

PROJECT MANUAL

#26-C-0004

**PARKVIEW TERRACE SCREEN DOOR & LOCK
INSTALLATION**



100 W. 13th Avenue
Eugene, Oregon 97401

CONTRACT ADMINISTRATOR

Teresa Hashagen

Ph: 541-852-6044

Email: thashagen@homesforgood.org

**PROJECT #26-C-0004
PARKVIEW TERRACE SCREEN DOOR & LOCK
INSTALLATION**

PRE-QUOTE MEETING:

**Thursday, July 2, 2026, at 10 AM Parkview
Terrace
255 High Street
Eugene, Oregon 97401**

QUOTES DUE:

Thursday, July 9, 2026, by 2 PM

via email at thashagen@homesforgood.org

REQUEST FOR QUOTES

#26-C-0004

PARKVIEW TERRACE SCREEN DOOR & LOCK INSTALLATION

REQUEST FOR QUOTES

The Agency (Homes for Good Housing Agency) will be accepting Quotes from licensed, bonded, and properly insured contractors for the installation of 150 security screen doors and handle and lock mechanisms at the Agency-owned Parkview Terrace Apartments, located at 255 High Street, Eugene, Oregon.

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

Work under these contracts is subject to **Davis Bacon- Residential**, General Decision Number: **OR20260021 05/18/2026** minimum wage rates.

1. PRE-QUOTE MEETING:

The pre-quote meeting will be held on **Thursday, July 2, 2026, at 10 AM**. The meeting will be held in the Parkview Terrace community room. The address is 255 High Street, Eugene, Oregon 97401.

All interested contractors are encouraged to attend.

2. QUOTES DUE:

All Quotes for the work must be received via e-mail at thashagen@homesforgood.org **by 2 PM, July 9, 2026**.

- Quotes must be provided on your own company form.
- The Quote shall be a firm, fixed price for the work.
- This is not a public quote opening.

3. CONTRACT ADMINISTRATION

The Contract Administrator for this solicitation is Teresa Hashagen. She may be contacted by writing to the Homes for Good Housing Agency, 100 W. 13th Avenue, Eugene, Oregon 97401, or by calling (541) 852-6044. Email: thashagen@homesforgood.org

4. PROJECT DESCRIPTION

This work includes but is not limited to: installation of approximately 150 security screen doors with locking mechanisms keyed to the building master key system as specified in the project manual.

Project Address:

255 High Street, Eugene, Oregon 97401

Schedule:

The Agency expects to issue the Notice to Proceed effective approximately **Monday, July 20, 2026**. The Contractor will have **Seventy-nine (79)** calendar days from that date to complete the work. Final completion is anticipated to be no later than **Friday, September 25, 2026**.

5. PLAN CHECK AND PERMITS

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

6. OREGON CONSTRUCTION CONTRACTOR'S REGISTRATION AND ENDORSEMENT

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

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

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

7. APPLICABLE WAGE RATES

Prevailing wage rates are required on this project. This is federally funded work and therefore subject to **Davis Bacon- Residential OR20260021 05/18/2026**, payment and reporting requirements. The prevailing wage rates (including basic hourly rate and fringe benefits) determined to be prevailing wage with respect to an employee in any trade or position employed under this contract, are applicable to all employees engaged under the contract

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

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

8. SECTION 3 CLAUSE

The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD

assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

See Section 3 Certification form in Bid Forms, Section 00300. Information regarding Section 3 compliance is included in Section 00900 of this manual.

9. INSURANCE REQUIREMENTS

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

A. GENERAL CONTRACTOR:

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

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

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

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

**Homes for Good Housing Agency
100 W. 13th Avenue
Eugene, Oregon 97401**

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

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

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

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

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

A. Subcontractor disclosure is required on all public improvement contracts greater than \$100,000.

11. ENVIRONMENTAL CARE

Awarded Contractor shall comply with all applicable federal, state, and local laws and regulations, including but not limited to those dealing with the prevention of environmental pollution and the

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

12. DRUG-FREE WORKPLACE REQUIREMENT:

In order to meet the requirements of the Drug-Free Workplace Act, each contractor must certify and agree to the following provisions before contract award.

- a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the PHA's workplace and specifying the actions that will be taken against employees for violation of such prohibition.
- b. Establishing a drug-free awareness program to inform employees about the following:
 - (1) The dangers of drug abuse in the workplace;
 - (2) The Companies policy of maintaining a drug-free workplace;
 - (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.
- c. Making it a requirement that each employee of the Company be given a copy of the statement required by paragraph a.;
- d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment with the Company, the employee will–
 - (1) Abide by the terms of the statement; and
 - (2) Notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five days after such conviction.
- e. Notifying the Housing Authority within ten days after receiving notice under subparagraph d. (2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees' must provide notice, including position title, to the Contract Administrator on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notices shall include the identification number(s) of each affected grant;
- f. Taking one of the following actions within 30 days of receiving notice under subparagraph d. (2) with respect to any employee who is so convicted:
 - (1) Taking appropriate personnel action against such an employee, up to and including termination; consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

- g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. through f.

13. ADDENDA RECEIPT

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

14. AWARD OF CONTRACT

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

A contract will be awarded to the responsible bidder submitting the lowest Bid, provided the bid is reasonable and affordable, complies with the Instructions to Bidders, and is in the interest of Homes for Good Housing Agency to accept it. The bidder to whom the award is made will be notified at the earliest practicable date. Homes for Good Housing Agency reserves the right to reject any and all bids not in compliance with all prescribed public bidding requirements and may reject for good cause or waive any informality in Bids received whenever such rejection or waiver is in the public interest to do so.

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

15. PAYMENT BOND AND PERFORMANCE BOND

Separate Assurance of completions.

For Contracts equal to or exceeding \$100,000.00 in value, the successful bidder will be required to furnish (prior to execution of the contract) assurance of completion which secures the

faithful performance of the contract, and for the payment of all persons, firms or corporations to whom the contractor may become legally indebted for labor, materials, tools, equipment, or services, of any nature, employed or used by the Contractor in performing the work. Such assurances shall bear the same date as, or a date subsequent to, the date of the Contract. The current power of attorney for the person who signs for any surety company shall be attached to the bonds.

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

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

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

16. EXECUTION OF CONTRACT

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

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

1. Certificates of Insurance
2. W-9 Form
3. Schedule of Values/Bid Breakdown

17. RETAINAGE:

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

END OF SECTION

Section 00826

APPLICABLE MINIMUM WAGE DETERMINATION

DEPT. OF LABOR DAVIS BACON BUILDING CONSTRUCTION WAGE RATES
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In this section is an officially issued page which lists the applicable minimum wage rates prepared by the US Department of Labor, Wage & Hour Division.



QUICK CHECK:

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

Please request any clarification or additional rates from the Agency.

CONTRACT CONDITIONS

RELATED TO MINIMUM WAGE RATES

WAGE PERIOD & PAYMENTS

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

OVERTIME PAYMENT

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

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

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

FRINGE BENEFITS

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

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

PAYMENTS LIABILITY:

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

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

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

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

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

PAYROLL RECORDS

SUBMISSION OF EMPLOYEE INFORMATION TO HOMES FOR GOOD HOUSING AGENCY

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

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

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

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

END OF SECTION

"General Decision Number: OR20260021 05/18/2026

State: Oregon

Construction Types: Residential

Counties: Oregon Counties of
Benton and Lane

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

Modification Number Publication Date

0 01/02/2026
1 05/18/2026

BROR0001-032 06/01/2025

	Rates	Fringes
BRICKLAYER.....	\$ 49.60	25.15

CARP0503-008 07/01/2024

	Rates	Fringes
CARPENTERS: (SINGLE UNIT).....	\$ 33.48	14.03
CARPENTERS: (MULTI UNIT).....	\$ 36.27	14.03

ELEC0280-007 01/01/2025

	Rates	Fringes
ELECTRICIAN (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).....	\$ 40.93	20.39

ELEC0932-009 01/01/2025

	Rates	Fringes
ELECTRICIAN (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)).....	\$ 39.34	22.45

ENGI0701-019 01/01/2024

	Rates	Fringes
POWER EQUIPMENT OPERATOR 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..\$ 45.81

16.90

POWER EQUIPMENT OPERATOR GROUP 5
TRACKHOE/EXCAVATORS-HYDRAULIC: UP TO AND INCLUDING 20,000 LBS.; BOOM TRUCK OPERATOR; DRILLING: CHURM DRILL AND EARTH BORING MACHINE OPERATOR; DIRECTIONAL DRILL OPERATOR LESS THAN 20,000 LBS PULLBACK; HYDRAULIC HOES EXCAVATORS: HYDRAULIC BACKHOE OPERATOR, WHEEL TYPE (FORD, JOHN DEERE, CASE TYPE); HYDRAULIC BACKHOE OPERATOR TRACK TYPE UP TO AND INCLUDING 20,000 LBS.; CONCRETE PUMPER; CONCRETE PAVER 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.....\$ 49.03 16.90

POWER EQUIPMENT OPERATOR GROUP 4 CRANE: HYDRAULIC CRANE OPERATOR, UNDER 50 TONS; LATTICE BOOM CRANE OPERATOR: LATTICE BOOM CRANE OPERATOR, UNDER 50 TONS; TRACKHOE/ EXCAVATOR-ROBOTIC: UP TO AND INCLUDING 20,000 LBS. WITH ANY OR ALL ATTACHMENTS; EXCAVATOR OPERATOR OVER 20,000 LBS THROUGH 80,000 LBS.; BLADE: BLADE OPERATOR; TRACTOR OPERATOR WITH BOOM ATTACHMENT; DRILLING: CHURM DRILL AND EARTH BORING MACHINE OPERATOR; DIRECTIONAL DRILL OPERATOR OVER 20,000 LBS PULLBACK; CRANE: CHICAGO BOOM AND SIMILAR TYPES; BOOM TYPE LIFTING DEVICE, 5 TON CAPACITY OR LESS; HYDRAULIC HOES EXCAVATOR: ROBOTIC HYDRAULIC BACKHOE OPERATOR, TRACK AND WHEEL TYPE UP TO AND INCLUDING 20,000 LBS. WITH ANY OR ALL ATTACHMENTS; ASPHALT PAVER; SCREED OPERATOR; RUBBER-TIRED SCRAPER, SINGLE ENGINE, SINGLE SCRAPER. 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.....\$ 50.27 16.90

POWER EQUIPMENT OPERATOR 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 TANDOM SCRAPERS; SELF LOADING, PADDLE WHEEL, AUGER TYPE, FINISH AND/OR 2 OR MORE UNITS.

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

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16.90

POWER EQUIPMENT OPERATOR 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 TANDOM SCRAPERS, MULTI-ENGINE 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 PORJECTS 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.

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SHALL RECEIVE ZONE III PAY FOR ALL CLASSIFICATIONS..\$ 54.75

16.90

POWER EQUIPMENT OPERATOR GROUP 1B LATTICE BOOM
CRANE: OPERATOR, 300 TONS THROUGH 399 TONS WITH
OVER 200 FEET BOOM; OPERATOR 400 TONS AND OVER
ZONE DIFFERENTIAL (ADD TO ZONE 1 RATES): ZONE 2 -
\$3.00 ZONE 3 - \$6.00 FOR THE FOLLOWING
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MARION; WASHINGTON; YAMHILL; AND COLUMBIA; CLARK;
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SHALL RECEIVE ZONE III PAY FOR ALL CLASSIFICATIONS..\$ 60.98
POWER EQUIPMENT OPERATOR GROUP 1A HYDRAULIC CRANE:
HYDRAULIC OPERATOR, 200 TONS AND OVER (WITH LUFFING
OR TOWER ATTACHMENT); LATTICE BOOM CRANE: OPERATOR,

16.90

200 TONS THROUGH 299 TONS, WITH OVER 200 FEET BOOM;
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;
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16.90

POWER EQUIPMENT OPERATOR 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 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
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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.....\$ 56.66 16.90

LABO0737-006 06/01/2024

	Rates	Fringes	
LABORERS: (MASON TENDER-BRICK).....	\$ 43.79		17.05

LABO0737-010 06/01/2024

	Rates	Fringes	
LABORERS: GROUP 3 TRAFFIC FLAGGERS.....	\$ 34.39		17.30
LABORERS: GROUP 2 GRADE CHECKER; PIPELAYERS.....	\$ 40.41		17.30

PAIN0010-001 07/01/2025

	Rates	Fringes	
PAINTERS: (SPRAY ONLY).....	\$ 40.85		16.68

PLAS0555-003 06/01/2025

	Rates	Fringes	
CEMENT MASON/CONCRETE FINISHER.....	\$ 46.13		20.31

PLUM0290-004 04/01/2025

	Rates	Fringes	
PLUMBERS.....	\$ 48.62		34.72

	Rates	Fringes	
TRUCK DRIVER: WATER TRUCK.....	\$ 17.00		5.95
TRUCK DRIVER: DUMP TRUCK.....	\$ 16.78		0.00
ROOFER.....	\$ 12.00	0.00	
PAINTER: ROLLER.....	\$ 12.00	0.00	
PAINTER: BRUSH ONLY.....	\$ 12.00	0.00	
LABORER: MASON TENDER - CEMENT/CONCRETE.....	\$ 26.00		0.00
LABORER: COMMON OR GENERAL.....	\$ 10.08		0.00
INSULATOR - BATT.....	\$ 18.57	0.00	

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

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>.

Note: Executive Order 13658 generally applies to contracts subject to the Davis-Bacon Act that were awarded on or between January 1, 2015 and January 29, 2022, and that have not been renewed or extended on or after January 30, 2022. Executive Order 13658 does not apply to contracts subject only to the Davis-Bacon Related Acts regardless of when they were awarded. If a contract is subject to Executive Order 13658, the contractor must pay all covered workers at least \$13.65 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract from May 11, 2026, through December 31, 2026. The applicable Executive Order minimum wage rate will be adjusted annually. Additional information on contractor requirements and worker protections under Executive Order 13658 is available at www.dol.gov/whd/govcontracts.

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

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

Union Rate Identifiers

A four-letter identifier beginning with characters other than “SU”, “UAVG”, “SA”, or “SC” denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate 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. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

The “SU” identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may

include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the 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. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

“SU” wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

State Adopted Rate Identifiers

The “SA” identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the “SA” identifier took effect under state law in the state from which the rates were adopted.

WAGE DETERMINATION APPEALS PROCESS

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

- a) a survey underlying a wage determination
- b) an existing published wage determination
- c) an initial WHD letter setting forth a position on a wage determination matter
- d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to davisbaconinfo@dol.gov or by mail to:

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

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to BCWD-Office@dol.gov or by mail 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 an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail 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 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.

END OF GENERAL DECISION

"

INDEX**SPECIAL CONDITIONS TO CONTRACT**

#26-C-0004

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SPECIAL CONDITIONS

PARKVIEW TERRACE SCREEN DOOR AND LOCK INSTALLATION

1. PROJECT SITE:

The project site is located in the Agency-owned Parkview Terrace Apartments located at 255 High Street, Eugene, Oregon 97401..

2. TIME FOR COMPLETION:

The Agency expects to issue the **Notice to Proceed effective Monday, July 20, 2026**. After mobilization the Contractor will have **Seventy-Nine (79)** calendar days to complete the contract. **Final completion is expected no later than Friday, September 25, 2026.**

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

Do not include plan review, permitting, or inspection fees in your Bid.

4. LIQUIDATED DAMAGES:

If a contractor fails to complete the work within the time specified in the contract, or any extension, as specified in the clause entitled Default of Contract, the Contractor shall pay to the Agency as liquidated damages, the sum of \$50.00 per calendar day of delay.

5. COMMUNICATIONS:

All notices, demands, requests, instructions, approvals, proposals, and claims must be in writing and forwarded to the Contract Administrator.

6. MINIMUM RATE OF PAY:

Davis Bacon- Residential OR20260021 05/18/2026

A schedule of the minimum rate of pay applicable to all work performed under this contract is in Section 00826. Instructions for payroll reporting and forms will also be presented at the Preconstruction Meeting.

7. DRAWINGS INDEX

- N/A

8. TIME SCHEDULE FOR SUBMITTALS:

		ARCHITECT/ OWNER REVIEW IN	CONTRACTOR UPDATE & RESUBMIT
FIRST SUBMITTAL			
Construction Schedule	At time of Pre-construction Meeting	7 Days	3 Days
Schedule of Values (On Approved Form)	At time of Pre-construction Meeting	7 days	5 days

Subcontractor List & Major Products List	At time of Pre-construction Meeting	7 days	As Needed
Certificates, Product Data, etc.	10 days prior to ordering	5 days	2 days

9. CONSTRUCTION SCHEDULE:

At a mutually agreed upon schedule between the Contractor and Homes for Good, work will initiate. Once work initiates, all work shall be completed within Eighty Two (82) calendar days.

At the Pre-construction Meeting, the Awarded Contractor shall submit to the Contract Administrator a scheduled work program. Updates should be submitted as necessary. The schedule shall include the starting and completion dates of the following:

- a. Work outline: With time for major work sequences detailed in a time schedule.
- b. Substantial Completion Date
- c. Final Completion Date

10. SUBMISSION OF SUBCONTRACTORS LIST

At the Pre-construction Meeting, the Contractor shall submit a complete list of proposed installing subcontractors. When requested by owner, Contractor shall provide written information on experience and list of previous projects by subcontractors, suppliers, and manufacturers. See Specifications Sections.

11. SUBMISSION OF SUBCONTRACTOR AGREEMENTS:

The awarded General Contractor shall provide a completed and signed Contractor/Subcontractor Contract Agreement form for each Subcontractor. The Contractor/Subcontractor Contract Agreement form can be found in the Sample Forms section of the Project Manual.

12. PRE-CONSTRUCTION MEETING:

Contract Administrator will schedule a Pre-construction Meeting, before Notice to Proceed, but no later than seven (7) calendar days after the Notice to Proceed date has been issued.

Attendance: Owner's Representative, Contractor and major subcontractors.

Minimum Meeting Agenda: Distribute and discuss list of subcontractors, construction schedule, processing of field decisions, procedures for maintaining record documents, use of premises, storage areas, security, deliveries, safety, parking, housekeeping, and first aid requirements. The HUD procedures for compliance with Executive Orders concerning Equal Opportunity and Labor Provisions will be discussed.

13. PROGRESS MEETINGS, AND PROJECT RECORD KEEPING:

The Contract Administrator, in coordination with the General Contractor, may schedule meetings and firm dates with parties involved, as agreed. Contract Administrator will preside at meetings.

- Frequency: Regular Meetings as required.
- Attendance: Owner's representative, Architect/Engineer, Contractor, subcontractors affected by agenda.

Minimum Agenda: Review decisions from previous meetings, progress since previous meeting,

work to be executed following week, construction and delivery schedule, field observations, problems, proposed changes, and identify problems which impede scheduled progress.

The Contractor is to keep a Daily Log of the project. Contractor shall provide copy of contractor's daily log to owner for his files. Include the following information in the logs – (*continued*)

- | | |
|--------------------------------------|-------------------------------|
| 1. Work Completed | 5. Testing |
| 2. Sub-Contractors working | 6. Inspections |
| 3. Total number of employees working | 7. Products delivered to site |
| 4. Visitors to the site | 8. Weather conditions |

14. RECORD DRAWINGS:

Contractor to provide location on Drawings of underground utilities encountered during the project.

15. CONTRACTOR USE OF PREMISES:

A. Hours of Work:

Contractor is free to work between the hours of 8:00 am and 5:00 PM, Monday through Friday. Weekend work or extended hours of work will be allowed only with prior written authorization by the Contract Administrator.

B. Legal Holidays:

The Contractor is not to work on Federal legal holidays. For the purpose of this contract, the legal holidays are: All Federal Holidays

C. Temporary Water and Power:

Temporary water and electricity (120-volt low-amp circuit) are available at the site. The Contractor shall be responsible to provide safe and effective temporary power connections at locations approved with Owner. Electricity and water shall be paid by the Owner to the extent required to perform the work. Wasted utilities shall be paid by the Contractor.

D. Existing Utilities:

Each contractor shall become familiar with the existing utilities associated with the project work as to their locations and shall coordinate with the local utilities prior to any excavations.

All costs incurred by the contractor in locating and protecting existing utilities that are directly related to the construction activities shall be included in the lump sum indicated on the Bid Form.

E. Resident Notification:

Homes for Good will notify tenants of work being performed.

F. Toilet Facilities:

The Contractor shall provide and service temporary portable toilet facilities at no additional cost to the owner.

G. Contractor's On-Site Phone and Office:

The Contractor is responsible to provide a means of communication by which the Contract Administrator may reach him/her at all times during normal working hours by

phone.

- a) There is no office space or phone service available on the site for the Contractor's use.
- b) The Contractor may erect, at his/her option, a temporary field office on the site, within the construction limits of the job (the location to be coordinated with the Contract Administrator).
- c) The phone may be mobile - but must be available at the site during all times work is performed.

H. Demolition and Garbage Collection:

Contractor shall either provide a dumpster / drop box for debris or shall daily collect and haul demolition debris off site. No debris will be allowed to accumulate. All disposal fees shall be the responsibility of the contractor.

I. Site Access and Fire Egress:

The Contractor shall keep access roads, parking areas, and loading areas clear. The Contractor shall be responsible to provide barricades, warning signs, flagmen or other traffic regulators as necessary, and where required by local ordinance. Contractor shall assure that access and egress for neighboring properties is available at all times. Should disruption be unavoidable, contractor shall provide alternative access routes and directional signage. Contractor shall assure that fire escape (egress) for this property is clear of all material, equipment, debris, and work related items under their control, at all times.

J. Contractor Parking:

Contractor and Sub-contractor parking is available at the project work site. Coordinate with Contract Administrator.

K. Work Areas:

Contractor will confine operations to areas immediately adjacent to the work being constructed or performed and other areas as acceptable to the Owner.

L. Job Site Fence:

If a fence is considered necessary by the Contractor, coordinate location with the Contract Administrator.

N. Materials Storage Area: Coordinate with Contract Administrator

O. Off-Site Materials Storage:

Contractor shall obtain and pay for the use of additional storage or work areas needed for operation. Off-site storage of products under this contract shall be held at a bonded facility in the Eugene/Springfield Metro area or other location approved by the Contract Administrator if payment for materials, prior to installation, is requested. The Contract Administrator shall be informed of the location in writing, and shall be provided access to the off-site storage to determine the protection and safekeeping of said products prior to payment for the products, and at times prior to their installation.

16. SAFETY OF PERSONS AND PROPERTY

- A.** The Contractor shall be solely responsible for conditions of the job site, including safety of all persons and property during the performance of the Work. This requirement shall apply continuously, at all times, and not be limited to normal working hours.

The duty of the Owner's representatives and agents are to conduct review of the

Contractor's construction product and not intended to include review of the adequacy of the Contractor's safety measure in, on, or near the construction site.

- B. Storage or use of explosives or other hazardous materials or unusual methods of construction are forbidden on Agency property without written request from the Contractor sent by certified mail, 30 days prior to their proposed use, and are forbidden without written approval from the Contract Administrator.
- C. The Contractor shall provide temporary fencing, barricades, and other items necessary to provide safe and secure worksite areas. Contractor shall provide barricades, warning signs, flagmen, or other traffic regulators as required by local ordinance and governing agencies.
- D. The Contractor shall provide ABC type emergency fire extinguishers of adequate quantity, readily available and properly maintained. Each contractor shall take precautions to prevent the possibility of fire resulting from construction operations, hazardous accumulations of rubbish and unsecured flammable materials.
- E. The Contractor shall provide first aid facilities for construction personnel.
- F. The Contractor shall cover and protect construction materials stored at the site.

Contractor shall assume full responsibility for the protection and safekeeping of products under this contract, stored on the site; coordinate on-site storage locations and security with the Contract Administrator.

- G. Contractor shall assume full responsibility against theft or damage of products and materials under this contract.

**17. CHANGE ORDER PROCESSING PROCEDURES:
Refer to HUD General Conditions Section 00710, Articles 28 and 29.**

The Contractor shall provide a complete cost accounting, and indicate new date of Substantial Completion if required due to the Change Order.

Contractor shall submit a written itemized list of labor and materials, and separate itemization for overhead and profit, with each Construction Change Order of all increases and decreases to the Contract.

The itemized breakdown shall include;

- a) A detailed list of labor (hours and labor rates),
- b) Actual costs for materials (each item and quantity), with invoices or written quotes,
- c) Other actual costs required due to the change (shipping, equipment rental, etc.),
- d) Itemization of any sub-contractor costs. All Sub-contractor costs shall have the same, complete, itemized cost breakdowns, in written form, and shall be included in the proposed Change Order cost.
- e) Plus a maximum of twenty percent (20%) allowable indirect costs (overhead) and profit. The Contractor's overhead and profit shall be limited to a combined twenty percent (20%) of the allowable costs.
- f) The Contractor shall not be allowed a profit on the profit received by any subcontractor.

Contractor shall submit additional copies of invoices, written quotes, and estimating sheets upon request of owner.

Contractor shall submit two signed copies of each Construction Change Order to the owner.

The Owner's Representative will authorize, **in writing**, all changes to the work and contract value. No change to the work is to progress until written approval is received by the Contractor and signed by the Contract Administrator. *No verbal communications will authorize changes to the Specifications, Drawings, Work, Values, Time, or Contract.*

An approved Change Order, signed by the Contract Administrator means that the work may proceed and payment for accepted work shall be made upon inclusion in a Contract Modification and proper billing.

The Owner will combine Approved Change Orders into a formal Contract Modification approximately once a month. The Contract Modification shall adjust the Contract Sum or Contract Time as applicable. The Contract Modification shall be signed by the Contractor and the Executive Director of Homes for Good Housing Agency, prior to billing.

**18. SUPERVISION:
Refer to HUD General Conditions Section 00710, Article 2, paragraph (c).**

A Contractor's representative shall be present or be duly represented at the site at all times when work is actually in progress by the Contractor's own employees, or any subcontractor or subcontractor's employees.

The Contractor's representative shall not be withdrawn from the work without due notice being given in writing. A competent replacement shall be named in writing and a timely change over accomplished so as not to impede the progress of the work.

The Contractor may authorize, in writing, a Subcontractor to work on the site as the Contractor's representative. In this case, the written authorization must be received prior to the original Contractor's representative being absent from the site. The Subcontractor is then representing the Contractor on the work site, and is the Contractor's representative.

All requirements, instructions and other communications given to the authorized representative by the Contract Administrator, shall be binding as if given to the Contractor.

The Contract Administrator may, in writing, require the Contractor to remove from the work any employee whom the Contract Administrator deems incompetent, careless, insubordinate, or otherwise objectionable or whose continued employment on the work is deemed by the Contract Administrator to be contrary to the Owner's interest.

19. WARRANTIES AND BONDS:

For equipment or component parts of equipment put into service during progress of construction, Contractor shall submit documents within 10 days after inspection and acceptance.

Other than the above item, Contractor shall make submittals within two days after date of substantial completion, prior to final request for payment.

For items of work, where acceptance is delayed materially beyond the date of Substantial Completion, Contractor shall provide updated submittal within ten days after acceptance listing the date of acceptance as the start of the warranty period.

Where items of the work require warranties, the final payment for that work will not be made until the warranty is submitted and approved.

20. EXISTING HAZARDOUS MATERIALS:

If during the project work, the Contractor discovers materials that the Contractor suspects are hazardous, the Contractor shall immediately clear and secure the worksite and shall immediately contact the Architect and Contract Administrator in writing.

- a) The Owner shall obtain the services of a licensed environmental testing service to verify the presence or absence of the material or substance reported by the Contractor and, in the event such material or substance is found to be present, to verify that it has been rendered harmless. When the material or substance has been rendered harmless, Work in the affected area shall resume upon written agreement of the Owner and Contractor.
- b) If after testing the materials reported by the Contractor, hazardous materials are found, that were not identified in the Documents as hazardous, the Contract Time shall be extended appropriately and the Contract Sum shall be increased in the amount of the Contractors' reasonable additional costs of shut-down, delay, and start-up which shall be documented as provided in Article 17 of the Special Conditions.
- c) If after testing the materials reported by the Contractor, hazardous materials are not found, that were not identified in the Documents as hazardous, the Contract Time shall not be extended and the Contract Sum shall not be increased due to Contractors' additional costs of shut-down, delay, and/or start-up.

21. PLANTS, TREES, AND GRASSES:

Work may require the displacement of plants and trees. Where displacement is necessary, the Contractor is to carefully remove, store and replace materials, according to highest industry standards. Work shall be verified and coordinated with the Contract Administrator, prior to removal.

22. EXTERIOR AREAS:

All areas of gravel, asphalt, mulch, flatwork, fences, sidewalks, curbs, lawns or landscaping disturbed or destroyed resulting from the contract work shall be returned to the original condition or better.

23. DRUG FREE WORK ENVIRONMENT

All contractors and employees of contractors will maintain a drug free environment when performing work on or at the Agency location under contract. Refer to Section 00020 for further instructions.

END OF SECTION



SCOPE OF WORK

#26-C-0004

PARKVIEW TERRACE SCREEN DOOR AND LOCK INSTALLATION

The project consists of installation of security screen doors with locking mechanisms at unit doors within the Agency-owned Parkview Terrace Apartments, in Eugene, Oregon.

The work will include, but not limited to the following:

- Installation of 150 security screen doors
 - Reliabil Gibraltar 36-in x 81-in Black Steel Universal/Reversible Surface Mount Security Screen Door. Model #91823052-RB. (or product equal to, provide manufacturers cut sheet and specification)
- Installation of 150 passage lever handles and deadbolt locks, keyed to Agency-specific cores
 - Kwikset Delta Satin Chrome Hall/Closet Passage Door Lever. Model #92001-534. (or product equal to, provide manufacturers cut sheet and specification)
 - Falcon D241B Single Cylinder Deadbolt, Less Small Format Interchangeable Core. ANSI A156.5, 2001, Grade 2 certified. (or product equal to, provide manufacturers cut sheet and specification)
- Deadbolt core to match front door core.
- Patch then paint holes (as needed) that were left by previous screen door. Agency to provide paint color.
- Quality-control the height of door installation to ensure proper functionality with the height of the existing deck coating.

END OF SECTION

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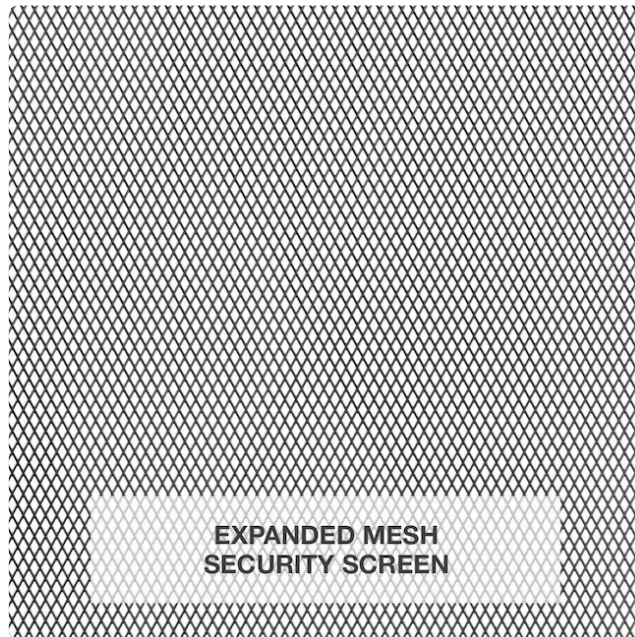
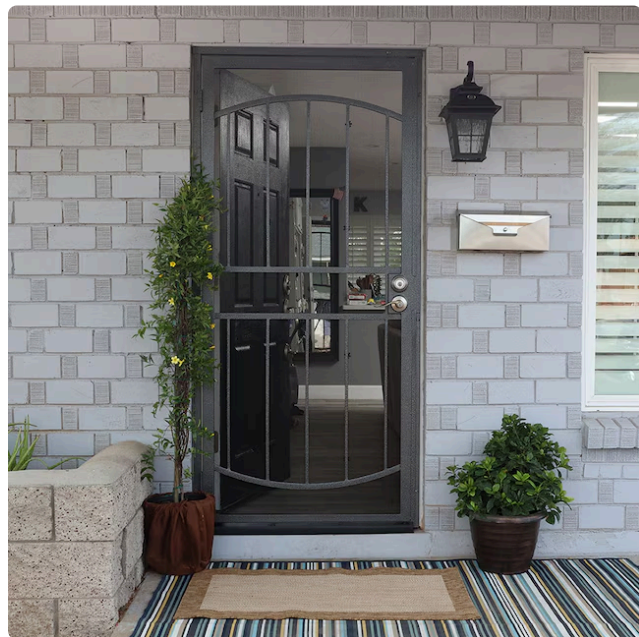
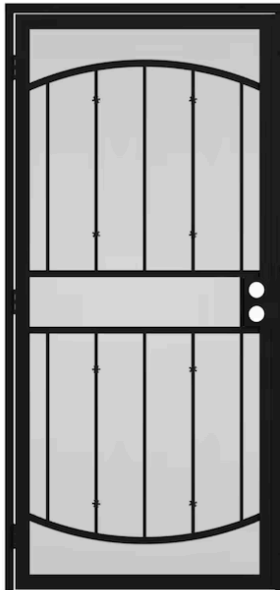
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Manufacturer Color/Finish: Black



Common Size (W x H): 36-in x 81-in



Handing: Universal reversible



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within 3 hrs
2 available
FREE

Delivery
Tomorrow
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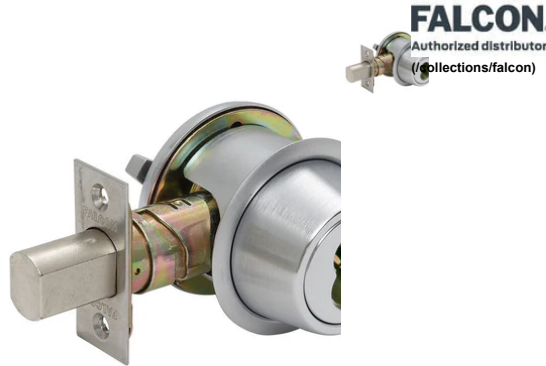




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D241B Single Cylinder Deadbolt, Less Small Format Interchangeable Core



(//www.trudoor.com/cdn/shop/files/Falcon-D241B-Deadbolt.jpg?v=1763669420)

Falcon D241B Single Cylinder Deadbolt, Less Small Format Interchangeable Core

\$51.19

Usually Ships: Same Day

- ANSI A156.5, 2001, Grade 2 certified
- Single Cylinder x Inside Turn
- Prepped for SFIC (core sold separately)

Available Options:



Quantity: **ADD TO CART | \$51.19**

Product Overview

Falcon D241B Grade 2 Deadbolt, Single Cylinder x Turn, Small format Interchangeable Core (SFIC) Prep, Less Core

Deadbolt locks provide an extra measure of protection against break-in when used as a supplement to an existing lockset. In applications ranging from military and government projects to multi-family housing, retail, and restaurants, Falcon deadbolts deliver superior performance. The D241 will fit on virtually any door due to an innovative, adjustable backset design; and they're backed by Allegion, the best name in the business. Falcon continues to deliver a solid product at a solid price.

ANSI Function E0151: Deadbolt thrown or retracted by key outside or thumbturn inside

- SFIC Core Sold Separately
- Integrated anti-pry shield behind the cylinder assembly for added security and quicker installation
- Tapered front resists wrenching
- Adjustable backset with lock-in-place design delivers greater versatility
- Heavy-duty saw-resistant bolt with spinning hardened steel pin inside for additional protection

Specifications


Brand	Falcon (/collection/Brand)
Finishes	626 Satin Chrome, 605 Bright Brass, 613 Oil Rubbed Bronze
Usage	Medium Duty
Deadbolt Type	Single Cylinder
ANSI Function	E0151
ANSI/BHMA Standard	ANSI A156.5, 2001 – Grade-2
ADA Compliance	Meets ADA requirements - A117.1 Accessibility Code
Cylinder	Small Format Interchangeable Core (SFIC) Cylinder (Less Core)
Backset	2-3/8" to 2-3/4" Adjustable
Door Thickness	1-3/8" to 1-3/4"
Strike	1-1/8" x 2-3/4" square corner
Warranty	10 Year Limited

Installation Instructions +

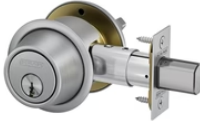
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Falcon - D241 Single Cylinder Deadbolt
Multiple Finishes
Starting at: **\$52.65**
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Usage: **Medium Duty**



Schlage - B560P Single Cylinder Deadbolt
Multiple Finishes
Starting at: **\$63.07**
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Usage: **Medium Duty**

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Kwikset Delta Satin Chrome Hall/Closet Passage Door Lever

PART 149190
MFG PART 92001-534
BRAND Kwikset
CATALOG [Page 707](#)

YOUR PRICE

\$29.24

LIST PRICE ~~\$32.49~~ (10%)

FREE shipping
In lower 48 states

Usually ships next day

Hassle-free returns
[*see exclusions](#)

- Kwikset Delta Satin Chrome Hall/Closet Passage Door Lever
- MICROBAN: Lever comes with Microban Technology that keeps door hardware 99.9% cleaner than unprotected surfaces
- EASY INSTALL: Lever installs easily in minutes with just a screwdriver
- INTERIOR USE: For use on interior doors requiring no locking functionality, such as hallway or closet doors
- IDEAL FOR: Single-family, Multifamily, and senior living

environments

- NO LOCK: There is no locking mechanism that comes with this door lever
- FITS STANDARD DOORS: Fits standard sized doors 1-3/8" to 1-3/4" thick with an adjustable latch backset from 2-3/8" to 2-3/4"
- REVERSIBLE HANDING: Lever is fully reversible to accommodate left or right-handed doors
- ROUND CORNER: Latch has a round corner faceplate

- CERTIFIED DURABLE: ANSI/BHMA Grade 3 certified
- TRADITIONAL STYLE: Door lever comes in a Satin Chrome finish with a traditional door hardware style
- DELTA COLLECTION: The Delta collection is an entry level commercial door hardware solution that with a traditional design, it comes in all essential lockset functions and a satin chrome finish
- WARRANTY: Lifetime mechanical and finish warranty
- MFG# 92001-534

Make & Model	
Brand	Kwikset
Country of Origin	TAIWAN
Manufacturer Model No	200DL 26D 6AL RC S BBPKG
UNSPSC	46171503
UPC	883351591911

Specifications	
Backset Size	2-3/8 in., 2-3/4 in.
Commercial/Residential	Residential
Door Handing	Reversible

Specifications	
Door Thickness	1.38 - 1.75 in.
Finish	Satin Chrome
Handle Type	Lever
Interchangeable Core	Conventional Core
Keying	Non-Keyed
Keyway	None
Lockset Function	Passage
Package Quantity	1
Security Grade	ANSI Grade 3
Style	Traditional

Assembled Dimensions	
Product Depth	1.875 in.
Product Height	2.63 in.
Product Width	3.63 in.

Certifications & Standards	
AbilityOne	✗
ADA Compliant	✓
Certifications & Standards	ANSI Certified, ADA Compliant
GSA Approved	✗
Made in the USA	✗
TAA/BAA Compliant	✓

Certifications & Standards

UL Listed	X
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HazMat

Hazardous	X
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Packaging Dimensions

Height	3.450
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Length	7.050
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Size Measure	IN
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Weight	1.200
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Weight Measure	LB
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Width	6.300
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In order for Homes for Good to meet the requirements of Section 3 documentation, each contractor is requested to certify whether or not they are a Section 3 business concern. Information in this section will assist in making that determination. The certification form is either in the Bid document section of the Project Manual, included with the contract documents or attached to this packet. Please complete and submit to Homes for Good as appropriate.

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

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

SECTION 3 CERTIFICATION FORM: Bidders are requested to complete and submit with their bid, the Section 3 Certification included in the Bid Forms and also with this information.

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

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

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

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

SECTION 3 CERTIFICATION FORM

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

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

A SECTION 3 WORKER IS DEFINED AS:

Any worker who currently fits or when hired within the past five years fit at least one of the following:

- The worker’s income for the previous or annualized year is below the income limit established by HUD. (see attachment)
- The worker is employed by a Section 3 Business Concern
- The worker is a YouthBuild participant

A TARGETED SECTION WORKER IS DEFINED AS:

- A worker employed by a Section 3 Business Concern OR
- A worker who currently fits or when hired fit at least one of the following categories within the past five years:
 - A resident of public housing or HCV;
 - A resident of other public housing projects or Section 8 assisted housing managed by the PHA providing assistance; OR
 - A YouthBuild worker

A SECTION 3 BUSINESS CONCERN MEANS:

HUD has recently changed the definition of a Section 3 Business:

- At least 51% owned by a Homes for Good resident(s) or HCV participant(s)
- At least 51% owned by a low-income person(s)
- A business where low-income persons make up a minimum of 75% of the labor hours

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

NAME OF COMPANY: _____

NAME OF SIGNER: _____
(PLEASE PRINT)

SIGNATURE: _____

DATE: _____

COMPLETE AND SUBMIT THIS FORM WITH DOCUMENTS

Income Limits Documentation System



Update Selection +

FY 2026 Income Limits Summary

FY 2026 Income Limit Area	Median Family Income	FY 2026 Income Limit Category	Persons in Family								Download .csv
			1	2	3	4	5	6	7	8	
Eugene-Springfield, OR MSA	\$96,900	Very Low (50%) Income Limits (\$)	34,450	39,400	44,300	49,200	53,150	57,100	61,050	64,950	
		Extremely Low Income Limits (\$)*	20,650	23,600	27,320	33,000	38,680	44,360	50,040	55,720	
		Low (80%) Income Limits (\$)	55,100	63,000	70,850	78,700	85,000	91,300	97,600	103,900	

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

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