

AGENDA ITEM FOR ADMINISTRATIVE MEETING

() Discussion only

(X) Action

FROM (DEPT/ DIVISION): Dan Lonai, Administrative Services

PROGRAM: Maintenance

SUBJECT: Build wall, door and carpet CARE office Banner Bank building

For the new CARE office in the Banner Bank building, three bids were requested to construct a wall, install a door in an existing wall, and carpet the area. Two bids were received, and Knerr Construction submitted the lowest estimate at \$20,178.18. It is recommended to proceed with Knerr Construction's bid.	() <u>ACTION REQUESTED:</u> Approve contract with Knerr Construction in the amount of \$20,178.18
---	---

ATTACHMENTS: Bid Sheet and Estimates

Date: (10/28/2025) Submitted By: (Dan Lonai)

*****For Internal Use Only*****

Checkoffs:

() Dept. Head (copy)

To be notified of Meeting: Martie McQuain

Kim Beck

() Fiscal

() Legal (copy)

Needed at Meeting:

() (Other - List)

Scheduled for meeting on: November 5, 2025

Action taken:

Follow-up:

Bid Submission Deadline:

Project Information

Project Name:	Banner Bank 2nd floor Remodel
Project Location:	Pendleton
Project Description:	Carpet, add a wall and door to create an additional office
Deadline for Completion:	ASAP
Bid Submission Deadline:	N/A

Contractor Information

Details	Bidder 1	Bidder 2	Bidder 3
Company Name	Knerr Construction	Trent Ezell Construction	Cortes Construction
Contact Person	Brent P	Trent E	Luis C
Phone Number	541-567-6914	541-314-5651	541-314-5419
Email Address	bpitney@knerrconstruction.com	ezelltrent@gmail.com	
License Number	#55097	#244565	
Type	General Contractor	General Contractor	

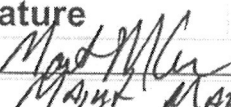
Bid Details

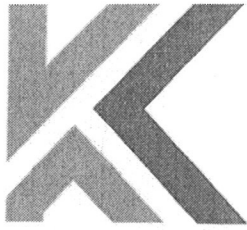
Criteria			
Total Bid Amount	\$20,178.18	\$24,897.56	Did not respond to request.
Labor Costs	N/A	N/A	
Material Costs	N/A	N/A	
Equipment Costs	N/A	N/A	
Timeline (Start-End)	N/A	N/A	
Payment Schedule	N/A	N/A	
Warranty/Guarantees	N/A	N/A	
Insurance Coverage	Yes	Yes	
Additional Notes	Funds available through Kim Beck funding source.		

Evaluation

Lowest Bidder:	\$20,178.18
Preferred Bidder:	Knerr Construction
Reason for Selection:	Cost.

Signature

Name:	
Title:	Mayor
Date:	10/27/25



KNERR
CONSTRUCTION, INC.

PROPOSAL

September 23, 2025

Office (541) 567-6914 • Fax (541) 567-1540
1565 N 1st Street, Suite 2, Hermiston, OR 97838
C.C.B. # 55097 - OR • KNERRC1066LW - WA

To: Umatilla County
Attn: Martie McQuain
216 SE 4th St.
Pendleton, OR 97801

Re: Banner Bank 2nd Floor Office Remodel

Note:

We propose to furnish the labor, materials, and equipment to frame a wall in a large office to create 2 smaller offices. A door wall will be supplied and installed so the new office can be accessed from the Lobby Area. All the carpet and rubber base will be removed and replaced with new carpet and rubber base.

Exclusions: building permit & plan check fees (if required), testing & inspection fees (if required), bond, additional insurance, weather protection, electrical, low voltage, HVAC, window blinds, and painting.

WE PROPOSE to furnish labor and material-complete in accordance with above specifications, and subject to conditions found in this agreement, for the sum of:

Twenty thousand one hundred seventy eight and 18/100----- dollars, \$20,178.18

Alternate 1: Cost to paint all the walls and newly installed door and frame. ~~\$2,790.00~~ *NO PAINT*

Payment to be made as follows: Final payment due within 30 days of completion, progress payments every 30 days due with receipt of billing. Terms: Net 30, 24% per year interest on balance*.

* All unpaid amounts accrue 24% APR (2% per month). If collection must occur, we may be awarded all costs of collection, including the percentage portion charged by a collection agency for collection over the charges being collected upon, reasonable attorney fees, costs, and expenses of the action, including costs of a deposition.

ACCEPTED. The above prices, and conditions are satisfactory and are hereby accepted.

You are authorized to do the work as specified.

Payment will be made as outlined above.

Respectfully submitted,

Knerr Construction, Inc.

Date of Acceptance

By _____ Date _____

By *Brent Pitney*
Brent Pitney, Vice President

By _____ Date _____

Note: This proposal may be withdrawn if not accepted within 30 days. Please return signed original to Knerr Construction, Inc.

Trent Ezell Construction LLC

PO Box 286

Hermiston, OR 97838

CCB # 244565

Estimate

Date	Estimate #
10/21/2025	303

Name / Address
Umatilla County Sheriff office 4700 NW Pioneer Place Pendleton, OR, 97801

Project

Description	Qty	Rate	Total
to whom this concerns this estimate is for removing 1,100sqft of carpet an installing with new carpet tiles that are 2'x2' the product is q10088, painting the interior of the rooms that is getting carpet with the color give that is extra white 650865033, install new 10' wall smooth sheetrock texture an 3'x7' commercial door, remove of 2 electric boxes in floor, this includes all material, labor, dump excludes any permits or plans		24,897.56	24,897.56
all material is guaranteed to be as specified. All work to be in a workman-like manner according to standard practices. Any alternation or deviation from the specifications will be executed only by written order an may become an extra charge over and above estimates. All agreements are contingent upon strikes, accidents, or delays beyond our control. In the event of any dispute arising out of agreement, whether resolved by arbitration, mediation, administrative agency action, or court proceeding, the prevailing party shall be entitled to reasonable attorney fees. payments should be made the following 50% down 25% halfway threw project remainder upon completion, Note: this proposal may be withdrawn bet Trent Ezell Const. if not accepted within 30 days		Total	\$24,897.56