



**Bridgeport Condominiums**  
**C/O J2 Building Consultants**

17 Southwest Gibbs Street  
Portland, OR 97239

Re: Exterior Rehabilitation Project

Dear Bridgeport Condominiums,

We would like to thank you for including Gores Construction in the bidding process for Bridgeport Condominiums Exterior Rehabilitation project. Our bid is based on the invitation to bid and Scope of work provided by J2 Consultants, dated April 1,2019.

We have included a brief information packet regarding our company along with a refence list. We highly recommend contacting references for all the contractors you are considering.

Please let us know if there are any questions and how we can help moving forward.

Regards,

Sean Gores

President

SECTION 00 40 00  
BID FORM REVISED

PART 1 - GENERAL

1.1 BIDDER INFORMATION

Project Name: Bridgeport Condominiums

To: J2 Building Consultants  
c/o Ryan Paddock, P.E.  
J2 Building Consultants, Inc.  
17 SW Gibbs St.  
Portland, OR 97239

For: Exterior Building Repairs

Date: 05.10.19  
Bidder to enter date

Submitted By:

Gores Construction

Bidder Name

5831 SE International Way

Bidder Address

Milwaukie, OR 97222

Bidder City, State & Zip

sean@goresinc.com

Bidder Email

503.723.7500

Bidder Phone

168655

Contractor's License Number

1.2 SCHEDULE OF VALUES FOR BID

Contractor is required to submit a Schedule of Values with submitted bid. NO EXCEPTIONS. Include labor costs with each line item.

Description of Work Item	Title	Value
Division 1 of Specifications	<b>General Conditions:</b> Project Management/Payment Procedures/ Project Meetings/Submittal Procedures/Temporary Facilities/ Closeout Procedures	\$432,550.00
Keynotes	<b>Roof:</b> Include diverters and other roof/siding transitions in siding section. See Allowances below for roof repairs.	NA
Keynotes	<b>Attic:</b> Not included in scope	NA
Keynotes F1, F2, F3 and F4	<b>Fenestrations:</b> Base scope includes replacing all windows and SGDs, removing and reinstalling all exterior swing doors, and construction new site-built stair tower louvers.	\$269,425.00
Keynotes R1, R2, W1, W2, W3, W4, W5, W7, W8, W9, W10, W11, W12, W13	<b>Walls – siding and misc.:</b> Base scope includes replacing all siding corner to corner on rear elevation. Targeted repairs on front and side elevations and dormers (cut back siding from roof, window trim, add belly bands, head flashings and target flashings)	\$447,770.00
Keynotes W5, W14, W15 and W16	<b>Walls – Adhered Manufactured Stone Veneer:</b> Remove and replace all stone veneer.	\$188,400.00
Keynotes D1, D2, D3, D4, D5 and D7	<b>Decks and Entry Landings:</b> Base scope includes demo of existing concrete topping, waterproofing and sheathing and installing new sheathing, waterproofing system and topping slab and column/beam wraps and fascia. Remove and reinstall guardrails and modify attachment at front guardrails.	\$1,129,555.00
Keynotes	<b>Crawlspace &amp; Below Grade:</b> Not included in scope	NA
Spec section 09 91 00 and 07 19 00	<b>Paint, Stain, and Masonry Sealer:</b> Paint all currently painted surfaces including inside stair towers. Stain soffits and panelized cedar siding.	\$142,250.00
<b>SUBTOTAL</b>	<b>(Enter Sub Total Here and on Lump Sum Bid Item 1.4)</b>	\$2,606,950.00

**1.3 CONTINGENCIES AND ALLOWANCES**

Contingency and Allowances shall be used to compensate the Contractor for the work directed by the Owner in addition to those items included in the Lump Sum Bid as described in the Scope of Work, Plans, and Specifications. Work that must be done to complete the Lump Sum Bid shall be included in the Lump Sum Bid regardless of whether additional similar work is being directed under Allowances. The Contingency Allowance shall be calculated a percentage of the Lump Sum Bid.

The following allowances will be included in the Total Bid Amount as a percentage of the Lump Sum. Allowance monies invoiced shall include all materials, cost for delivery, installation, insurance, applicable business taxes, overhead, and profit. If not directed by the Construction Manager as required to complete necessary Work, the remainder of the Allowance monies at the completion of the project will be refunded to the Owner.

No.	Item	Value
1	Barge boards and fascia: Assume 30% replacement	\$5,400.00
2	Re-slope crickets: Assume 5 locations	\$5,000.00
3	Roof tune-up: Assume \$5,000 total (per labor rates)	\$5,000
4	Detach and re-set gutters and downspouts in order to perform work	\$4,200.00
5	Exterior OSB sheathing: Replace 20% with plywood	\$50,156.00
6	Deck framing: Replace 80% of front and rear deck columns, 50% of front and rear deck beams, and 25% front and rear deck joists	\$85,098.00 Assumes 8359 sq ft
7	Deck and Landing soffits: Allowance to remove and replace 40% of GWB and T&G soffits.	\$32,736.00 assumes 4092 sq ft
8	Wall framing: Replace a total of 30 studs and 50lf of rim joists, top and bottom plates	\$5,720.00
9	Stair tower framing: Replace 2 wall girt GLBs at floor lines	\$6,400.00
10	Interior repairs due to window replacement, siding install (nail pops), etc.	\$26,400.00 \$800/per Unit
11	Exterior landscaping allowance to restore landscaping to pre-existing conditions and to ensure cladding has a 6" separation at grade.	\$4,800.00
NA	Include all cost to maintain safe access to occupants in General Conditions section. This includes meeting city building department, fire department and OSHA requirements. Contractor to describe the number of days and/or number of times that occupants will not have access to their units below:	NA
12	General Contingency (10% of SOV subtotal from Section 1.2)	\$260,695.00
13	Permits (1.5% of SOV subtotal from Section 1.2)	\$39,104.00

<b>SUBTOTAL</b>	<i>(Enter Sub Total Here and on Contingency Allowance Item 1.4)</i>	\$530,709.00
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#### 1.4 LUMP SUM BID

The Lump Sum Bid for all Items exclusive of Contingency Allowances and Add Alternates shall be identified on line items below:

Lump Sum Bid Amount (from Section 1.2 above)	\$ 2,606,950.00
Contingency Allowance total (from Section 1.3 above)	\$ 530,709.00
<b>Total Base Bid</b> (Lump Sum + Contingency Allowance)	<b>\$ 3,137,659.00</b>

#### 1.5 ADD ALTERNATES

Alternates are described in further detail under specific Scope of Work descriptions on Sheet A0.2 of plans. The following items are included as an add alternate for further upgrades to the project: (Clearly indicate items as deduct or add)

No.	Item	Value
1	Deduct for leaving windows in place that are under cover on front elevation only (New window trim still required per base scope).	(\$960.00) Assumes 48 Windows
2	Deduct for leaving SGDs in place, assuming pans exist and WRB is left intact around doors.	(\$56,081.00)
3	Deduct for leaving swing doors in place, assuming pans exist and WRB is left intact around doors.	(\$57,200.00)
4	Add or Deduct for installing prefabricated metal louvers at stair towers to fit in existing rough openings. Contractor to provide manufacturer info.	\$6,300.00
5	Add or Deduct for installing Nichiha siding at back elevation in lieu of panelized cedar siding. Assume factory pre-finished material. Include "deduct" of overall painting price for this option.	\$13,662.00
6	Add to fully re-clad under cover areas at front elevation in lieu of targeted repairs.	\$202,608.00
7	Add to fully re-clad side elevations and front elevations areas not under cover.	\$124,656.00
7A	Add or Deduct to install Nichiha siding in lieu of panelized cedar siding for Alt #7 above. Assume factory pre-finished material. Include "deduct" of overall painting price for this option.	\$11,907.00
8	Add to replace siding at all roof gables.	\$8,640.00
8A	Add or Deduct to install Nichiha siding in lieu of panelized cedar siding for Alt #8 above. Assume factory pre-finished material. Include "deduct" of overall painting price for this option.	\$1,620.00
9	Add or Deduct to modify framing at front entries to raise plywood to existing slab elevation and install (step down at back decks OK)	(\$101,200.00)

No.	Item	Value
	and install traffic coating over plywood in lieu of topping slab.	
10	Deduct to re-install front guardrails on traffic coating plywood in lieu of adding stanchions per base scope.	-\$14,500.00
11	Add or Deduct to dispose of front guardrails and install new pre-fabricated guardrails to match existing style	\$58,400.00

**1.6 OVERHEAD AND PROFIT ON CHANGE ORDERS**

Provide Profit and Overhead rates charged for Change Order work:

1. Profit: 10 %
2. Overhead: 10 %

**1.7 TIME AND MATERIAL WORK**

For Change Order work, provide hourly labor rates for trades listed below. Rates shall include all labor burden, payroll taxes, benefits, small tools allowance, overhead, profit, bonds, and insurance.

Material used to complete Change Order directed work shall be charged at cost plus profit and overhead amounts specified above.

1. Laborer: 68.00 \$/hour
2. Carpenter: 75.00 \$/hour
3. Superintendent: 85.00 \$/hour
4. Painter: 65.00 \$/hour
5. Drywall Hanger: 65.00 \$/hour
6. Drywall Finisher: 65.00 \$/hour

**1.8 SCHEDULE**

Provide estimate number of weeks to Substantial Completion of Project:

32 weeks

**1.9 ADDENDA**

Acknowledge receipt and review following Addenda (if any) with initials:

**Addenda #1:** Not Applicable

**1.10 TIME**

This Bid shall remain in effect for 90 days.

**1.11 SUBCONTRACTORS**

All subcontractors shall have verifiable, credible experience with similar projects.

**PART 2 - PRODUCTS - NOT APPLICABLE**

**PART 3 - EXECUTION - NOT APPLICABLE**

END OF SECTION



## EXCLUSIONS UNLESS STATED ABOVE IN SCOPE

Engineering, architectural services, and design

Builders risk insurance

Bid bond

Performance and payment bond

Code required upgrades

Hazardous material abatement and or containment (i.e. Lead, asbestos, mold)

Moving or relocation of homeowners' belongings

Removal or installation of owner added hardscape and landscape (i.e. Concrete planters, art, etc.)

Cleaning of owners' personal belongings

Responsibility for damage to, or resulting from, improperly installed electrical wiring, plumbing pipes, and HVAC lines that are positioned too close to the surface of exterior walls. Contractor will not be responsible if the hidden elements are uncovered in the course of construction.

Satellite dish/system removal and re-installation

Building/repair permits

Testing of windows/doors

All third-party testing

Removal, replacement, cleaning, or washing of brick/stone

Liquid applied flashing membrane or WRB

Upgraded or customized interior window trim above specifications & drawings

Removal of lights, outlets, and exterior fixtures

Landscaping repairs

Entry door painting

Storm doors and screen doors that are not part of the original door system

New electrical fixtures or boxes

Low voltage repairs





## **ASSUMPTIONS UNLESS STATED ABOVE IN SCOPE**

Gores construction (contractor) will be given adequate areas onsite for staging, storage and operations of construction. Owner will provide water and power from onsite sources.

Interior access will be provided by unit owners as required. If keys are not made available to gores construction, then owner will assure that unit will be opened as needed to conduct repairs.

Construction notification will be provided prior to commencement of work in the building. Notification of interior work will be given 24 hours prior to required access.

If homeowners do not remove personal items and window coverings from the construction path and the contractor has to remove them to perform work, all related work will be performed on a T&M basis. The contractor will not be held liable for damaged or missing items.

Drywall nail pops will be blended in as reasonably as possible only at window/door replacement walls, but may still be visible. Interior repairs will be conducted to a paint ready state.

Owners will be responsible for removal and reinstallation of alarm systems. If the sensors are still in place at time of construction, the contractor will remove them, but will not accept responsibility for damaging, reconnecting, testing or repairing systems.

Gores construction will name the owner additional insured on its gl policy. Gores construction does not provide primary or noncontributory coverage.

All metal flashings will be of standard colors (white, tan, black, or brown).

All sealant will be of standard colors.

Assumes that all gutters and downspouts to be re-used.

Assumes exterior paint colors are to match original colors to best extent possible.

Gores Construction is not responsible for exterior and interior paint color variations.

If new siding is being mixed with older siding, Gores Construction is not liable for pre-existing conditions associated with the older siding.

No warranty is provided for emergency or targeted repairs to any building areas.



## COMPANY OVERVIEW

### A REPUTATION BUILT ON QUALITY & TRUST

Gores Construction, Inc., is a General Contractor licensed in Oregon, Utah and Washington with 26 years of varied experience in the construction industry. In the past 20 years, Gores Construction has used their extensive construction expertise on behalf of property owners and Homeowners Associations with homes and buildings in distress.

Gores Construction is knowledgeable in virtually all aspects of the construction trade such as foundations, flat work, rough and finish carpentry, insulation, roofing, window and door installations, plumbing, electrical, and exterior envelope finishes. Gores Construction, Inc. conducts these repairs as a **turn-key operation**; the siding, plastering, carpentry work, flashing installation, sealant work, masonry work, window and door repairs, and deck repairs are conducted by our own employees and not subcontracted out.





## GORES TEAM MEMBERS

At Gores Construction, we take pride in our team of experienced, trained professionals. Our team is comprised of specialists to ensure you receive expert guidance through the entire process



**Sean Gores** President

Sean has analyzed water intrusion damage, performed repairs, and testified on a wide variety of construction defect issues. In the last 19 years, Gores Construction has been involved in the re-construction of over 1800 residential, commercial, and multi-family dwellings experiencing water intrusion and construction defects.

Vice President **Jeff Millis**

Jeff has worked alongside Sean Gores since 1999. With Over 30 years experience in the construction industry under his belt, Jeff is a go-to source for practical insight and technical knowledge. For the past 18 years, he has specialized in construction defect and water intrusion throughout the Northwest.



**Marcus Gores** Vice President of Operations

Marcus has worked for Gores Construction for 12 years. Since obtaining his college degree, Marcus has managed various projects. Ranging from New Construction, Full rehabilitations, and defect repairs.



Business Development **Megan Deming**

Megan worked with Sean Gores over the last 8 years as a HOA Community Manager. Managing a Portfolio of over 25 communities ranging from 400 to 13 homes with Condominiums, Townhomes, and Single Family homes. Megan has her Certified Manager of Community Associations® (CMCA®) and Association Management Specialist® (AMS®) designations. She recently joined the Gores team as their Business Development Manager.







## Communication Every Step of The Way

We know that construction can be stressful, which is why our team is focused on getting you all the information you need to feel comfortable with the entire process.

At Gores, we employ a customer-centric project management approach. This means that our client needs drive every decision from pre-construction through project completion.

**Meetings:** Gores Construction is committed to a successful relationship with each community they work with. Gores Construction will attend meetings so the project team will have a chance to ask questions and become familiar with the Gores Construction Team and the project. Along with Townhall Meetings, Gores team members will attend meetings with the onsite manager to ensure the Project is a success.

**Online Access:** Each team member is given access to project information online through Gores Construction's project software. They will have an individual login to access the project information at any time or place. Our online portal allows team members to stay up to date on project schedules and access to project documents as determined by the Board.

**Onsite Communication:** Our Project Managers and Supervisors are on site daily to address client questions, provide detailed project schedules, and attend weekly site meetings with photo documentation, reports and project completion summaries. Our team is focused on minimizing the construction stress and providing clients with all the essential information regarding their project.



# Online Access

At Gores Construction we know that construction can be stressful, which is why our team is focused on getting you all the information you need to feel comfortable with the entire process.

In Procore clients are able to view schedules, access project documents, view meeting minutes.

**PROJECT HOME**

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**PROJECT TEAM**

Role	Name	Email	Office	Mobile
Project Manager	Kevin Hutton (Gores Construction)	kevin@goresinc.com	503-723-7500	503-929-9481

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**PROJECT OVERVIEW**

Overview	Overdue	Next 7 Days	> 7 Days	Total Open
Schedule	5	1	10	16

**PROJECT ADDRESS**  
2770 NW Usher St.  
Portland, Oregon 97210  
United States

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**PROJECT PHOTO**




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**PROJECT WEATHER**

**RECENTLY CHANGED ITEMS**

Item Type	Details	From	Date Created
Document	Milgard Window Rating.pdf	Megan Deming	11/15/18
Document	Jeld-wen Window Rating.pdf	Megan Deming	11/15/18
Document	Window Rating Information.pdf	Megan Deming	11/15/18
Document	Exposition Phasing Plan Mock up 10.23.18.pdf	Megan Deming	11/15/18

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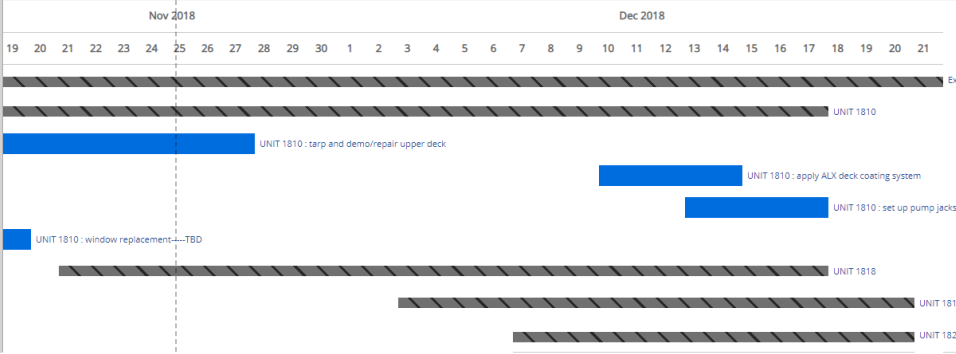
**TODAY'S SCHEDULE**

#	Task Name	Resource	Start	Finish	%
7	UNIT 1818... tarp and demo/repair upper deck	None	11/21/18	11/30/18	0

**Schedule** All Day Week Month Gantt Chart

Add Filters

Task Name	Task ID	Resource	Start	Finish
- Exposition Row			11/19/2018	12/20/2018
- UNIT 1810	1	None	11/19/2018	12/17/2018
UNIT 1810 : tarp and demo/repair upper deck	2	None	11/19/2018	11/27/2018
UNIT 1810 : apply ALX deck coating system	3	None	12/10/2018	12/14/2018
UNIT 1810 : set up pump jacks/demo siding	4	None	12/13/2018	12/17/2018
UNIT 1810 : window replacement----TBD	5	None	11/19/2018	11/19/2018
+ UNIT 1818	6	None	11/21/2018	12/17/2018
+ UNIT 1814	11	None	12/03/2018	12/20/2018
+ UNIT 1822	15	None	12/07/2018	12/20/2018



Key: █ Summary Task █ Completed █ Critical █ Non Critical



## Warranty

Gores Construction Inc. warrants for a period of **10 years** to the Owner that materials and equipment furnished under the Contract will be of good quality and new unless the Contract Documents require or permit otherwise. Any work performed under the contract documents by Gores Construction Inc. will be warranted by Gores Construction for the 10 year period. The Contractor further warrants that the Work will conform to the requirements of the Contract Documents and will be free from defects, except for those inherent in the quality of the Work the Contract Documents require or permit. The Contractor's warranty excludes remedy for damage or defect caused by abuse, alterations to the Work not executed by the Contractor, improper or insufficient maintenance, improper operation or normal wear and tear under normal usage.

Contractor can only warrant its own workmanship and materials, not the quality or performance of existing materials, components or systems, including but not limited to existing windows, doors, roofing, siding, decks, and framing. Contractor does not warrant and will not be liable or responsible for defects, damage, water intrusion, or problems of any other nature caused by existing conditions, materials, components, or systems, or caused by work performed by others. Contractor cannot and does not warrant the adequacy or sufficiency of Architect's drawings, specifications, details, directives, or designs.

## Ongoing Maintenance Plan- Be Proactive Not Reactive.

Buildings are consistently exposed to environmental elements which cause materials to deteriorate over time.

Through routine inspection and maintenance, the useful life span of a building will be greatly increased. Preventive maintenance involves regular inspection of those parts of the building that are most likely to fail.

Our exterior building maintenance division assists building owners and HOA's by creating and implementing project specific maintenance programs to preserve the life and integrity of their buildings.







## RECENT PROJECTS

### JOHNSON STREET

All of the defective stucco was removed and replaced with a traditional three-coat stucco system over a drainage system. All existing windows and doors were removed, flashed, and reset. A new IB roof membrane was installed. A Bison Ipe Wood Tile deck system was installed on roof top privacy decks.



### JOHN'S VIEWPOINT

Gores Construction performed construction defect repairs and exterior upgrades to this 22-unit complex originally built in 1981. Siding was replaced with new pre-primed vertical cedar over a rain screen drainage system. Windows and doors were removed and replaced with new VPI high performance windows and Therma Tru doors. A new Tremco deck coating system was installed to all decks and balconies.



### EAGLES LOFT

Gores Construction removed and replaced stone associated defect material from all 7 buildings. Balcony railings were replaced from horizontal to vertical railings. White wood trim was removed and replaced with Hardie material. The Gores team also installed proper flashing at the existing siding, and waterproofed all windows subject to incremental weather.





## Recent References

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### **Johnson Street**

Muralia Nallakrishnan  
muralia@weare7c.com

### **Lakewood Lofts**

Kathy Peck  
503-303-7238  
kpeck@prhlaborlaw.com

### **Gresham Station**

Julie D'Ambrosia  
503-465-0975  
julie.dambrosia@gmail.com

### **Eagles Loft**

Mark Nordstrom  
503-465-0975  
nordy33@msn.com

### **1620 NE Broadway**

Mark Troseth  
503-953-5580  
mtroseth@comcast.net

### **AmberGlen**

Helmut Gieben  
503-730-8132  
hgieben@gmail.com

### **Little Creek Cove**

Bill Jackson  
970-227-2313  
billjack1948@gmail.com

### **Macleay Park**

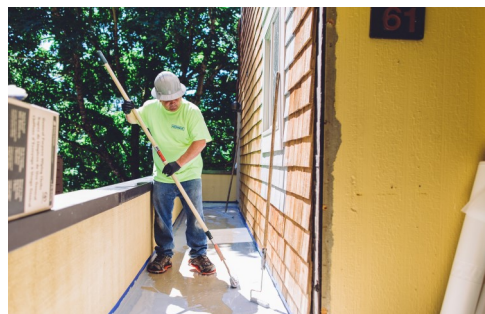
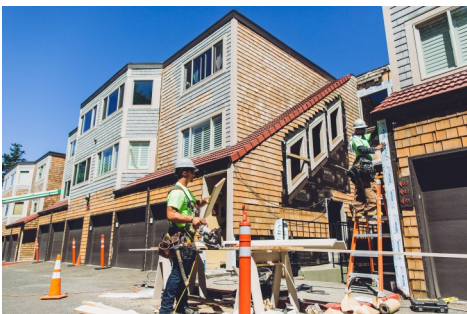
Aylee Cody  
503-421-8993

### **Hilltop Condominiums**

David Shepard  
503-267-2253  
davloushe@gmail.com

### **Matthew Frank**

Chris Clanville  
503-706-7819  
chris@chrisglanville.com







### **Certified members in good standings with the following associations:**

- Oregon Homebuilders Association
- National Homebuilders Association
- Western Red Cedar Association
- American Architectural Manufacturers Association Certified Master Window and Door Installer (AAMA)
- Northwest Wall and Ceiling Association
- The Brick Industry Association
- Deck Industry Institute Association
- Association of Wall and Ceiling Industry
- EIFS Industry Members Association (EIMA)
- Exterior Design Institute (EDI)

### **Gores Construction, Inc. employees are certified and experienced in installing the following windows and doors:**

- Milgard
- Pella
- Anderson
- Pozzi
- Mercer
- Marvin
- Weather Shield
- Kolbe & Kolbe
- Certainteed
- Empire
- Store Front Windows
- Hurd
- Jeld Wen

### **Investing In People**

At Gores, we take pride in our role as leaders in our industry. Through attention to detail and high level accountability, we continue to raise the standards of quality in the construction industry.

Quality is not only a mindset at Gores Construction, but a continuous process implemented on every project and actively managed by Project Managers and Supervisors. Leadership positions in the company are developed through in depth training and support of our most valuable asset: our employees.

Gores' construction practices and training continuously evolve and improve with the most up to date building technology and industry trends