



# CLASSIFIEDS

### DEADLINES:

LINE ADS:  
Monday: noon Friday  
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#### 1001 - Baker County Legal Notices

Mark E. Bennett, Commissioner

Bruce A. Nichols, Commissioner

Legal No. 00055462  
Published: August 6, 8, 10, 13, 2018

#### REQUEST FOR BIDS PROJECT: CEC NORTH ENTRY & REROOF

Requested by: Baker County Fairboard 2600 East Street, Baker City, OR 97814 Tel. No. 541-523-7881; Fax No. 541-524-9567 E-mail: bakerfair@bakercounty.org

#### A. INTRODUCTION

Baker County Fairboard ("Fairboard/Owner") is requesting BIDS from interested contractors ("contractor"/"bidder") to enter a contract with the Owner for a public works construction project at the Baker County Fairgrounds located at 2600 East Street, Baker City, Oregon. The general project consists of a new public entrance covered walkway and entry vestibule plus a complete tear-off and re-roof of the Fair Ground Office and Community Events Center (CEC).

#### B. PROJECT INFORMATION

- Project drawings and specifications (Plans) shall be available beginning Tuesday, August 14, 2018 at 9:00am, at the Fairboard Office, 2600 East Street, Baker City, Oregon 97814, Tel. 541-523-7881; or may be viewed and/or downloaded from the project "dropbox" site: <https://www.dropbox.com/sh/epqbw179tmsps6X0JV0H5Ur6o011oa?dl=0>
- Questions regarding this Project shall be directed to Jim Kauth, Fairboard Project Manager/Clerk of the Works at 541-519-0181.
- A mandatory pre-bid conference and project site-visit will be held on Tuesday, August 21, 2018 at 10:00 am, prevailing local time at the project location, 2600 East Street, Baker City, Oregon. The purpose will be to answer any questions bidders and their subcontractors may have, review the scope of work, tour the site, and to consider any

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suggestions bidders wish to make. The conference is held for the benefit of bidders and their subcontractors. A quote submitted by a contractor that did not attend the mandatory walk-through will be disqualified.

- One Addendum is anticipated to be issued following the mandatory walk-through and four calendar days before the bid due date. Any questions, substitution requests or concerns need to be submitted to Jim Kauth, Project Manager, no later than 11am five days prior to Bid Date.
- Sealed bids (mail, hand-deliver, email) will be received by Heidi Martin, Executive Assistant, Baker County Commissioners Office, located at 1995 3rd Street, Baker City, Oregon 97814, until 2:00 pm, prevailing local time, Tuesday, August 28, 2018.
- The bids will be publicly opened and read aloud at 2:00 pm, Tuesday, August 28, 2018.
- 1st tier subcontractor disclosure statements are due at 4:00 pm on the same day in order for a bid to be considered for award.
- Bids and/or 1st Tier Subcontract Reports received after the times fixed for receiving bids and reports cannot and will not be considered.
- The work for this project shall be executed under a single general construction contract.
- Only bids submitted in writing or by email on the bid form supplied with the bidding documents will be considered.
- The estimated cost range for the Project is \$175,000 to \$250,000.
- The bidder shall assume full responsibility for timely delivery at the location designated for receipt of bids.

#### C. SCOPE OF WORK:

- In general, the Project Scope of Work shall include:
- Construct a new 11'x18' public vestibule entrance at the north side of the Events Center with extended 21'x18' covered walkway.
  - A complete roof tear-off and re-roof of both the Events Center side (north side) and the

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Office/Meeting Room side (south side) approx. 5248sf) of the facility using nail-base insulation panels, architectural shingles and EPDM membrane.

- The Fairboard will pay for the Building Permit; the Contractor (bidder) shall pay for any Specialty Permit required.
- The removal, deconstruction and demolition of concrete, trims, roofing and other systems to facilitate the Work.
- Earthwork / Concrete / Metals / Carpentry / Thermal Insulation / Roofing Systems / Exterior Insulation / Finish System / Windows, Doors & Hardware / Gypsum Drywall / Painting / Fire Extinguisher & Cabinet / Fire Protection System / HVAC / Electrical / Fire Alarm.
- Additional specifications are noted in the Project Drawings dated August 10, 2018.
- Temporary safety fencing and screens to prohibit public access to Work areas during or after work hours.
- Work and materials staging shall be within the fenced compound to the east of the facility.
- New construction and re-roof work shall allow for installations of new Exterior Insulation Finish System (EFIS) that is anticipated to be performed under separate contracts in the spring of 2019.
- Coordinate and maintain public access to the facility during the course of the Work; the facility shall remain occupied and scheduled public and private events will continue to be scheduled.

#### D. TIMEFRAME:

The Fairboard anticipates awarding the Contract for the Project within ten days from the date of bid and shall then schedule a Preconstruction Meeting with the successful quote to discuss project requirements and issue a Notice to Proceed on or about September 11, 2018. The Owner's requires the Work of the Project to be Substantially Complete no later than November 16, 2018 and final completion seven days thereafter, November 23, 2018.

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#### E. OREGON BOLI / PWR:

No bid shall be considered unless the submitted bid document contains the statement that the provisions required by the Oregon Prevailing Wage Rate (OPWR) (ORS 279C.650-ORS 279C.870) (BOLI publication dated July 1, 2018 and any applicable amendment; [www.oregon.gov/boli](http://www.oregon.gov/boli)) concerning payment of the prevailing rate of wages is included in the quotation and shall be complied with and adhered to in a subsequent contract. Bid Documents contain additional information.

#### F. BID SECURITY:

No bid will be considered unless accompanied by bid security in the form of a certified or cashier's check, irrevocable letter of credit or surety bond executed by a State-licensed surety company, payable to Baker County in an amount equal to ten percent (10%) of the Base Bid together with all additive alternates. No interest will be paid on bid security. Return or retention of bid security shall be subject to the provisions of ORS 279C.385.

#### G. REJECTION OF BIDS:

Pursuant to ORS 279C.395, the Owner may reject any bid not in compliance with all prescribed bidding procedures and requirements and may reject all bids if, in the judgment of the Owner, it is in the public interest to do so. No bidder may withdraw its bid after the hour set for the opening thereof and before award of the Contract, unless award is delayed beyond thirty (30) days from the bid opening date.

#### H. BONDS:

Public Works Bond: The contractor and every subcontractor must have a public works bond filed with the Construction Contractors Board before starting work on the project, unless exempt. ORS 279C.830(2)(a); OAR 839-025-0020(6)(e)

Performance and Payment Bonds: The Successful Bidder shall furnish a Performance Bond and Payment Bond, each in an amount equal to one hundred percent (100%) of the Contract sum, as security for the faithful performance of this Contract and also as security for the payment of all persons performing labor and furnishing materials under this Contract. The Performance and Payment Bonds shall be acceptable to the Owner, in accordance with State law and shall be delivered to the Owner not later than the date of execution of the Contract. The Surety signing the Bidder's Bond shall be registered with the Oregon State Insurance Commissioner, and the Surety's name shall appear in the current Authorized Insurance Company list in the State of Oregon published by the office of the Insurance Commissioner. Each Surety's name must also appear on the United States Treasury Department's list of authorized sureties, circular 570, as amended. No Work shall commence at the project site until approved Bonds are received by the Owner. Both bonds shall be in compliance with ORS Sections 279C.375, 279C.625 and 701.430.

#### I. COMPLETED PROJECT REFERENCES:

- Bidder shall provide a minimum of three (3) project references of similar scope and dollar amount; references shall include with each the name and contact information (phone, mobile, email) of the owner/agency, architect/engineer and one primary subcontractor.

#### J. BIDDING PROCEDURE AND SUBMISSION OF BID:

- All quotations are due in writing, mailed or hand delivered, at the Baker County Court house, Attn. Heidi Martin, Executive Assistant, 1995 3rd

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Street, Baker City, Oregon 97814, or via email submitted to [hmartin@bakercounty.org](mailto:hmartin@bakercounty.org) no later than 2:00pm local prevailing time, Tuesday, August 28, 2018. A faxed bid or any bid submitted after 2:00pm will not be accepted.

- Bids shall be addressed to Baker County Fair Board C/O Baker County at the address noted above in a sealed envelope. The lower left corner of the envelope shall be clearly marked "North Entry, Reroof & Siding Bid" and shall include the bid due date and time. The bidder's name and return address shall be located in the upper left corner. Faxed bids are not acceptable.
- Method of Bid Security shall accompany the Bid Document.
- Receipt of any and all addenda to the bid documents shall be acknowledged in the Bid.
- No bid shall be considered unless the bid document contains the statement that the provisions required by the Oregon Prevailing Wage Rate (OPWR) (ORS 279C.650-ORS 279C.870) concerning payment of the prevailing rate of wages is included in the quotation and shall be adhered to in a subsequent contract.
- No bid shall be considered unless the bidder provides their registered Oregon Construction Contractors Board (CCB) license number on their Bid Form. The bidder must also certify that all subcontractors performing work under this contract shall be registered with the CCB in accordance with ORS 701.035-ORS 701.055.
- Bid Documents contain additional information.

#### K. FIRST-TIER SUBCONTRACTOR DISCLOSURE REQUIREMENTS:

The Bidder must disclose to the public contracting agency a disclosure form of the first-tier subcontractors that: (A) will be furnishing labor or will be furnishing labor and materials in connection with the public improvement; and (B) will have a contract value that is equal to or greater than five percent of the total project bid or \$15,000, whichever is greater, or \$350,000 regardless of the percentage of the total project bid. If the bidder will not be using any subcontractors that are subject to the above disclosure requirements, the bidder is required to indicate "NONE" on the form. Failure to submit this form by the disclosure deadline will result in a non-responsive bid and will not be considered for award.

#### L. AWARD PROCEDURE:

- The Fairboard reserves the right to cancel this solicitation at any time and may reject any or all bids, quotations or proposals in accordance with ORS 279B.100.
- The Fairboard shall open and read aloud all bids at the time bids are due. The Fairboard will not make the award at that time.
- The award will be made after the bid documents have been evaluated and then approved through the Baker County Contract Review process.
- The award shall be made the lowest responsive and responsible bidder.

#### M. BILLINGS, PAYMENTS AND CLOSEOUT:

- The Project billings and payments shall be structured as normal "progress payments". The Contractor shall invoice on or about the 25th day of each month for Work completed in that month.
- The progress billing – and payments for the billing – shall only be for the value of Work performed and completed at the job site.
- A retainage of 5% of the value of each progress billing shall be held by the Owner which shall accumulate until the Final Payment

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- The Contractor shall submit a final invoice for the remaining balance on the Contract only after the Project is Substantially Complete and the Contractor has satisfactorily made all corrections (Punch List) and completed the Work.
- The Owner shall release all held retainage with the Final Payment.

#### N. FORM OF CONTRACT:

- The successful bidder shall enter a Contract with the Baker County Fair Board (Baker County) using the BID FORM included in the Bid Documents.
- Standard General Conditions of the Contract is an integral part of the Contract is included in the bid documents by reference herein.

Legal No. 00055550  
Published: August 13, 15, 17, 2018

#### 1010 - Union Co. Legal Notices

##### NOTICE TO INTERESTED PERSONS

Douglas A. Rysdam and Tamara K. Rysdam have been appointed Co-Personal Representatives of the Estate of BETTY J. RYSDAM, Deceased, Probate Case No. 18PB05382, Union County Circuit Court, State of Oregon. All persons whose rights may be affected by the proceedings may obtain additional information from the records of the Court, the Co-Personal Representatives or the attorney for the Co-Personal Representatives: Alyssa D. Slater, P.C., Alyssa D. Slater, Attorney for Co-Personal Representatives 107 Depot Street - P.O. Box 729 La Grande, Oregon 97850 (541) 663-8300 (541) 663-8298 fax within four months after the first publication date of this notice or they may be barred.

Published: July 30, August 6, 13, 2018  
Legal No.0055311

#### 1010 - Union Co. Legal Notices

##### TRUSTEE'S NOTICE OF SALE

A default has occurred under the terms of a trust deed made by Joseph W Lucius, whose address is 405 Hemlock Street, La Grande, OR 97850 as grantor to First American Lenders Advantage, as Trustee, in favor of Mortgage Electronic Registration Systems, Inc., as nominee for Aurora Loan Services Inc., its Successors and Assigns, as named Beneficiary, dated February 23, 2004, recorded March 7, 2004, in the mortgage records of Union County, Oregon, as Instrument No. 20042433; Bank United N.A. is the present Beneficiary as defined by ORS 86.705(2), as covering the following described real property: the Southwesterly fifty (50) feet of Lots numbered One (1) and Two (2) in Block numbered One hundred Twenty-two (122) of CHAPLIN'S ADDITION to La Grande, Union County, Oregon, according to the recorded plat of said addition. TOGETHER WITH that portion of Vacated Hemlock Street accruing thereto, by reason of the City of La Grande Vacating Ordinance No. 2908, Series 1997, as Microfilm Document No. 971228, records of Union County, Oregon..

##### COMMONLY KNOWN AS: 405 Hemlock Street, La Grande, OR 97850.

Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is the grantor's failure to pay when due the following sums: Monthly payments in the sum of \$463.71, from January 1, 2018, monthly payments in the sum of \$480.28, from February 1, 2018, and monthly payments in the sum of \$471.13, from May 1, 2018, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns.

By reason of said default the beneficiary has declared all sums owing on the obligation that the trust deed secures immediately due and payable, said sum being the above following, to-wit: \$40,939.98, together with accrued interest in the sum of \$1,399.35, through July 6, 2018; further interest thereon at the rate of 5.75% per annum from July 7, 2018, plus the sum of \$225.86 for advances, together with all costs, disbursements, and/or fees incurred or paid by the beneficiary and/or trustee, their employees, agents or assigns. WHEREFORE, notice hereby is given that the undersigned trustee will on November 26, 2018, at the hour of 1:00 PM PT, in accord with the standard time established by ORS 187.110, at the front entrance of the Daniel Chaplin Building, located at 1001 - 4th Street, in the City of LaGrande, OR, County of Union, State of Oregon, sell at public auction to the highest bidder for cash the interest in the said described real property which the grantor has or had power to convey at the time of the execution of said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. Notice is further given to any person named in ORS 86.778 that the right exists, at any time that is not later than five days before the date last set for the sale, to have this foreclosure proceeding dismissed and the trust deed reinstated by paying to the beneficiary of the entire amount due (other than such portion of the principal as would not then be due had no default occurred) and by curing any other default complained of herein that is capable of being cured by tendering the performance required under the obligations or trust deed, and in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's fees and attorney's fees not exceeding the amounts provided by said ORS 86.778. Notice is further given that reinstatement or payoff quotes requested pursuant to ORS 86.786 and ORS 86.789 must be timely communicated in a written request that complies with that statute, addressed to the trustee's "Reinstatement/Payoffs – ORS 86.786" either by personal delivery or by first class, certified mail, return receipt requested, to the trustee's address shown below. Due to potential conflicts with federal law, persons having no record legal or equitable interest in the subject property will only receive information concerning the lender's estimated or actual bid. Lender bid information is also available at the trustee's website, [www.shapiroattorneys.com/wa](http://www.shapiroattorneys.com/wa). In constructing this notice, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any. Also, please be advised that pursuant to the terms stated on the Deed of Trust and Note, the beneficiary is allowed to conduct property inspections while property is in default. This shall serve as notice that the beneficiary shall be conducting property inspections on the said referenced property. Without limiting the trustee's disclaimer of representations or warranties, Oregon law requires the trustee to state in this notice that some residential property sold at a trustee's sale may have been used in manufacturing methamphetamines, the chemical components of which are known to be toxic. Prospective purchasers of residential property should be aware of this potential danger before deciding to place a bid for this property at the trustee's sale. The Fair Debt Collection Practice Act requires that we state the following: This is an attempt to collect a debt, and any information obtained will be used for that purpose. If a discharge has been obtained by any party through bankruptcy proceedings: This shall not be construed to be an attempt to collect the outstanding indebtedness or hold you personally liable for the debt. Dated: 07-12-2018 SHAPIRO & SUTHERLAND, LLC, Successor Trustee 1499 SE Tech Center Place, Suite 255, Vancouver, WA 98683 [www.shapiroattorneys.com/wa](http://www.shapiroattorneys.com/wa), Telephone: (360)260-2253, Toll-free: 1-800-970-5647, S&S 18-123300

Published: August 13, 20, 27, September 3, 2018  
Legal No. 00055307

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#### NOTICE TO POTENTIAL CLAIMANTS

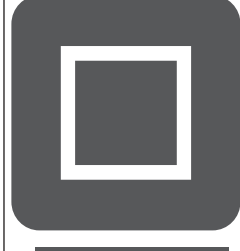
The Baker City Police Department has in its physical possession the unclaimed personal property described below. If you have any ownership interest in any of this unclaimed property, you must file a written claim with the Baker City Police Department within 30 days from the date of publication of this notice, or you will lose your interest in this property. You may also contact Lynn Magnuson, Evidence Technician, with any questions. The phone numbers is (541) 524-2014 ext. 29 or email [lmagnuson@bakercity.com](mailto:lmagnuson@bakercity.com). If there is no answer, please leave a message stating your name, phone number and reference the case number or receipt number. Your call will be returned.

CASE #	RECEIPT # & Item	DESCRIPTION
P201800283	24092 SK3	Taser
P201800314	22554 SK1	Red folding utility knife
P201800315	24216 SK1	Old Timer knife
P201800351	24438 SK1	White I Phone
P201800387	24282 F1	Red Next bicycle
P201800400	24129 F1	White Mongoose bicycle
P201800421	24300 F1	Black and pink Next bicycle
P201800451	24320 F1	Purple Huffly Disney bicycle
P201800521	24152 F1	Blue Huffly bicycle
P201800557	24179 SK1	Brown knife
P201800558	24171 F1	Black and orange bicycle
P201800558	24171 F2	Black box of drill bits
P201800571	21744 SK1	Chrome box wrench
P201800571	21744 SK2	Black Gerber knife
P201800574	24400 F1	Blue Bridgestone bicycle
P201800587	24430 F1	Red and black Roadmaster bicycle
P201800595	24380 F1	Black ZT cellular telephone
P201800613	21830 SK1	Blue backpack with personal property
P201800613	21830 SK2	Two coats
P201800613	21830 SK3	Novara bicycle
P201800645	24540 F1	Black wallet
P201800710	24437 F1	Red and black Giant bicycle frame
P201800727	24485 F1	Gray and white Mongoose bike frame
P201800728	24446 F1	Red fuel can
P201800736	24450 F1	Black and white Kent bicycle
P201800737	24451 F1	Blue Giant bicycle
P201800739	24453 F1	Blue backpack, clothing and sleeping bag
P201800763	24142 F1	Silver LG cellular telephone
P201800773	24491 F1	Red Next bicycle
P201800810	24801 SK1	Green backpack with personal property
P201800831	24639 F1	Red and black Next bicycle
P201800872	24915 F1	Black and silver Specialized bicycle frame
P201800916	24660 F1	Black Genesis bicycle
P201800947	24940 F1	Purple Next bicycle
P201800950	24864 F1	Blue Specialized bicycle
P201800951	24944 F1	Subaru car key with house key
P201800955	24665 F1	Black Schwinn bicycle
P201800983	24668 F1	Black Trex bicycle
P201800993	20916 F1	Gold long board
P201801003	24676 F1	Red Roadmaster bicycle
P201801021	24961 SK1	Black BMX bicycle
P201801024	24962 F1	White Mongoose bicycle
P201801034	24967 F1	Black Gary Fisher bicycle
P201801069	24679 F1	Purple Mongoose bicycle
P201801078	24978 F1	White Mongoose bicycle
P201801094	24986 F1	Black Eastsport backpack
P201801098	24685 SK1	Black High Sierra backpack
P201801098	24685 SK2	Black Huffly bicycle
P201801109	24988 F1	Rose I Phone
P201801118	24992 SK1	Blue Ozark Trail backpack with personal property
P201801123	22310 SK1	Blue with gold spots bicycle
P201801123	22310 SK2	Black backpack, clothing, cellular telephone
P201801193	24762 F1	Black and white fabric wallet
P201801136	24715 F1	Blue Mongoose bicycle
P201801137	24703 F1	Revolver air gun
P201801151	21022 SK1	Black Schwinn bicycle
P201801160	24743 F1	Silver Raleigh bicycle
P201801165	24802 F1	Green Huffly bicycle
P201801185	24761 F1	Red skateboard
P201701176	24803 F1	Black Mongoose bicycle
P201801194	24815 F1	Dark gray Providence backpack

Legal No. 2-19036 Published August 13, 2018

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SAFECAR.GOV/  
KIDSBUCKLEUP

NEVER GIVE UP  
UNTIL THEY BUCKLE UP.



Ad Council