Replacement

- Remove one (1) layer of existing roof shingles.
- Replacement with new roof.
 - Repair dry rot as needed. Note allowances in cost estimate.
 - Install new roof, flashing, and permanent roof anchors (as needed). In proposals, specify roofing material, brand, and components for the new roof.
 - Reset existing soffits as needed.
 - NOTE: Specific and limited soffit areas tested positive for lead-based paint. The selected contractor should plan appropriately to avoid paint disturbance in the soffit area during construction and follow HUD Lead Safe Housing Rules.
- Remove existing gutters and downspouts and replace with equivalent materials and colors. Repair dry rot as needed. Note allowances in cost estimates.
 - NOTE: Buy America, Build America requirements related to roof, gutter, and downspout components. Aluminum components may be used for this project and are not currently subject to BABA requirements. Similar substitutions may not be available for all other metal products. Note that any products made of iron and steel products used on the project must comply with BABA.

Door and Patio Railing Replacement

- Task Context:
 - Lead-paint abatement (removal and of entry doors at the hinge) will be completed for eight (8) unit entry doors and one (1) ground-level patio railing.
 - SVdP will contract separately with a certified LBP abatement contractor for prep work, door and railing removal, cleanup, and clearance testing. This work IS NOT part of this RFP and SOW.
- The selected General Contractor will be expected to coordinate with SVdP's project manager and the lead abatement contractor to replace the doors within a single working day to maintain the security of the units and to minimize tenant relocation needs.
- Door replacement IS part of this RFP and SOW. Plan to replace the door at the hinge pin with 6 panel entry doors (steel or fiberglass) and match existing paint color.
- Railing replacement IS part of this RFP and SOW. Replacement should match existing design, materials, and paint color.
- NOTE: Buy America, Build America requirements apply to any iron or steel components.

Sump Pump Equipment, Electrical, and Drainage Line Repairs (as needed)

- The following work is required at Buildings 1, 11, 12, and 13.

- Replace two (2) sump pumps at four (4) buildings. One pump in the existing sump manhole and one in basement at bottom of stairs. As part of the proposal, specify the model/make for the replacement pump equipment.
- Replace electrical lines serving new pump equipment.
- Clean and test existing drainage lines to confirm function and performance.
- NOTE: Buy America, Build America requirements apply to any iron or steel components.
- Contractor / subcontractors to acquire trade permits and post signage as required.

4. Project Schedule

Task	Date
General Contractor Selection*	
Issue Request for Proposals v1	February 21, 2024
Issue Request for Proposals v2	February 30, 2024
Site Visit (RFP v1)	February 27, 2024
Site Visit - Scheduled Upon Request (RFP v2)	March 4th – 8th
All Questions Due	March 15, 2024
Responses to questions/addendum (if needed)	March 20, 2024
RFQ Responses due to SVdP by 5 PM	March 31st, 2024
Select General Contractor	Week of April 15, 2024
<i>*Review/selection dates subject to change at SVdP's discretion</i>	
Construction	
Contracting	April 19 – April 30
Notice to Proceed from City of Eugene	May 2024 (Date TBD)
Construction	June 1, 2024 – March 1, 2025

Site visit and Project Q&A:

- SVdP Project Management and Maintenance staff will be available on-site **February 27, 2024, at 10:00 AM** to tour the site and answer questions. Please RSVP. **Additional site visits may be scheduled upon request through March 4 – 8th.**
- Following the site visit, questions may be submitted by email and will be answered by Addendum posted on SVdP's website.
- Contact for questions and scheduling site visits: aaron.toneys@svdp.us

5. Qualifications and Experience

Interested contractors should have demonstrated experience with:

- Large multifamily affordable rental exterior rehabilitation projects with tenants onsite during construction
- Lead-based paint hazard interim controls following all U.S. Housing and Urban Development Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing.⁵
- Experience using federal funds and following appropriate wage rate determinations (David Bacon), Build America, Buy America procurement requirements, and Section 3 employment practices and reporting.

⁵ Guidelines may be found at [The HUD Guidelines for the Evaluation and Control of Lead-based Paint in Housing | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](https://www.hud.gov/lead).

6. Proposal Evaluation Criteria

Selection of the General Contractor will be made by SVdP staff. Selection will be based on these criteria:

Scoring Criteria

Qualifications will be scored based on the following:

25 Points	Experience with similar projects at affordable multifamily housing
20 Points	Cost estimates for rehabilitation construction tasks
20 Points	Capacity and ability to deliver the project within the construction schedule
15 Points	Experience with lead-based paint interim controls
10 Points	Experience with project using federal funding and related reporting
10 Points	References
100 Points	TOTAL

7. Submittal

Proposals should include the following information. Responses due no later than March 31st, 2024, at 5:00 pm. Submit to aaron.toneys@svdp.us. Late and incomplete responses will not be considered.

Responses need to include:

1. Description of project team. Highlight lead-based paint certified staff and subcontractors.
2. Summarize similar project experience, provide project examples, and provide references.
3. Detailed cost estimate (schedule of values is preferred format): Cost estimates should note any allowances where there is uncertainty in the scope of work.
4. Proposed schedule for project completion.
5. SVdP may require payment and performance bond. Must be able to provide payment and performance bond to enter into final contract. Please include cost in the estimate.
6. Brief description for planned lead-based paint interim control approach for soffits and foundation paint.
7. Provide current lead-based paint certifications for employees assigned to the project and a brief statement of the firm's experience in multifamily rehabilitation with lead-based paint hazards.
8. Include a description of the firm's experience with Davis Bacon wage rates, certified payroll, and federal reporting process.
9. Include a description of the firm's experience with Section 3 of the Housing and Urban Development Act of 1968.
10. Include a description of the firm's experience purchasing to comply with the requirements of Build America, Buy America. Please note that additional project reporting may be required.

Appendix A: Summary of lead-based paint positive results. Interim controls included in this RFP in **BOLD**. All other items listed in the table below do not require LBP controls or require abatement work that is outside of this RFP scope of work and will be contracted for separately.

Contaminated Soil

Area	mg/g (ppm)	Location
<u> </u> None		
<u> X </u> Perimeter	<u>58</u> mg/kg (ppm) <u>110</u> mg/kg (ppm)	Building 3 west-side south** Building 3 north-side east**
<u> </u> Play Area	<u> </u> mg/g (ppm)	
<u> </u> Other	<u> </u> mg/g (ppm)	

*Initial composite sample for building perimeter completed during risk assessment

**Additional testing to isolate location of lead hazard. All other samples came back negative.

Contaminated Dust

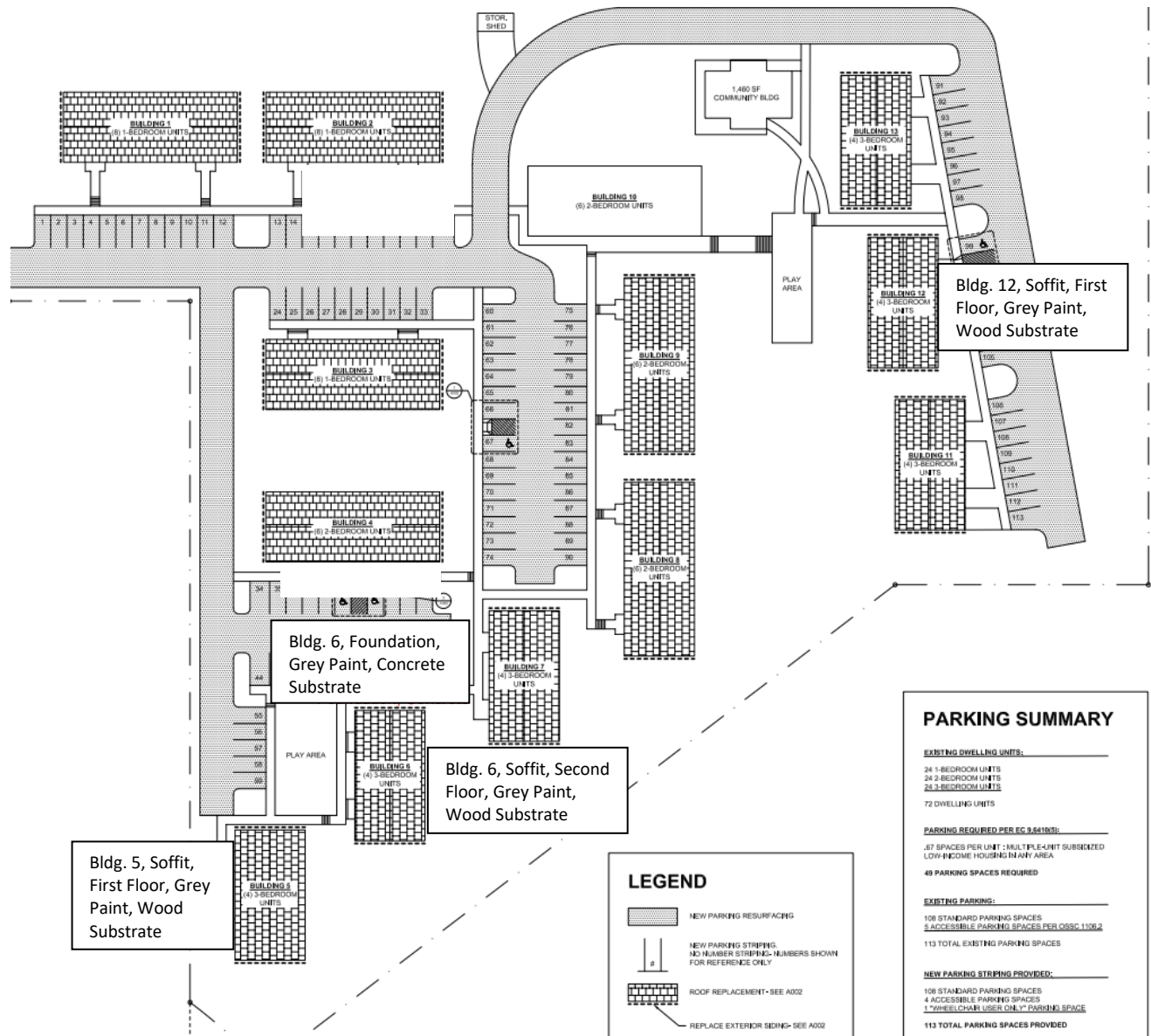
Area	µg/SF	Location
<u> X </u> None		
<u> </u> Windowsill	<u> </u> µg/SF	
<u> </u> Floor	<u> </u> µg/SF	
<u> </u> Other	<u> </u> µg/SF	
<u> </u> Other	<u> </u> µg/SF	

Other Hazards

Component	Location	Condition	Friction or Impact Surface?	Lead Content**
1. Entry door	Building 2, 1 st floor	Paint is intact.	Friction surface*	<u>1.2</u> mg/cm ²
2. Entry door	Building 2, 1 st floor	Paint is intact.	Friction surface*	<u>1.6</u> mg/cm ²
3. Entry door	Building 2, 1 st floor	Paint is intact.	Friction surface*	<u>2.1</u> mg/cm ²
4. Entry door	Building 2, 1 st floor	Paint is intact.	Friction surface*	<u>2.3</u> mg/cm ²
5. Entry door	Building 2, 2 nd floor	Paint is intact.	Friction surface*	<u>1.5</u> mg/cm ²
6. Entry door	Building 2, 2 nd floor	Paint is intact.	Friction surface*	<u>1.5</u> mg/cm ²
7. Entry door	Building 2, 2 nd floor	Paint is intact.	Friction surface*	<u>1.6</u> mg/cm ²
8. Entry door	Building 4, 2 nd floor	Paint is intact.	Friction surface*	<u>1.1</u> mg/cm ²
9. Soffit	Building 5, 1st floor, over entry doors, west side	Paint is intact.	No	<u>1.3</u> mg/cm²
10. Foundation	Building 6, north side***	Paint is peeling. Barrier installed.	No	<u>2.6</u> mg/cm²
11. Soffit	Building 6, east side, roof overhang	Paint is intact.	No	<u>1.5</u> mg/cm²
12. Patio railing	Building 9, 1 st floor, east side	Paint is intact.	No	<u>1.2</u> mg/cm ²
13. Soffit	Building 12, 1st floor, over entry doors, east side	Paint is intact.	No	<u>1.1</u> mg/cm²

* Exterior surface of entry doors was assessed.

Appendix B: Drawing of location and surface type for LBP positive results included in this RFP.



Appendix C: Oakwood Manor rehabilitation permit drawings.

EUGENE, OREGON
PERMIT SET: NOVEMBER 2023

SHEET NUMBER	SHEET NAME
A001	COVER SHEET, PROJECT INFORMATION, & SITE PLAN
A002	BUILDING ELEVATIONS, GABLE END

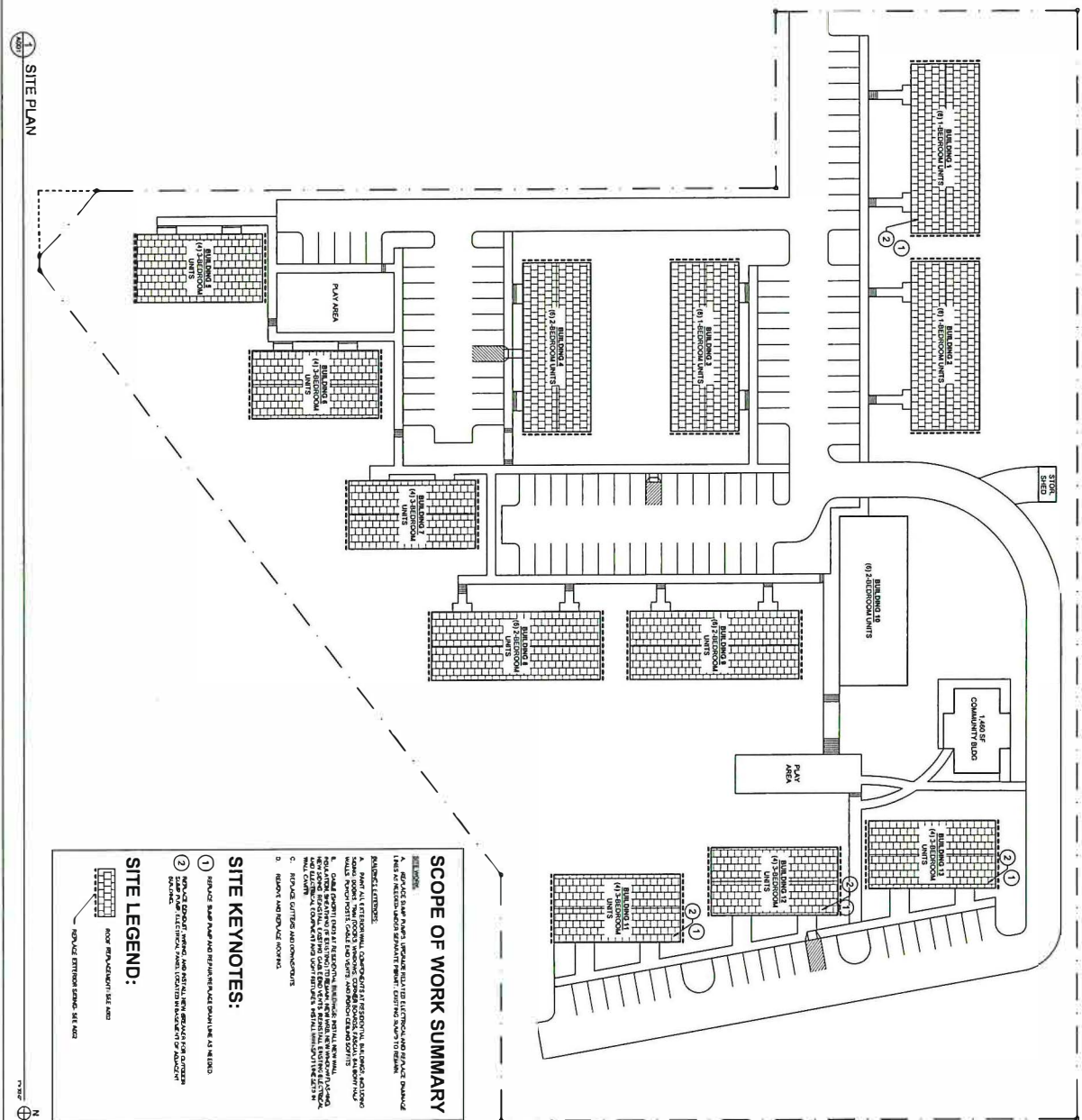
OWNER:
AT PISCATAWAY PAL SOCIETY OF LANE COUNTY

ADDRESS:
1000 E. 10TH STREET
PISCATAWAY, NJ 07050

DESIGNER:
EUDINE CHEN
CONTACT: KRISTINA PAUL
TEL: 908.761.1000
FAX: 908.761.1001

ARCHITECT/CONTRACTOR:
JAMES J. MURPHY
15 VAN DYKE STREET
EUDINE CHEN
CHRY MEEL

PLANNING:
P. J. MURPHY, (GENERAL MANAGER)
M. J. MURPHY
1665 S. BENTLEY RD. STE 7
LUDLOW, ON N7027
TEL: 905.363.9300
FAX: 905.363.9300

[illegible][illegible]


1. **ANALYSIS**—ANALYZING SPECIALLY RELATED ELECTRONIC AND PAPER-BASED DATA TO IDENTIFY TRENDS, PATTERNS, AND CORRELATIONS.
2. **ASSETS**—THE INFORMATION AND TOOLS AVAILABLE TO AGENCY TO SUPPORT THE ANALYSIS OF INFORMATION.
3. **DATA**—THE INFORMATION THAT IS USED TO ANALYZE AND REPORT ON THE ANALYSIS.
4. **REPORTS**—THE RESULTS OF THE ANALYSIS, PRESENTED IN A FORM THAT IS EASY TO UNDERSTAND AND USE.
5. **TECHNIQUES**—THE METHODS AND PROCEDURES USED TO ANALYZE AND REPORT ON THE ANALYSIS.
6. **TOOLS**—THE SOFTWARE AND HARDWARE USED TO ANALYZE AND REPORT ON THE ANALYSIS.
7. **TRAINING**—THE EDUCATION AND PRACTICE REQUIRED TO DEVELOP THE SKILLS AND KNOWLEDGE NEEDED TO ANALYZE AND REPORT ON THE ANALYSIS.
8. **WORKFLOW**—THE PROCESS BY WHICH THE ANALYSIS IS CONDUCTED, FROM DATA COLLECTION TO REPORTING.

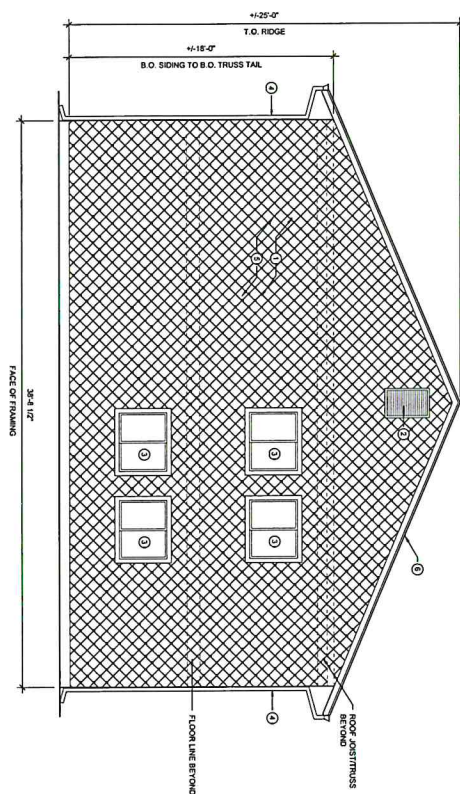
1. REMOVE SLAP PLUG AND REPAIR/REPLACE DRAIN LINE AS NEEDED.
2. REMOVE EXHAUST, WIRING, AND INSTALL NEW BRACKET FOR OUTLETTER SLAP PLUG. ELECTRICAL PANEL, LOCATED IN BASEMENT OR ATTIC/LOFT BALCONY.

ROOF REPLACEMENT: SEE ADD

REMOVE EXTERIOR Siding, SEE ADD

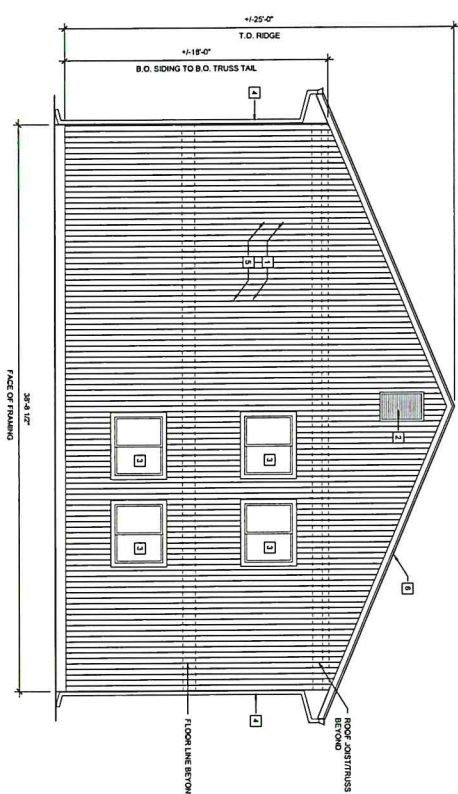
[illegible][illegible]

date	11-10-2023	COVER SHEET PROJECT INFORMATION SITE PLAN	<h2 style="margin: 0;">OAKWOOD MANOR REHABILITATION</h2> <p style="margin: 5px 0 0 40px;">1665 OAK PATCH ROAD EUGENE, OREGON 97402</p> <p style="margin: 10px 0 0 40px;">SAINT VINCENT DE PAUL SOCIETY OF LANE COUNTY</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Revision Number</td> <td style="width: 50%;">Revision Date</td> </tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	Revision Number	Revision Date												<h2 style="margin: 0;">BDA</h2> <p style="margin: 0;">Architecture and Planning, PC</p> <p style="margin: 10px 0 0 20px;">1369 Dive Street Eugene, OR 97401</p> <p style="margin: 0 0 0 20px;">bdarch.net 541.683.8661</p>
Revision Number	Revision Date																	
file	2380																	
db	MSR																	



- 1 REMOVE ALL EXISTING 1" x 1" SISING, WEATHER BANDING, AND WALL INSULATION AT END OF ROOFING.
 - 2 EXISTING DASH END VENT TO REMAIN. REMOVE AND REPAIR FOR REINTEGRATION.
 - 3 REMOVE WINDOW TRIM, EXISTING 4" x 14" 2" x 10" WINDOW TO REMAIN.
 - 4 REMOVE OUTLETS AND DOWNSPOUTS.
 - 5 REMOVE EXISTING ELECTRICAL EQUIPMENT, HVAC UNIT, AND LIGHT FIXTURES. REPAIR FOR REMOVAL.
- ROOFING DEMO NOTES:**
- 1 REMOVE EXISTING ROOF SHINGLES AND UNDERLAYMENT TO EXPOSE EXISTING ROOF BEAMS. SEE A-100 FOR BUILDING FOOTINGS.

- ## GROUPING DEMONSTRATIONS



- [illegible]

- ### ROOFING KEYNOTES

Revision Summary	
Revision Number	Revision Date

OAKWOOD MANOR REHABILITATION

1665 OAK PATCH ROAD
EUGENE, OREGON 97402

SAINT VINCENT DE PAUL SOCIETY OF LANE COUNTY



BDA
Architecture and Planning, PC

1369 Olive Street
Eugene, OR 97401

bdarch.net
541.683.8661

date	11-10-2023
file	2350
d.b.	KGR

A002

BUILDING ELEVATION
GABLE END

Appendix D: Additional details related to Davis Bacon wage rates and reporting.

General Decision Number: OR20240021 02/02/2024

Superseded General Decision Number: OR20230021

State: Oregon

Construction Type: Residential

Counties: Benton and Lane Counties in Oregon.

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

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022:	<ul style="list-style-type: none"> . Executive Order 14026 generally applies to the contract. . The contractor must pay all covered workers at least \$17.20 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2024.
If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022:	<ul style="list-style-type: none"> . Executive Order 13658 generally applies to the contract. . The contractor must pay all covered workers at least \$12.90 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on that contract in 2024.

The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at <http://www.dol.gov/whd/govcontracts>.

Modification Number	Publication Date
0	01/05/2024
1	01/12/2024

2 01/26/2024
3 02/02/2024

BROR0001-002 06/01/2020

BENTON (South) AND LANE COUNTIES

	Rates	Fringes
BRICKLAYER.....	\$ 41.20	22.39

BROR0001-003 06/01/2020

BENTON (NORTH) COUNTY

	Rates	Fringes
BRICKLAYER.....	\$ 41.20	22.39

CARP1503-003 07/01/2022

	Rates	Fringes
Carpenters:		
Multi Unit.....	\$ 34.13	13.81
Single Unit.....	\$ 31.42	13.81

ELEC0280-007 01/01/2024

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

	Rates	Fringes
ELECTRICIAN.....	\$ 39.46	19.36

ELEC0932-009 01/01/2023

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

	Rates	Fringes
ELECTRICIAN.....	\$ 36.44	20.20

* ENGI0701-019 01/01/2024

	Rates	Fringes
POWER EQUIPMENT OPERATOR		
GROUP 1.....	\$ 56.66	16.90
GROUP 1A.....	\$ 58.82	16.90
GROUP 1B.....	\$ 60.98	16.90
GROUP 2.....	\$ 54.75	16.90
GROUP 3.....	\$ 53.60	16.90
GROUP 4.....	\$ 50.27	16.90
GROUP 5.....	\$ 49.03	16.90
GROUP 6.....	\$ 45.81	16.90

POWER EQUIPMENT OPERATORS CLASSIFICATIONS

GROUP 1: CRANE: Helicopter Operator, when used in erecting

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

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

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

GROUP 2: CRANE: Cableway Operator, 25 tons and over; HYDRAULIC CRANE: Hydraulic crane operator 90 tons through 199 tons (without luffing or tower attachment); TOWER/WHIRLEY OPERATOR: Tower Crane Operator; Whirley Operator, under 90 tons; LATTICE BOOM CRANE: 90 through 199 tons and/or 150 to 200 feet boom; EXCAVATOR: Excavator over 130,000 lbs.; HYDRAULIC CRANE: Hydraulic crane operator, 50 tons through 89 tons (with luffing or tower attachment); BLADE: Auto Grader; Blade Operator-Robotic; Rubber tired scraper with tandem scrapers, multi-engine

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

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

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

GROUP 6: LOADERS: (less than 1 cu yd.); Roller (Non-Asphalt); Oiler

Zone Differential (add to Zone 1 rates):

Zone 2 - \$3.00

Zone 3 - \$6.00

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

INDICATED:

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

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

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

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

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

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

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

LAB00737-006 06/01/2023

	Rates	Fringes
Laborers: (Mason Tender-Brick)...	\$ 41.29	16.80

LAB00737-010 06/01/2023

	Rates	Fringes
Laborers:		
GROUP 2.....	\$ 37.41	16.80
GROUP 3.....	\$ 31.39	16.80

LABORER CLASSIFICATIONS:

GROUP 2: Grade Checker; Pipelayers

GROUP 3: Traffic Flaggers

PAIN0010-001 07/01/2022

	Rates	Fringes
Painters:		

SPRAY ONLY.....	\$ 30.72	14.04
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PLAS0555-003 06/01/2023

	Rates	Fringes
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CEMENT MASON/CONCRETE FINISHER...	\$ 41.33	19.95
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PLUM0290-004 04/01/2017

	Rates	Fringes
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Plumbers.....	\$ 30.67	27.03
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* SUOR2009-019 10/16/2009

	Rates	Fringes
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INSULATOR - BATT.....	\$ 18.57	0.00
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LABORER: Common or General.....	\$ 10.08 **	0.00
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LABORER: Mason Tender - Cement/Concrete.....	\$ 26.00	0.00
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PAINTER: Brush Only.....	\$ 12.00 **	0.00
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PAINTER: Roller.....	\$ 12.00 **	0.00
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ROOFER.....	\$ 12.00 **	0.00
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TRUCK DRIVER: Dump Truck.....	\$ 16.78 **	0.00
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TRUCK DRIVER: Water Truck.....	\$ 17.00 **	5.95
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WELDERS - Receive rate prescribed for craft performing
operation to which welding is incidental.

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** Workers in this classification may be entitled to a higher minimum wage under Executive Order 14026 (\$17.20) or 13658 (\$12.90). Please see the Note at the top of the wage determination for more information. Please also note that the minimum wage requirements of Executive Order 14026 are not currently being enforced as to any contract or subcontract to which the states of Texas, Louisiana, or Mississippi, including their agencies, are a party.

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

on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

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

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

Union Rate Identifiers

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

Union prevailing wage rates are updated to reflect all rate changes in the collective bargaining agreement (CBA) governing this classification and rate.

Survey Rate Identifiers

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

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

Union Average Rate Identifiers

Classification(s) listed under the UAVG identifier indicate

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

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

WAGE DETERMINATION APPEALS PROCESS

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

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

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

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

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

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

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

The request should be accompanied by a full statement of the interested party's position and by any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

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

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

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

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END OF GENERAL DECISION"

Appendix E: Additional details related to Section 3 workers, programs, and reporting.

NOTE: The following will be included the contract with the selected contractor for this work.

A. Governing law & Definitions:

1. HUD Section 3 is governed by 12 U.S.C. § 1701u and Title 24 C.F.R. Subtitle A part 75 (hereinafter 24 C.F.R. §75.XX); and
2. Definitions for this section are pursuant to 24. C.F.R. §75.5.

B. Compliance; goals; reporting. The _____ agrees to comply with and to cause its covered contractors and covered subcontractors to comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u and the regulations at 24 C.F.R. Part 75, the City of Eugene Section 3 Action Plan, and the terms of this contract. The purpose of Section 3 is to ensure that economic opportunities, most importantly employment, generated by certain HUD financial assistance shall be directed to low- and very low-income persons, particularly those who are recipients of government assistance for housing or residents of the community in which the Federal assistance is spent. The 20% Section 3 Worker and 5% Section 3 Targeted Worker goals apply to this contract by the _____. The _____ agrees to report to the City of Eugene, as requested by City of Eugene, its compliance with these Section 3 requirements on the form(s) supplied by the City of Eugene.

C. [Title 24 C.F.R. Subtitle A part 75 Subpart C §75.19] Requirements. The _____ agrees that the following requirements apply to this contract:

1. Employment & Training: Actions to facilitate participation by Section 3 residents.

- a) The _____ agrees, to the greatest extent feasible, and consistent with existing Federal, state, and local laws and regulations, to ensure that employment and training opportunities arising in connection with Section 3 projects are provided to Section 3 workers within the Eugene metropolitan area in which the project is located.
- b) The _____ further agrees to, where feasible, afford priority for opportunities and training described in paragraph (a)(i) of this section to:
 - i. Section 3 workers residing within the service area or the neighborhood of the project, and
 - ii. Participants in YouthBuild programs.

2. Contracting: Actions to facilitate participation by Section 3 businesses.

- a) The _____ agrees, to the greatest extent feasible, and consistent with existing Federal, state, and local laws and regulations, recipients covered by this subpart to ensure contracts for work awarded in connection with Section 3 projects are provided to business concerns that provide economic opportunities to Section 3 workers residing within the Eugene metropolitan area in which the project is located.
- b) The _____ agrees that, where feasible, priority for contracting opportunities described in paragraph (b)(1) of this section should be given to:

- i. Section 3 business concerns that provide economic opportunities to Section 3 workers residing within the service area or the neighborhood of the project, and
- ii. YouthBuild programs.

c) The _____ further acknowledges and agrees to utilize the City of Eugene Section 3 Action Plan to achieve compliance with the requirements of HUD Section 3. The _____ also agrees to assist the City of Eugene in compliance as it pertains to this project, in accordance with the Section 3 regulations in 24 C.F.R. §75.

D. [Title 24 C.F.R. Subtitle A part 75 subpart C §75.21] Targeted Section 3 Workers

1. The _____ agrees to prioritize and report on efforts to employ and train Targeted Section 3 workers on this project in accordance with the following definitions and acknowledges a 5% goal for inclusion of Targeted Section 3 workers:

a) *Targeted Section 3 worker.* A Targeted Section 3 worker for housing and community development financial assistance means a Section 3 worker who is:

- i. A worker employed by a Section 3 business concern
- ii. A worker who currently fits or when hired fit at least one of the following categories, as documented within the past five years:
 - 1. Living within the service area or the neighborhood of the project, as defined by 24 C.F.R. 75.5; or
 - 2. A YouthBuild participant.

E. [Title 24 C.F. R. Subtitle A part 75 Subpart C §75.25] Reporting. The _____ agrees to report to the City of Eugene in a manner consistent with federal regulations outlined at 24 C.F.R. §75.25, and in accordance with documents provided by the City of Eugene pursuant to the City of Eugene's Section 3 Action Plan to demonstrate efforts to satisfy HUD Section 3 Requirements outlined herein and in federal regulations at 24 C.F.R. §75.

F. [Title 24 C.F.R. Subtitle A part 75 Subpart C §75.23] Section 3 Safe Harbor.

- 1. The _____ shall certify to the City of Eugene its compliance with HUD Section 3 by certifying on documents provided by the City of Eugene that the _____ has followed the prioritization requirements for employment and contracting outlined in Section B of these terms. .
- 2. Upon supplying the certification, the _____ shall be deemed to have complied the requirements of HUD Section 3 by meeting or exceeding the benchmarks outlined herein for inclusion of Section 3 workers, as reported on documents provided by the City of Eugene, absent evidence to the contrary.
- 3. [Title 24 C.F.R. Subtitle A part 75 Subpart C §75.25 (b)] If the _____ has not met the benchmarks outlined herein, the _____ shall report in a form prescribed by HUD on the qualitative nature of its activities and those its contractors and subcontractors pursued. Such qualitative efforts may, for example, include but are not limited to the following:
 - a) Engaged in outreach efforts to generate job applicants who are Targeted Section 3 workers.
 - b) Provided training or apprenticeship opportunities.

- c) Provided technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).
- d) Provided or connected Section 3 workers with assistance in seeking employment including: drafting resumes, preparing for interviews, and finding job opportunities connecting residents to job placement services.
- e) Held one or more job fairs.
- f) Provided or referred Section 3 workers to services supporting work readiness and retention (e.g., work readiness activities, interview clothing, test fees, transportation, child care).
- g) Provided assistance to apply for/or attend community college, a four-year educational institution, or vocational/technical training.
- h) Assisted Section 3 workers to obtain financial literacy training and/or coaching.
- i) Engaged in outreach efforts to identify and secure bids from Section 3 business concerns.
- j) Provided technical assistance to help Section 3 business concerns understand and bid on contracts.
- k) Divided contracts into smaller jobs to facilitate participation by Section 3 business concerns.
- l) Provided bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.
- m) Promoted use of business registries designed to create opportunities for disadvantaged and small businesses.
- n) Outreach, engagement, or referrals with the state one-stop system as defined in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.

G. Multiple Funding Sources. If this project is subject to Section 3 requirements pursuant to both 24 C.F.R. §75.3(a)(1) and (2), the provisions of 24 C.F.R. §75.29 apply to this project.

H. Record Keeping. The _____ agrees to comply with the applicable record keeping requirements pursuant to 24 C.F.R. Subtitle A §75.31.

I. Remedies for default. Upon a failure to comply with any of the requirements described herein, the City of Eugene may elect to enforce the terms of this contract as afforded by law or equity, including, without limitation, termination of the contract.