

(5)(b)(E) – “Each year, for housing with non-public water systems, the registration form must include proof of annual testing of water for nitrates, E-Coli, and Total Coliform from an accredited laboratory. The initial registration request must also include sampling results for arsenic.”

Annual Nitrate Test - \$30/test @ the City of The Dalles water laboratory

Annual E-coli/Total Coliforms - \$30/test @ the City of The Dalles water laboratory

Cost/year – 13 sites requiring testing - \$780/year + about a day of employee time to pull the tests and deliver them to water lab.

(6)(b) – “During housing occupancy, grass, weeds and brush must be cut back at least 100 feet from buildings.”

Cutting back all the way to 100 feet seems excessive. Maintained is a better option. Suggest using NFPA wildfire risk mitigation recommendations as a baseline:

<https://www.nfpa.org/Education-and-Research/Wildfire>

(6)(e) – “Store all toxic materials used in work activities such as pesticides, fertilizers, paints and solvents in a locked and secured location at least 100 feet from any housing or related facilities at the labor housing. If the storage of these materials creates a fire hazard, keep any grass or brush cleared at least 100 feet around any such storage area.”

See (6)(b) above regarding clearance of brush.

Storage of these materials is already subject to enforcement under various Div 4 rules. For example:

<https://osha.oregon.gov/pages/topics/pesticides.aspx>

<https://osha.oregon.gov/pages/topics/flammable-and-combustible-liquids.aspx>

(6)(j) – “At least one wall-type electrical receptacle must be provided in each room that is used for sleeping for every two occupants.”

This is a bit difficult to quantify as the number of outlets already in place varies based on when the building was built. However, if one ignores the already in place outlets and assumes occupancy based on current regulations:

424 sleeping rooms needing 939 wall-type electrical receptacles.

Receptacle: <https://www.homedepot.com/p/Leviton-15-Amp-Residential-Grade-Grounding-Duplex-Outlet-White-10-Pack-M24-05320-WMP/100055784> - \$.55/receptacle - \$516.45

Receptacle box: <https://www.homedepot.com/p/Carlon-PVC-1-Gang-20-cu-in-New-Work-Electrical-Outlet-Box-B120A-UPC/205319652> - \$.98/receptacle - \$920.22

Outlet Cover: <https://www.homedepot.com/p/Leviton-1-Gang-White-Midway-Duplex-Outlet-Nylon-Wall-Plate-10-Pack-M52-00PJ8-OWM/100356784> - \$.40/receptacle - \$375.60

In addition, new receptacles would need to be wired and likely would need additional breakers. If panels did not have space for additional breakers, panel upgrades would be necessary (approx \$5000/panel)

when last quoted). At this point, we are talking about significant electrical work that must be done by a contractor. Some operators may have qualified staff on hand to install the receptacles.

(6)(p) – “Each housing site must have its street numbers displayed to be easily visible to responding emergency vehicles on public highways or roads. Ensure that road forks and driveways between the public access point highway and housing site are properly marked, and that each building and unit used to house workers is properly marked.”

Our facilities already have the name and address of the facility posted at the public access point. All units are numbered as well. To meet this expanded requirement, for some facilities we would need to add signage when the access road takes a fork and it is not clear which way to go to access the facility. This would impact four of our seventeen facilities. Estimated cost – less than \$1000.

(7)(a) – “All domestic water furnished at labor housing and related facilities must conform to the standards of the OAR Chapter 333, Division 61, Drinking Water, of the Oregon Health Authority. The site water system must supply at least 20 psi at the outlet end of all water lines regardless of the number of outlets in use. If 20 psi cannot be maintained the operator must install a backflow prevention device in accordance with Oregon Building Codes Division Requirements OAR 333-061-0070 and OAR 333-61-0071.”

Cost to install a backflow preventer - \$300 - \$1000, depending on the type/size of preventer needed. Most expense is in the labor to install.

(7)(e) – “Provide adequate potable water in the labor housing area for drinking, hand washing, bathing and domestic use but not less than 35 gallons of water per day per occupant. This does not include water requirements for work areas.”

Our housing already meets the 35 gallons/day requirement.

(7)(g) – “Occupants of each housing unit must have access to a potable water source with hot and cold water within their housing unit or there must be a potable water source and handwashing sink with hot and cold water within 100 feet of each unit.”

Section 7 is about Water Supply, so discussing handwashing sinks is out of place. Location of handwashing sinks should be addressed in the bathing and handwashing section (9). Kitchen sinks should be addressed in the kitchen section (17). We suggest changing the verbiage to “Occupants of each housing unit must have access to a potable water source at or within 100 feet of their housing unit.”

Our housing already meets this requirement, no matter how written.

(7)(h)(A) – (D) – “When the housing unit has no indoor plumbing, provide a 3-5 gallon water dispenser in each housing unit capable of providing hot and cool potable water.”

204 units would need a dispenser.

Cheap top load dispensers are around \$65-100/unit - \$13,260 – \$20,400

[Frigidaire EFWC498 Water Cooler/Dispenser – Top Load](#)

Cheap bottom load dispensers are around \$140-160/unit - \$28,560 - \$32,640

[Avalon Bottom Loading Water Cooler](#)

Bottom load dispensers are preferable as top load dispensers are difficult to put new bottles in (heavy and awkward – safety concern) and can have serious leak issues if the bottle is not set correctly.

Bottle refills – Approximately \$7/5 gallon bottle. One bottle will last two people approximately 5 days.

Housing is occupied up to eight weeks. 204 units housing approximately 1000 people for an average of 5 people per unit. Assume 2 bottles per week/unit for 3,264 bottles - \$22,848/year.

Alternative is to provide empty bottles for the tenants to refill as needed from the available potable water sources. However, could potentially be a hazard if bottles are not kept sanitary.

Additional expenses – electricity for the unit, R&M of the unit, unit replacement costs.

(9)(b) – “Provide at least one locking shower stall with a shower head with hot and cold water under pressure for every X occupants or fraction thereof. Unisex shower rooms are acceptable and must provide privacy.”

(e) – “Provide a private, locking dressing area in or near bathing facilities.”

All our facilities comply with current regulations. However, if the ratio of showers was lowered, it would require us to install additional buildings to accommodate the showers. This includes facilities with in-unit bathrooms, as a ratio change would change the capacity of the individual unit. In order to maintain the regular capacity, additional showers would be necessary and cannot be accommodated in the unit.

We would consider options like these:

<https://romtec.com/buildings-structures/>

<https://www.portablerestroomtrailers.com/products/trailer-types/shower-trailers.html>

In addition, we would need to consider the following:

@ 4 locations – septic needed - \$160,000 not including permits, fees etc.

@ other locations the septic would need to be upgraded as they were designed for the in-place facilities.

Septic upgrades are similar in cost to new systems.

Private/locking dressing area + shower stall:

Cost would depend on the materials used to create the stall, with plastic laminate being the most affordable option and stainless steel being most expensive. These could be built on site or purchased.

An example for purchasing: <https://www.harborcitysupply.com/bathroom-dividers/>

(9)(f) – “Provide at least one hand washing sink or basin with hot and cold water under pressure for every 6 occupants or fraction thereof. Each 24 linear inches of “trough” type sink with individual faucets counts as one basin. When each living unit does not have handwashing facilities, locate common use facilities close to the toilet facilities. This handwashing ratio requirement does not count towards the requirement in Section 17, cooling and eating facilities and equipment.”

Even with this revised language, our facilities already meet this requirement.

(9)(g) – “In common use facilities, provide paper towels. Do not use a single common towel. There must be a container for paper towel disposal.”

Paper towel dispensers vary dramatically in cost depending on the type of unit and can be purchased from many different vendors.

[Grainger](#)

[Amazon](#)

Paper towels also vary in cost depending on the type. C-fold & multi-fold styles are cheaper, but get used up more quickly, in our experience.

[Grainger - Rolls](#)

[Grainger - Sheets](#)

[Staples](#)

Hand dryers are more expensive up-front, use electricity, and may be noisy depending on the unit, but require less daily maintenance and reduce the amount of trash.

[Grainger](#)

[Amazon](#)

[Staples](#)

(10)(a) – “Provide laundry machines with plumbed hot and cold water in the combined ratio of 1 for each 30 occupants or each part of 30, and provide for separate cleaning of clothes that are contaminated with chemicals.”

Note: All the below articles refer to pesticide handlers & applicators specifically, not general agriculture workers. Seasonal agricultural labor housing does not generally house handlers/applicators. The articles recommend disposing of pesticide “drenched” or “soaked” clothing, as it is impossible to remove all traces of chemicals when thoroughly contaminated. Also, they recommend line drying clothing, if possible, as sunlight helps break down the pesticides and line drying prevents residue from potentially collecting in the dryer.

[North Dakota State University](#)

[Safe at Work California](#)

[National Pesticide Information Center \(Oregon State University\)](#)

For many housing operators, commercial style washers like those found in laundromats or apartment complexes would be the best option, as they are designed to withstand heavy use and are fairly simple to repair.

[Speed Queen](#)

[Cost](#)

@ 1:30 – 52 machines needed - \$104,000

@ 4 locations – septic needed - \$160,000 not including permits, fees etc.

@ 13 locations – indoor space needed –

1 location would not be able to get permits for a new building as the location is maxed out, and the bath house does not have adequate space, so would have to utilize a housing unit to accommodate the laundry, reducing the overall capacity of the facility.

4 locations that need septic, would include laundry in an upgraded toilet facility – entire facility cost @ 4 locations - \$350,000

8 locations – could potentially add on to the existing bath houses or other buildings with water/sewer connections. - \$100,000

Portable laundry trailers are also an option. Similar requirements re water/disposal/electricity etc.

<https://www.portablerestroomtrailers.com/8-station-portable-laundry-trailer-direct-to-sewer-717.html>

(11)(d) – “Provide at least one toilet for every X occupants or fraction thereof for each gender in the labor housing. Toilets must assure privacy.”

Cost to rent portable toilets to maintain current capacity at a toilet ratio of 1:8:

59 portable toilets would be required at a total annual cost of approximately \$47,200 (2023 rental rates). This includes delivery, unit rental, and 4x per week service.

While use of portable toilets is an option to comply, it is expensive and less than ideal for residents.

All our facilities comply with current regulations. However, if the ratio of toilets was lowered, it would require us to install additional buildings to accommodate the new toilets. This includes facilities with in-unit bathrooms, as a ratio change would change the capacity of the individual unit. In order to maintain the regular capacity, additional toilets would be necessary and cannot be accommodated in the unit.

We would consider options like these:

<https://romtec.com/buildings-structures/>

<https://www.portablerestroomtrailers.com/products/trailer-types/restroom-trailers.html>

In addition, we would need to consider the following:

@ 4 locations – septic needed - \$160,000 not including permits, fees etc.

@ other locations the septic would need to be upgraded as they were designed for the in-place facilities.

Septic upgrades are similar in cost to new systems.

(12)(e) – “Locate handwashing facilities with hot and cold water, soap and disposable paper towels within 15 feet of any portable toilet, chemical toilet or privy provided. Portable handwashing stations are acceptable.”

[Cold Water Only Unit](#)

[Warm Water Unit](#)

To support the additional 59 portable toilets, we would need 24 handwashing units at a total annual cost of approximately \$24,456 (2023 rental rates). These units are cold water only and the cost includes delivery, unit rental, and 4x per week service.

(15)(d)(D) – “All gas appliances and gas piping must comply with the Oregon state building code in effect at time of installation and the manufacturer’s instructions. Do not use gas burners in living areas without exhaust fans.”

Units with indoor gas cooking already have exhaust fans installed.

I usually purchase this model:

<https://www.grainger.com/product/DAYTON-Shutter-Mount-Exhaust-Fan-484X37>

(15)(f) – “The housing operator must provide a bed or bunk for each occupant with a mattress.”

(15)(f)(C) – “When provided, bunks must include a method for safe access to the upper bunk.”

(15)(f)(E) – “If requested by the occupants, housing operator may provide one bed with a mattress for an adult couple in a relationship. This mattress must be at least full size.”

We purchase S/S & S/D adult size bunk beds from this vendor:

<https://heavydutybunkbeds.com/heavy-duty-bunk-beds/>

They come with an installed ladder and siderails for the upper bunk. Very sturdy metal w/o opening for bed bugs to hide in.

2020 cost (before quantity discounts) was:

S/S - \$595/bunk

S/D - \$750/bunk

Single mattresses were between \$90-\$150 for vinyl covered or cloth covered in 2020.

(15)(g) – “Mattresses furnished by the operator must be clean, in good repair and in a fully enclosed cleanable cover, and free from insects and parasites.”

We use this style of mattress encasement in our rental units. It breathes well and is fully washable.

<https://www.amazon.com/SafeRest-Premium-Zippered-Mattress-Encasement/dp/B004BA8UWA/>

It would cost approximately \$34,400 to place covers on all 1720 mattresses in our facilities.

(15)(i) – “Provide suitable storage facilities, such as wall cabinets or shelves, for each occupant or family unit that total at least 21 cubic feet. Provide lockable storage for each occupant.”

This phrasing is a bit confusing. However, assuming it is 21 cubic feet per family unit, there are several options to provide storage. These can be purchased or built on site. A purchase option that I believe would meet the preliminary language:

<https://www.grainger.com/product/TENNSCO-Storage-Cabinet-36-in-x-18-3HNL3>

This item measures 27 cubic feet.

If one unit is needed per family unit (316 units): approx. \$158,000

If one unit is needed per bed (1720): \$860,000

(15)(k) – “Each sleeping room must provide at least 100 square feet of floor space per occupant. [Do not use triple bunks.]”

Current Beds	Beds @ 100 sqft	Beds @ 50 sqft
1720	597	1382

To replace the lost beds, we would need to expand current housing or build new.

In 2017, we built an entirely new facility under the current regulations. It is registered for 150 occupants. The facility cost approximately \$1.5M to build (\$10,000/bed). This amount encompasses all construction costs, including permitting, site prep, the septic system etc., but does not include the movable fixtures like beds, mattresses, storage etc. The facility has washers/dryers, in-unit toilets & showers, and single unit indoor cooking.

If this facility was required to provide 100sqft per occupant, the capacity would drop to 57, raising the per bed construction cost of the facility to approximately \$26,300/bed in 2017 dollars.

We would need to replace approximately 1120 beds to maintain our current capacity across all facilities, which would be necessary to ensure an adequate workforce for harvesting our crops. To replace the beds, we would need to build new facilities on the same scale as the 2017 project. The number below assumes any change to square footage would be accompanied by a change in the toilet & shower ratios.

@ \$26,300/bed - \$29,456,000 (2017 costs)

If this facility was required to provide 50sqft per occupant of a household, the capacity would drop to 114, raising the per bed construction cost of the facility to approximately \$13,158/bed in 2017 dollars.

We would need to replace approximately 338 beds to maintain our current capacity across all facilities, which would be necessary to ensure an adequate workforce for harvesting our crops. To replace the beds, we would need to build new facilities on the same scale as the 2017 project. The number below assumes any change to square footage would be accompanied by a change in the toilet & shower ratios.

@ \$13,158/bed - \$4,447,404 (2017 costs)

(16)(c) – “While occupied, each living area must have a working approved carbon monoxide detector if there is a source for carbon monoxide. Educate the occupants of the sources of carbon monoxide, so a carbon monoxide detector can be installed when a potential source of carbon monoxide is brought into the living area.”

We would suggest that the language be modified to simply require carbon monoxide detectors in all units. Relying on training and employees remembering to report if they bring in a source is likely to cause unintentional violations.

Some options:

No display: <https://www.homedepot.com/p/Kidde-Firex-Carbon-Monoxide-Detector-Battery-Operated-CO-Detector-21030863/202756110>

Display: <https://www.homedepot.com/p/Kidde-Firex-Battery-Operated-Digital-Carbon-Monoxide-Detector-21030262/315577247>

(17) (B) – “A minimum equivalent of two cooking burners for every 5 persons or part thereof, or 2 families, whichever requires the most burners. If a gas or electric hotplate, or wood stove is within 18 inches of a wall, that wall must be made of or finished with smooth cleanable, nonabsorbent, grease-resistant and fire-resistant material.”

The federal rule - 1910.142(b)(10) – states: “In camps where cooking facilities are used in common, stoves (in ratio of one stove to 10 persons or one stove to two families) shall be provided in an enclosed and screened shelter.” (*emphasis added*)

The federal rule does not specifically address cooking facilities in individual units. In 1910.142(b)(9) when discussing rooms where workers cook, live & sleep, it states only: “Sanitary facilities shall be provided for storing and preparing food.” There is no ratio defined.

The federal rule also does not define what is meant by “stove.” Understanding what is meant by “stove” in the federal rule is important to determine costs. The vernacular usage of the word has evolved significantly over the years – from meaning a wood/coal burning cavity with a top to a modern understanding of a cooktop & oven combination.

(D) – “Adequate food storage shelves that are protected, food preparation areas, food contact surfaces and floors in food preparation and serving areas. All of these areas must be made of or finished with smooth, non-absorbent, cleanable material.”

(F) – “Plumbed sink(s) with hot and cold water and an adequate number of faucets to service the occupants within XXX of the food preparation area. The ratio of sinks in section 9, bathing and handwashing facilities, do not count towards this requirement.”

(g) – “Facilities must be in buildings or shelters. Doors, windows and openings, if any, must have screens of 16 mesh or smaller.”

(i) – “Any housing unit constructed or substantially remodeled after XXX must include all provisions except (18)(h) in the unit.”

Section 17 originally only referred to common use kitchens. Changing the section to all kitchen types implies that single use kitchens will immediately no longer be allowed outside and that communal kitchens will no longer be allowed. We agree that outdoor cooking is not an ideal situation but believe mandating only single use kitchens is not an ideal solution.

It has cost us approximately \$1000/unit to enclose/move cooking inside individual units. This cost can be significantly higher if water, sewer, & gas needs to be routed to the units.

Creating a communal kitchen costs a similar amount per unit.

(22)(a) – “Rooms where people sleep must be able to maintain an indoor temperature of 78 degrees Fahrenheit or less (using air conditioners, evaporative coolers, air purifiers with coolers, or other reliable means), whenever the heat index outside the housing units is at or above 80 degrees Fahrenheit but less than 95 degrees Fahrenheit.”

(b) – “When the outdoor heat index is 95 degrees or above, the rooms where people sleep must be able to be maintained at a temperature at least 15 degrees Fahrenheit lower than the outdoor heat index. Example: When the outdoor heat index is 105 degrees Fahrenheit, the indoor temperature must be maintained at or below 90 degrees Fahrenheit.”

Our understanding of this preliminary rule, as written, is that the units must be able to MAINTAIN these temperatures. Therefore, if a unit is not able to maintain the required temperatures, then further measures must be taken – such as installing mechanical cooling, insulating, etc., until the standard can be maintained.

Cost to acquire through wall A/C in all units (replace current or new): approx. \$50,000 (already complete)

Cost to upgrade electrical at facilities, as required: approx. \$168,000 - (partially complete) This cost varies significantly between facilities depending on the scope of work needed to upgrade the panels. The average cost is around \$5,000 per electrical panel.

Cost to insulate/drywall/paint exterior walls/ceilings: approx. \$234,000 (in progress)

Pleasant Ridge Camp		
Vendor	Description	Amount
Bustos Construction	3 Buildings	1,010,540.00
Monte Wasson Excavating	Land Preparation	95,242.00
Bryant Pipe/Ferguson/Home Depot/Ton	Septic System	70,511.27
Bell Design	Design Septic System	21,782.04
Plastic Mart	Water Tank	14,415.99
Pacer Propane	Propane Tank Plumbing	6,873.11
Old Castle	3 - 1000 Gal Grease Traps	16,025.00
Willamette Graystone	6 - 3000 Gallon Septic Tanks	30,825.00
Peck Drilling/Hage	Drilled Well	94,422.52
Wasco Electric Cooperative	Primary Transformer & Vault	26,975.00
Tenneson, OHA & NC Public Health	Surveying, Permits & Licenses	7,340.84
National Ladder & Scaffold	Fixed Ladder w/walk thru & cage	2,573.67
Advanced Precast Products	10 - Risers	2,650.00
A&A Pump Sales	Grundfos Pump End w/7.5 hp Motor	7,463.00
Hood River Sand & Gravel	Landscaping - Rock Barriers	952.00
Misc	Payroll & Misc Costs	18,296.86
		1,426,888.30
	Per Bed (150)	9,512.59



Hage Electric & Construction Services, Inc.
Phone: 541.296.1962

3701 Klindt Drive
 The Dalles, Oregon 97058

Project: Sanders Camp A/C power

Date: 3/31/2022

To:

Contact: [REDACTED] Email: [REDACTED]

Phone: (702)787-5480

Estimator: Bob Weir Email: BobWeir@HageElectric.com

Direct: (541)296-1962x204

Project Information:

Description: A/C receptacles and service upgrades

Location: The Dalles, OR

Document Basis for Proposal:

Specifications / Sections: N/A

Drawing Sheets: N/A

Source: Javier

Addendum(s) Acknowledged: Number N/A

Proposal:

Hage Electric is pleased to provide you with this job proposal to provide the following scope of work for the above listed project:

1. Electrical Permits
 - a. All fees for applications and inspections
2. Seven unit cabin
 - a. Install new 125-amp service panel
 - b. Install new circuits for A/C to 7 rooms
3. Eight unit cabin #1
 - a. Install new 125-amp service panel
 - b. Install new circuits for A/C to 8 rooms
4. Fifteen unit cabin
 - a. Install additional panel for new A/C circuits
 - b. Install new circuits for A/C to 15 rooms
5. Eight unit cabin #2
 - a. Install new 125-amp panel relocated to exterior
 - b. Install new circuits for A/C to 8 rooms
- ~~ACB 6. Shower house #1~~
 - ~~a. Install new 100-amp service panel mounted on exterior side of building~~
 - ~~b. Install j-box in existing panel location to relocate circuits~~
- ~~ACB 7. Shower house #2~~
 - ~~a. Install new 100-amp service panel mounted on exterior side of building~~
 - ~~b. Install j-box in existing panel location to relocate circuits~~

Inclusions:

- Materials and installation, complete as listed in the above Proposal section

Exclusions:

- Painting, Patching, Roof Repair

Special Notes & Requirements:

- N/A
-

Project Costs:

Hage Electric & Construction Services proposes to furnish material and labor in accordance with the above listed specifications, for the sum of:

1) Seven Unit Cabin	\$6,456.00
2) Eight Unit Cabin #1	\$6,918.00
3) Fifteen Unit Cabin	\$10,539.00
4) Eight Unit Cabin #2	\$7,693.00
5) Shower House #1	\$2,970.00
6) Shower House #2	\$2,970.00

Total: Thirty-Seven Thousand Five Hundred Forty-Six and NO/100

\$37,546.00 ^{31,600.00} ACB

Terms & Conditions:

- Pricing is valid 30 days from the date of this proposal shown in the Project section.
 - Pricing is subject to change after 30 days.
 - Terms are 50% down & balance due upon completion, 5% adder for credit card.
 - Projects with a duration of greater than 30 days will Progress Bill.
 - All material guaranteed to be as specified herein.
 - All work to be completed in a craftsman-like manner according to standard practice.
 - Any alteration or deviation from noted specifications, involving additional costs, will be executed only upon written order and acceptance by Hage Electric.
 - Extra charges may result from alteration or deviation from noted specifications.
 - This proposal is contingent upon strikes, accidents or delays beyond our control.
 - Hage Electric & Construction Services is licensed, bonded and insured
 - Specific project bonds are not carried unless included within owner specification and this document.
 - This proposal may be withdrawn if not accepted within 30 days from the date of this proposal shown in the Project section.
-

Acceptance of Proposal:

The conditions herein are satisfactory and are hereby accepted. Hage Electric & Construction Services is authorized to do the work as specified. Payments for work performed will be made as outlined above.

Company: _____

Accepted By: _____

Signature: _____

Title: _____

PO#: 87S-7124

PM: _____

Date: 4/19/22

As amended

Company
Phone Number
Source Purchase Details

Date	Store Number	Job Name	SKU Number	SKU Description	Quantity	Unit Price	Extended Retail (before discount)
5/17/2022	8119	Camp A/C	1002182742	12,000 BTU 115V Window Air Conditioner LW1217ERSM Cools 550 sq. ft. with and Wi-Fi Enabled in White	12	\$407.48	\$4,889.76
5/18/2022	8119	Camp A/C	1005946241	6,000 BTU 115V Window Air Conditioner Cools 250 Sq. Ft. with Remote Control in White	74	\$215.26	\$15,929.24
5/18/2022	8119	Camp A/C	1004059418	5,100 BTU 115V Window Air Conditioner Cools 450 Sq. Ft. with Remote Control in White	5	\$291.39	\$1,456.95
5/17/2022	8119	Camp A/C	1001597771	8,000 BTU 115V Window Air Conditioner LW8016ER with Remote in White	102	\$281.06	\$28,668.12
							\$50,944.07

#34

ESS UNIVERSAL
 HOLLAND, MI 49423
 (616) 229-0597
 www.HeavyDutyBunkBeds
 .com

Invoice 2329


BILL TO

[REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]

SHIP TO

[REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]

DATE
 09/17/2020

PLEASE PAY
\$125,107.50

ACTIVITY	QTY	RATE	AMOUNT
D2-39 Dallas Single over Single to fit a 39" x 75" mattress Retail \$595 [25% Discount]	148	446.25	66,045.00T
NOTE: This price includes 2 Guard Rails and 1 Ladder.			
D4-39-54 Dallas Single over Full to fit a 39" x 75" & 54" x 75" mattress Retail \$750 [25% Discount]	105	562.50	59,062.50T
NOTE: This price includes 2 guard rails and 1 ladder.			
Freight Freight to The Dalles, OR \$16,665 [100% Discount, ### Free Freight ###]	1	0.00	0.00T

PAYMENT METHOD(S)

SUBTOTAL	125,107.50
TAX	0.00
TOTAL	125,107.50

Wire Transfer

Account Number: 636708528

ABA Number: 021000021

Chase [270 Park Ave. New York, NY 10017]

SWIFT Code: CHASUS33

TOTAL DUE	\$125,107.50
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THANK YOU.

Send check to:

'ESS UNIVERSAL USA LLC'

171 COLLEGE AVE

HOLLAND, MI 49423

*** YOUR SOURCE FOR HEAVY DUTY BUNK BEDS ***

**Invoice***Pre Bill*

Invoice Number: UT1000500638AB

Invoice Date: 10/07/2020

Future Ship Date: 4/5/2021

Customer Code: [REDACTED]

Customer PO#: 091620

Created By: Jennifer Ivey

Ordered By: [REDACTED]

Mailing: PO Box 429, Fuquay-Varina, NC 27526-0429

Payment: PO Box 890885, Charlotte, NC 28289-0885

Phones: (800) 334-9880 Fax: (800) 322-7537

Fed I.D. #: 56-1558062

Page 1 of 1

Sold To:[REDACTED]
[REDACTED]
[REDACTED]**Ship To:**[REDACTED]
[REDACTED]
The Dalles, OR 97058 US

Product Code	Quantity	U/M	Unit Price	Amount
63975 Mattress, 6" Thick 39"x75"	510	EA	\$89.45	\$45,619.50

Subtotal:	\$45,619.50
Taxes:	\$0.00
Freight:	\$0.00
Total Due:	\$45,619.50

(This product has not yet been shipped)



PROPOSAL

PO BOX 1365
 THE DALLES OR 97058
 (541) 298-4926 THE DALLES
 (541) 387-4686 HOOD RIVER
 Fax (541) 298-1072
 CCB# 180152

To: [REDACTED]

Job Name: Replacement Drain Field Installation

Location: [REDACTED], The Dalles Or, 97058 Phone: [REDACTED]

Email: [REDACTED]

Date: 01/02/2024

We hereby submit specifications and estimates for: Sewer line replacement (SEE ATTACHED DIAGRAM FOR REFERENCE ON DESCRIBED PROPOSAL)

Upon work conducted last summer in June 2023 we discovered drain field system was failing and backing up. We. Propose to completely replace the system with a new 450ft Drain Rock Drain field system (estimated length of new system). To do so we will conduct the following.

- A) The two -inch pump line from septic tank will be re- routed to new Drain field area.
- B) 450 ft of new 4" Drain field pipe and Drain Rock will be installed/ locate wire.
- C) Required permits will be obtained from The Dalles health Department
- D) Work will be inspected by county health inspector before back filling.
- E) A diagram of system will be provided.

NOTE: This proposal is an estimated length of what we believe The Dalles Health department will require for a replacement Drain for this camp. We will only know the exact length when the permit process is started.

We Propose herby to furnish and labor -- complete in accordance with these

specifications for the sum of **\$22,500.00**

Payable as follows: Paid in FULL at completion.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. our workers are fully covered by workers compensation insurance.

AUTHORIZED SIGNATURE__Alejandro Rodriguez__

NOTE: this proposal may be withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL: the prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work.

Signature  Date 3/11/24



PO Box 343, Dufur OR 97021 ph: 541-467-2971
CCB#170448 WA#RIDGEP*947LO

WHERE EXCELLENCE IS STANDARD

www.ridgelineplumbing.org

Date: 9/8/2020

Consumer/Contractor: [REDACTED]

Jobsite: See itemization below

Ridgeline Plumbing will provide permit, labor and material for plumbing installation as outlined in the enclosed Scope of Work for a cost of: **SEE ITEMIZATION BELOW**

\$13,510.00

1. Buildings # 1-3:

Installation of new 1" black pipe installed overhead to accommodate replacement of non-code compliant existing gas piping. Gas piping to supply 12 gas connections for each building.

2. Building #4:

Installation of new 3/4" poly-gas piping from tank to building. New underground service to tie onto existing piping strapped to outside of building.

1. Gas piping: \$4996.00

Installation of new 1" black pipe installed overhead to accommodate replacement of non-code compliant existing gas piping, serving building #1 and #3 only. Gas piping to total of 12 gas connections between the buildings.

2. Outdoor kitchen sinks: \$21,602.00

Installation of water and waste lines to accommodate the install of eleven 22x25" single basin kitchen sinks with Delta faucets.

Installation of 2 Rinnai outdoor tankless water heaters to serve outdoor kitchen sinks.

Waste piping from kitchen sinks to tie onto new sewer main installed by others.

Price excludes excavation to accommodate waste piping and underground hot/cold water piping serving kitchen sink.

1. Gas piping: \$9345.00 —

Building #1-3:

Installation of new 1" black pipe installed overhead to accommodate replacement of non-code compliant existing gas piping. Gas piping to total of 38 gas connections between the buildings.

2. Outdoor kitchen sinks: \$42,090.00

Installation of water and waste lines to accommodate the install of twenty one 22x25" single basin kitchen sinks with Delta faucets for buildings #1-3.

Installation of 4 Rinnai outdoor tankless water heaters to serve outdoor kitchen sinks.

Waste piping from kitchen sinks to tie onto new sewer main installed by others.

Price excludes excavation to accommodate waste piping and underground hot/cold water piping serving kitchen sink.

*Special order items are subject to at least a 50% restocking fee and freight charges

20% of the contract is due as a deposit. Billing for completed work will be submitted upon completion and due 30 days from date of invoice. Payments past due and unpaid shall bear interest from the date payment is due at the maximum rate allowed by the law.

All changes, alterations, or extras will be billed or credited accordingly and will require written order. Amounts billed for changes or extras are **due** immediately.

All products or services provided by the owner or other contractor **must** be completed and on jobsite prior to and/or ready for installation at job start-up.

All material is guaranteed to be as specified and all work is to be completed in a professional manner according to industry standards. Ridgeline Plumbing is currently actively licensed with the CCB and WA state.

Ridgeline Plumbing **does not** provide itemized billings for labor and materials, nor does it disclose pricing and/or costs. Any requests for material and labor itemization must be submitted in writing and is subject to an administrative fee.

Ridgeline Plumbing warranties only defects in labor and material supplied by Ridgeline Plumbing in accordance with manufactures warranty for only **one year** from date of installation.

Ridgeline Plumbing will report to jobsite location to perform work within **5 days** of notification that jobsite is fully ready prepared and ready for plumbing services.

Ridgeline Plumbing does not provide concrete cutting and/or patching, demolition, ditching, excavation, ducting, venting, pipe insulation, heat tape, appliances, accessories, prepping of cabinetry and/or countertops for sinks, fixtures or shower/tub doors unless otherwise specified and indicated in the scope of work.

If any suit or action is filed on any part to enforce this agreement or otherwise with respect to the subject matter of the agreement, the prevailing party shall be entitled to recover any collection fee costs incurred and/or reasonable attorney fees incurred in preparation or in prosecution or defense of such suit or action as fixed by the trial court, and if any appeal is taken from the decision of the trial court, reasonable attorney fees as fixed by the appellate court.

This Agreement sets forth the entire understanding of the parties with respect to the subject matter of this agreement and supersedes any and all prior understandings and agreements, whether written or oral, between the parties with respect to such subject matter.

Owner and/or other contractor are to carry their own necessary insurances. Ridgeline Plumbing will supply a copy of liability insurance to owner and/or other contractor upon their request.

Signature indicates that owner has received the following CCB forms as required by the State of Oregon when applicable: Consumer Protection Notice, Information Notice about Construction Liens and Notice of Procedure

Ridgeline Plumbing is licensed by the Construction Contractors Board in Oregon under license #170448 and in the State of Washington under license # RIDGEP*947LO

Consumers have the right to receive the products and services agreed to in the contract as outlined in the above scope of work. Disputes will be resolved as declared above. Consumers have the right to file a complaint with the CCB.

This contract does not contain an arbitration clause.

ACCEPTANCE OF PROPOSAL

The described specifications and conditions of this proposal are satisfactory and are hereby accepted. Ridgeline Plumbing is authorized to do work as outlined and according to the terms specified in this proposal. Payment will be made as outlined

Signature  Date 9/29/2020

Ridgeline Plumbing Signature _____ Date _____

Upon acceptance, please return a signed copy of this proposal to Ridgeline Plumbing. Price subject to revision if proposal accepted subsequent to 30 days and/or project started subsequent to 90 days from date of acceptance.



Hage Electric & Construction Services, Inc.
Phone: 541.296.1962



3701 Klindt Drive
The Dalles, Oregon 97058

Project: [REDACTED] Upper Camp Upgrade

Date: 01/25/21

To: [REDACTED]

Contact: [REDACTED]

Email: [REDACTED]

Phone: 541.397.0042

Estimator: Kyle Ruder

Email: kylerruder@HageElectric.com

Direct: 541.296.1962 ext 501

Project Information:

Description: [REDACTED] Upper Camp A/C and Kitchen

Location: The Dalles, Oregon

Document Basis for Proposal:

Specifications / Sections: N/A

Drawing Sheets: N/A

Source: Call Log

Addendum(s) Acknowledged: NA

Proposal:

Hage Electric is pleased to provide you with this job proposal to provide the following scope of work for the above listed project:

1. Electrical Permits
 - a. All fees for applications and inspections
2. Provide and install new 100-amp 3R panel outside to replace existing.
3. Move lights and smoke detectors down to new ceiling level.
4. Provide and install lights outside each unit (total of 5).
5. Install A/C circuit and receptacle to each unit.
6. Install 4 new kitchen receptacles.
7. Provide and install (3) 4' led strip fixtures in kitchen on switch.
8. Connect owner supplied kitchen exhaust fan to switch.

Inclusions:

- Materials and installation, complete as listed in the above Proposal section
- Light fixtures

Exclusions:

- Job specific Bid Bond
- Exhaust fan

Project Costs:

Hage Electric & Construction Services proposes to furnish material and labor in accordance with the above listed specifications, for the sum of:

1) Material	\$1,140.00
2) Labor	\$4,900.00
3) Permit	\$ 160.00
Total: Six Thousand Two Hundred and NO/100	\$6,200.00

Terms & Conditions:

- Pricing is **valid 30 days** from the date of this proposal shown in the Project section.
 - Pricing is subject to change after 30 days.
- Terms are **50% down & balance due upon completion, 5% adder for credit card.**
- Projects with a duration of greater than 30 days will Progress Bill.
- All material guaranteed to be as specified herein.
- All work to be completed in a craftsman-like manner according to standard practice.
- Any alteration or deviation from noted specifications, involving additional costs, will be executed only upon written order and acceptance by Hage Electric.
- Extra charges may result from alteration or deviation from noted specifications.
- This proposal is contingent upon strikes, accidents or delays beyond our control.
- Hage Electric & Construction Services is licensed, bonded and insured
- Specific project bonds are not carried unless included within owner specification and this document.
- This proposal may be withdrawn if not accepted within 30 days from the date of this proposal shown in the Project section.

Acceptance of Proposal:

The conditions herein are satisfactory and are hereby accepted. Hage Electric & Construction Services is authorized to do the work as specified. Payments for work performed will be made as outlined above.

Company: _____

Date: 12/21/21

Accepted By: _____

Title: _____

Signature: _____

PM: _____

PO#: 830-7124



Hage Electric & Construction Services, Inc.
Phone: 541.296.1962

3701 Klindt Drive
The Dalles, Oregon 97058

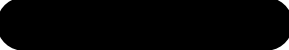
Project: Stack Camp Upgrade

Date: 01/25/21

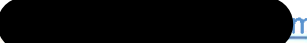
To:



Contact:



Email:



Phone: 541.379.0042

Estimator:

Kyle Ruder

Email:

kylerruder@HageElectric.com

Direct: 541.296.1962 ext 501

Project Information:

Description: Project Name / Scope

Location: The Dalles, Oregon

Document Basis for Proposal:

Specifications / Sections: N/A

Drawing Sheets: N/A

Source: Call Log

Addendum(s) Acknowledged: N/A

Proposal:

Hage Electric is pleased to provide you with this job proposal to provide the following scope of work for the above listed project:

A/C Circuits

1. Electrical Permits
 - a. All fees for applications and inspections
2. Provide and install new 100-amp 3R sub-panel next to existing outdoor panel.
3. Install a/c circuit and receptacle to each unit (total of 29 units).
4. Provide and install light outside each unit (total of 29 units).

Pole Lights

1. Provide and Replace (3) of (4) pole lights.

Kitchen

1. Install 4 microwave circuits.
2. Install 2 appliance circuits.
3. Connect owner supplied kitchen exhaust fan to switch.
4. Provide and install 4,000-watt heater.

Inclusions:

Hage Electric & Construction
Services, Inc.

541.296.1962

OR Lic# 33-45C
WA Lic# HAGEECS020Q3
CCB # 125353

- Materials and installation, complete as listed in the above Proposal section
- Light fixtures

Exclusions:

- Job specific Bid Bond
- Exhaust fan

Project Costs:

Hage Electric & Construction Services proposes to furnish material and labor in accordance with the above listed specifications, for the sum of:

1) A/C Circuits	\$10,350.00
2) Pole Lights	\$ 960.00
3) Kitchen	\$ 1,670.00
4) Permit	\$ 340.00
Total: Thirteen Thousand Three Hundred Twenty and NO/100	\$13,320.00

Terms & Conditions:

- Pricing is valid 30 days from the date of this proposal shown in the Project section.
 - Pricing is subject to change after 30 days.
- Terms are 50% down & balance due upon completion, 5% adder for credit card.
- Projects with a duration of greater than 30 days will Progress Bill.
- All material guaranteed to be as specified herein.
- All work to be completed in a craftsman-like manner according to standard practice.
- Any alteration or deviation from noted specifications, involving additional costs, will be executed only upon written order and acceptance by Hage Electric.
- Extra charges may result from alteration or deviation from noted specifications.
- This proposal is contingent upon strikes, accidents or delays beyond our control.
- Hage Electric & Construction Services is licensed, bonded and insured
- Specific project bonds are not carried unless included within owner specification and this document.
- This proposal may be withdrawn if not accepted within 30 days from the date of this proposal shown in the Project section.

Acceptance of Proposal:

The conditions herein are satisfactory and are hereby accepted. Hage Electric & Construction Services is authorized to do the work as specified. Payments for work performed will be made as outlined above.

Company: _____ Date: 2/2/21

Accepted By: _____ Title: _____

Signature: _____ PM: _____

PO#: 84-7124