

**MOLALLA RIVER SCHOOL DISTRICT  
GMP AMENDMENT #1 TO CONTRACT**

**THIS AMENDMENT IS BETWEEN:**

**OWNER:**

Molalla River School District #35  
412 S. Swiegle Ave.  
Molalla, Oregon 97038

and

**CONSTRUCTION MANAGER/GENERAL CONTRACTOR:**

Pence Contractors  
5400 Meadows Road Suite 400  
Lake Oswego, OR 97035

(referred to in the Standard General Conditions for Public Improvement  
Contracts as Contractor and referred to herein as "the CM/GC"):

**THE PROJECT:**

Molalla River Middle School Replacement Project

**Date of Original CM/GC Contract: January 24, 2025**

**Date of this Amendment: July 24, 2025**

The Owner and CM/GC hereby amend the Contract as set forth below. Capitalized terms used but not defined herein shall have the meanings given in the Contract Documents. Except as amended hereby, the Contract remains in full force and effect.

1. **EWA #1 GMP.** The parties agree that the EWA #1 GMP for the Project is \$3,043,914.94, consisting of the Preconstruction Fee, the Estimated Cost of the Work and the CM/GC Fee (stated as a fixed dollar lump sum amount), as follows:

	Total Amount of GMP Prior to EWA No. 1	Total Amount of this EWA No. 1	Total Amount of GMP after this EWA No. 1 + Preconstruction
Preconstruction Services	\$116,425.94	\$0	\$116,425.94
EWA #1 Cost of Work (COW)	\$0	\$2,297,107	\$2,297,107
General Conditions	\$0	\$274,938	\$274,938
PDB Fee/Liab. Ins. P&P Bond	\$0	\$91,811	\$91,811
SDI (Sub contractor Default)	\$0	\$22,591	\$22,591
Contractor Contingency	\$0	\$129,732	\$129,732
CAT Tax .04%	\$0	\$11,310	\$11,310
GMP Amount (total of above categories)	\$0	\$2,827,489	\$2,827,489
Owner Controlled Contingency w/i GMP	\$0	\$100,000	\$100,000
<b>Total GMP =</b>	<b>\$116,425.94</b>	<b>\$2,927,489</b>	<b>\$3,043,914.94</b>

For purposes of determining the GMP, the Estimated Cost of the Work shall include the CM/GC's Contingency and Allowances, the Cost for GC Work, any Early Work Amendments and the costs of all components and systems required for a complete, fully functional facility.

2. **Basis of GMP.** The GMP is based on the GMP Supporting Documents attached as Attachments A- (15 pages) including the Allowances, assumptions, exclusions, unit prices, and alternates designated therein.
3. **Plans and Specifications.** The Plans and Specifications for the Project are as listed in the GMP Supporting Documents. CM/GC shall perform Construction Phase Services in accordance with the Plans and Specifications and the other Contract Documents as listed in Contract drawings and Specifications issued by Opsis Architecture June 30, 2025. Attachment B (list of contract drawings)
4. **Substantial Completion Date.** Notwithstanding any provision in the GMP Supporting Documents to the contrary, the required date for Substantial Completion is:  
Phase 1 -New School and Parking Lot - April 30 2027  
Phase 2 - Demolish Existing School and New Fields - December 17, 2027
5. **Tax Compliance Certification.** The individual signing on behalf of CM/GC hereby certifies and swears under penalty of perjury that s/he is authorized to act on behalf of CM/GC, s/he has authority and knowledge regarding CM/GC's payment of taxes, and to the best of her/his knowledge, CM/GC is not in violation of any Oregon tax laws. For purposes of this certification, "Oregon tax laws" are those tax laws listed in ORS 305.380(4), namely ORS Chapters 118, 314, 316, 317, 318, 320, 321, and 323 and Sections 10 to 20, Chapter 533, Oregon Laws 1981, as amended by Chapter 16, Oregon Laws 1982 (first special session); the elderly rental assistance program under ORS 310.630 to 310.706; and any local taxes administered by the Oregon Department of Revenue under ORS 305.620.

**THIS AMENDMENT** is executed in four original copies of which one is to be delivered to the CM/GC, and the remainder to Owner.

**CM/GC:**

Name of Firm: Pence Contractors

Address: 5400 Meadows Road Suite 410

Lake Oswego, OR 97035

CM/GC's Federal Tax I.D. #: 87-1988770

Construction Contractor's Board Registration No.: 239463

\_\_\_\_\_  
Signature of Authorized Representative of CM/GC

Title:

Date:

**OWNER:**

MOLALLA RIVER SCHOOL DISTRICT  
SCHOOL BOARD

\_\_\_\_\_  
Signature of Molalla River School District School

Title:

Date:

REVIEWED AS TO SCOPE SUFFICIENCY

\_\_\_\_\_  
Reviewed

Signature of Owners Representative

Title

Date

Attachment A      Assumptions schedule and clarifications made in preparing the EWA #1  
Guaranteed Maximum Price, pages 1 through 15, dated July 18, 2025

Attachment B      Plans, Specifications of the Contract, on which the EWA #1 Guaranteed  
Maximum Price is based.

## Attachment A



LAKE OSWEGO 5400 Meadows Road, Suite 410, Lake Oswego, OR 97035  
BEND 1051 NW Bond Street, Suite 310, Bend, OR 97701  
pence.net, CCB: OR 239463

July 18, 2025

Miki Bragg  
OTAK, Inc.  
808 SW Third Avenue, Suite 800  
Portland, OR 97204

RE: Molalla River Middle School Replacement – Early Work Authorization #1

Dear Miki,

The purpose of this Early work Authorization (EWA) is to allow Pence Contractors to start early work on the Molalla River Middle School Project. EWA #1 is a not-to-exceed price but is not intended to be a stand-alone GMP. This EWA #1 will be rolled into the overall GMP for the project as the GMP is developed. The following narrative is the entire scope of work for this EWA.

Based on the clarifications below, Pence Contractors presents EWA #1 per the summary below.

Description	Total
Early Work Authorization #1	\$2,827,489

The following Pence documents are attached.

1. CSI Standard Detail Report
2. Molalla River Middle School EWA-1 Schedule – Dated 15-June-25
3. Pence Contractors MRMS Logistics Plan – Dated 17-July-25
4. MRMS Schedule Changes From Contract – Dated 10-June-25
5. MRMS EWA #1 GCGR Breakdown – Dated 19-June-25
6. MRMS EWA #1 Pence Labor Rates 2025 thru 2028
7. Equipment Rental Rates

### 01 – General

1. EWA #1 on the following documents.
  - a. Molalla River Middle School Replacement Early Work Application Documents by Opsis – Dated 30-June-25
  - b. Molalla River School District Layout & Paving Plans and Private Utility Details (For Reference Only) by Standridge – Dated 21-May-25
  - c. Molalla River School District Progress Print Foundation Plans (For Reference Only) by Catena – Dated 11-July-25
  - d. Geotechnical Engineering Report by PBS – Dated 25-March-25
  - e. Pre-Demolition Hazardous Materials Survey Report by PBS – Dated April 2025
  - f. Pence Narrative and Clarifications (this document).
2. EWA #1 includes the following contingencies. The owner should carry additional contingency for design changes and unanticipated conditions.
  - a. Construction Contingency of 5% of cost of work.



3. Fee is calculated at 3.37% of cost of work, and includes liability insurance, and payment and performance bonds.
4. Subcontractor Default Mitigation is included at 1% of the subcontractor costs.
5. Builder's Risk is not included and is to be provided by Molalla River School District (MRSD).
6. Corporate Activity Tax is included at 0.4% of total cost.
7. EWA #1 does not contemplate additional direct and indirect costs due to future imposed tariffs after 30-day buyout. Additional tariff-related charges will be reimbursable as the cost of work and the contract amount adjusted accordingly via change order.
8. EWA #1 does not include any additional costs associated with Project Labor Agreements (PLAs), nor any increases based on Oregon Executive Order 24-31. Additional costs associated with Project Labor Agreements will be by MRSD.
9. EWA #1 does not include any costs associated with the 1.5% GET allocation.
10. This EWA budget does not include required work or costs that extend beyond the scheduled work in this EWA. These costs include, but are not limited to, job office facilities, temp restrooms, rental and maintenance of temporary site fencing, inspecting and maintaining erosion control measures as required by ESCP, site security.

## **02 – Existing Conditions**

1. EWA #1 assumes the modular buildings and maintenance building are free of hazardous materials.
2. Additional hazardous materials inspection, sampling, and testing is not included. Any costs associated with hazardous materials testing and removal to mitigation is by MRSD.
3. Site demolition as shown on sheet CG0.50 is included. Note: The existing water service serving the NE building will be used for temporary water during EWA #1 construction. It is up to the design team if this water service will ultimately be abandoned or re-used for landscape irrigation after EWA #1 work is complete.
4. Demolition of existing maintenance building at the NE corner of the site, and two modular buildings are included in EWA #1
5. Safe-off of MEP systems before demo of existing buildings are included.
6. Abatement and Demolition of the existing Molalla River Middle School is not included in EWA #1.
7. No additional work to the existing school is included.

## **22 - Plumbing**

1. Installation of temporary gas line as shown on sheet CG0.50 is included.

## **26 - Electrical**

1. Installation of temporary communications line as shown on sheet CG0.50 is included.

## **31 – Earthwork & Utilities**

1. EWA #1 acknowledges a geotechnical report has been provided.
2. EWA # 1 includes site demolition, site clearing and rough grading to start in August to use on-site fill material from a borrow pit at the athletic field South of the new school.
3. EWA #1 includes laydown/staging areas, haul roads, and contractor parking per attached MRMS Logistics plan.
4. Storm utilities shown on sheet CG3.00 are included.
5. Aggregate Piers or Stone Columns are not included and assumed not required.
6. Over excavation, deepened foundations, and additional aggregate base are not included.



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7. Site will be stripped to 6" depth. Stripped site will be screed for organics and stockpiled on site for future topsoil amending.
8. Cement amendments or additional structural treatment of native soils from the site is not included. All soils to be placed in dry weather. It is assumed that this native soil from the site will be suitable for placement pursuant to the contract documents. If the soil becomes unsuitable for placement or does not meet the geotechnical engineer's requirements for placement, then Pence Contractors will be compensated by MRSD to import additional suitable fill.
9. The North retention pond will be dug to use its soil for fill and will be left temporary until main building work completes. Water leaving the retention pond will be filtered.
10. Imported soils used for fill will be per the Geotech report.

### **32- Site Improvements**

1. Hezzie lane will be temporarily widened by approximately 8'-0" using 6" of Level 3 HMA paving over 12" of 1-1/2"-0" aggregate base per the profile shown on detail 6/CG5.00.

### **General Clarifications**

1. System development fees, permit and plan review fees, utility engineering fees, utility aid-to-construction fees, city of Molalla utility connection and improvement fees, or any Franchise utility and development fees are not included as these are provided by the owner.
2. Special Inspection Costs, Geotechnical Observation Costs, any other Inspection Costs, and any job specific bonds are by MRSD.
3. Franchise utility charges for electricity, natural gas, telecommunications, water and any other utility are by MRSD.
4. Pence is not responsible for security that is outside of phase 1 site fencing.
5. Utility cost charges after permanent connection are by MRSD.

Thank you for the opportunity to present this EWA #1. Please feel free to call with any questions you may have.

Sincerely,

Sean Samples  
Senior Estimator  
Pence Construction, LLC



Spreadsheet Level	Quantity	Unit Cost	Total
<b>02.0000 EXISTING CONDITIONS</b>			
<b>02.2100 Surveying &amp; Documentation</b>			
site survey	512,000.00 sqft	0.05 /sqft	23,333
stake erosion control - sediment fence	512,000.00 sqft	0.01 /sqft	3,206
private utility locates	512,000.00 sqft	0.01 /sqft	5,000
certified survey/as-builts	512,000.00 sqft	0.02 /sqft	10,000
<b>02.2100 Surveying &amp; Documentation</b>	<b>512,000.00 sqft</b>	<b>0.08 /sqft</b>	<b>41,539</b>
<b>02.4116 Building Demolition</b>			
demo modular buildings	2,879.00 sqft	8.97 /sqft	25,832
demo existing building at NE corner	5,116.00 sqft	16.35 /sqft	83,635
<b>02.4116 Building Demolition</b>	<b>512,000.00 sqft</b>	<b>0.21 /sqft</b>	<b>109,467</b>
<b>02.0000 EXISTING CONDITIONS</b>	<b>512,000.00 sqft</b>	<b>0.29 /sqft</b>	<b>151,006</b>
<b>22.0000 PLUMBING</b>			
<b>22.1000 Plumbing</b>			
temporary gas - re-route gas line	245.00 Inft	100.00 /Inft	24,500
safe-off for demo	1.00 lsum	3,000.00 /lsum	3,000
temp water connection	1.00 lsum	15,000.00 /lsum	15,000
<b>22.1000 Plumbing</b>	<b>245.00 Inft</b>	<b>173.47 /Inft</b>	<b>42,500</b>
<b>22.0000 PLUMBING</b>	<b>245.00 Inft</b>	<b>173.47 /Inft</b>	<b>42,500</b>
<b>26.0000 ELECTRICAL</b>			
<b>27.2000 Data Communications</b>			
safe-off electrical	3.00 each	1,000.00 /each	3,000
temporary comm line - re-route comm line	320.00 Inft	115.00 /Inft	36,800
<b>27.2000 Data Communications</b>	<b>320.00 Inft</b>	<b>124.38 /Inft</b>	<b>39,800</b>
<b>26.0000 ELECTRICAL</b>	<b>320.00 Inft</b>	<b>124.38 /Inft</b>	<b>39,800</b>
<b>31.0000 EARTHWORK &amp; UTILITIES</b>			
<b>31.1000 Site Clearing</b>			
demo concrete curb	1,525.00 Inft	3.17 /Inft	4,834
sawcut sidewalks and ac paving	522.00 Inft	6.00 /Inft	3,132
demo asphalt concrete paving	59,833.00 sqft	1.59 /sqft	95,134
demo wood bollards	83.00 each	26.42 /each	2,193
demo benches	3.00 each	132.09 /each	396
demo light poles	3.00 each	264.17 /each	793
demo chain link fence	200.00 Inft	3.50 /Inft	700
demo baseball backstop	110.00 Inft	12.74 /Inft	1,401
demo baseball fence	416.00 each	4.51 /each	1,877
demo cmu dugouts	6.00 each	1,061.67 /each	6,370
demo baseball bleachers	3.00 each	530.83 /each	1,592
demo basketball hoops	4.00 each	150.00 /each	600
demo storm	939.00 Inft	26.42 /Inft	24,808
demo electrical/communications lines	1,139.00 Inft	21.13 /Inft	24,067
demo gas lines	421.00 Inft	21.13 /Inft	8,896
demo power	408.00 Inft	21.13 /Inft	8,621
demo sewer lateral at leroy	41.00 Inft	47.77 /Inft	1,959
strip site and stockpile	9,522.00 cuyd	22.76 /cuyd	216,721
remove existing trees	34.00 each	528.34 /each	17,964
tree protection and signage	22.00 each	150.00 /each	3,300
<b>31.1000 Site Clearing</b>	<b>512,000.00 sqft</b>	<b>0.83 /sqft</b>	<b>425,359</b>
<b>31.2000 Earth Moving</b>			
1200c permit	1.00 lsum	3,500.00 /lsum	3,500
traffic control	12.00 week	1,967.00 /week	23,604
dewatering - set-up	1.00 lsum	15,924.96 /lsum	15,925



## CSI Standard Detail Report

Molalla River School District

MRSD Middle School Replacement  
Early Work Authorization #1 - 07-18-2025

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Spreadsheet Level	Quantity	Unit Cost	Total
<b>31.2000 Earth Moving</b>			
student walking path	3,043.00 sqft	2.65 /sqft	8,077
vehicle haul roads	25,000.00 sqft	4.23 /sqft	105,750
rock pads - building perimeter	30,142.00 sqft	2.87 /sqft	86,508
staging/laydown area	43,073.00 sqft	2.87 /sqft	123,620
contractor parking	50,533.00 sqft	2.87 /sqft	145,030
street sweeping/cleaning at construction entrances	12.00 week	452.74 /week	5,433
cut to fill subgrade	3,336.00 cuyd	17.22 /cuyd	57,446
mass excavation - cut to fill - borrow pit	4,691.00 cuyd	8.99 /cuyd	42,172
mass excavation - import fill	14,744.00 cuyd	38.35 /cuyd	565,432
temp storm retention - excavate	1,880.00 cuyd	17.22 /cuyd	32,374
temp storm retention - fabric and rock	15,265.00 sqft	2.00 /sqft	30,530
temp storm retention - inlet/outlet	1.00 each	15,000.00 /each	15,000
base rock - 1-1/2" minus - 12" depth at heavy ac paving	4,000.00 sqft	3.74 /sqft	14,960
erosion control - initial installation	512,000.00 sqft	0.05 /sqft	25,000
erosion control - maintenance	3.00 mnth	5,293.67 /mnth	15,881
<b>31.2000 Earth Moving</b>	<b>512,000.00 gsa</b>	<b>2.57 /gsa</b>	<b>1,316,240</b>
<b>31.0000 EARTHWORK &amp; UTILITIES</b>	<b>512,000.00 sqft</b>	<b>3.40 /sqft</b>	<b>1,741,599</b>
<b>32.0000 EXTERIOR IMPROVEMENTS</b>			
<b>32.1200 Flexible Paving</b>			
6" hmac temporary paving at hezzie lane	4,000.00 sqft	8.13 /sqft	32,520
<b>32.1200 Flexible Paving</b>	<b>512,000.00 sqft</b>	<b>0.06 /sqft</b>	<b>32,520</b>
<b>32.0000 EXTERIOR IMPROVEMENTS</b>	<b>512,000.00 sqft</b>	<b>0.06 /sqft</b>	<b>32,520</b>
<b>33.0000 UTILITIES</b>			
<b>26.1000 Electrical</b>			
permanent power coordination with pge	1.00 lsum	1,000.00 /lsum	1,000
electrical utility relocation	1.00 lsum	25,000.00 /lsum	25,000
temp power set-up and install	1.00 lsum	10,000.00 /lsum	10,000
temporary light poles at job trailers	1.00 lsum	15,000.00 /lsum	15,000
<b>26.1000 Electrical</b>	<b>512,000.00 sqft</b>	<b>0.10 /sqft</b>	<b>51,000</b>
<b>33.4000 Storm Drain Utilities</b>			
storm drain line - 6" pvc	215.00 lnft	91.99 /lnft	19,777
storm drain line - 8"	130.00 lnft	108.22 /lnft	14,068
storm drain line - 10"	185.00 lnft	119.04 /lnft	22,023
storm drain line - 12"	490.00 lnft	132.71 /lnft	65,027
storm drain line - 18"	347.00 lnft	159.25 /lnft	55,260
clean-out	6.00 each	637.00 /each	3,822
water quality manhole	1.00 each	13,218.88 /each	13,219
storm manholes	5.00 each	8,447.91 /each	42,240
storm sewer - testing	1.00 each	3,246.18 /each	3,246
<b>33.4000 Storm Drain Utilities</b>	<b>1,367.00 lnft</b>	<b>174.60 /lnft</b>	<b>238,682</b>
<b>33.0000 UTILITIES</b>	<b>512,000.00 sqft</b>	<b>0.57 /sqft</b>	<b>289,682</b>

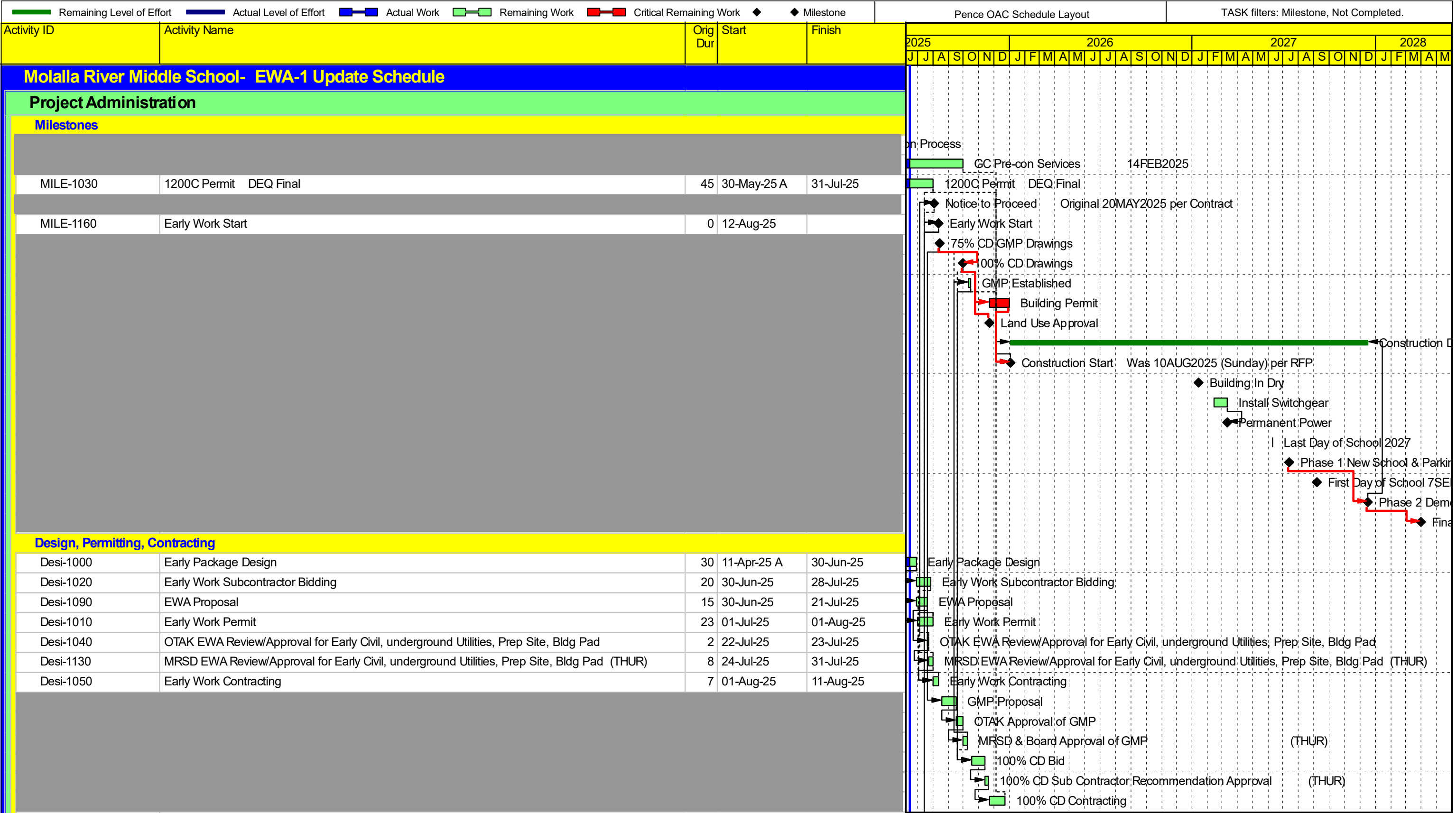


CSI Standard Detail Report  
Molalla River School District  
MRSD Middle School Replacement  
Early Work Authorization #1 - 07-18-2025

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Estimate Totals

Description	Amount	Totals	Rate	Cost per Unit
Subtotal Construction	2,297,107	2,297,107		4.487 /gsa
General Conditions	274,938			0.537 /gsa
Sub Default Mitigation	22,591	Total Subcontracts \$2,259,100 x 1.00%		0.044 /gsa
	297,529	2,594,636		5.068 /gsa
Construction Contingency	129,732		5.000 %	0.253 /gsa
Liability Insurance - In Fee				
P&P Bonds - In Fee				
CM/GC Fee	91,811		3.370 %	0.179 /gsa
	221,543	2,816,179		5.500 /gsa
Corporate Activity tax	11,310		0.400 %	0.022 /gsa
Total Construction	11,310	2,827,489		5.522 /gsa
Total		2,827,489		5.522 /gsa







# PHASE 1A LOGISTICS PLAN



## PLAN:

Main construction entry to the site will be from N. Hezzie Lane and will be secured with a double gate system for added safety for students.

Secondary gates only used during non bus hours and only used when absolutely necessary.

No impact to the existing bus drop off and pick up and parent drop off/pick up at the south end of the school.

**MAIN CONSTRUCTION ENTRANCE**  
Double gate system will either block off student pathway when there is construction traffic, or construction traffic when student pathway is open.

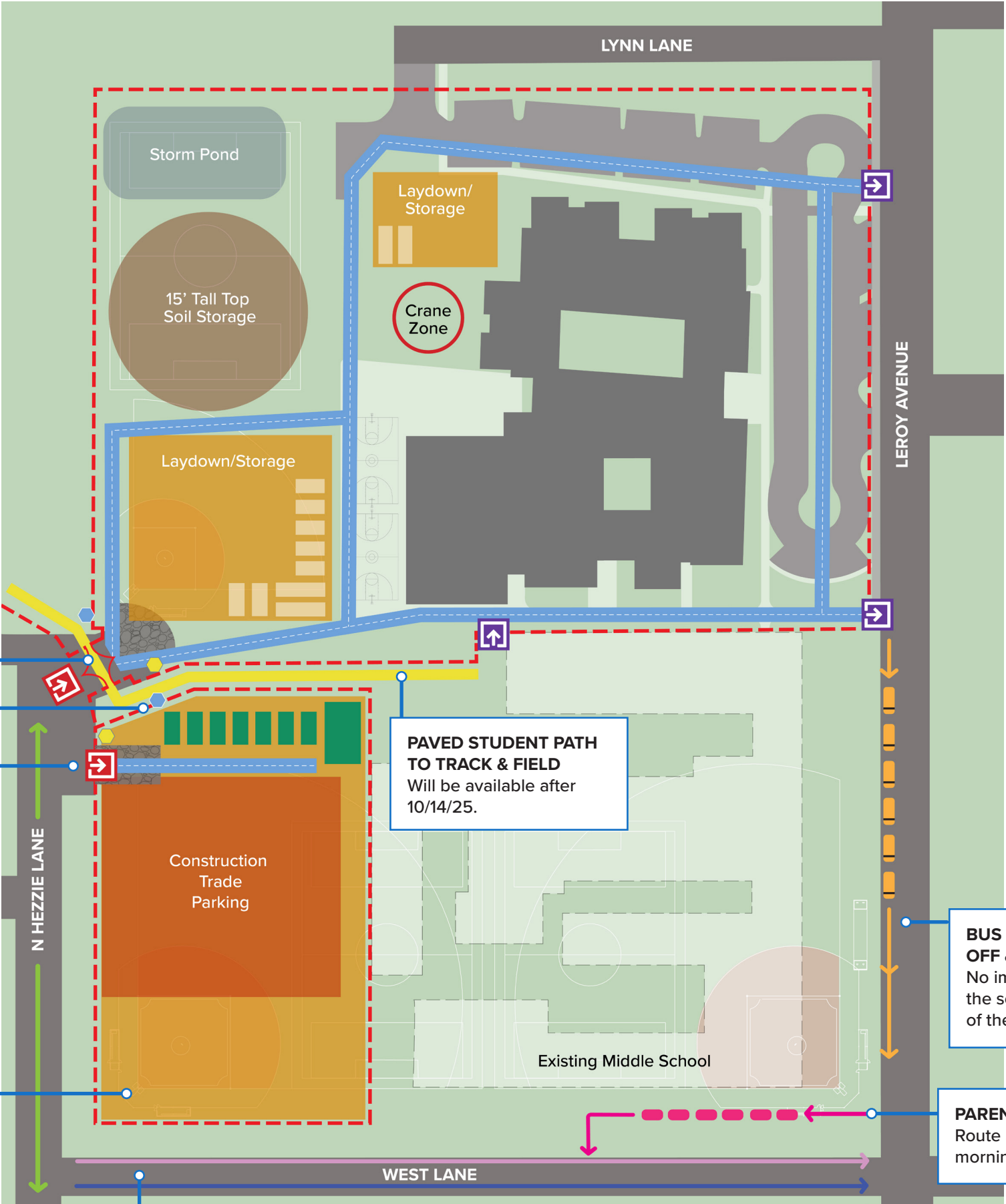


**SAFETY SIGNAGE**  
Main construction entry will have clear, large signage to alert construction vehicles and students to be aware of each other wherever paths cross. Examples shown at left.

**OFFICE & TRADE PARKING GATE**

**BORROW PIT**  
Erosion control covering exposed soil.

**STUDENT PICK UP CONFIGURATION**  
One-way heading east on West Lane. One lane used for waiting, one lane free for travel once student is picked up.



## LEGEND

- Construction fencing
- Large vehicle route - gravel
- Construction trailers
- Main construction gates
- Secondary construction gates
- Current parent student drop off - morning only
- Parent student pick up/drop off waiting line
- Free lane
- School bus drop off/pick up from north to south along curb on Leroy Ave
- Construction worker and deliveries route on N Hezzie Ln
- Construction parking - gravel
- Laydown/Storage staging area - gravel
- Student path
- Construction vehicle signs
- Student crossing signs
- Gravel

**BUS DROP OFF & PICKUP**  
No impact to the south end of the school.

**PARENT DROP OFF**  
Route available for morning drop off only.



EWA #1

6/10/2025	For EWA Work						
<u>3.2.3.1.b - General Conditions &amp; General Requirements</u>	<u>Start Date</u>	<u>End Date</u>	<u>Number of weeks</u>	Hrs/week	Hrs	Hr Rate	For EWA Work
Senior Project Manager - Dave Jones	7/29/2025	10/31/2025	13.43	10	134	\$ 177.01	\$ 23,770
Project Manager - Eric Wren	7/29/2025	10/31/2025	13.43	20	269	\$ 148.25	\$ 39,816
Project Engineer - TBD	7/29/2025	10/31/2025	13.43	40	537	\$ 103.27	\$ 55,471
Project Superintendent - Tad Dennis	8/5/2025	10/14/2025	10.00	40	400	\$ 176.63	\$ 70,652
Project Assistant - TBD	7/29/2025	11/30/2025	17.71	8	142	\$ 78.24	\$ 11,088
Field Safety Manager - Estela Holmes	8/12/2025	10/14/2025	9.00	10	90	\$ 122.98	\$ 11,068
Temp Site Office							\$ 12,133
Office Equipment							\$ 2,275
Project Photo's							\$ 1,569
Printing/Reproduction							\$ 2,000
Fuel/Maintenance							\$ 3,000
Construction Signage							\$ 3,000
Internet Service							\$ 607
Office Copier							\$ 579
Drinking Water & Coffee							\$ 455
Office Supplies							\$ 758
First Aid Supplies							\$ 455
Safety Equipment- GC Personnel/Owner							\$ 607
Temp Const. Water							\$ 910
Mob/Demob							\$ 400
Temp Restrooms							\$ 2,500
Small Tools for CM/GC Usage							\$ 2,000
Fuel/Oil For Forklift CMGC field work							\$ 250
Forklift - Hoisting for Subs CMGC field work							\$ 1,500
Temp Protection							\$ 4,550
Temp Fence							\$ 10,616
Dropboxes/Dumpsters							\$ 5,000
Traffic control for GC							\$ 5,000
Background checks for Pence							\$ 1,000
Site security webcam							\$ 910
Staging area maintenance							\$ 1,000
Total General Conditions & General Requirements							\$ 274,938

## Pence Contractor's Construction Labor Rates

Position	2025 Hourly Rate	2026 Hourly Rate	2027 Hourly Rate	2028 Hourly Rate	General Conditions (GCs) or Cost of Work (COW)?
Senior Project Manager	\$177.01	\$185.86	\$195.15	\$204.91	GCs
Project Manager	\$148.25	\$155.66	\$163.45	\$171.62	GCs
Senior Project Engineer	\$119.04	\$124.99	\$131.24	\$137.80	GCs
Project Engineer	\$103.27	\$108.43	\$113.86	\$119.55	GCs
Senior Project Administrator	\$86.42	\$90.74	\$95.28	\$100.04	GCs
Project Administrator	\$78.24	\$82.15	\$86.26	\$90.57	GCs
Scheduler	\$181.50	\$190.58	\$200.10	\$210.11	GCs
Intern	\$42.03	\$44.13	\$46.34	\$48.65	GCs
Safety Manager	\$122.98	\$129.13	\$135.59	\$142.36	GCs
Director of Estimating	\$208.53	\$218.96	\$229.90	\$241.40	GCs
Senior Estimator	\$155.84	\$163.63	\$171.81	\$180.40	GCs
Estimator	\$110.56	\$116.09	\$121.89	\$127.99	GCs
Estimator Assistant	\$67.01	\$70.36	\$73.88	\$77.57	GCs
Precon Manager	\$169.79	\$178.28	\$187.19	\$196.55	GCs
Precon Coordinator	\$74.50	\$78.23	\$82.14	\$86.24	GCs
Senior Superintendent	\$215.04	\$225.79	\$237.08	\$248.94	GCs
Superintendent	\$176.63	\$185.46	\$194.73	\$204.47	GCs
Assistant Superintendent	\$150.54	\$158.07	\$165.97	\$174.27	GCs and COW
General Foreman	\$130.74	\$137.28	\$144.14	\$151.35	GCs and COW
Field Foreman	\$119.18	\$125.14	\$131.40	\$137.97	COW
Carpenter	\$106.33	\$111.65	\$117.23	\$123.09	COW
Laborer General Foreman	\$97.78	\$102.67	\$107.80	\$113.19	COW
Laborer Foreman	\$91.72	\$96.31	\$101.12	\$106.18	COW
Laborer	\$88.35	\$92.77	\$97.41	\$102.28	COW
Mason Foreman	\$118.05	\$123.95	\$130.15	\$136.66	COW
Mason	\$103.28	\$108.44	\$113.87	\$119.56	COW

Equipment Rental Rates

Effective 1/1/2025 - 7/1/2025

Effective 1/1/2025 - 7/1/2025				7/2 thru 12/31/25			1/1 thru 7/1/26			7/2 thru 12/31/26			
Category	Item Description	Daily Rate	Weekly Rate	Monthly Rate	Daily Rate	Weekly Rate	Monthly Rate	Daily Rate	Weekly Rate	Monthly Rate	Daily Rate	Weekly Rate	Monthly Rate
Air Compressor	Air Compressor	\$ 6.54	\$ 32.72	\$ 130.87	\$ 6.74	\$ 33.70	\$ 134.80	\$ 6.94	\$ 34.71	\$ 138.84	\$ 7.15	\$ 35.75	\$ 143.01
	Air Compressor, 9 Gallon	\$ 13.14	\$ 65.68	\$ 262.73	\$ 13.53	\$ 67.65	\$ 270.61	\$ 13.94	\$ 69.68	\$ 278.73	\$ 14.35	\$ 71.77	\$ 287.10
	Air Compressor, Towable, 185 CFM	\$ 53.84	\$ 269.18	\$ 1,076.73	\$ 55.45	\$ 277.26	\$ 1,109.03	\$ 57.12	\$ 285.58	\$ 1,142.31	\$ 58.83	\$ 294.14	\$ 1,176.58
	Air Compressor Hose, 50'	\$ 1.39	\$ 6.94	\$ 27.76	\$ 1.43	\$ 7.15	\$ 28.59	\$ 1.47	\$ 7.36	\$ 29.45	\$ 1.52	\$ 7.58	\$ 30.33
ATV	Air Compressor Jackhammer Hose, 50'	\$ 1.39	\$ 6.94	\$ 27.76	\$ 1.43	\$ 7.15	\$ 28.59	\$ 1.47	\$ 7.36	\$ 29.45	\$ 1.52	\$ 7.58	\$ 30.33
	ATV, Polaris, 2 Seat	\$ 46.40	\$ 232.00	\$ 928.00	\$ 47.79	\$ 238.96	\$ 955.84	\$ 49.23	\$ 246.13	\$ 984.52	\$ 50.70	\$ 253.51	\$ 1,014.05
	ATV, Polaris, 5 Seat	\$ 33.75	\$ 168.75	\$ 1,138.00	\$ 35.61	\$ 293.04	\$ 1,172.14	\$ 36.37	\$ 301.83	\$ 1,207.30	\$ 37.18	\$ 310.88	\$ 1,243.52
	Safety Man Entry Gate	\$ 4.86	\$ 24.29	\$ 97.17	\$ 5.00	\$ 25.02	\$ 100.08	\$ 5.15	\$ 25.77	\$ 103.09	\$ 5.31	\$ 26.54	\$ 106.18
Barrier	Type 2 Barricades-Sidewalk Closed	\$ 3.22	\$ 16.11	\$ 64.45	\$ 3.32	\$ 16.60	\$ 66.38	\$ 3.42	\$ 17.09	\$ 68.38	\$ 3.52	\$ 17.61	\$ 70.43
	Yo-Dock, Bones	\$ 0.62	\$ 3.10	\$ 12.39	\$ 0.64	\$ 3.19	\$ 12.76	\$ 0.66	\$ 3.29	\$ 13.14	\$ 0.68	\$ 3.38	\$ 13.54
	Yo-Dock, Fence Panels	\$ 1.61	\$ 8.06	\$ 32.23	\$ 1.66	\$ 8.30	\$ 33.19	\$ 1.71	\$ 8.55	\$ 34.19	\$ 1.76	\$ 8.80	\$ 35.21
	Yo-Dock, Hinged Joint	\$ 2.23	\$ 11.15	\$ 44.62	\$ 2.30	\$ 11.49	\$ 45.95	\$ 2.37	\$ 11.83	\$ 47.33	\$ 2.44	\$ 12.19	\$ 48.75
Battery & Battery Charger	Yo-Dock, Water Fillable Barrier	\$ 1.61	\$ 8.06	\$ 32.23	\$ 1.66	\$ 8.30	\$ 33.19	\$ 1.71	\$ 8.55	\$ 34.19	\$ 1.76	\$ 8.80	\$ 35.21
	Battery Charger, Universal 6 Bank	\$ 5.68	\$ 28.41	\$ 125.00	\$ 6.44	\$ 32.19	\$ 128.75	\$ 6.63	\$ 33.15	\$ 132.61	\$ 6.83	\$ 34.15	\$ 136.59
	Backpack Blower	\$ 14.33	\$ 71.66	\$ 315.29	\$ 16.24	\$ 81.19	\$ 324.75	\$ 16.72	\$ 83.62	\$ 334.49	\$ 17.23	\$ 86.13	\$ 344.53
	Blower, Leaf, Cordless, 60v	\$ 8.03	\$ 40.15	\$ 160.62	\$ 8.27	\$ 41.36	\$ 165.44	\$ 8.52	\$ 42.60	\$ 170.40	\$ 8.78	\$ 43.88	\$ 175.51
Breaker	Breaker, Corded, 60'	\$ 47.00	\$ 234.98	\$ 939.91	\$ 48.41	\$ 242.03	\$ 968.11	\$ 49.86	\$ 249.29	\$ 997.15	\$ 51.35	\$ 256.77	\$ 1,027.07
	Cart	\$ 13.63	\$ 68.16	\$ 272.66	\$ 14.04	\$ 70.21	\$ 280.84	\$ 14.46	\$ 72.32	\$ 289.26	\$ 14.90	\$ 74.49	\$ 297.94
	Cart, Banning	\$ 5.85	\$ 29.25	\$ 116.99	\$ 6.02	\$ 30.12	\$ 120.50	\$ 6.21	\$ 31.03	\$ 124.11	\$ 6.39	\$ 31.96	\$ 127.84
	Cart, Banning, Crimper	\$ 2.08	\$ 10.41	\$ 41.64	\$ 2.14	\$ 10.72	\$ 42.89	\$ 2.21	\$ 11.04	\$ 44.18	\$ 2.28	\$ 11.38	\$ 45.50
Cart	Cart, Banning, Tensioner 3/4	\$ 2.87	\$ 14.37	\$ 57.50	\$ 2.96	\$ 14.81	\$ 59.22	\$ 3.05	\$ 15.24	\$ 61.00	\$ 3.14	\$ 15.71	\$ 62.83
	Cart, Flat Bed	\$ 5.16	\$ 25.78	\$ 103.12	\$ 5.31	\$ 26.55	\$ 106.21	\$ 5.47	\$ 27.35	\$ 109.40	\$ 5.63	\$ 28.17	\$ 112.68
	Cart, Georgia Buggy	\$ 11.15	\$ 55.77	\$ 223.08	\$ 11.49	\$ 57.44	\$ 229.77	\$ 11.83	\$ 59.17	\$ 236.67	\$ 12.19	\$ 60.94	\$ 243.77
	Cart, Georgia Buggy, 24v Electric	\$ 95.08	\$ 475.41	\$ 1,901.63	\$ 97.93	\$ 489.67	\$ 1,958.68	\$ 100.87	\$ 504.36	\$ 2,017.44	\$ 103.90	\$ 519.49	\$ 2,077.96
Chain Hoist	Cart, Hardware	\$ 7.63	\$ 38.17	\$ 152.68	\$ 7.86	\$ 39.32	\$ 157.26	\$ 8.10	\$ 40.49	\$ 161.98	\$ 8.34	\$ 41.71	\$ 166.84
	Cart, Hoistable Trash	\$ 23.75	\$ 118.75	\$ 475.01	\$ 24.46	\$ 122.31	\$ 489.26	\$ 25.20	\$ 125.98	\$ 503.93	\$ 25.95	\$ 129.76	\$ 519.05
	Cart, Lumber	\$ 5.75	\$ 28.75	\$ 115.02	\$ 5.92	\$ 29.62	\$ 118.47	\$ 6.10	\$ 30.51	\$ 122.02	\$ 6.28	\$ 31.42	\$ 125.68
	Cart, Metal Trash	\$ 8.80	\$ 44.00	\$ 175.98	\$ 9.06	\$ 45.32	\$ 181.26	\$ 9.33	\$ 46.67	\$ 186.70	\$ 9.62	\$ 48.08	\$ 192.30
Cold Weather Concreting	Cart, Panel	\$ 5.25	\$ 26.27	\$ 105.09	\$ 5.41	\$ 27.06	\$ 108.24	\$ 5.57	\$ 27.87	\$ 111.49	\$ 5.74	\$ 28.71	\$ 114.83
	Cart, Plastic Trash	\$ 9.17	\$ 45.86	\$ 183.43	\$ 9.45	\$ 47.23	\$ 188.93	\$ 9.73	\$ 48.65	\$ 194.60	\$ 10.02	\$ 50.11	\$ 200.44
	Cart, Plastic Trash, Large	\$ 9.17	\$ 45.86	\$ 183.43	\$ 9.45	\$ 47.23	\$ 188.93	\$ 9.73	\$ 48.65	\$ 194.60	\$ 10.02	\$ 50.11	\$ 200.44
	Cart, Safety	\$ 7.93	\$ 39.66	\$ 158.63	\$ 8.17	\$ 40.85	\$ 163.39	\$ 8.41	\$ 42.07	\$ 168.29	\$ 8.67	\$ 43.33	\$ 173.34
Concrete Bucket	Cart, Sheetrock	\$ 3.22	\$ 16.11	\$ 64.45	\$ 3.32	\$ 16.60	\$ 66.38	\$ 3.42	\$ 17.09	\$ 68.38	\$ 3.52	\$ 17.61	\$ 70.43
	Chain Hoist, 1 1/2 Ton	\$ 1.98	\$ 9.91	\$ 39.65	\$ 2.04	\$ 10.21	\$ 40.84	\$ 2.10	\$ 10.52	\$ 42.07	\$ 2.17	\$ 10.83	\$ 43.33
	Concrete Blankets	\$ 2.35	\$ 11.77	\$ 47.10	\$ 2.43	\$ 12.13	\$ 48.51	\$ 2.50	\$ 12.49	\$ 49.97	\$ 2.57	\$ 12.87	\$ 51.46
	Come Along, Large	\$ 5.58	\$ 27.89	\$ 111.55	\$ 5.74	\$ 28.72	\$ 114.90	\$ 5.92	\$ 29.59	\$ 118.34	\$ 6.09	\$ 30.47	\$ 121.89
Concrete Forming	Concrete Bucket, Slide Chute, 1 Yard	\$ 18.04	\$ 90.22	\$ 360.89	\$ 18.59	\$ 92.93	\$ 371.71	\$ 19.14	\$ 95.72	\$ 382.87	\$ 19.72	\$ 98.59	\$ 394.35
	Concrete Bucket, Slide Chute, 2 Yard	\$ 21.52	\$ 107.58	\$ 430.30	\$ 22.16	\$ 110.80	\$ 443.21	\$ 22.83	\$ 114.13	\$ 456.51	\$ 23.51	\$ 117.55	\$ 470.20
	Bear Claws	\$ 0.20	\$ 0.99	\$ 3.96	\$ 0.20	\$ 1.02	\$ 4.08	\$ 0.21	\$ 1.05	\$ 4.20	\$ 0.22	\$ 1.08	\$ 4.33
	Form Aligners	\$ 0.37	\$ 1.86	\$ 7.44	\$ 0.38	\$ 1.92	\$ 7.67	\$ 0.39	\$ 1.97	\$ 7.90	\$ 0.41	\$ 2.03	\$ 8.14
Concrete Forming	Hair Pins	\$ 0.10	\$ 0.50	\$ 1.99	\$ 0.10	\$ 0.51	\$ 2.05	\$ 0.11	\$ 0.53	\$ 2.11	\$ 0.11	\$ 0.54	\$ 2.17
	Jahn Brackets	\$ 0.25	\$ 1.24	\$ 4.96	\$ 0.26	\$ 1.28	\$ 5.11	\$ 0.26	\$ 1.32	\$ 5.27	\$ 0.27	\$ 1.36	\$ 5.42
	Lifting Bag, 10.8 Ton 15x15	\$ 9.42	\$ 47.09	\$ 188.37	\$ 9.70	\$ 48.51	\$ 194.02	\$ 9.99	\$ 49.96	\$ 199.84	\$ 10.29	\$ 51.46	\$ 205.84
	Pin Stakes - 12"	\$ 0.10	\$ 0.50	\$ 1.99	\$ 0.10	\$ 0.51	\$ 2.05	\$ 0.11	\$ 0.53	\$ 2.11	\$ 0.11	\$ 0.54	\$ 2.17
Concrete Forming	Pin Stakes - 18"	\$ 0.10	\$ 0.50	\$ 1.99	\$ 0.10	\$ 0.51	\$ 2.05	\$ 0.11	\$ 0.53	\$ 2.11	\$ 0.11	\$ 0.54	\$ 2.17
	Pin Stakes - 24"	\$ 0.20	\$ 0.99	\$ 3.96	\$ 0.20	\$ 1.02	\$ 4.08	\$ 0.21	\$ 1.05	\$ 4.20	\$ 0.22	\$ 1.08	\$ 4.33
	Pin Stakes - 30"	\$ 0.20	\$ 0.99	\$ 3.96	\$ 0.20	\$ 1.02	\$ 4.08	\$ 0.21	\$ 1.05	\$ 4.20	\$ 0.22	\$ 1.08	\$ 4.33
	Pin Stakes - 36"	\$ 0.20	\$ 0.99	\$ 3.96	\$ 0.20	\$ 1.02	\$ 4.08	\$ 0.21	\$ 1.05	\$ 4.20	\$ 0.22	\$ 1.08	\$ 4.33
Concrete Tools	Stake Puller	\$ 2.60	\$ 13.02	\$ 52.06	\$ 2.68	\$ 13.41	\$ 53.62	\$ 2.76	\$ 13.81	\$ 55.23	\$ 2.84	\$ 14.22	\$ 56.89
	Bull Float, w/ Handle	\$ 2.78	\$ 13.88	\$ 55.53	\$ 2.86	\$ 14.30	\$ 57.19	\$ 2.95	\$ 14.73	\$ 58.91	\$ 3.03	\$ 15.17	\$ 60.68
	Burke Bars	\$ 2.38	\$ 11.90	\$ 47.59	\$ 2.45	\$ 12.25	\$ 49.02	\$ 2.52	\$ 12.62	\$ 50.49	\$ 2.60	\$ 13.00	\$ 52.00
	Eco Pan	\$ 20.45	\$ 102.25	\$ 408.99	\$ 21.06	\$ 105.31	\$ 421.26	\$ 21.69	\$ 108.47	\$ 433.90	\$ 22.35	\$ 111.73	\$ 446.91
Concrete Vibrator	Eco Pan, Cart	\$ 18.04	\$ 90.22	\$ 360.89	\$ 18.59	\$ 92.93	\$ 371.71	\$ 19.14	\$ 95.72	\$ 382.87	\$ 19.72	\$ 98.59	\$ 394.35
	Fresno 36"	\$ 2.35	\$ 11.77	\$ 47.10	\$ 2.43	\$ 12.13	\$ 48.51	\$ 2.50	\$ 12.49	\$ 49.97	\$ 2.57	\$ 12.87	\$ 51.46
	Hand Grout Mixer, Electric	\$ 7.83	\$ 39.16	\$ 156.66	\$ 8.07	\$ 40.34	\$ 161.36	\$ 8.31	\$ 41.55	\$ 166.20	\$ 8.56	\$ 42.80	\$ 171.18
	Mortar Mixer, Electric	\$ 19.00	\$ 95.43	\$ 381.71	\$ 19.66	\$ 98.29	\$ 393.16	\$ 20.25	\$ 101.24	\$ 404.95	\$ 20.86	\$ 104.28	\$ 417.10
Concrete Vibrator	Mortar Mixer, Gas Powered	\$ 4.46	\$ 22.31	\$ 89.23	\$ 4.60	\$ 22.98	\$ 91.91	\$ 4.73	\$ 23.67	\$ 94.67	\$ 4.88	\$ 24.38	\$ 97.51
	Plate Compactor, Gas	\$ 13.63	\$ 68.16	\$ 272.66	\$ 14.04	\$ 70.21	\$ 280.84	\$ 14.46	\$ 72.32	\$ 289.26	\$ 14.90	\$ 74.49	\$ 297.94
	Soft Cut Saw 150	\$ 19.00	\$ 95.43	\$ 381.71	\$ 19.66	\$ 98.29	\$ 393.16	\$ 20.25	\$ 101.24	\$ 404.95	\$ 20.86	\$ 104.28	\$ 417.10
	Soft Cut Saw 2000	\$ 30.14	\$ 150.70	\$ 602.82	\$ 31.05	\$ 155.23	\$ 620.90	\$ 31.98	\$ 159.88	\$ 634.53	\$ 32.94	\$ 164.68	\$ 650.72
Concrete Vibrator	Soft Cut Saw, Vacuum	\$ 20.13	\$ 100.63	\$ 402.53	\$ 20.73	\$ 103.65	\$ 414.61	\$ 21.35	\$ 106.76	\$ 427.04	\$ 21.99	\$ 109.96	\$ 439.85
	Walk Behind Trowel, 36"	\$ 34.11	\$ 170.53	\$ 682.12	\$ 35.13	\$ 175.65	\$ 702.59	\$ 36.18	\$ 180.92	\$ 723.66	\$ 37.27	\$ 186.34	\$ 745.37
	Walk Behind Trowel, 48"	\$ 35.32	\$ 176.61	\$ 706.43	\$ 36.38	\$ 181.91	\$ 727.62	\$ 37.47	\$ 187.36	\$ 749.45	\$ 38.60	\$ 192.98	\$ 771.93
	Concrete Vibrator, 110V, 2.4	\$ 17.95	\$ 89.73	\$ 358.92	\$ 18.48	\$ 92.42	\$ 369.68	\$ 19.04	\$ 95.19	\$ 380.77	\$ 19.61	\$ 98.05	\$ 392.20
Concrete Vibrator	Concrete Vibrator, 110V, 3.2	\$ 16.61	\$ 83.04	\$ 332.15	\$ 17.11	\$ 85.53	\$ 342.11	\$ 17.62	\$ 88.09	\$ 352.37	\$ 18.15	\$ 90.74	\$ 362.95
	Concrete Vibrator, 110V, Fixed 10'	\$ 21.32	\$ 106.58	\$ 426.32	\$ 21.96	\$ 109.78	\$ 439.11	\$ 22.61	\$ 113.07	\$ 452.29	\$ 23.29	\$ 116.46	\$ 465.86
	Concrete Vibrator, 110V, Fixed 14'	\$ 23.60	\$ 117.99	\$ 471.94	\$ 24.31	\$ 121.53	\$ 486.10	\$ 25.03	\$ 125.17	\$ 500.69	\$ 25.79	\$ 128.93	\$ 515.71
	Concrete Vibrator, Backpack	\$ 25.35	\$ 126.75	\$ 507.00	\$ 26.11	\$ 130.55	\$ 522.21	\$ 26.89	\$ 134.47	\$ 537.88	\$ 27.70	\$ 138.50	\$ 554.02
Concrete Vibrator	Concrete Vibrator, Backpack, Cordless	\$ 43.03	\$ 215.15	\$ 860.59	\$ 44.32	\$ 221.60	\$ 886.40	\$ 45.65	\$ 228.25	\$ 913.00	\$ 47.02	\$ 235.10	\$ 940.39
	Concrete Vibrator, Hi Cycle, 14"	\$ 27.07	\$ 135.34	\$ 541.34	\$ 27.88								

Fan	Parapet Bracket, 24"	\$	3.72	\$	18.59	\$	74.36	\$	3.83	\$	19.15	\$	76.59	\$	3.94	\$	19.72	\$	78.89	\$	4.06	\$	20.31	\$	81.26
	Parapet Bracket, 4" - 24"	\$	3.72	\$	18.59	\$	74.36	\$	3.83	\$	19.15	\$	76.59	\$	3.94	\$	19.72	\$	78.89	\$	4.06	\$	20.31	\$	81.26
	Safety Post, Yo-Yo	\$	24.69	\$	123.44	\$	493.75	\$	25.43	\$	127.14	\$	508.56	\$	26.19	\$	130.95	\$	523.82	\$	26.98	\$	134.88	\$	539.53
	Safety Rail Ladder Guard System	\$	27.14	\$	135.71	\$	542.84	\$	27.96	\$	139.78	\$	559.12	\$	28.79	\$	143.97	\$	575.90	\$	29.66	\$	148.29	\$	593.17
	Slab Grabbers	\$	2.97	\$	14.87	\$	59.49	\$	3.06	\$	15.32	\$	61.27	\$	3.16	\$	15.78	\$	63.11	\$	3.25	\$	16.25	\$	65.00
	Yo-Yo, Leading Edge, 30"	\$	9.52	\$	47.59	\$	190.36	\$	9.80	\$	49.02	\$	196.07	\$	10.10	\$	50.49	\$	201.95	\$	10.40	\$	52.00	\$	208.01
	Yo-Yo, Leading Edge, 50"	\$	10.11	\$	50.56	\$	202.26	\$	10.42	\$	52.08	\$	208.33	\$	10.73	\$	53.64	\$	214.58	\$	11.05	\$	55.25	\$	221.01
	Yo-Yo, Leading Edge, 65"	\$	16.24	\$	81.18	\$	324.70	\$	16.72	\$	83.61	\$	334.44	\$	17.22	\$	86.12	\$	344.48	\$	17.74	\$	88.70	\$	354.81
	Yo-Yo, Leading Edge, 8"	\$	9.52	\$	47.59	\$	190.36	\$	9.80	\$	49.02	\$	196.07	\$	10.10	\$	50.49	\$	201.95	\$	10.40	\$	52.00	\$	208.01
	Blue Floor Fan, Force 5	\$	12.20	\$	60.98	\$	243.90	\$	12.56	\$	62.80	\$	251.22	\$	12.94	\$	64.69	\$	258.75	\$	13.33	\$	66.63	\$	266.52
Finish Carpentry	Fan, 24"	\$	10.53	\$	52.67	\$	210.69	\$	10.85	\$	54.25	\$	217.01	\$	11.18	\$	55.88	\$	223.52	\$	11.51	\$	57.56	\$	230.23
	Fan, 36"	\$	10.91	\$	54.53	\$	218.12	\$	11.23	\$	56.17	\$	224.66	\$	11.57	\$	57.85	\$	231.40	\$	11.92	\$	59.59	\$	238.34
	Fan, 42"	\$	10.91	\$	54.53	\$	218.12	\$	11.23	\$	56.17	\$	224.66	\$	11.57	\$	57.85	\$	231.40	\$	11.92	\$	59.59	\$	238.34
	Cordless Router, Plunge Router	\$	5.83	\$	29.15	\$	116.62	\$	6.01	\$	30.03	\$	120.12	\$	6.19	\$	30.93	\$	123.72	\$	6.37	\$	31.86	\$	127.43
	Cut Off Tool, Cordless	\$	3.12	\$	15.62	\$	62.46	\$	3.22	\$	16.08	\$	64.34	\$	3.31	\$	16.57	\$	66.27	\$	3.41	\$	17.06	\$	68.25
	Multi-Tool Trim Saw, Corded	\$	1.56	\$	7.81	\$	31.24	\$	1.61	\$	8.04	\$	32.18	\$	1.66	\$	8.29	\$	33.14	\$	1.71	\$	8.53	\$	34.14
	Multi-Tool Trim Saw, Cordless	\$	3.87	\$	19.33	\$	77.33	\$	3.98	\$	19.91	\$	79.65	\$	4.10	\$	20.51	\$	82.04	\$	4.23	\$	21.13	\$	84.51
	Planer	\$	4.56	\$	22.81	\$	91.22	\$	4.70	\$	23.49	\$	93.96	\$	4.84	\$	24.19	\$	96.78	\$	4.98	\$	24.92	\$	99.68
	Router, Corded	\$	1.19	\$	5.95	\$	23.80	\$	1.23	\$	6.13	\$	24.51	\$	1.26	\$	6.31	\$	25.24	\$	1.30	\$	6.50	\$	26.00
	Fire Hose	\$	9.06	\$	45.32	\$	181.28	\$	9.34	\$	46.68	\$	186.72	\$	9.62	\$	48.08	\$	192.32	\$	9.90	\$	49.52	\$	198.09
Forklift	Forklift, 10k	\$	184.89	\$	924.44	\$	3,697.76	\$	190.43	\$	952.17	\$	3,808.69	\$	196.15	\$	980.74	\$	3,922.95	\$	202.03	\$	1,010.16	\$	4,040.64
	Forklift, 5k	\$	86.02	\$	430.10	\$	1,720.40	\$	88.60	\$	443.00	\$	1,772.01	\$	91.26	\$	456.29	\$	1,825.17	\$	94.00	\$	469.98	\$	1,879.93
	Forklift, 8k	\$	114.95	\$	574.75	\$	2,299.00	\$	118.40	\$	591.99	\$	2,367.97	\$	121.95	\$	609.75	\$	2,439.01	\$	125.61	\$	628.04	\$	2,512.18
Gas Cabinet	Gas Cabinet, Single Door	\$	7.39	\$	36.96	\$	147.84	\$	7.61	\$	38.07	\$	152.28	\$	7.84	\$	39.21	\$	156.84	\$	8.08	\$	40.39	\$	161.55
	Gas Cabinet, Two Door	\$	23.50	\$	117.48	\$	469.92	\$	24.20	\$	121.00	\$	484.02	\$	24.93	\$	124.63	\$	498.54	\$	25.67	\$	128.37	\$	513.49
	Gas Cabinet, Two Door	\$	23.50	\$	117.48	\$	469.92	\$	24.20	\$	121.00	\$	484.02	\$	24.93	\$	124.63	\$	498.54	\$	25.67	\$	128.37	\$	513.49
Gas Monitor Generator	Gas Monitor	\$	7.37	\$	36.85	\$	147.40	\$	7.59	\$	37.96	\$	151.82	\$	7.82	\$	39.09	\$	156.38	\$	8.05	\$	40.27	\$	161.07
	Generator, Hi Cycle	\$	33.97	\$	169.84	\$	679.36	\$	34.99	\$	174.94	\$	699.74	\$	36.04	\$	180.18	\$	720.73	\$	37.12	\$	185.59	\$	742.36
	Generator, Honda 2200i	\$	23.76	\$	118.80	\$	475.20	\$	24.47	\$	122.36	\$	489.20	\$	25.21	\$	126.03	\$	504.14	\$	25.96	\$	129.82	\$	519.26
Grinder - Angle	Angle Grinder, Corded, 4.5'	\$	5.28	\$	26.40	\$	105.60	\$	5.44	\$	27.19	\$	108.77	\$	5.60	\$	28.01	\$	112.03	\$	5.77	\$	28.85	\$	115.38
	Angle Grinder, Corded, Concrete, Dustless	\$	7.66	\$	38.28	\$	153.12	\$	7.89	\$	39.43	\$	157.71	\$	8.12	\$	40.61	\$	162.45	\$	8.37	\$	41.83	\$	167.32
	Die Grinder, 1/2"	\$	3.26	\$	16.28	\$	65.12	\$	3.35	\$	16.77	\$	67.07	\$	3.45	\$	17.27	\$	69.09	\$	3.56	\$	17.79	\$	71.16
Grinder - Die Guns - Epoxy Guns - Heat Guns - Impact	Epoxy Gun, Hilti, Cordless	\$	5.81	\$	29.04	\$	116.16	\$	5.98	\$	29.91	\$	119.64	\$	6.16	\$	30.81	\$	123.23	\$	6.35	\$	31.73	\$	126.93
	Gun, Heat	\$	0.62	\$	3.08	\$	12.32	\$	0.63	\$	3.17	\$	12.69	\$	0.65	\$	3.27	\$	13.07	\$	0.67	\$	3.37	\$	13.46
	Impact Gun, Corded, 1/2"	\$	4.14	\$	20.68	\$	82.72	\$	4.26	\$	21.30	\$	85.20	\$	4.39	\$	21.94	\$	87.76	\$	4.52	\$	22.60	\$	90.39
	Impact Gun, Corded, 3/4"	\$	11.62	\$	58.08	\$	232.32	\$	11.96	\$	59.82	\$	239.29	\$	12.32	\$	61.62	\$	246.47	\$	12.69	\$	63.47	\$	253.86
	Impact Gun, Cordless, 1/2"	\$	11.62	\$	58.08	\$	232.32	\$	11.96	\$	59.82	\$	239.29	\$	12.32	\$	61.62	\$	246.47	\$	12.69	\$	63.47	\$	253.86
	Impact Gun, Cordless, 1/4"	\$	8.98	\$	44.88	\$	179.52	\$	9.25	\$	46.23	\$	184.91	\$	9.52	\$	47.61	\$	190.45	\$	9.81	\$	49.04	\$	196.17
	Nail Gun, Cordless, Brad	\$	6.86	\$	34.32	\$	137.28	\$	7.07	\$	35.35	\$	141.40	\$	7.28	\$	36.41	\$	145.64	\$	7.50	\$	37.50	\$	150.01
	Nail Gun, Cordless, Finish	\$	8.03	\$	40.15	\$	160.60	\$	8.27	\$	41.35	\$	165.42	\$	8.52	\$	42.60	\$	170.38	\$	8.77	\$	43.87	\$	175.49
	Nail Gun, Cordless, Framing	\$	8.03	\$	40.15	\$	160.60	\$	8.27	\$	41.35	\$	165.42	\$	8.52	\$	42.60	\$	170.38	\$	8.77	\$	43.87	\$	175.49
	Palm Nailer	\$	1.94	\$	9.68	\$	38.72	\$	1.99	\$	9.97	\$	39.88	\$	2.05	\$	10.27	\$	41.08	\$	2.12	\$	10.58	\$	42.31
Guns - Nail	Pneumatic Nail Gun, Brad	\$	6.86	\$	34.32	\$	137.28	\$	7.07	\$	35.35	\$	141.40	\$	7.28	\$	36.41	\$	145.64	\$	7.50	\$	37.50	\$	150.01
	Pneumatic Nail Gun, Coil	\$	6.86	\$	34.32	\$	137.28	\$	7.07	\$	35.35	\$	141.40	\$	7.28	\$	36.41	\$	145.64	\$	7.50	\$	37.50	\$	150.01
	Pneumatic Nail Gun, Finish	\$	4.14	\$	20.68	\$	82.72	\$	4.26	\$	21.30	\$	85.20	\$	4.39	\$	21.94	\$	87.76	\$	4.52	\$	22.60	\$	90.39
	Pneumatic Nail Gun, Framing	\$	8.03	\$	40.15	\$	160.60	\$	8.27	\$	41.35	\$	165.42	\$	8.52	\$	42.60	\$	170.38	\$	8.77	\$	43.87	\$	175.49
	Pneumatic Nail Gun, Joist	\$	8.03	\$	40.15	\$	160.60	\$	8.27	\$	41.35	\$	165.42	\$	8.52	\$	42.60	\$	170.38	\$	8.77	\$	43.87	\$	175.49
	Pneumatic Nail Gun, Staple	\$	6.86	\$	34.32	\$	137.28	\$	7.07	\$	35.35	\$	141.40	\$	7.28	\$	36.41	\$	145.64	\$	7.50	\$	37.50	\$	150.01
	Pneumatic Nail Gun, Stapler	\$	6.86	\$	34.32	\$	137.28	\$	7.07	\$	35.35	\$	141.40	\$	7.28	\$	36.41	\$	145.64	\$	7.50	\$	37.50	\$	150.01
	Nail Gun, Gas Acutated	\$	6.89	\$	43.45	\$	173.80	\$	8.95	\$	44.75	\$	179.01	\$	9.22	\$	46.10	\$	184.38	\$	9.50	\$	47.48	\$	189.92
	Gun, Nail, Powder, Kit	\$	24.46	\$	122.32	\$	489.28	\$	25.20	\$	125.99	\$	503.96	\$	25.95	\$	129.77	\$	519.08	\$	26.73	\$	133.66	\$	534.65
	Screw Gun, Drywall	\$	2.75	\$	13.75	\$	55.00	\$	2.83	\$	14.16	\$	56.65	\$	2.92	\$									



Pump	Pressure Washer, Hydro Scrubbe	\$	48.22	\$	241.12	\$	964.48	\$	49.67	\$	248.35	\$	993.41	\$	51.16	\$	255.80	\$	1,023.22	\$	52.70	\$	263.48	\$	1,053.91
	4' x 4' Wood Pads	\$	3.41	\$	17.05	\$	68.20	\$	3.51	\$	17.56	\$	70.25	\$	3.62	\$	18.09	\$	72.35	\$	3.73	\$	18.63	\$	74.52
	4' x 4' x 1" Steel Plate	\$	12.58	\$	62.92	\$	251.68	\$	12.96	\$	64.81	\$	259.23	\$	13.35	\$	66.75	\$	267.01	\$	13.75	\$	68.75	\$	275.02
	Gas Trash Pump	\$	11.70	\$	58.52	\$	234.08	\$	12.06	\$	60.28	\$	241.10	\$	12.42	\$	62.08	\$	248.34	\$	12.79	\$	63.95	\$	255.79
	Grout Pump, Hand Powered	\$	12.85	\$	64.24	\$	256.96	\$	13.23	\$	66.17	\$	264.67	\$	13.63	\$	68.15	\$	272.61	\$	14.04	\$	70.20	\$	280.79
	Pump Sprayer, Cure, 12x	\$	14.96	\$	74.80	\$	299.20	\$	15.41	\$	77.04	\$	308.18	\$	15.87	\$	79.36	\$	317.42	\$	16.35	\$	81.74	\$	326.94
	Pump Sprayer, Cure, Cordless 20h	\$	5.90	\$	29.48	\$	117.92	\$	6.07	\$	30.36	\$	121.46	\$	6.26	\$	31.28	\$	125.10	\$	6.44	\$	32.21	\$	128.85
	Sump Pump, 2"	\$	13.46	\$	67.32	\$	269.28	\$	13.87	\$	69.34	\$	277.36	\$	14.28	\$	71.42	\$	285.68	\$	14.71	\$	73.56	\$	294.25
	Discharge Hose, 2" Diameter, 100'	\$	4.84	\$	24.20	\$	96.80	\$	4.99	\$	24.93	\$	99.70	\$	5.13	\$	25.67	\$	102.70	\$	5.29	\$	26.44	\$	105.78
	Discharge Hose, 2" Diameter, 50'	\$	3.87	\$	19.36	\$	77.44	\$	3.99	\$	19.94	\$	79.76	\$	4.11	\$	20.54	\$	82.16	\$	4.23	\$	21.16	\$	84.62
Radio	Radio, UHF 2-Way, w/Mic	\$	12.85	\$	64.24	\$	256.96	\$	13.23	\$	66.17	\$	264.67	\$	13.63	\$	68.15	\$	272.61	\$	14.04	\$	70.20	\$	280.79
Rebar Equipment	Rebar Bender	\$	24.82	\$	124.08	\$	496.32	\$	25.56	\$	127.80	\$	511.21	\$	26.33	\$	131.64	\$	526.55	\$	27.12	\$	135.59	\$	542.34
	Rebar Bender & Cutter	\$	6.64	\$	33.20	\$	146.08	\$	7.52	\$	37.62	\$	150.46	\$	7.75	\$	38.74	\$	154.98	\$	7.98	\$	39.91	\$	159.63
	Rebar Cutter	\$	22.99	\$	114.95	\$	459.80	\$	23.68	\$	118.40	\$	473.59	\$	24.39	\$	121.95	\$	487.80	\$	25.12	\$	125.61	\$	502.44
Rigging Equipment	Overhead Crane Forks	\$	29.59	\$	147.95	\$	591.80	\$	30.48	\$	152.39	\$	609.55	\$	31.39	\$	156.96	\$	627.84	\$	32.33	\$	161.67	\$	646.68
	Rated Chain, 2 Leg, 1/2"	\$	6.95	\$	34.75	\$	139.00	\$	7.16	\$	35.79	\$	143.17	\$	7.37	\$	36.87	\$	147.47	\$	7.59	\$	37.97	\$	151.89
	Rated Chain, 2 Leg, 3/8" x 20"	\$	6.95	\$	34.75	\$	139.00	\$	7.16	\$	35.79	\$	143.17	\$	7.37	\$	36.87	\$	147.47	\$	7.59	\$	37.97	\$	151.89
	Rated Chain, 2 Leg, 5/16", 15'	\$	6.93	\$	34.65	\$	138.60	\$	7.14	\$	35.69	\$	142.76	\$	7.35	\$	36.76	\$	147.04	\$	7.57	\$	37.86	\$	151.45
	Rated Chain, 4 Leg, 5/16", 20'	\$	6.95	\$	34.75	\$	139.00	\$	7.16	\$	35.79	\$	143.17	\$	7.37	\$	36.87	\$	147.47	\$	7.59	\$	37.97	\$	151.89
	Rated Chain, 4 Leg, 7/32", 10'	\$	6.95	\$	34.75	\$	139.00	\$	7.16	\$	35.79	\$	143.17	\$	7.37	\$	36.87	\$	147.47	\$	7.59	\$	37.97	\$	151.89
	Spread Bar	\$	22.44	\$	112.20	\$	448.80	\$	23.11	\$	115.57	\$	462.26	\$	23.81	\$	119.03	\$	476.13	\$	24.52	\$	122.60	\$	490.42
Rolling Magnet	Rolling Magnet	\$	1.23	\$	6.16	\$	24.64	\$	1.27	\$	6.34	\$	25.38	\$	1.31	\$	6.54	\$	26.14	\$	1.35	\$	6.73	\$	26.92
Rotohammer - Large	Chipping Gun, Corded, Large	\$	14.08	\$	70.40	\$	281.60	\$	14.50	\$	72.51	\$	290.05	\$	14.94	\$	74.69	\$	298.75	\$	15.39	\$	76.93	\$	307.71
	Rotohammer, Corded, Large	\$	14.08	\$	70.40	\$	281.60	\$	14.50	\$	72.51	\$	290.05	\$	14.94	\$	74.69	\$	298.75	\$	15.39	\$	76.93	\$	307.71
	Rotohammer, Cordless, 60v, Large	\$	14.78	\$	73.92	\$	295.68	\$	15.23	\$	76.14	\$	304.55	\$	15.68	\$	78.42	\$	313.69	\$	16.15	\$	80.77	\$	323.10
Rotohammer - Small	Rotohammer, Corded, Small	\$	6.82	\$	34.10	\$	136.40	\$	7.02	\$	35.12	\$	140.49	\$	7.24	\$	36.18	\$	144.71	\$	7.45	\$	37.26	\$	149.05
	Rotohammer, Cordless, Small	\$	8.58	\$	42.90	\$	171.60	\$	8.84	\$	44.19	\$	176.75	\$	9.10	\$	45.51	\$	182.05	\$	9.38	\$	46.88	\$	187.51
Safety	AED	\$	16.39	\$	81.95	\$	327.80	\$	16.88	\$	84.41	\$	337.63	\$	17.39	\$	86.94	\$	347.76	\$	17.91	\$	89.55	\$	358.20
	Fire Extinguisher Stand	\$	3.19	\$	15.95	\$	63.80	\$	3.29	\$	16.43	\$	65.71	\$	3.38	\$	16.92	\$	67.69	\$	3.49	\$	17.43	\$	69.72
	Sound Meter	\$	8.98	\$	44.88	\$	179.52	\$	9.25	\$	46.23	\$	184.91	\$	9.52	\$	47.61	\$	190.45	\$	9.81	\$	49.04	\$	196.17
Sander	Belt Sander, 3' x 21"	\$	3.63	\$	18.15	\$	72.60	\$	3.74	\$	18.69	\$	74.78	\$	3.85	\$	19.26	\$	77.02	\$	3.97	\$	19.83	\$	79.33
	Beam Saw	\$	16.17	\$	80.85	\$	323.40	\$	16.66	\$	83.38	\$	333.10	\$	17.15	\$	85.77	\$	343.10	\$	17.67	\$	88.35	\$	353.39
Saw - Chainsaw	Chainsaw, 16 inch	\$	7.81	\$	39.05	\$	156.20	\$	8.04	\$	40.22	\$	160.89	\$	8.29	\$	41.43	\$	165.71	\$	8.53	\$	42.67	\$	170.88
	Saw, Track	\$	9.77	\$	48.84	\$	195.36	\$	10.06	\$	50.31	\$	201.22	\$	10.36	\$	51.81	\$	207.26	\$	10.67	\$	53.37	\$	213.48
Saw - Hot	Hot Saw	\$	31.46	\$	157.30	\$	629.20	\$	32.40	\$	162.02	\$	648.08	\$	33.38	\$	166.88	\$	667.52	\$	34.38	\$	171.89	\$	687.54
	Hot Saw, Cordless	\$	21.38	\$	106.92	\$	427.68	\$	22.03	\$	110.13	\$	440.51	\$	22.69	\$	113.43	\$	453.73	\$	23.37	\$	116.83	\$	467.34
Saw - Jig Saw	Jig Saw, Cordless	\$	3.70	\$	18.48	\$	73.92	\$	3.81	\$	19.03	\$	76.14	\$	3.92	\$	19.61	\$	78.42	\$	4.04	\$	20.19	\$	80.77
	Jig Saw, Cordless	\$	3.78	\$	18.92	\$	75.68	\$	3.90	\$	19.49	\$	77.95	\$	4.01	\$	20.07	\$	80.29	\$	4.13	\$	20.67	\$	82.70
Saw - Metal Chop Saw	Saw, Metal Chop	\$	2.55	\$	12.76	\$	51.04	\$	2.63	\$	13.14	\$	52.57	\$	2.71	\$	13.54	\$	54.15	\$	2.79	\$	13.94	\$	55.77
Saw - Metal Horse	Saw Horse, Metal	\$	4.14	\$	20.68	\$	82.72	\$	4.26	\$	21.30	\$	85.20	\$	4.39	\$	21.94	\$	87.76	\$	4.52	\$	22.60	\$	90.39
	Miter Saw, 10"	\$	13.09	\$	65.45	\$	261.80	\$	13.48	\$	67.41	\$	269.65	\$	13.89	\$	69.44	\$	277.74	\$	14.30	\$	71.52	\$	286.08
Saw - Panel	Miter Saw, 12"	\$	12.67	\$	63.36	\$	253.44	\$	13.05	\$	65.26	\$	261.04	\$	13.44	\$	67.22	\$	268.87	\$	13.85	\$	69.24	\$	276.94
	Saw, Panel	\$	21.67	\$	108.35	\$	433.40	\$	22.32	\$	111.60	\$	446.40	\$	22.99	\$	114.95	\$	459.79	\$	23.68	\$	118.40	\$	473.59
Saw - Porta Band	Porta Band, Corded	\$	7.70	\$	38.50	\$	154.00	\$	7.93	\$	39.65	\$	158.62	\$	8.17	\$	40.84	\$	163.38	\$	8.41	\$	42.03	\$	168.26
	Porta Band, Cordless	\$	9.06	\$	45.32	\$	181.28	\$	9.34	\$	46.68	\$	186.72	\$	9.62	\$	48.08	\$	192.32	\$	9.90	\$	49.52	\$	198.09
Saw - Sawzall	Sawzall, Corded	\$	5.02	\$	25.08	\$	100.32	\$	5.17	\$	25.83	\$	103.33	\$	5.32	\$	26.61	\$	106.43	\$	5.48	\$	27.41	\$	109.62
	Sawzall, Cordless	\$	6.95	\$	34.76	\$	139.04	\$	7.16	\$	35.80	\$	143.21	\$	7.38	\$	36.88	\$	147.51	\$	7.60	\$	37.98	\$	151.93
Saw - Skilsaw	Skilsaw, Corded	\$	5.02	\$	25.08	\$	100.32	\$	5.17	\$	25.83	\$	103.33	\$	5.32	\$	26.61	\$	106.43	\$	5.48	\$	27.41	\$	109.62
	Skilsaw, Cordless	\$	6.95	\$	34.76	\$	139.04	\$	7.16	\$	35.80	\$	143.21	\$	7.38	\$	36.88	\$	147.51	\$	7.60	\$	37.98	\$	151.93
Saw - Table	Saw, Table, 10"	\$	6.16	\$	30.80	\$	123.20	\$	6.34	\$	31.72	\$	126.90	\$	6.54	\$	32.68	\$	130.70	\$	6.73	\$	33.66	\$	134.62
	Saw, Table, 10"	\$	6.16	\$	30.80	\$	123.20	\$	6.34	\$	31.72	\$	126.90	\$	6.54	\$									

**Terms:**

Rates established by review of comparable items in the local market.  
Equipment inventory is constantly changing. New equipment will be subject to same rate calculation as above.  
Rate sheet is reflective of in stock items only. Out of stock items are subject to market rental rates.

<b>Storage Rental:</b>	<b>Daily</b>	<b>Weekly</b>	<b>Monthly</b>
Inside (Covered/Conditioned & Secured) Floor Space Rent 10'x10'	\$ 28.00	\$ 142.00	\$ 570.00
Outside ( Non Covered/Fenced) Storage Rent 10'x10'	\$ 17.00	\$ 85.00	\$ 341.00
Pallet Space Rent 4'x4'x5'	\$ 1.33	\$ 6.65	\$ 26.61
Inside Climate Controlled Non-Pallet Rack Space	\$ 0.8/sf	\$ 0.42/sf	\$ 1.68/sf

**Terms:**  
For inside & outside storage, rental space is sold in 10'x10' units.  
Number of units required is determined by size and stacking requirements.  
Pallet space is rented on a per pallet basis.  
Material handling will be billed at \$77/hr.  
Delivery rates dependent on product shipping requirements.

## Attachment B

### Molalla River Middle School Replacement Project CM/GC EWA #1 List of Documents

Issued by Opsis Architecture  
June 30, 2025

CG0.00	COVER
CG0.01	GENERAL NOTES
CG0.50	DEMOLITION PLAN (NORTH)
CG0.51	DEMLITION PLAN (SOUTH)
CG2.00	EARLY GRADING PLAN (NORTH)
CG2.01	EARLY GRADING PLAN (SOUTH)
CG3.00	UTILITY PLAN
CG5.00	PRIVATE STORM DETAILS
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EC1.00	ESCP COVER SHEET
EC2.00	ESCP EXISTING CONDITIONS
EC3.00	ESCP DEMO, CLEARING, GRADING & EXCAVATING PLAN (PHASE 1)
EC7.00	BMP DETAILS
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L0.11	TREE PROTECTION AND REMOVAL PLAN - NORTHWEST
L0.12	TREE PROTECTION AND REMOVAL PLAN - NORTHEAST
L0.13	TREE PROTECTION AND REMOVAL PLAN - SOUTHWEST
L0.14	TREE PROTECTION AND REMOVAL PLAN - SOUTHEAST