

February 16, 2024

# Request for Proposals

General Contractor Services for  
Evergreen Crossing Renovation

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**Proposals Due:** March 7<sup>th</sup>, 2024

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**Submit Proposals to:** Central City Concern  
Sherry Grau  
[sherry.grau@ccconcern.org](mailto:sherry.grau@ccconcern.org)

**Or by mail to:** 523 NW Everett St, Portland OR 97209

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**Refer Questions to:** Sherry Grau  
[Sherry.grau@ccconcern.org](mailto:Sherry.grau@ccconcern.org)

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CENTRAL CITY  
**CONCERN**

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HOMES HEALTH JOBS

## Invitation

Central City Concern (hereinafter “**CCC**” or “**Owner**”) invites qualified firms to submit proposals for General Contractor construction services. CCC will contract directly with the selected firm for this project.

In order to ensure a fair review and selection process, respondents submitting proposals are specifically requested not to make contact with CCC’s team except as authorized herein. Failure to comply with this request may result in disqualification.

Advertisement of this opportunity will be advertised in the Daily Journal of Commerce.

## Instructions

Respondents may submit questions until the deadline, however, CCC will only publish answers from other respondents to those respondents who have completed and submitted the Notice of Intent to Bid by the deadline below.

Proposals must be submitted by the deadline, and be organized as outlined below. Respondents must also submit the completed Proposal Form with their proposal. Failure to submit either document may result in CCC’s rejection of respondent’s submitted offer.

## Attachments

- Attachment 1: Proposal Form
- Attachment 2: Scope of Services
- Attachment 3: Project Schedule
- Attachment 4: Project Layout
- Attachment 5: Insurance Requirements

## Schedule

RFP issued	<b>Friday, February 16, 2024</b>	
Project tour (optional)	<b>Available upon request</b>	<b>TBD</b>
Deadline to submit questions	<b>Thursday, February 29, 2024</b>	<b>5 p.m.</b>
Proposals due	<b>Thursday, March 07, 2024</b>	<b>5 p.m.</b>
Interviews (optional)	<b>Week of March 11th, as applicable</b>	<b>TBD</b>
Notice of award issued	<b>Week of March 18<sup>th</sup></b>	<b>TBD</b>



### Project Tour [Optional]

CCC will offer a tour of the building to interested General Contracting firms. To request participation in the tour, please contact Sherry Grau at [sherry.grau@ccconcern.org](mailto:sherry.grau@ccconcern.org). The date and time of the tour will be confirmed via email to each team who submits a request.

### Question Submission

Questions pertaining to this Request for Proposal (“RFP”) must be communicated in writing and be received via email by Thursday, February 29, 2024, at 5 p.m. (Pacific Time). Questions must be sent to the contact designated on the title page of this RFP and should include a reference to the appropriate page and section of this RFP. CCC may publish portions of any of these communications in order to provide other potential respondents the benefit of any clarifications.

### Interviews [Optional]

Following its evaluation of the submitted proposals, CCC may opt to interview one or more respondents. By submitting a proposal, respondent agrees to participate in an interview, at a mutually agreeable time during the Interview week identified above in the Schedule.

### CCC Overview

CCC is a 501(c)(3) nonprofit agency serving single adults and families in the Portland metro area who are impacted by homelessness, poverty and addictions. Founded in 1979, the agency has developed a comprehensive continuum of affordable housing options integrated with direct social services including healthcare, recovery and employment. CCC currently has a staff of 1000+, an annual operating budget of over \$100 million and serves more than 13,000 individuals annually.

### Scope of Work

#### Project Background

In April of 2023, CCC acquired a building formerly operated as a Comfort Inn hotel located at 8225 NE Wasco Street for the new location of the Recuperative Care Program (RCP). The RCP provides transitional housing and onsite primary care for homeless individuals in need of medical stabilization services. We are seeking comprehensive Construction Manager/General Contractor services for converting a pool room into admin office space, converting continental kitchen and dining area into a community kitchen, dining area, and commons meeting room, addition of two staff only restrooms, modifying an on-site primary care clinic (former managers unit) to upgrade finishes, add ventilation, more accessible, and add handwashing facilities to exam rooms, remodeling ~16 guest rooms with enhanced ADA in-unit restrooms, as well as the addition of a second elevator. Various other rooms and offices will be included in the full scope to convert into offices/and or storage. Minor exterior including building signage, fencing adjustments, and a bike parking enclosure. CCC is currently operating the hotel at nearly full capacity with +80 beds. Funding for the remodel is provided through a grant to CCC of federal Health Resources and Services Administration (HRSA) funds and Health Share of Oregon grant funds. Davis Bacon Wage Rates apply.

*Building Owner:* Central City Concern  
232 NW 6<sup>th</sup> Ave  
Portland, OR 97209

*Project Site:* 8225 NE Wasco Street  
Portland OR 97220



*Building Photo*



*Project Site Map*

### Services and Deliverables

**Scope:** The following items have been identified in the scope of this project, please note list is general and not comprehensive:

#### Pool Room

- a. Decommissioning of existing pool equipment plumbing systems
- b. Backfill with new material into existing pool/spa cavities
- c. New slab in existing pool/spa rooms
- d. New Framed wood doors and hardware
- e. Electrical and data to code in new rooms
- f. Added bathroom and associated plumbing
- g. Copy/Print alcove
- h. Design/Build HVAC for this new Admin space

#### Community Kitchen

- a. Remove separating wall between prep kitchen and breakfast room
- b. Remove prep kitchen casework and plumbing.
- c. New casework, repurpose existing cabinets and countertops if possible.
- d. Thermal & Moisture Protection
- e. Ducting for Ranges
- f. Electrical and data to code in new rooms.
- h. New Appliances and fixtures – reuse refrigerators on-site.

#### Elevator & Surrounding Office Core Reconfiguration:

- a. Remove level 1 front desk front
- b. Remove portion of elevator lobby wall
- c. New Framed wood doors and hardware on Level 1, 2, & three elevator adjacent offices.
- d. Add new front desk station and front office on Level 1

- e. Add new front desk in elevator lobby on level 2 & 3
- f. Staff Break Room to replace current Housekeeping room on Level 2. Enclose Electrical panels present in this space.
- g. Remove walls at current guest laundry on level 2.
- h. Reconfigured resident Laundry room open to corridor added to level 2
- i. Add required ducting and plumbing to accommodate.
- j. Reconfigure Office on Level 3. Enclose Electrical panels present in this space.
- k. Add 3 Stop elevator across from existing elevator.

Level 2 & 3 common showers (rooms 216 & 316):

- a. Remove all interiors walls, plumbing, doors, casework, lights, or electrical attached to the walls.
- b. Add three tiled ADA roll-in showers and associated plumbing.
- c. New Framed wood doors and hardware.
- d. New vinyl flooring.

3rd Floor Unit Bathrooms (~16 units):

- a. Remove portion existing Bathroom wall.
- b. Remove existing toilet and shower plumbing
- c. Reconfigure walls to create larger accessible in-unit bathroom
- d. Add tiled roll-in showers.
- e. New vinyl flooring.

3<sup>rd</sup> floor clinic:

- a. Remove plumbing, fixtures, countertops, and casework from the north bathroom and kitchen.
- b. Reconfigure North bathroom to be corridor accessible staff water closet.
- c. Reconfigure kitchen to be a clinic lab area.
- d. New vinyl flooring in kitchen & Bathroom.

Miscellaneous:

- a. Reconfigure North wing trash rooms on Level 2 & 3 improving ventilation and adding storage.
- b. Various contractor provided storage shelving built where needed.
- c. Furnishings/fixtures installed in room 104 to convert to clothing closet for donated clothes.
- d. Improved Corridor Ventilation.



**Services Overview:** Services to be provided by GC firm are summarized below, **and fully detailed in Attachment 2, Scope of Services.**

<b>GC: Pre-Construction</b>
Record Keeping
Site Analysis
Constructability Planning
Cost Estimating
Value Engineering
Cost Control
Demolition Investigations as Defined by AE Team
Utility Mapping

<b>GC: Construction</b>
Subcontractor Procurement (3-bids per trade summarized for owner review)
Construction and General Conditions
Reporting
Post Construction Services

### Other Professional Services Contracts

CCC has awarded the following contract as part of this project:

Services	Status
Architecture and Engineering Services	Holst Architecture

### Submission Requirements

Proposals must conform to all requirements stated below and elsewhere in this RFP. Disregarding these requirements may result in disqualification of the proposal. Before submitting a proposal, respondent shall familiarize itself with the entire RFP, including Scope of Work, Proposal Form, and all laws, regulations and other factors affecting performance of the Scope of Work. Respondent shall be responsible for fully understanding the requirements of a subsequent contract and otherwise satisfy itself as to the expense and difficulties accompanying the fulfillment of the Scope of Work.

The submission of a proposal will constitute a representation of compliance by respondent. There will be no subsequent financial adjustment for lack of such familiarization.

Respondent is responsible for delivery of its proposal by the deadline, notwithstanding any claims of error or failure to perform by email systems. In the event of closures due to inclement weather, emergency, or any published event, solicitation closings will automatically be moved to the next business day.



## Method for Submitting Proposals

The deadline for receipt of proposals is Thursday, March 7, 2024, at 5:00 p.m. Pacific time. All submissions must be emailed to: **sherry.grau@ccconcern.org**.

All proposals submitted must be received by the submittal deadline. Proposals received after the deadline may be accepted by CCC in its sole discretion.

## Proposal Organization

### Cover Letter

All proposals must include a cover letter submitted under respondent's name on respondent's letterhead, containing the signature and title of a person who is authorized to commit respondent to a potential contract with CCC. The cover letter must also identify the primary contact for this proposal, contact information (email, telephone and mailing address), and include reference to "Request for Proposal: Evergreen Crossing Renovation"

### Proposal Form

All proposals must include the complete Proposal Form signed by a person authorized to commit respondent to a potential contract with CCC.

### Firm Overview

Respondent must describe its industry competence and specialization in General Contracting services.

### Qualifications

The proposal must describe respondent's qualifications to provide the requested services, relevant experience of the team who will be assigned to CCC (including resumes), and level of involvement of key partners and managers.

### References

Respondent must provide at least one (1), but not more than three (3) corporate references. To the extent possible, CCC requests references for professional services contracted vendors. CCC reserves the right to contact references not explicitly listed in the RFP documents.

### Proposed Cost Structure

Respondent must include a pricing proposal for the pre-construction phase (description of pricing structure) for all services, including any ongoing fees. If awarded the construction phase of the project, a fee will be negotiated between the contractor and owner. The form of agreement for both preconstruction and construction phases will be AIA template forms to be negotiated by contractor and owner.

### Respondent Documentation

Respondent must provide samples of any documentation or forms that it will request that CCC sign.

## Exceptions Requested

Respondent must include a list of any exceptions to the requirements of this RFP that it would like CCC to consider. Each alternate or exception should be addressed separately, and must include a reference to the specific requirement. If respondent has no requested exceptions, then a statement to that effect must be included in this section of the proposal. Any proposed terms and conditions, contracts, waivers, licenses, or agreements required by respondent should be included here with a brief explanatory introduction.

## Evaluation Criteria

Evaluation of proposals received in response to this RFP will be conducted comprehensively, fairly and impartially. The evaluation committee of designated reviewers shall review and evaluate proposals. The committee will be composed of individuals with experience in, knowledge of, and responsibility for this project.

CCC reserves the right to use the evaluation criteria set out in this RFP or to make its selection and award decisions based, in whole or in part, on any and all additional or different factors and considerations that it chooses in its sole discretion. Nonetheless, in preparing proposals, respondents should make every effort to respond to the evaluation criteria set out in this section.

Selection will be based upon the following criteria:

1. Completeness of proposal;
  - A. Qualifications of proposed staff;
  - B. Project approach;
  - C. Fees and Compensation for Pre-Construction Services, and Overhead and Profit percentages;
  - D. Respondent's ability to deliver full scope of services for both Pre-construction and construction phases of work;
  - E. Ability to meet schedule and schedule activities to respond to CCC requirements;
  - F. Ability to effectively recommend alternative solutions and ideas for cost effectiveness;
  - G. Innovative approach to services;
  - H. References, project examples and relevant experience, including experience with occupied rehab;
  - I. Minority, Women and emerging Small Business ("**MWESB**") certification and/or intention to subcontract with MWESB certified firms. The percentage requirement for CCC's projects is 20%.
  - J. Willingness to execute an AIA form of contract for both the pre-construction and construction phases of the project.

## Terms and Conditions

1. **General.** This RFP is an invitation to submit a proposal and does not create a binding agreement. All materials submitted in response to this RFP will become the property of CCC.
2. **Right to Accept or Reject.** This RFP is not an agreement to purchase goods or services. CCC is not bound to enter into a contract with any qualified respondent. CCC reserves the right to modify the terms of this RFP at any time in its sole discretion. This includes the right to cancel or revise this RFP at any time. Further, CCC reserves the right to waive any nonconformity in submissions received, to accept or reject any or all of the



items in the submission, and award any ultimate contract in whole or in part as it is deemed in CCC's best interest.

3. Expenses. Respondent is solely responsible for its expenses in preparing a response and for any subsequent negotiations, including without limitation attorneys' fees and other costs incurred in negotiation with CCC regarding the terms of the contract. CCC will not be liable, under any circumstances, to any Respondent for any claims, whether for costs or damages incurred by the respondent in preparing the response, loss of anticipated profit in connection with any final contract or any other matter whatsoever.

4. Representations. By submitting a proposal, respondent represents: (a) that it has read and understands the terms and conditions set out in this RFP, (b) that it agrees to be bound by all such terms and conditions except as explicitly and expressly stated otherwise in its proposal, (c) that it understands and acknowledges that its statement of any such exception may, in CCC's discretion, result in CCC's rejection of the firm's proposal, and (d) that CCC in its discretion may accept the firm's proposal as submitted without any negotiation, notwithstanding stated objections, or engage the firm in negotiations regarding one or more of its stated exceptions.

5. Proprietary Information. In the event that respondent includes in its proposal any information deemed "proprietary" or "protected," such information shall be separately packaged from the balance of the proposal and clearly marked as to any proprietary claim. CCC discourages the submission of such information and undertakes to provide no more than reasonable efforts to protect the proprietary nature of such information. CCC cannot and does not warrant that proprietary information will not be disclosed. CCC shall have the right to use any and all information included in the proposal unless the information is expressly restricted by respondent.



## Attachment 1: Proposal Form

# Proposal Form

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**Failure of respondent to complete and sign this form may result in rejection of the submitted offer.**

Project Title: \_\_\_\_\_

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

Authorized Representative: \_\_\_\_\_

The undersigned, having full knowledge of the specifications for the goods or services specified herein, offers and agrees that:

1. This offer shall be irrevocable for at least thirty (30) calendar days after the date offers are due or as stated in the solicitation, and if accepted, to furnish any and/or all goods or services as described herein at the prices offered and within the time specified.;
2. If selected for award, to enter into and execute a mutually agreeable Professional Services Agreement with Central City Concern governed by the laws of the State of Oregon, without giving effect to any conflict of law principal that would result in the laws of any other jurisdiction governing the contract;
3. It will furnish evidence of insurance coverage as is required by Central City Concern;
4. This proposal has been arrived at independently and is being submitted without collusion with, and without any agreement, understanding or planned common course of action with any other consultant to limit independent bidding or competition; and
5. By submitting a proposal, respondent agrees and accepts the terms and conditions contained in this Proposal Form, the Request for Proposal, and any attachments or exhibits contained therein. Any exceptions to the terms and conditions, including but not limited to the Request for Proposal, must be clearly exchanged in writing and attached to the proposal. In the absence of written exceptions, Central City Concern will assume that respondent agrees to all terms and conditions, and will base its acceptance of respondent's bid on such assumption.

Further, respondent attests that:

1. The person signing this offer has the authority to submit an offer and to represent respondent in all phases of this procurement process;
2. The information provided herein is true and accurate;
3. Any false statement may disqualify this offer from further consideration or be cause for termination of any resulting contract; and
4. Respondent will notify Central City Concern within thirty (30) days of any change in the information provided on this form.

### **CERTIFICATION REGARDING DEBARMENT, SUSPENSION AND OTHER RESPONSIBILITY MATTERS**

Respondent certifies to the best of its knowledge and belief that neither it nor any of its principals:

1. Are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from submitting bids or proposals by any federal, state or local entity, department or agency;
2. Have within a five (5) year period preceding the date of this certification been convicted of fraud or any other criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) contract, embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
3. Are presently indicted for or otherwise criminally charged with commission of any of the offenses enumerated in paragraph 2 of this certification;
4. Have, with a five (5) year period preceding the date of this certification had a judgment entered against itself or its principals arising out of the performance of a public or private contract;
5. Have pending in any state or federal court any litigation in which there is a claim against contractor or any of its principals arising out of the performance of a public or private contract; and
6. Have with a five (5) year period preceding the date of this certification had one or more public contracts (federal, state, or local) terminated for any reasons related to contract performance.

**CERTIFICATION REGARDING CONFLICT OF INTEREST**

“Organizational conflict of interest” means that, because of other activities or relationships with other persons or firms, a contractor or consultant (including its principal participants, directors, proposed consultants or subcontractors) would be unable to render impartial, technically sound assistance or advice to Central City Concern; or the contractor’s or consultant’s objectivity in performing the work would or might be otherwise impaired. Respondent certifies to the best of its knowledge and belief that neither it nor any of its principal participants and agents (select one):

- Has any relationships with any firms or individuals that are or appear to be an organizational conflict of interest; OR
  - Has or has had the following relationships with the specific firm(s)/individual(s), identified below, which may be determined to be an organizational conflict of interest. Respondent understands that based on the information provided by respondent, Central City Concern may exclude respondent from further consideration and may withdraw its selection of the real or apparent organizational conflict of interest cannot be avoided or mitigated. Respondent further certifies that the degree and extent of the relationship of respondent with these named firm(s)/individual(s) have been fully disclosed below.
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**Where respondent is unable to certify to any of the statements in this certification, respondent shall attach an explanation to its offer. The inability to certify to all of the statements may not necessarily preclude respondent from award of a contract under this procurement.**

**SIGNATURE OF AUTHORIZED PERSON**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## Attachment 2: Scope of Services

### SCOPE OF GC SERVICES - Evergreen Crossing Renovation

#### Pre-Construction Services

1. Pre-Construction Services to be provided by GC include but are not limited to:
  - Record Keeping
  - Site analysis
  - Sustainability
  - Constructability reviews
  - Cost estimating services
  - Value engineering
  - Cost control

a. Complete work in accordance with all Owner requirements, funder requirements, applicable codes, authorities having jurisdiction, and energy efficiency programs.
2. **Record Keeping**

a. The GC or designated representative shall attend meetings as directed by the Owner. The AE team shall be the primary party responsible for creating and submitting meeting minutes, but if there is no AE team member present at a meeting, it shall become the responsibility of the GC to submit minutes within 3 days of the meeting date. The cost of such meetings shall be included in the GC's fee set forth in this RFP.

b. The GC shall be available via telephone or email to answer Owner and Architect's questions as they arise. The cost of such correspondence shall be included in the GC's fee set forth in this RFP.
3. **Site Analysis**

a. It shall be the GC's responsibility to obtain all information available at jurisdictional agencies pertaining to the site.

b. The GC shall exercise due diligence and professional competence in analyzing all documents and data which may be furnished by the Owner, and shall be responsible for requesting any additional information required.

c. The GC shall make personal examinations of the designated building site.

d. The GC shall perform investigative demolition of portions of the building during the pre-construction phase as agreed upon by AE team and Owner to assist with development of design and mitigation of risks associated with concealed conditions. Any areas uncovered during the investigative phase will be temporarily patched or re-built by GC to maintain livability of space for tenants until such spaces are ready for construction.
4. **Constructability Reviews**

a. Review design drawings and specifications concept design, schematic design, design development, and 60%, 90% and 100% construction documents.

b. Review drawings and specifications for inaccuracies, oversights, coordination, and thoroughness and during the construction document phase request clarifications to the plans based on the same to insure bid out plans are as clear and complete as possible to reduce construction delays and additional costs

- c. The GC shall prepare a written sequencing, staging and risk mitigation plan – to be updated at each phase of design and then reviewed and approved by AE team and Owner – with associated diagrams as needed to demonstrate how GC will address any potential constructability issues including but not limited to:
1. Mitigation of noise, smells and dust during each sequence of construction and a detailed description of how GC will mitigate impact to residential and commercial tenants.
  2. Coordination and communication of necessary MEP shutoffs and detailed description of how GC will mitigate impact to residential and commercial tenants.
  3. Any safety/security hazards (concealed or otherwise) that may be present as a result of construction activities and a detailed description for how GC will mitigate impact to residential and commercial tenants
  4. Any concealed building components or systems that are discovered as part of the project to be non-compliant with current codes and how such discoveries will be remedied with minimal impact to the budget.
  5. A detailed list of any temporary equipment necessary to complete the project within the agreed upon budget and schedule (E.g. tower cranes, exterior man-lifts, scaffolding, temporary exterior elevators, generators, etc) along with a procurement plan for any critical equipment, anticipated lead times, and any anticipated negative impacts on CCC, Evergreen Crossing residents, and/or the public right of way.
- d. Evaluate proposed systems and materials in terms of product delivery and installation in collaboration with project team. Provide feedback and alternate solutions as appropriate to benefit the project schedule and budget.
- e. Evaluate proposed systems and materials in terms of maintenance and first costs vs life cycle costs in collaboration with project team. Provide feedback and alternate solutions as appropriate to benefit the project schedule and budget.
- f. Develop and maintain comprehensive critical path construction schedule as well as constantly updated 4 week look-ahead schedules to be reviewed and approved by project team and posted on site (in owner designated areas) for tenants’ information.
- g. Solicit subcontractors and supplier input in terms of constructability, lead times, and pricing for any items deemed questionable by the project team.
5. **Cost Estimating**
- a. Provide cost estimates at 100% design development, and 90% construction documents. Cost estimates should be delivered in “Unit Price” format through Design Development. After that point, GC may convert format to CSI format for bidding purposes.
  - b. Unit pricing shall include material costs, labor rates, and quantities. Ensure quantities correspond with drawings and specifications and provide take-offs.
  - c. Evaluate and compare the design in terms of labor wage rates, system and materials selection, and green building decisions.
  - d. The GC shall submit the cost estimates to stakeholders for review and comment in workable file format (e.g. CSV format which shows cost calculations and quantity takeoffs for subcontractor

work as well as self-performed work) and will present such estimates at scheduled meetings.  
e. If a review of the design at any phase by the Owner and pre-construction services firm reveal the need for revisions, the AE team will re-submit the documents for re-estimating by the selected firm.

#### **6. Value Engineering**

- a. Determine if the scope of the work conforms to the budget and suggest areas for cost savings based on experience and market drivers.
- b. Provide maintenance and life cycle cost analysis of specified materials.
- c. Provide alternative solutions including but not limited to cost, schedule, and quality impact.
- d. Provide a list of VE items in order of importance to team.
- e. The GC shall present the value engineering analysis as needed to stakeholders in PDF format and at scheduled meetings.

#### **7. Cost Control**

- a. Provide suggestions to team prior to moving to the next phase of design to keep project on budget.
- b. Continue to refine the cost estimate as project progresses.
- c. Review in detail the cost estimates with Owner and design team.

### **Construction Services**

1. Continue all relevant services as described above.
2. Additional Construction Phase Services to be provided by GC include but are not limited to:
  - Sub-Contractor Bid Procurement
  - Construction and General Conditions
  - Reporting
3. **Sub-Contractor Bid Procurement**
  - a. Prepare all bid packages, according to the contractual requirements, Owner procedures and funding requirements. Recommend to the Owner modifications to existing procedures or implementation of new procedures where appropriate.
  - b. Solicit a minimum of (3) competitive bids for each major portion of the work including work you may want to self-perform, and present the same to Owner in an “apples to apples” format for review.
  - c. Ensure that all bid packages, including those for early procurement, are within budget. It is the responsibility of the GC to provide the AE team and Owner with sufficient viable options, in a timely fashion, such that the bid packages will be within budget
  - d. All bid information will be reviewed with, and approved by, the Architect and Owner prior to the award of any work.
  - e. Provide copies of planned bid package(s) to each Team member in advance of releasing for bids, including all bid documents, form of subcontracts, etc., for review and comment from Team members.

## Attachment 3: Project Schedule

<b>March 22, 2024</b>	<b>Procure General Contractor</b>
<b>Week March 25<sup>th</sup></b>	<b>Review 100% DD set and develop GMP Estimate 4/17 submission. Negotiate Pre-Construction Agreement.</b>
<b>April 17, 2024</b>	<b>First GMP Cost Estimate</b>
<b>Week of July 1<sup>st</sup></b>	<b>Review 100% CD set and develop final estimate for 8/16 submission</b>
<b>August 16, 2024</b>	<b>Submit Final GMP Schedule of Values for 100% CD.</b>
<b>August 2024</b>	<b>Negotiate final GMP Contract. Receive permit, work commences.</b>
<b>September 2024</b>	<b>Construction Period Starts. Site mobilization, and Demo begins.</b>
<b>May 2025</b>	<b>Substantial Completion.</b>

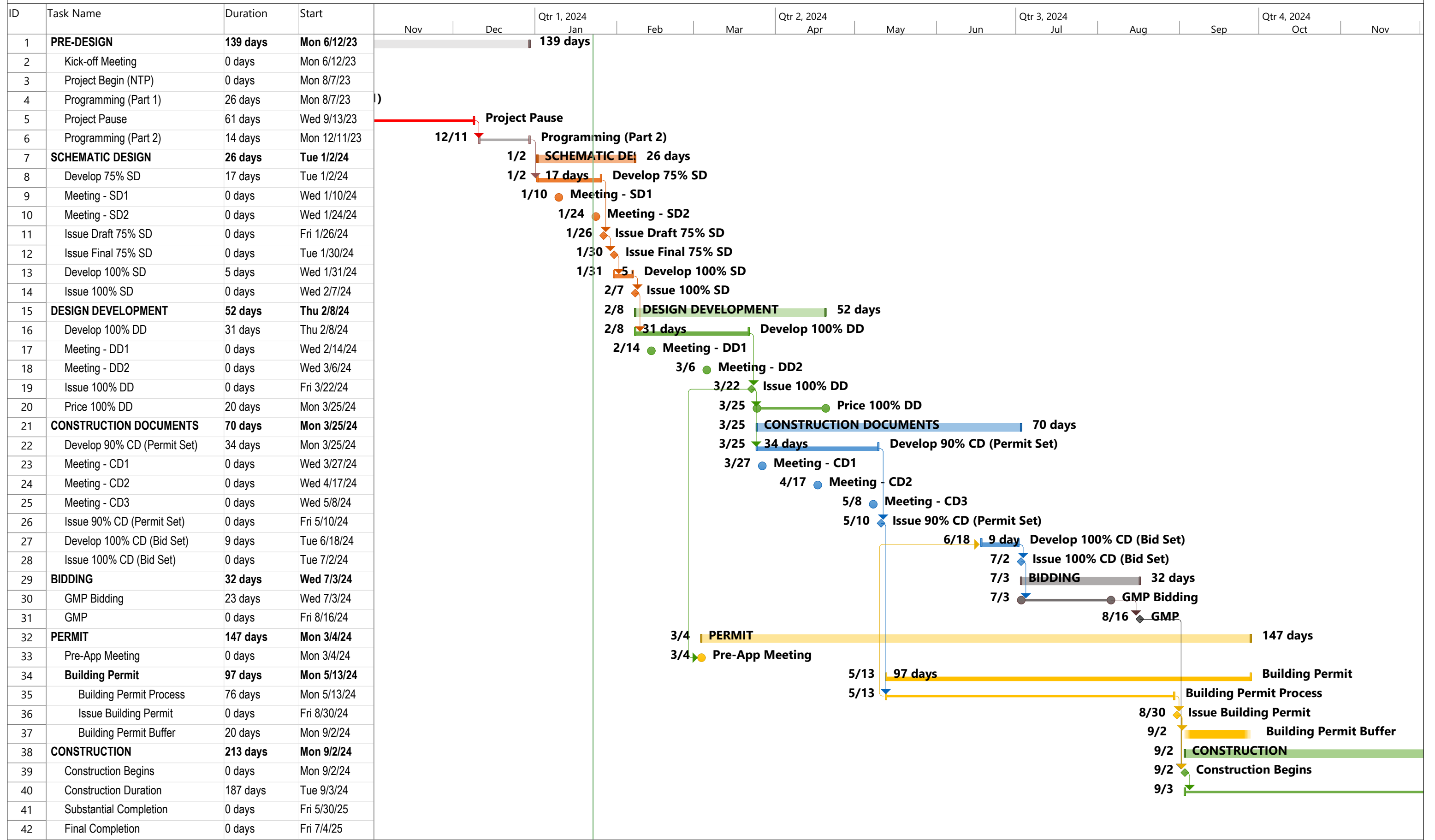
See attached Detailed Project Schedule prepared by Project Architect.

Attachment 4 Project Layout

See Attached 100% SD Set. Includes Demo set of existing plans.



**CCC Evergreen Crossing**  
Project Schedule





CCC EVERGREEN CROSSING  
100% SCHEMATIC DESIGN  
02-07-2024

**H O L S T**

DRAWING INDEX	
GENERAL	TITLE SHEET
G0.01	
STRUCTURAL	LEVEL 01 STRUCTURAL PLAN
S1.01	LEVEL 02 STRUCTURAL PLAN
S1.02	LEVEL 03 STRUCTURAL PLAN
S1.03	
DEMOLITION	LEVEL 01 DEMOLITION FLOOR PLAN
D1.01	LEVEL 02 DEMOLITION FLOOR PLAN
D1.02	LEVEL 03 DEMOLITION FLOOR PLAN
D1.03	
ARCHITECTURAL	VERTICAL ASSEMBLIES
A0.10	SITE PLAN
A1.00	LEVEL 01 FLOOR PLAN
A1.01	LEVEL 02 FLOOR PLAN
A1.02	LEVEL 03 FLOOR PLAN
A1.03	

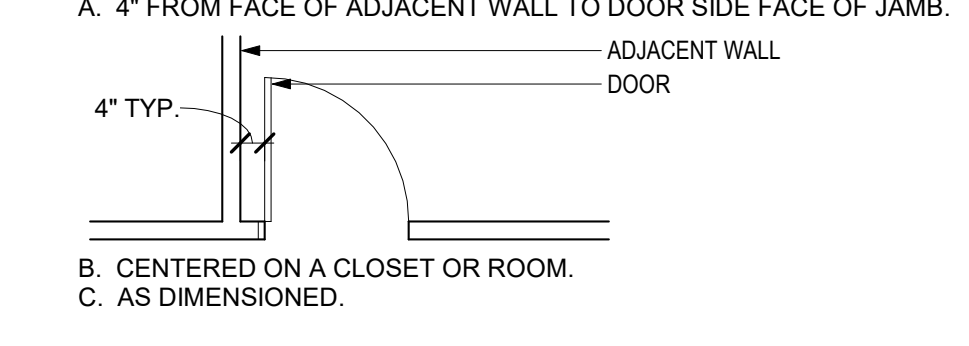
PROJECT SUMMARY	
PROJECT NAME	CCC EVERGREEN CROSSING
ADDRESS	8225 NE WASCO STREET PORTLAND, OR 97220
BUILDING CODE	OSSC 2022
ZONING	CM2 - COMMERCIAL MIXED USE 2

PROJECT DIRECTORY	
<b>OWNER</b>	Central City Concern 232 NW 6th Avenue Portland, OR 97209 971.271.6111 Contact: Brandon Brezic
<b>ARCHITECT</b>	Holst Architecture 123 NE 3rd Avenue Suite 310 Portland, OR 97232 503.238.9896 Contact: Jordan Bissett
<b>STRUCTURAL ENGINEER</b>	VALAR Consulting Engineering 12042 SE Sunnyside Road #357 Clackamas, OR 97015 503.758.8092 Contact: Norm Faris

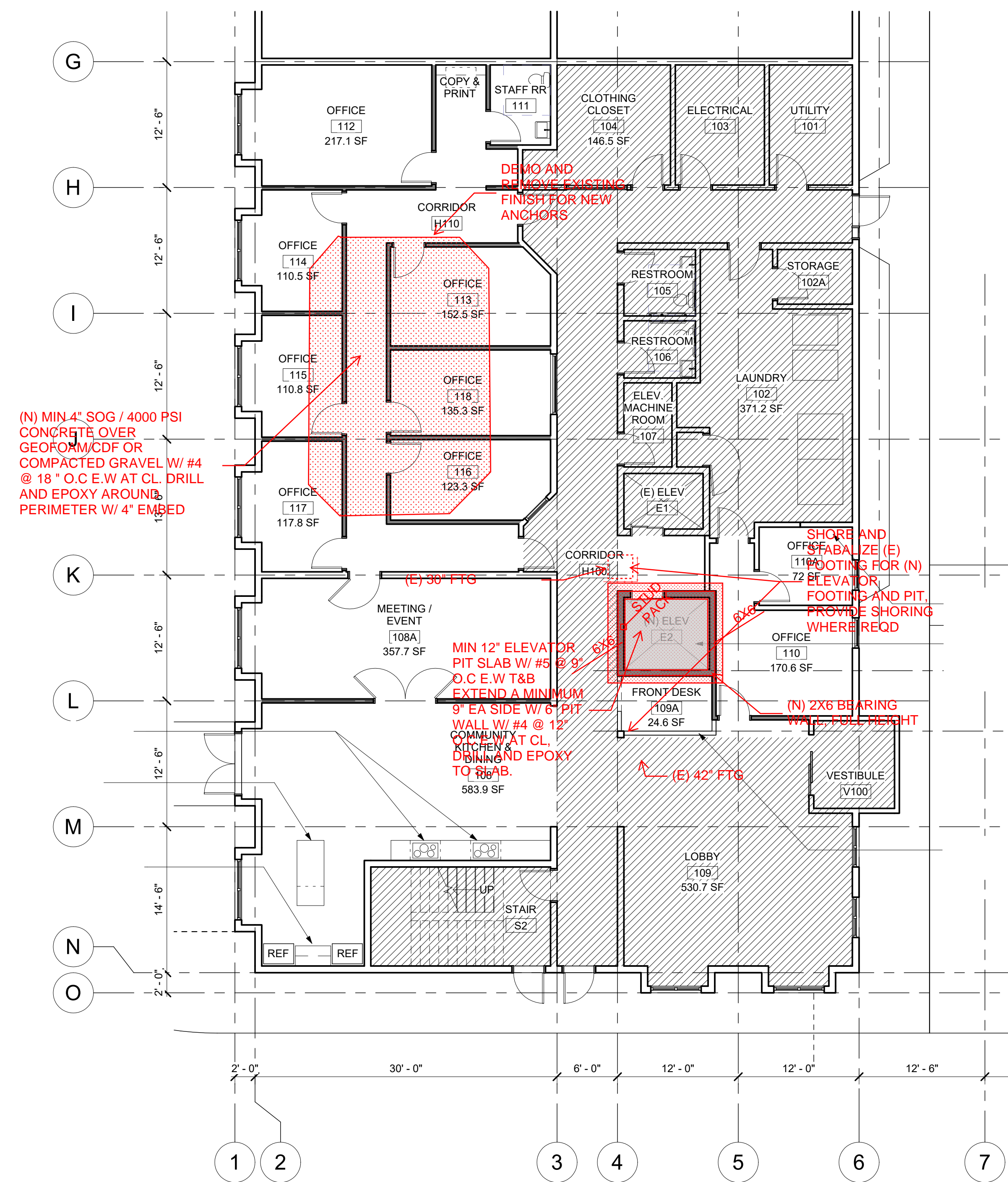
ABBREVIATIONS			
AB ANCHOR BOLT	DBL DOUBLE	GA GAUGE	N NORTH
ACoust ACoustical	DETDTL DETAIL	GALV GALVANIZED	N/A NOT APPLICABLE
ACP ACoustical CEILING PANEL	DF DRINKING FOUNTAIN	GB GRAB BAR	NIC NOT IN CONTRACT
ACT ACoustical CEILING TILE	DIA DIAMETER	GLULAM GLUE LAMINATED	NO.# NUMBER
ADA ADA ACTUATOR	DM DIMENSION	GL GLASS / GLAZING	NOM NOMINAL
ADJ ADJUST / ADJUSTABLE	DN DOWN	GR GUARDRAIL	NTS NOT TO SCALE
AFF ABOVE FINISH FLOOR	DR DOOR	GRW GYPSUM WALL BOARD	OC ON CENTER
AG ACoustical GASKET	DP DAMP PROOFING	GRW-A GYPSUM BD - ACoustical	OD OUTSIDE DIAMETER
AL ALUMINUM	DS DOWNSPOUT	GRW-IR GYPSUM BD - IMPACT RESISTANT	OF/OI OWNER FURNISH / OWNER INSTALL
AMP ACoustical WALL PANEL	DWR DRAWER	HB HOSE BIBB	OF/CI OWNER FURNISH / GC INSTALL
APPRX APPROXIMATELY	DWG DRAWING	HD HOLLOW CORE	OI OCCUPANCY INDICATOR
ARCH ARCHITECTURAL	DWGS DRAWINGS	HW HARDWARE	OPNG OPENING
ASPH ASPHALT	E EAST	HM HOLLOW METAL	OPP OPPOSITE
B BASE	EA EACH	HO HOLD OPEN	OTS OPEN TO STRUCTURE
BB BLACK BOX	EJ EXPANSION JOINT	HR HANDRAIL	P PAINT
BD BOARD	EL ELEVATION	HT HEIGHT	PB PARTICLE BOARD
BITUM BITUMINUS	ELEV ELEVATOR	ID INSIDE DIAMETER	PB PANIC BAR
BLDG BUILDING	ELEC ELECTRICAL	IN INCH / INCHES	PD PAPER TOWEL DISPENSER
BLKG BLOCKING	EMER EMERGENCY	INSUL INSULATION	PERF PERFORATED
BM BEAM	EQ EQUAL	INT INTERIOR	PL PLASTER
BO BOTTOM OF	EQ EQUIP	JAN JANITOR	PLYWD PLYWOOD
BOC BOTTOM OF CURB	EXIST EXISTING	JT JOINT	PNT POINT
BOH BACK OF HOUSE	EXP EXPANSION	KD KNOCK DOWN	PP POWER POLE
BOW BOTTOM OF WALL	EXPO EXPOSED	KP KICKPLATE	PRCST PRECAST CONCRETE
BR BACKER ROD	EXT EXTERIOR	LAV LAVATORY	PREFIN PREFINISHED
BV BRICK VENEER	EXT GWB EXTERIOR GYPSUM BOARD	LT LIGHT	PRST PRESSURE TREATED
CAB CABINET	F FABRIC	LVT LUXURY VINYL TILE	PL PROPERTY LINE
CIP CAST IN PLACE	FD FLOOR DRAIN	MAX MAXIMUM	R RISER / RISERS
CJ CONTROL JOINT	FDN FOUNDATION	MCP METAL COMPOSITE PANEL	RAD RADIUS
CLG CEILING	FE FIRE EXTINGUISHER	MDF MEDIUM DENSITY FIBERBOARD	RO/DOD ROOF DRAIN / OVERFLOW DRAIN
CTR CENTER	FEC FIRE EXTINGUISHER CABINET	MFE FINISH FLOOR ELEVATION	REF REFRIGERATOR
CLR CLEAR / CLEARANCE	FF FINISH FLOOR	MFI FACTORY FINISH	REF REFERENCE
CMU CONCRETE MASONRY UNIT	FFE FINISH FLOOR ELEVATION	MDO MEDIUM DENSITY OVERLAY	REIN REINFORCED
CL CENTER LINE	FFN FACTORY FINISH	MECH MECHANICAL	REQ REQUIREMENTS
CLR CLEAR / CLEARANCE	FI FIRE INDEX	MEMB MEMBRANE	REQD REQUIRED
CMU CONCRETE MASONRY UNIT	FIN FINISH	MF METAL FLASHING	RH RECTAL HALL
COL COLUMN	FIR FLOOR	MFR MANUFACTURER	RM ROOM
CONC CONCRETE	FIR FLOOR	MIN MINIMUM	RO ROUGH OPENING
CONSTR CONSTRUCTION	FOC FACE OF CONCRETE	MISC MISCELLANEOUS	R&R ROUTE AND RETURN
CONT CONTINUOUS	FOM FACE OF MASONRY	MO MASONRY OPENING	
CONTR CONTRACTOR	FOF FACE OF FINISH	MTL METAL PANEL	
CORR CORRIDOR	FOS FACE OF STUD	MTD MOUNTED	
CPT CARPET	FRT FIRE-RETARDANT TREATED	MUL MULLION	
CPF CABLE PASS FLOOR	FS FULL SIZE / FULL SCALE		
CPW CABLE PASS WALL	FT FOOT / FEET		
CR CARD READER	FTG FOOTING		
CTR CENTER	FUR FURRING		
CTSK COUNTERTOP	FUT FUTURE		
CTR CENTER			
CW CURTAINWALL			

DIMENSIONS	
1. DIMENSIONS ARE INDICATED IN THE DOCUMENTS. THE DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.	
2. IN MANY INSTANCES, THE ACTUAL DIMENSIONS MAY BE LESS IMPORTANT THAN IF ELEMENTS ARE TO BE EQUAL. IN THESE CASES, THE NOTATION "EQ" IS USED IN LIEU OF THE ACTUAL DIMENSION.	
3. DETAILS WILL GOVERN ALL DIMENSIONS NOT SHOWN ON PLANS. REFERENCE DETAIL DIMENSION POINTS.	
4. EXTERIOR GRID LINES CORRESPOND TO EXTERIOR FACE OF SHEATHING, OR CENTER LINE OF STEEL.	
5. CONCRETE AND MASONRY WALLS ARE DIMENSIONED TO FACE UNLESS NOTED OTHERWISE.	
6. INTERIOR WALLS ARE DIMENSIONED TO FACE OF FRAMING UNLESS NOTED OTHERWISE.	
7. INTERIOR WALLS WHICH ARE EQUALLY SPACED ARE DIMENSIONED TO CENTERLINE.	
8. DOORS ARE LOCATED BY ONE OF THE FOLLOWING: A. 4" FROM FACE OF ADJACENT WALL TO DOOR SIDE FACE OF JAMB. B. CENTERED ON A CLOSET OR ROOM. C. AS DIMENSIONED.	

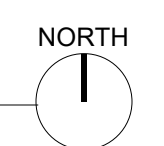


LEGEND		
ROOM NAME AND NUMBER ROOM NAME 101 ROOM NUMBER	STRUCTURAL GRID 1	NORTH ARROW NORTH PROJECT NORTH
DOOR NUMBER 115-A DOOR NUMBER ROOM NUMBER	EXTERIOR ELEVATION 1 DRAWING NUMBER A2.01 SHEET NUMBER	VERTICAL DATUM LEVEL 2 12'-0"
WALL TYPE WALL TYPE W1.4 1 FIRE RATING (IN HOURS) WHERE OCCURS FRAMING SIZE	INTERIOR ELEVATION 4 DRAWING NUMBER A5.01 SHEET NUMBER 3	SPOT ELEVATION 00.00'
ASSEMBLY TYPE BUILDING ELEMENT F00 1 FIRE RATING (IN HOURS) WHERE OCCURS ASSEMBLY TYPE	BUILDING / WALL SECTION 1 DRAWING NUMBER A3.01 SHEET NUMBER	REVISION DELTA 3 REVISION NUMBER RF1.27 REVISION DESCRIPTION
WINDOW TYPE WIND-X EXTERIOR FRAME	DETAIL CALLOUT SIM 1 DRAWING NUMBER A9.01 SHEET NUMBER	
FINISH TYPE / MATERIAL TAG FINISH ELEMENT P1-I	CEILING HEIGHT 10'-0" CEILING HEIGHT ABOVE LEVEL	





1 FLOOR PLAN - LEVEL 01  
S1.01 1/8" = 1'-0"



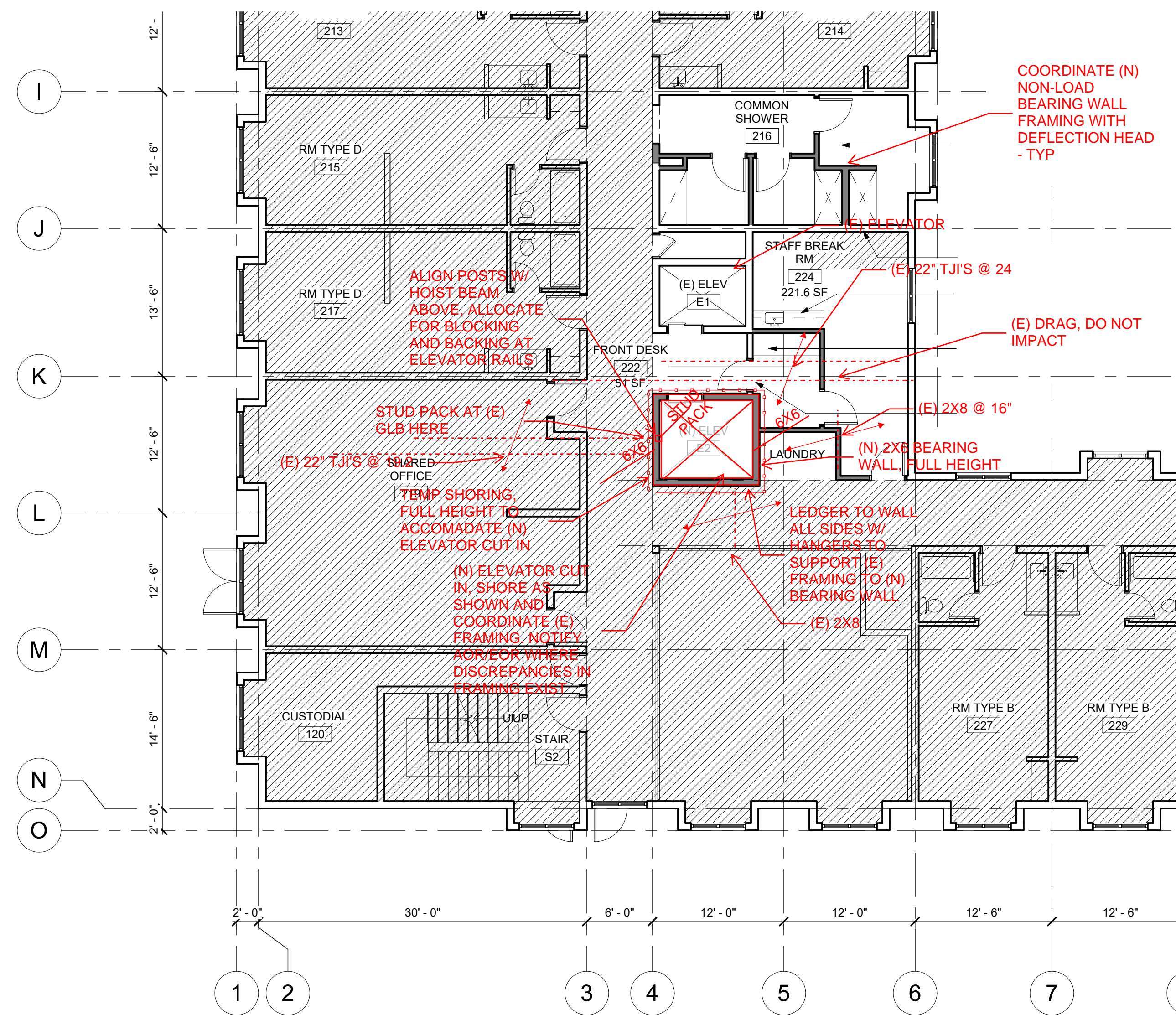


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02-07-2024

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revision:                date:  
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S1.02 1/8" = 1'-0"

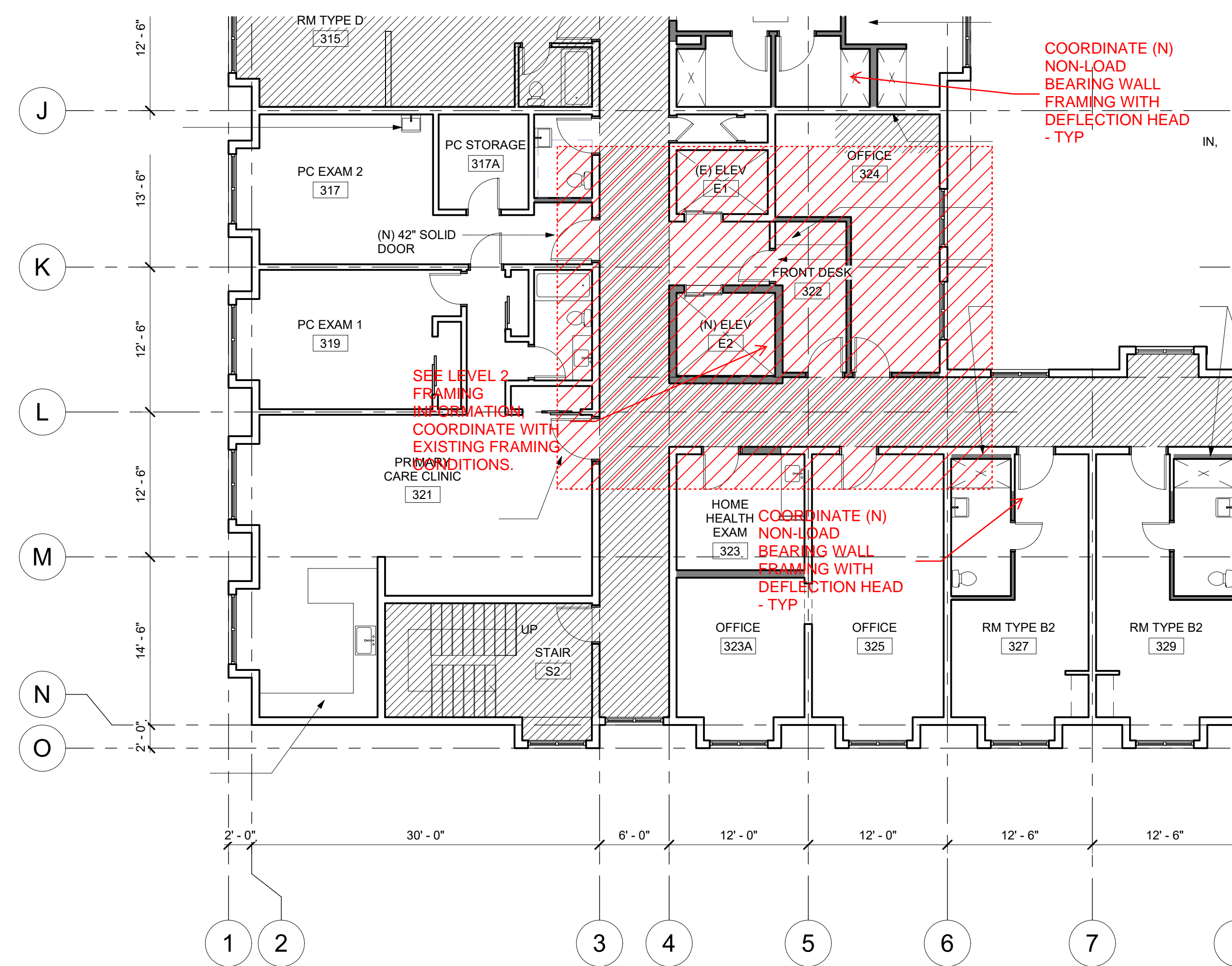


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LEVEL 02 FLOOR  
PLAN

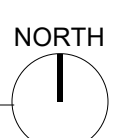
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S1.02

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1 FLOOR PLAN - LEVEL 03  
S1.03 1/8" = 1'-0"





**KEY NOTES - DEMOLITION**

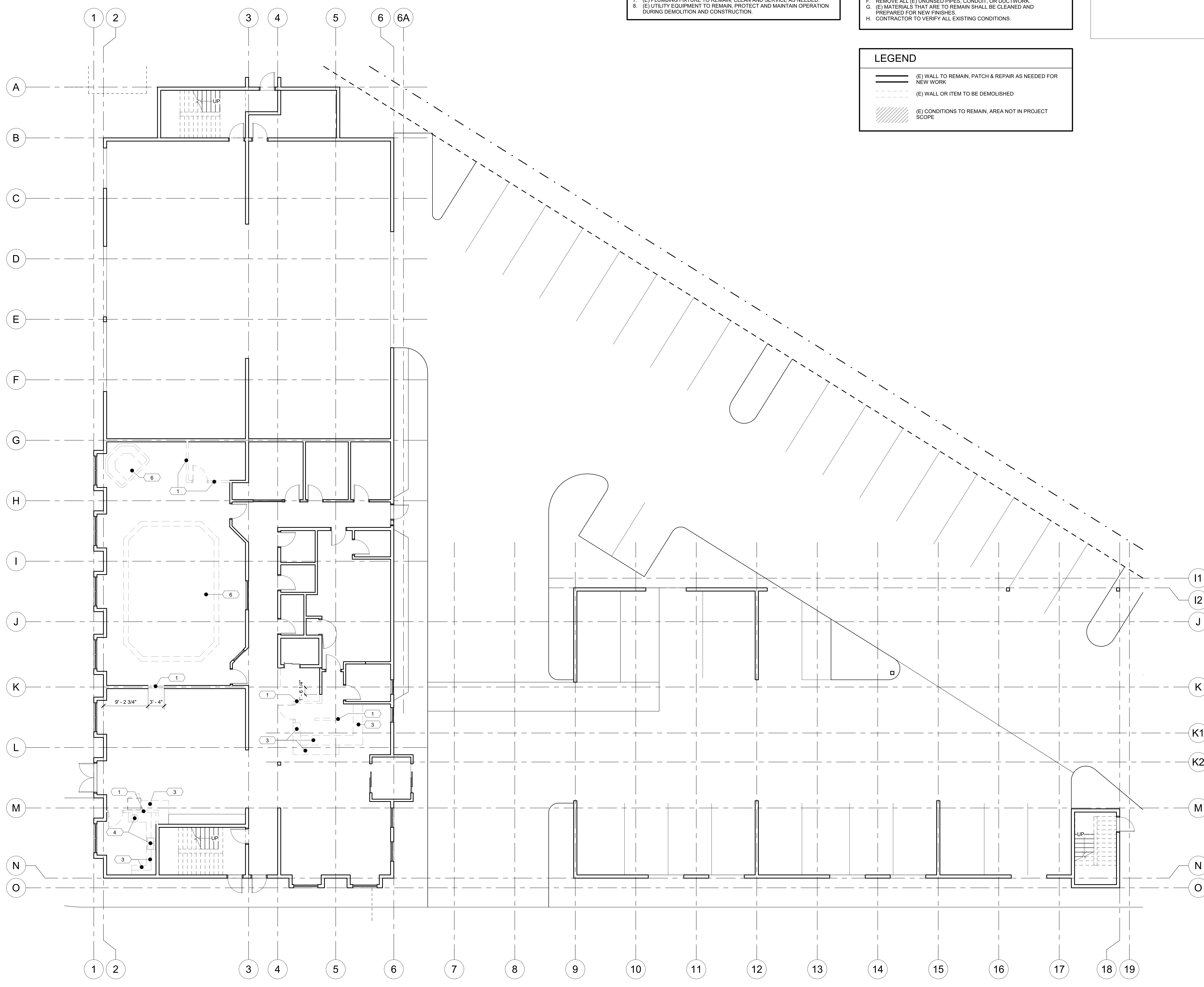
- REMOVE (E) WALL ALONG WITH ANY DOOR, LIGHTS, TRIM, PLUMBING, OR ELECTRICAL COMPONENTS EMBEDDED IN OR ATTACHED TO WALL, U.N.O.
- REMOVE (E) DOOR, FRAME, AND HARDWARE; REMOVE SIDELIGHT IF PRESENT.
- REMOVE (E) COUNTERTOP, BASE CABINETS, UPPER CABINETS, AND ANY PLUMBING OR ELECTRICAL COMPONENTS ATTACHED, U.N.O.
- REMOVE (E) PLUMBING FIXTURE, CAP OR RE-ROUTE ANY SUPPLY, WASTE, OR VENT LINES.
- REMOVE (E) PLUMBING FIXTURE TO PLUMBING ROUGH-INS, TO BE REPLACED WITH (N) FIXTURE.
- REMOVE AND INFILL (E) POOL AND HOT TUB. SEE STRUCTURAL FOR DETAILS.
- (E) PLUMBING FIXTURE TO REMAIN, CLEAN AND SERVICE AS NEEDED.
- (E) UTILITY EQUIPMENT TO REMAIN, PROTECT AND MAINTAIN OPERATION DURING DEMOLITION AND CONSTRUCTION.

**GENERAL NOTES**

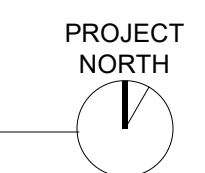
- (E) RATED WALLS THAT ARE OPENED AS PART OF NEW SCOPE OF WORK ARE TO MAINTAIN THEIR REQUIRED RATING AS NEEDED.
- IN AREAS OF DEMOLITION, REMOVE (E) INTERIOR FRAMED PARTITION WALLS, DOORS (INCLUDING FRAMES AND ASSOCIATED HARDWARE), AND ANY ELECTRICAL CONNECTIONS.
- TRENCH (E) S.O.G. WHERE REQUIRED FOR (N) PLUMBING.
- DURING DEMOLITION AND CONSTRUCTION, PROTECT (E) SPRINKLER SYSTEMS, DUCT RUNS, DIFFUSERS, AND LIGHTING.
- DEMOLITION DRAWINGS COMMUNICATE DESIGN INTENT AND DOES NOT INCLUDE MINOR DETAILS WHICH ARE NOT USUALLY SHOWN OR SPECIFIED. CONTRACTOR SHALL PERFORM ALL DEMOLITION REQUIRED TO COMPLETE NEW WORK.
- REMOVE ALL (E) UNLINED PIPES, CONDUIT, OR DUCTWORK.
- (E) MATERIALS THAT ARE TO REMAIN SHALL BE CLEANED AND PREPARED FOR NEW FINISHES.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS.

**LEGEND**

- (E) WALL TO REMAIN, PATCH & REPAIR AS NEEDED FOR NEW WORK
- (E) WALL OR ITEM TO BE DEMOLISHED
- (E) CONDITIONS TO REMAIN, AREA NOT IN PROJECT SCOPE



1  
D1.01  
DEMOLITION PLAN - LEVEL 01  
1/8" = 1'-0"



KEY NOTES - DEMOLITION

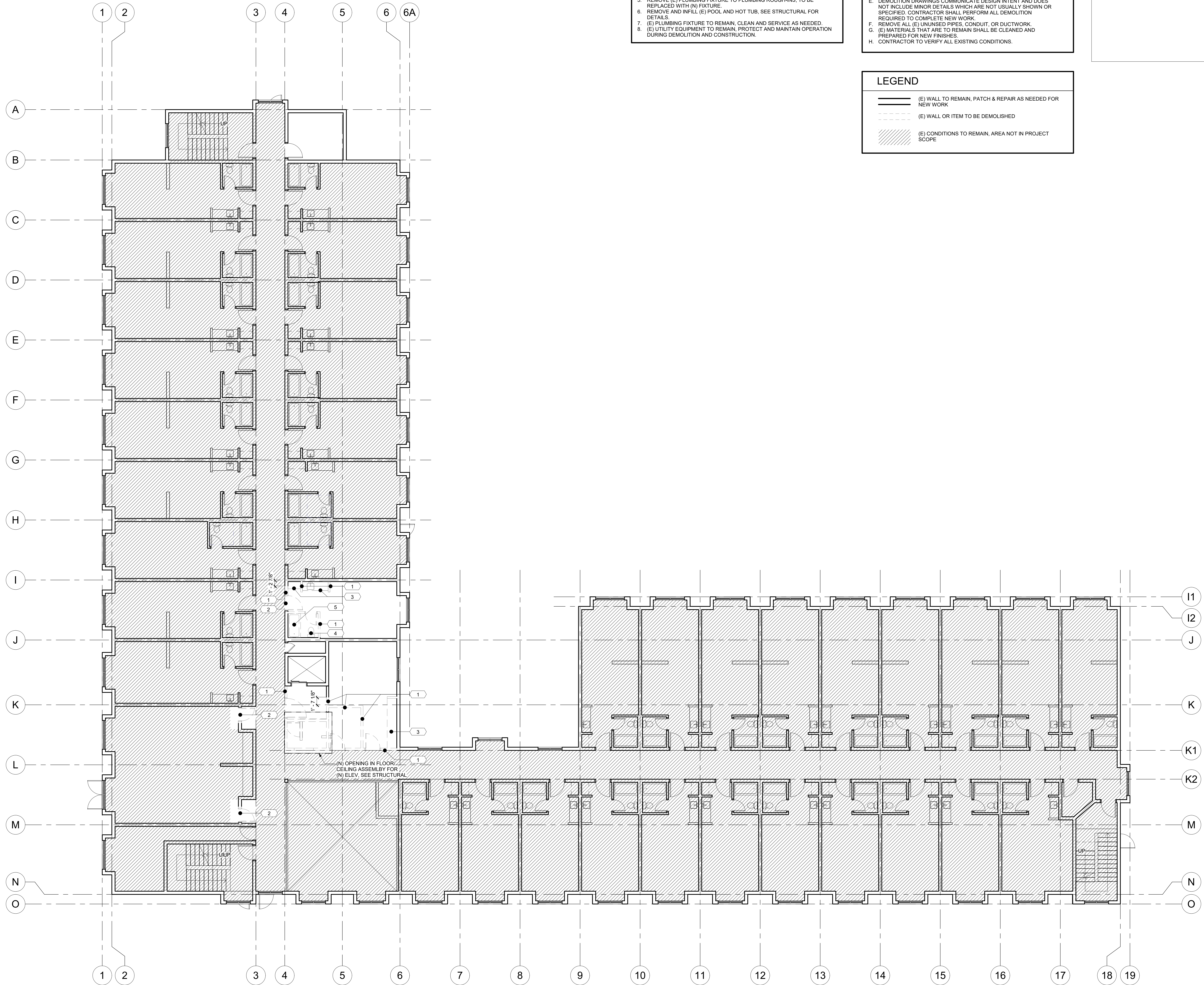
1. REMOVE (E) WALL ALONG WITH ANY DOOR, LIGHTS, TRIM, PLUMBING, OR ELECTRICAL COMPONENTS EMBEDDED IN OR ATTACHED TO WALL, U.N.O.
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3. REMOVE (E) COUNTERTOP, BASE CABINETS, UPPER CABINETS, AND ANY PLUMBING OR ELECTRICAL COMPONENTS ATTACHED, U.N.O.
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GENERAL NOTES

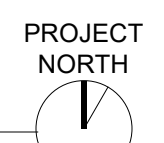
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- F. REMOVE ALL (E) UNUNUSED PIPES, CONDUIT, OR DUCTWORK.
- G. (E) MATERIALS THAT ARE TO REMAIN SHALL BE CLEANED AND PREPARED FOR NEW FINISHES.
- H. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS.

LEGEND

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1 DEMOLITION PLAN - LEVEL 02  
D1.02 1/8" = 1'-0"





KEY NOTES - DEMOLITION

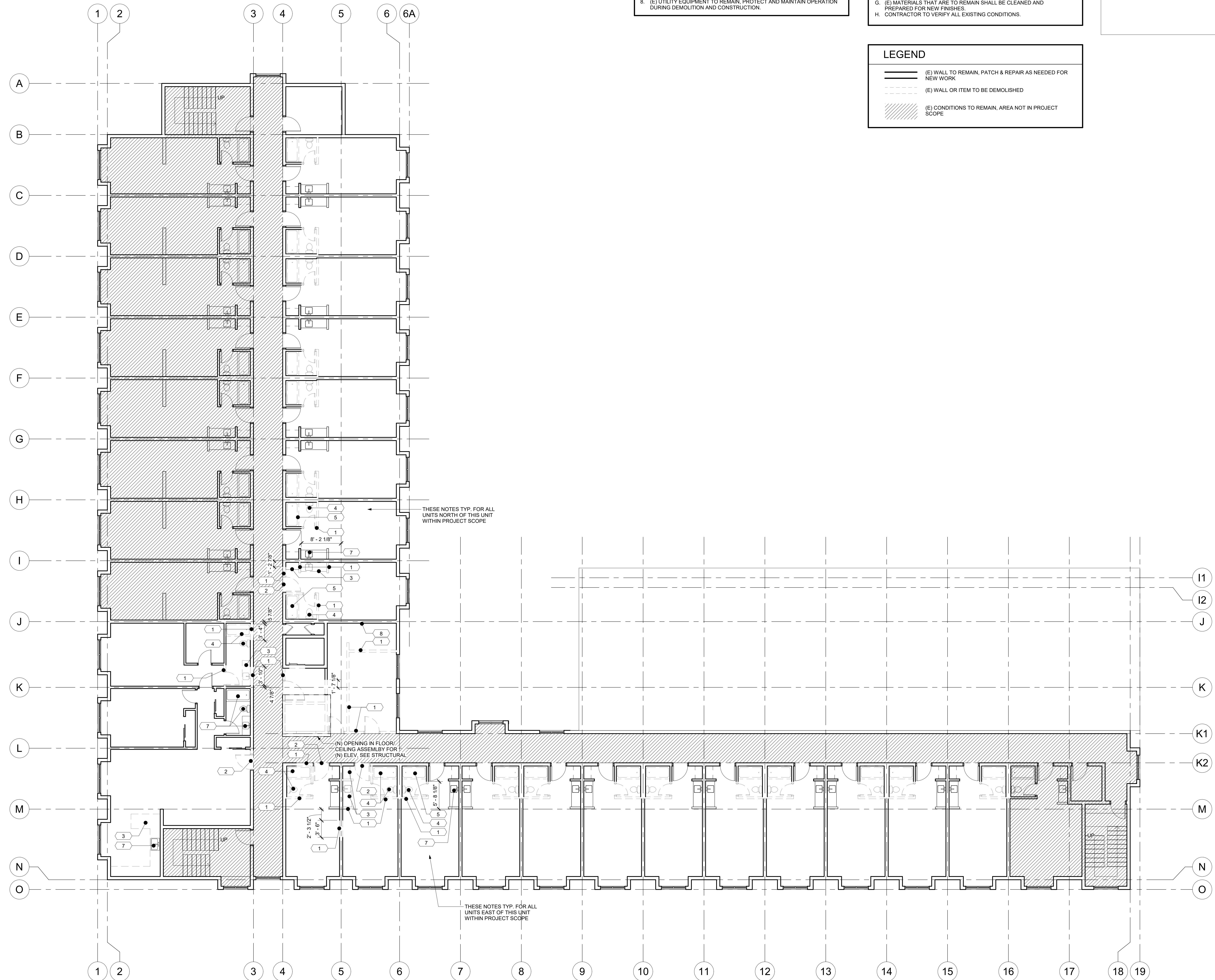
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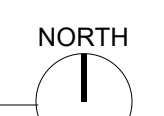


THESE NOTES TYP. FOR ALL UNITS NORTH OF THIS UNIT WITHIN PROJECT SCOPE

(N) OPENING IN FLOOR CEILING ASSEMBLY FOR F (N) ELEV. SEE STRUCTURAL

THESE NOTES TYP. FOR ALL UNITS EAST OF THIS UNIT WITHIN PROJECT SCOPE

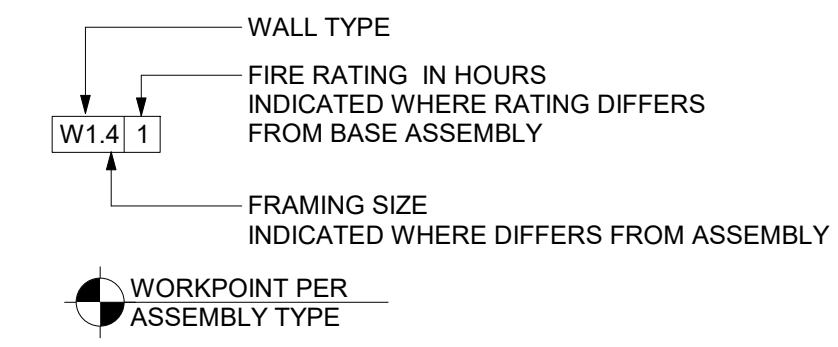
1 DEMOLITION PLAN - LEVEL 03  
1/8" = 1'-0"



ASSEMBLY NOTES

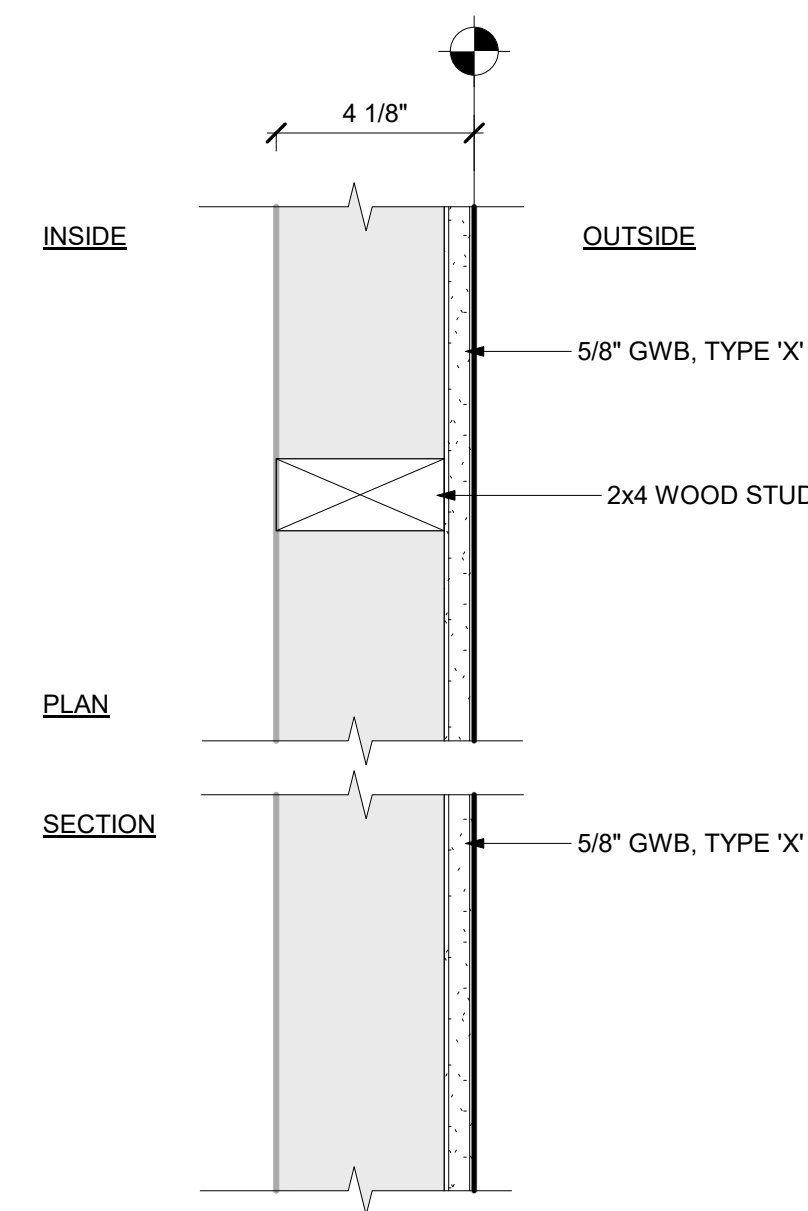
- ALL ASSEMBLY DETAILS DRAWN AT 3" = 1'-0".
- SEE A9.00 FOR TYPICAL INTERIOR ASSEMBLY TRANSITION DETAILS.
- SEE FLOOR PLANS DRAWINGS FOR WALL TYPE LOCATIONS.
- SEE REFLECTED CEILING PLANS FOR HORIZONTAL ASSEMBLY LOCATIONS.
- SEE FINISH SCHEDULE, INTERIOR ELEVATIONS, AND DETAILS FOR SPECIAL CONDITIONS AND APPLIED WALL FINISHES.
- MAINTAIN FIRE RATING OF WALLS AROUND FIRE EXTINGUISHER CABINETS AND OTHER RECESSED ITEMS.
- FRAME AROUND BEAMS AND OTHER STRUCTURAL ELEMENTS WHEN THEY OCCUR WITHIN THE SPACE OF A FIRE RATED OR ACOUSTICAL ASSEMBLY.
- PROVIDE ACOUSTICAL SEAL AT FLOOR / CEILING / WALL TRANSITIONS, RECESSED BOXES, AND PENETRATIONS OF SOUND RATED ASSEMBLIES AND OTHER CONSTRUCTION AS REQUIRED TO ACHIEVE WALL TYPE STC RATING.
- PROVIDE MOISTURE RESISTANT GYPSUM BOARD TYPICAL AT ALL RESTROOMS, BATHROOMS, AND KITCHEN WALLS.
- PROVIDE CEMENT BACKERBOARD AT LOCATIONS SPECIFIED TO RECEIVE WALL TILE. PROVIDE IN ADDITION TO GYPSUM WALL BOARD AT RATED WALLS AND IN LIEU OF GYPSUM BOARD AT NON-RATED WALLS.
- ALL FRAMING AND FINISHES OF INTERIOR WALLS TO EXTEND TO THE UNDERSIDE OF STRUCTURE ABOVE U.N.O.
- WHEN METAL FRAMING CONTINUES PAST INTERMEDIATE STRUCTURE, AS IN MULTI-LEVEL SHAFT ENCLOSURES AND SIMILAR CONDITIONS, ATTACHMENT TO INTERMEDIATE STRUCTURE SHALL BE WITH A SLOTTED CONNECTION OR OTHER MEANS SUCH THAT STRUCTURAL DEFLECTION WILL NOT TRANSFER LOADS TO METAL FRAMING.
- WALL TAG POSITION ON ASYMMETRICAL ASSEMBLIES INDICATES SIDE OF SPECIALTY LAYERS, AS NOTED IN ASSEMBLY DETAIL.
- WHERE PRE-ROCK IS REQUIRED PER CONTRACTOR CONSTRUCTION SEQUENCING, WATERPROOF OR EXTERIOR GRADE GWB BOARD MEETING REQUIREMENTS OF ASSEMBLY SHALL BE USED.

ASSEMBLY TAGS



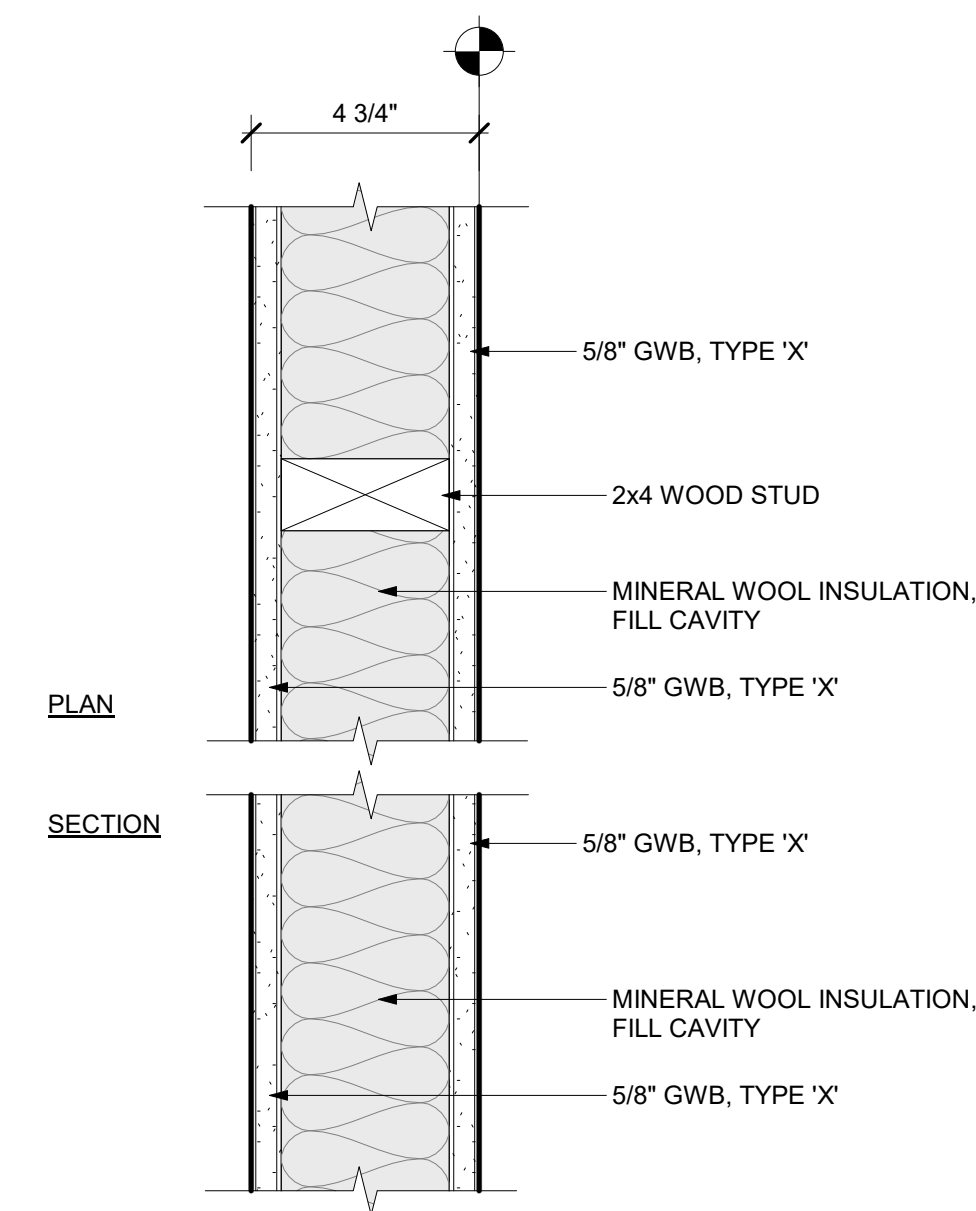
FRAMING SIZES

0	0 7/8" METAL STUD	4	2x4 WOOD STUD FRAMING
1	1 5/8" METAL STUD	6	2x6 WOOD STUD FRAMING
2	2 1/2" METAL STUD	8	2x8 WOOD STUD FRAMING
3	3 5/8" METAL STUD	10	2x10 WOOD STUD FRAMING
4	4" METAL STUD		
5	5 1/2" METAL STUD	6	6" CONCRETE
6	6" METAL STUD	8	8" CONCRETE
8	8" METAL STUD	10	10" CONCRETE
10	10" METAL STUD	12	12" CONCRETE



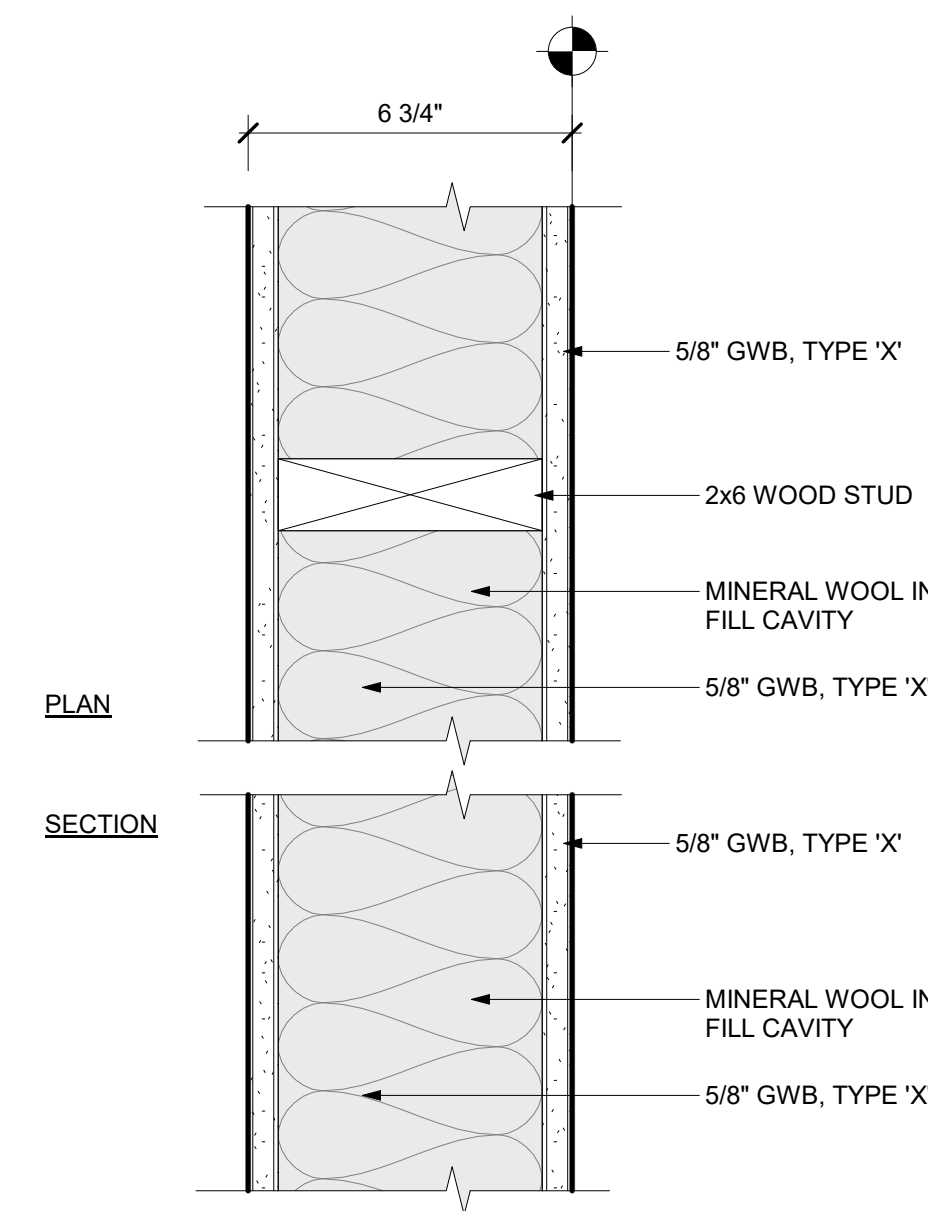
W6C 0 HR, NON-LOAD BEARING FURRING

FIRE RATING: 0 HR  
STC RATING: N/A  
INSULATION:



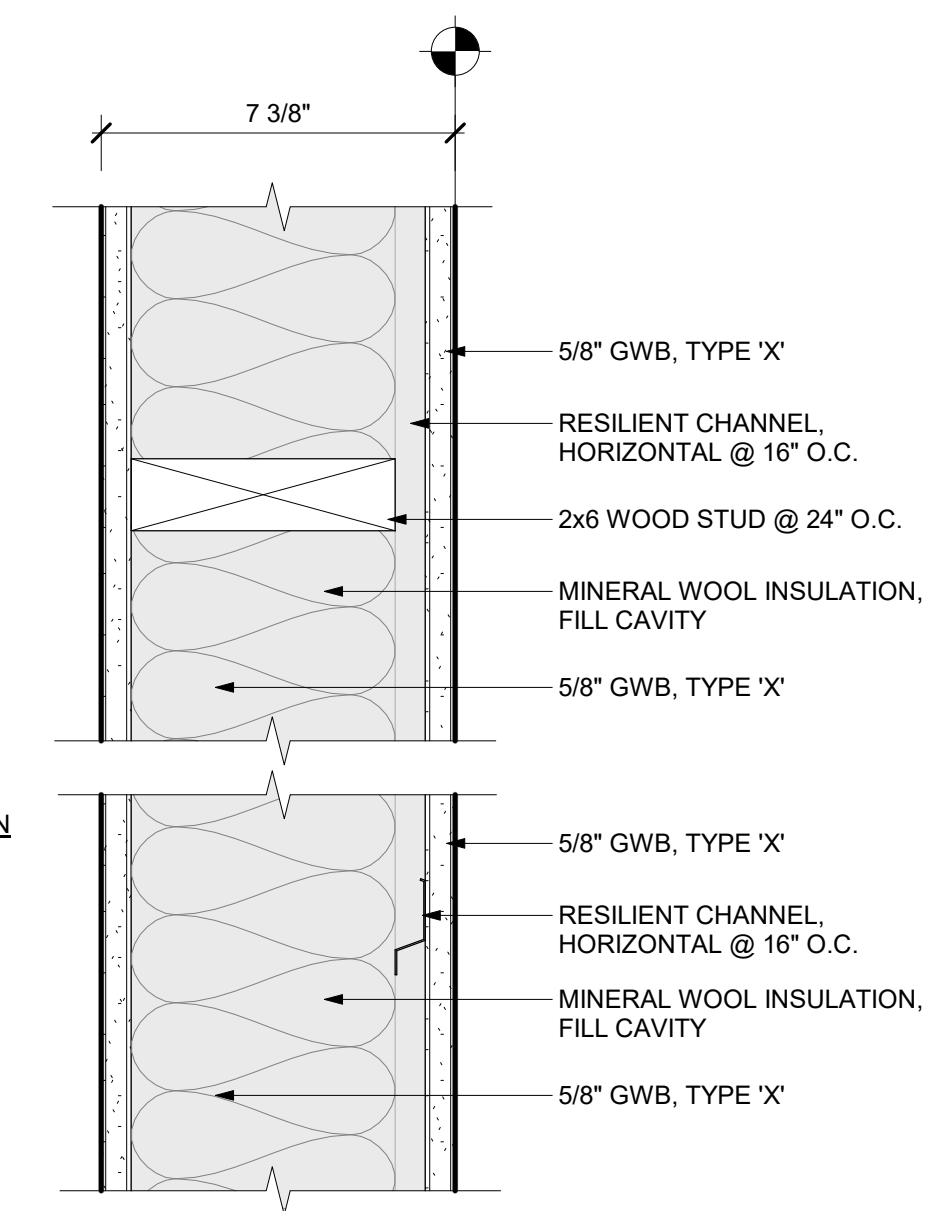
W6C 0 HR, NON-LOAD BEARING 2x4 WALL

FIRE RATING: 0 HR  
STC RATING: N/A  
INSULATION:



W6A 0 HR, NON-LOAD BEARING 2x6 WALL

FIRE RATING: 0 HR  
STC RATING: N/A  
INSULATION:



W6A 1 HR, LOAD BEARING WALL

FIRE RATING: 1  
STC RATING: 50, NRCC TL-93-098  
INSULATION: NA

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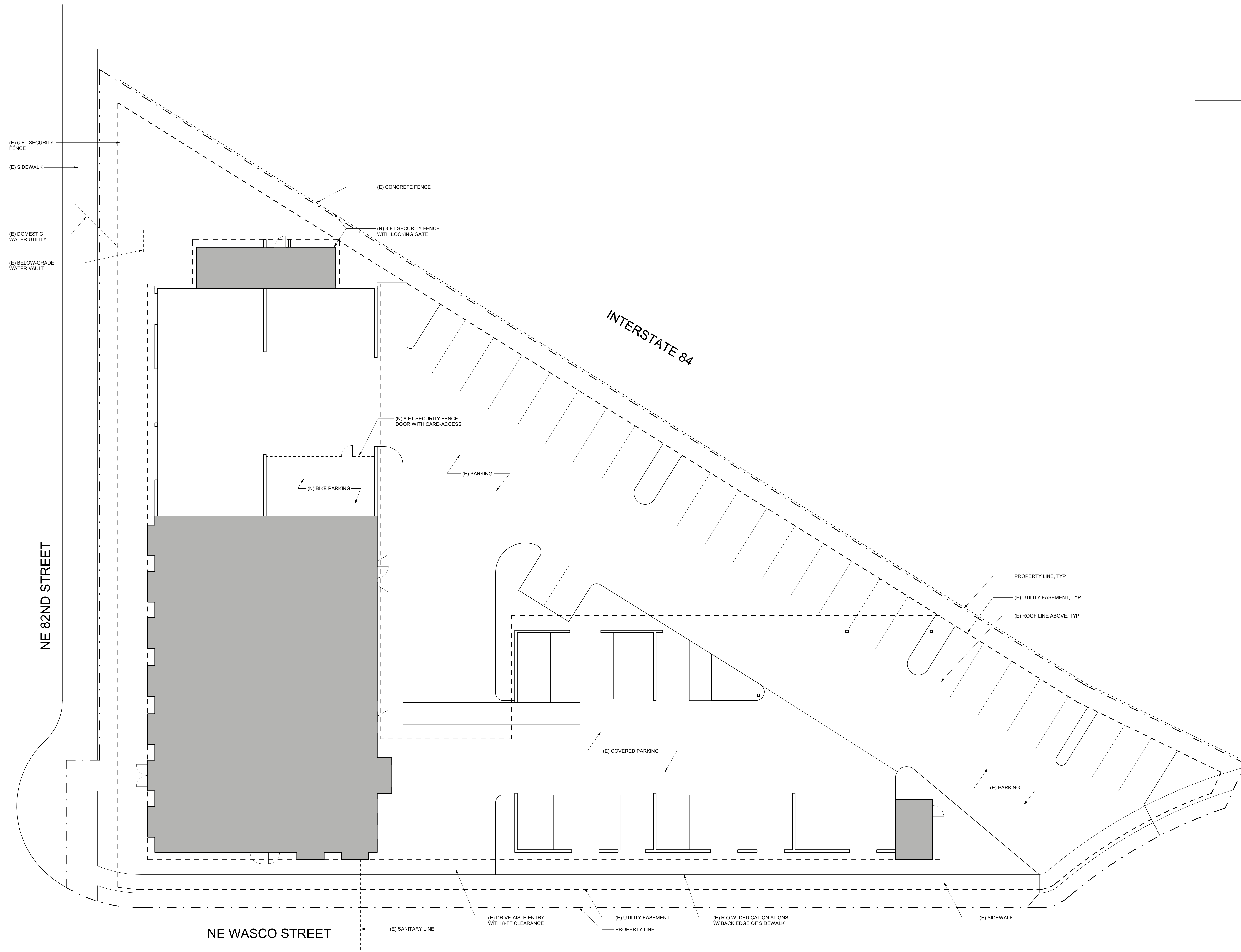
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revision: date:

VERTICAL ASSEMBLIES

sheet:

A0.10



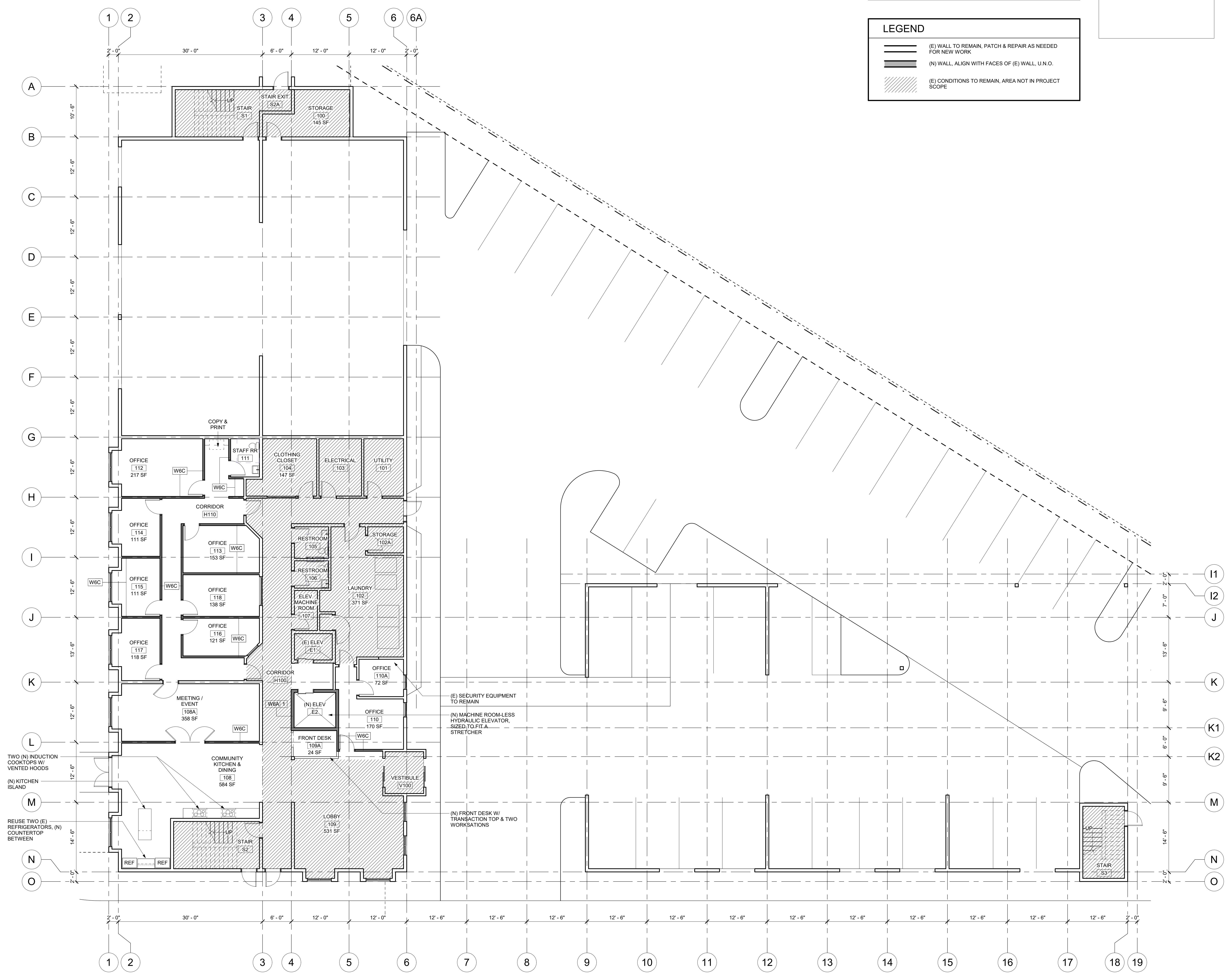


**GENERAL NOTES**

A. CONTRACTOR TO VERIFY DIMENSIONS OF EXISTING CONDITIONS.  
 B. SEE A0.10 FOR VERTICAL ASSEMBLY TYPES.  
 C. SEE A0.XX FOR HORIZONTAL ASSEMBLY TYPES.  
 D. SEE A0.XX FOR DOOR AND WINDOW TYPES AND SCHEDULE.  
 E. SEE A0.XX AND A0.XX FOR ASSEMBLY TRANSITION KEY PLANS.  
 F. DIMENSIONS SHOWN IN **BOLD ITALICS** AND MARKED **CLR** TAKE PRECEDENCE. DUPLICATE DIMENSIONS SHOWN TO FRAMING ARE FOR CONVENIENCE ONLY.  
 G. JAMB SIDE OF SWING DOORS TO BE 4" FROM ADJACENT WALL, U.N.O.  
 H. ALL BASES TO BE B-1 U.N.O.

**LEGEND**

— (E) WALL TO REMAIN, PATCH & REPAIR AS NEEDED FOR NEW WORK  
 — (N) WALL, ALIGN WITH FACES OF (E) WALL, U.N.O.  
 // (E) CONDITIONS TO REMAIN, AREA NOT IN PROJECT SCOPE



1 FLOOR PLAN - LEVEL 01  
 A1.01 1/8" = 1'-0"

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 02-07-2024  
 issue: date:

revision: date:

title:  
 LEVEL 01 FLOOR PLAN

sheet:  
**A1.01**  
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**GENERAL NOTES**

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02-07-2024

Issue:                      date:

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title:  
LEVEL 02 FLOOR  
PLAN

sheet:

A1.02

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1 FLOOR PLAN - LEVEL 02  
A1.02 1/8" = 1'-0"



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**GENERAL NOTES**

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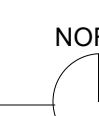
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LEVEL 03 FLOOR  
PLAN

sheet:

A1.03

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1 FLOOR PLAN - LEVEL 03  
A1.03 1/8" = 1'-0"



## 100% SCHEMATIC DESIGN PROJECT NARRATIVE

PROJECT	PROJECT #
CCC Evergreen Crossing	22-025

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### GENERAL

#### 1. Project address

1.1. 8225 NE Wasco Street, Portland, OR 97220

#### 2. Project Description

2.1. Partial renovation of 3 story former hotel with current and expected use consisting of short-term housing, communal dining and recreation areas, administrative spaces, and outpatient clinical spaces.

2.2. Renovation to include the addition of a second elevator, infill of a pool at the ground floor, selective renovation of administrative and clinical spaces, and upgrade a selection of unit restrooms to be wheelchair accessible.

2.3. Building and site will remain in use during construction. Contractor to coordinate with Owner to stage and phase construction work to ensure access and operability of building and site remain throughout.

#### 3. Contractor to provide design contingency for further design development.

#### 4. Project GSF Breakdown

4.1. Existing to remain (outside of project scope)	
4.1.1. Residential Units	19,900 gsf
4.1.2. Shared Spaces & Vert Circ	4,100 gsf
4.1.3. Admin & Clinic	800 gsf
4.1.4. Utility & BOH	12,500 gsf
4.1.5. <u>Covered Parking</u>	<u>11,800 gsf</u>
4.1.6. Total	37,800 gsf

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4.2.	Scope of renovation	
4.2.1.	Residential Units	5,300 gsf
4.2.2.	Shared Spaces & Vert Circ	2,200 gsf
4.2.3.	Admin & Clinic	4,500 gsf
4.2.4.	Utility & BOH	0 gsf
4.2.5.	Total	12,100 gsf
4.3.	Total Building GSF	
4.3.1.	Existing to remain	37,800 gsf
4.3.2.	Scope of renovation	12,100 gsf
4.4.	Site Area	39,700 sf

## 5. Building Code + Certifications

- 5.1. The existing construction type is Type VA and will remain this construction type.
- 5.2. Building to meet 2022 OSSC
- 5.3. Existing building is fully sprinklered, any modifications to remain sprinklered and adhere to NFPA 13 throughout.
- 5.4. Fire Detection and Alarm scope in areas of renovation, Bidder Designed

## 6. Accessibility

- 6.1. All areas undergoing renovation to meet requirements of ICC A117.1 (ADA Standards for Accessible Design).

## SITE IMPROVEMENTS

### 7. On-Site Improvements:

- 7.1. Existing parking and planting areas to remain, contractor to protect anNew 8-ft security fence with gate to secure access to vault and utilities at north end of site.
- 7.2. New full-height security fence with card access gates in covered parking area.

### 8. Off-Site Improvements:

- 8.1. None.



## **STRUCTURAL SYSTEMS**

Refer to Structural drawings.

### **9. Assume Miscellaneous Steel for the following conditions:**

- 9.1. None.

## **HORIZONTAL AND VERTICAL ASSEMBLIES**

### **10. Foundation Walls**

- 10.1. Existing to remain.

### **11. Exterior Walls**

- 11.1. Existing to remain.

### **12. Interior Walls**

- 12.1. 2x6 stud walls at all plumbing, bearing and demising walls
- 12.2. 2x4 stud walls at all other partitions
- 12.3. 5/8" gypsum board sheathing each side as needed to meet acoustical and fire ratings (Type 'X' at all fire-rated walls)
- 12.4. Fill cavity with acoustical batt insulation at all finished spaces

### **13. Horizontal Assemblies (Floors)**

- 13.1. Existing to remain.

### **14. Horizontal Assemblies (Roof)**

- 14.1. Existing to remain.

## **WINDOWS AND DOORS**

### **15. Exterior Aluminum Storefront Systems**

- 15.1. Existing to remain.

### **16. Interior Aluminum Storefront**

- 16.1. Existing to remain.

### **17. Typical Exterior Punched Windows**

- 17.1. Existing to remain.

## 18. Interior Doors & Frames

### 18.1. Common Area Interior Doors

18.1.1. Assume access control at the following locations: Building Entrances, Elevators, Amenity Spaces

18.1.2. Assume ADA Actuators at the following locations: Building Entrances, Amenity Spaces

18.1.3. Lever Set Basis of Design

18.1.3.1. Allegion/Schlage, Standard Lever Collection, 02 Lever, Satin Chrome Finish

18.1.4. Welded hollow metal frames and solid core paint grade wood doors at common spaces

18.1.5. New doors at offices and clinics to have half-lite and integrated hold-open.

18.1.6. Typ. Size 3' x 7'

18.1.7. 20 – 90 min. fire ratings

### 18.2. Housing Units

18.2.1. Lever Set Basis of Design

18.2.1.1. Allegion/Schlage, Standard Lever Collection, 02 Lever, satin chrome finish

18.2.2. Entry Door

18.2.2.1. Existing to remain.

18.2.3. Interior Unit Doors

18.2.3.1. Hollow core, paint grade

18.2.3.2. 3' x 6'-8"

18.2.3.3. Frame to be wood with field applied wood trim

## EXTERIOR FINISHES

### 19. Siding Materials

19.1. Existing to remain.

### 20. Metal Flashing and Coping

20.1. Existing to remain.

### 21. Handrails

21.1. Existing to remain.

### 22. Canopy

22.1. Existing to remain.

## INTERIOR FINISHES | SPECIALTIES | FFE

### 23. General:

23.1. NOTE: Project has set a goal to eliminate use of five classes of chemicals inside the Air Barrier. It is to be assumed that for the finishes listed in this Section, the Architect will be specifying materials FREE of the following:

23.1.1. Added Formaldehyde

23.1.2. Halogenated Flame Retardants

23.1.3. Perfluorinated Compounds

23.1.4. Phthalates

23.1.5. VOCs in wet-applied products

23.2. Architectural coatings, insulation and flooring to meet California Section 01350 SCAQMD Rule 1113

23.3. Adhesives and sealants to meet California Section 01350 SCAQMD Rule 1168

23.4. Composite wood products to meet the California Environmental Protection Agencies Air Resources Board, Air Toxics Control Measure for Composite Wood requirements for ultra-low-emitting formaldehyde resins or no added formaldehyde (NAF) resins

23.5. Recessed walk-off mats at all exterior entries

23.6. Floor base to be painted wood at all spaces except:

23.6.1. 6" rubber base at Utility / BOH, Storage, Laundry, & Trash

## 24. Amenities & Shared Spaces

### 24.1. Residential Lobby & Communal Kitchen/Dining

#### 24.1.1. Floor finish

24.1.1.1. Existing to remain; in areas of new construction, replace to match existing.

#### 24.1.2. Wall and Ceiling Finish

24.1.2.1. Existing to remain; in areas of new construction, replace to match existing.

#### 24.1.3. Countertops and Casework

24.1.3.1. Existing to remain; in areas of new construction, replace to match existing.

#### 24.1.4. Window Coverings

24.1.4.1. Existing to remain; in areas of new construction, replace to match existing.

#### 24.1.5. Provide allowance for:

24.1.5.1. Reception Casework

#### 24.1.6. Appliances

24.1.6.1. Stainless Steel Finish

24.1.6.2. All appliances to be ADA

24.1.6.3. Refrigerator – 30” W x 28” Deep, Energy Star rated

24.1.6.4. Hood – Direct Vent to exterior

24.1.6.5. Slide in Range

### 24.2. Offices

#### 24.2.1. Floor Finish

24.2.1.1. Basis of Design: (CPT-1) Interface Carpet Tiles. Green Label Plus certified

#### 24.2.2. Wall and Ceiling Finish

24.2.2.1. Level 04 Painted Gypsum

#### 24.2.3. Window Coverings

24.2.3.1. Existing to remain; in areas of new construction, replace to match existing.

## 24.3. Housing Corridors

### 24.3.1. Floor Finish

24.3.1.1. Existing to remain; in areas of new construction, replace to match existing.

### 24.3.2. Wall finish

24.3.2.1. Existing to remain; in areas of new construction, replace to match existing.

## 24.4. Housing Trash and Utility Rooms

### 24.4.1. Floor Finish

24.4.1.1. Existing to remain; in areas of new construction, replace to match existing.

### 24.4.2. Wall Finish

24.4.2.1. Existing to remain; in areas of new construction, replace to match existing.

24.4.2.2. FRP wall panel at trash rooms to 8'

## 25. Units

### 25.1. Floor Finish

25.1.1. Existing to remain; in areas of new construction, replace to match existing.

### 25.2. Wall and Ceiling Finish

25.2.1. Level 03 painted gypsum walls and ceiling with light texture finish

### 25.3. Countertops

25.3.1. Existing to remain; in areas of new construction, replace to match existing.

### 25.4. Casework

25.4.1. Existing to remain; in areas of new construction, replace to match existing.

### 25.5. Appliances

25.5.1. None

## 25.6. Accessories

25.6.1. Gatco 'Latitude2' for line for towel bar, towel hook, robe hook, shower curtain and paper dispenser, chrome finish

25.6.2. Frameless mirror, sized TBD

25.6.3. Wire shelving with hangar rod at all closets

## CIRCULATION SYSTEMS

### 26. Passenger Elevators

26.1. Basis of Design: Otis Hydrofit.

26.2. Sized to fit stretcher, 3 stops, 1 opening, with card reader access.

26.3. Finishes:

26.3.1. PLAM Wall Finish

26.3.2. Walk off mat flooring

### 27. Stairs

27.1. Existing to remain.

## MECHANICAL

### 28. Project to comply with ASHRE 62.2-2010

### 29. Scope to be bidder-designed

#### 30. Level 01

30.1. Exhaust hoods for two domestic ranges (see 24.1.6.4.); vent to exterior, provide make-up air if required.

#### 31. Level 02

31.1. Exhaust Common Shower (216) room with timed or humidity-sensing fan(s), provide make-up air if required.

31.2. ALTERNATE—Exhaust Corridors (H200, H220) and Trash room (200), provide fresh air intake.

#### 32. Level 03

32.1. Exhaust Common Shower (316) room with timed or humidity-sensing fan(s), provide make-up air if required.

32.2. Exhaust PC Exam 1 & 2 (317, 319) and Primary Care Clinic (321) rooms, provide fresh air intake.

32.3. ALTERNATE—Exhaust Corridors (H300, H320) and Trash room (300), provide fresh air intake.

## PLUMBING

### 33. Scope to be bidder designed.

#### 34. Community Kitchen

34.1. Sink – Undermount, Stainless steel 18ga, ADA compliant

34.2. Sink Faucet - Grohe Concetto 31453001, Stainless steel finish

#### 35. Common Restrooms

35.1. Wall mount sink, white porcelain

35.2. Vanity faucet – Grohe Concetto 34271001, center set, Chrome finish 001

35.3. Tub/Shower – Fiberfab/Superior, Model 100LSC, one piece Gelcoat insert, ADA compliant with backing for future grab bars

35.4. Tub/Shower Faucet – Grohe, matching chrome set

#### 36. Units

36.1. Bathroom

36.1.1. Sink – Drop in, white porcelain

36.1.2. Vanity faucet – Grohe Concetto 34271001, center set, Chrome finish 001

36.1.3. Tub/Shower – Fiberfab/Superior, Model 100LSC, one piece Gelcoat insert, ADA compliant with backing for future grab bars

36.1.4. Tub/Shower Faucet – Grohe, matching chrome set

## ELECTRICAL | LIGHTING | LOW VOLTAGE

### 37. Scope to be bidder designed.

#### 38. Solar Energy

38.1. None

#### 39. Electric Vehicle Charging

39.1. None

#### 40. Low Voltage

40.1. None.

## END OF ARCHITECTURAL NARRATIVE

## ATTACHMENT 5 INSURANCE REQUIREMENTS

During the Term of this Agreement, Contractor shall, at its own expense, maintain and carry insurance in full force and effect, as indicated below, with financially sound and reputable insurers. All insurance policies required pursuant to this Agreement shall:

1. provide that insurance carriers give CCC at least thirty (30) days' prior written notice of cancellation or non-renewal of policy coverage; *provided that*, prior to such cancellation, Contractor shall have new insurance policies in place that meet the requirements of this Agreement;
2. waive any right of subrogation of the insurers against CCC or any of its affiliates;
3. provide that such insurance be primary insurance and any similar insurance in the name of and/or for the benefit of CCC and shall be excess and non-contributory; and
4. include by endorsement as Additional Insureds: **Central City Concern, its agents, officers, directors, officials, and employees.**

**Commercial General Liability:**

Each Occurrence/ Aggregate (other than Products/Completed Operations Liability) \$2,000,000

**Products/Completed Operations:**

Each Occurrence \$2,000,000  
Aggregate \$4,000,000

**Workers' Compensation:**

Employers Liability State Statutory Limits  
\$1,000,000

**Automobile Liability:**

Owned, Hired and Non-Owned Vehicles \$1,000,000

**Professional Liability:**

Each Occurrence/ Aggregate \$2,000,000

**Excess/Umbrella:**

Required Underlying Policies to be included in Umbrella: Workers' Compensation, General Liability, Commercial Auto \$10,000,000

**Contractors Pollution Liability:**

Each Occurrence \$3,000,000  
Pollution Aggregate \$6,000,000

**Cyber Security Liability:**

Each Occurrence/ Aggregate \$2,000,000

Include all additional endorsements that may be relevant to the services.



Upon CCC's request, Contractor shall provide CCC with copies of the certificates of insurance and policy endorsements for all insurance coverage required by this Agreement and shall not do anything to invalidate such insurance. This Addendum C shall not be construed in any manner as waiving, restricting, or limiting the liability of either party for any obligations imposed under this Agreement (including but not limited to, any provisions requiring a party hereto to indemnify, defend and hold the other harmless under this Agreement).