

RENTALS

Nice 2 bedroom, 1 bath house, Washer/dryer, refrigerator/stove included. Shop & enclosed garage. No pets, No smoking. \$575/mo. + deposits, 503-429-6431. B12/15

2 bedroom, 1 bath, fenced yard, storage, water included, washer & dryer included. \$550 + deposits. 503-241-8020. BTFN

2 bedroom, 1 bath w/free laundry, in 4-plex, across from Vernonia Lake. \$550 + \$250 deposit. 503-429-7013. B12/15

BLUE HERON HOLLOW

3 brm. Town homes starting at \$600, 2 brms also available. Close to schools, gas stove, fridge, included. Water & garbage paid. 503-429-6052. BTFN

Equal housing opportunity
Guardian Management LLC

REAL ESTATE FOR SALE

DEVELOPER - We develop large manufactured home neighborhoods. We have 5 Silvercrest and 1 Fleetwood left over from our last project. We will sell them at \$5,000 - \$8,000 below retail. Call for details. 360-772-0447. www.mhunlimited.com. B12/01-01/19

REAL ESTATE WANTED

☆☆☆☆☆☆☆☆☆☆

Behind in Payments?

I buy fast... with cash! Free credit repair! Local Columbia County Resident. 1-877-690-0093 ext. 3010 Toll Free.

☆☆☆☆☆☆☆☆☆☆ BTFN

Action Ads
INEXPENSIVE - EFFECTIVE
503-429-9410

LEGAL NOTICE

From page 28

The award, if there is one, will be made to the respondent whose proposal is determined to be the most responsive within a competitive price based on the evaluation of the information furnished under this RFP. The successful proposer shall commence work only after the professional services agreement with the City is fully executed and a notice to proceed has been issued.

Following the award of the contract, if the parties are unable to agree as to the exact wording of the contract document, the City reserves the right to rescind its initial award and reconsider other proposals or reissue this RFP.

2. Manner of Payment

The manner of payment for plan review and inspection services shall be a percentage of the permit fee paid to the community by the submitting building contractor. The community currently collects a percentage of the permit fee as shown in Attachment A "Fee Schedule."

3. RFP Closing Date

Proposals will be received until 2:00 p.m. on December 22, 2005, at City Hall, 1001 Bridge St, Vernonia OR 97064.

4. Withdrawal of Proposal

At any time prior to the date and hour set for the receipt of proposals, a vendor may withdraw his/her proposal. Withdrawal will not preclude the submission of another proposal prior to the hour and date set for the opening of the proposal.

5. Contract Term and Renewal Process

Work under this contract shall commence as of the issuance date of the notice to proceed with subsequent years to run on a City fiscal year (July 1 through following June 30) basis.

RENEWAL PROCESS: If the City determines that it is its best interest, the City may elect to extend the contract subject to the following conditions:

- a. Available funding.
- b. Service has been determined by the City to be satisfactory.
- c. Percentage of the fee paid by the City to the proposer would remain the same for the additional year, adjusted only by changes agreed upon by the City Council and proposer.
- d. Agreement to extend the con-

LEGAL NOTICE

tract, in writing, by the proposer and execution of a new Contract for Personal Services.

6. Sample Contract for Personal Services - Building Inspections and Plan Review Services

A SAMPLE contract for personal services is attached to the RFP document. If a contract is awarded, it is anticipated that the personal services contract will closely approximate this document to include "supporting documents." The "supporting documents" will include, but are not limited to, the RFP document, the proposer's written proposal, any required certificates and all other documents incorporated by reference therein.

7. Forfeiture of the Contract

This contract may be canceled at the election of the City for any willful failure or refusal to faithfully perform the contract according to its terms as herein provided.

8. Insurance Requirements

Successful proposer(s) shall provide evidence of insurance coverage of the types, and in the amounts stated in Section of the attached SAMPLE "CONTRACT FOR PERSONAL SERVICES" and such insurance must be maintained throughout the term of this contract.

SECTION VI: SELECTION PROCESS

The City will review all proposals on the basis of:

- A. Experience and reputation for satisfactory work, judgment, integrity and reliability.
- B. The extent to which the respondents' proposal meets stated requirements and demonstrates a thorough understanding of the scope of services.
- C. Quality, completeness and accuracy of the proposal.
- D. Requested compensation.
- E. The respondent's facilities, employees and skill for performing the work.
- F. The level of support, the quality and the specifics of services provided to the City staff.
- G. The results of an interview with the representatives and the staff of the City.
- H. The results of references and background checks.

Publish December 15, 2005.



MARK MEAD
503-341-0319

Leaders in Country Property
Over \$60 million sold last 3 years!

We also market to Sunset Corridor/Portland area buyers.

For more information, visit our web site:

oregoncountryproperty.com

2785 Towne Center Drive, No. 4

Beaverton, OR 97006



STEVE MEAD
503-936-8110

- \$50,000 - 37 AC pasture, Yamhill Co. says buildable, Cove area, Yamhill schools.
- \$60,000 - 2.58 AC, Nehalem R. frontage, woods, privacy view. Contract Seller to drill new well. Birkenfeld
- \$95,000 - Approx 1 AC, rolling, lightly wooded timber area, Banks schools.
- \$115,000 - 7+ AC buildable, Yam River frontage Great horse property near Astoria golf course.
- \$115,000 - 3 BD built on city lot w/2nd lot ready to build.
- \$140,000 - .58 AC development property in Vernonia City limits. Walk to town.
- \$149,900 - 6+ AC excellent view approved building site, 19 gpm well, site close in Yamhill Co. New Listing just 50 min. to Intel!
- \$155,000 - .57 AC popular restaurant site on Hwy 26, includes building and fixtures. Ready to go!
- \$165,000 - 10 AC heavily wooded, secluded location, small cabin, buildable, approved Banks schools.
- \$174,900 - 11.54 AC beautiful pastureland, fenced, view paved road. City water available.
- \$175,000 - 100 x 110 lot, all fenced, newer double-wide manufactured home. Big deck, dog run, neat, clean, sharp. Rural area Yamhill Co. Add'l lot available for horse or shop.
- \$199,900 - 225 AC open pasture, older 2BD/1BA, 24x28 shop. Banks area.
- \$225,000 - 6.78 level, sec'd AC w/wood, horse prop. w/barn. Restored 1900 2-story farmhouse. Lease purchase avail.
- \$259,000 - Newly remodeled 3BD home, huge family room w/woodstove, 2400 sf shop building which includes 1800 sf shop w/concrete, power and 600 sf office w/bath.
- \$299,000 - 2+ AC on Gales Creek, 2000 3BD/2BA manufactured home w/beautiful deck overlooking creek. 36x36 finished shop.
- \$299,900 - 144 AC includes entire city block w/platted lots. Very nice 3BD home w/detached 3 car garage. Great for builder/investor. Paved streets w/city utilities available.
- \$324,900 - 2 AC level, usable property. 40x40 barn, fenced pasture, amazing landscaping. 3 BD, 1 level open floor plan, dbl garage on paved road near Yamhill.
- \$325,000 - 14+ AC wooded private parcel just off paved road. '96 triple-wide open floor plan, beautiful decks & yard. Incredible 40x50 shop w/1/2 overhead doors. Ready for all the toys!
- \$325,000 - 13,000 sf lot, newly restored 2BD/3 BA home. Great room, family room, 4 car garage, shop/boat storage/RV parking.
- \$325,000 - 19 AC great ranch style home, barn, shop, fenced and cross-fenced.
- \$325,000 - 5 AC perfect small farm, fenced pasture, barn, creek, huge 1 1/2 story cottage, 4BD/2BA, 2 fire places, wood floors. Banks schools.
- \$349,000 - ±2 AC Yamhill Co 1910 restored farm house, 2900 sf valley view. Possibly 2nd home. Yam hill schools, add'l

- parcels available.
- \$349,900 - 2.2 AC level, usable property w/pasture & trees. Between Banks & Vernonia, next to state Linear Park trail for horse/bike riding. Brand new 1920 sf single level 3/2 & den. Dbl garage, small shop. Completion date ± January '06.
- \$349,900 - 40 AC beautiful rolling pasture/hay land. Large barn, shade trees and timber. Replaceable newer mfr home on knoll setting.
- \$374,900 - 2 custom home on 2400 sf finished + bonus room. Each on 2.5 AC pasture, Yam hill Co.
- \$395,000 - 6 heavily wooded, private AC, Sunset Corridor. 2 story 4BD/2BA, huge shop w/power & concrete floor.
- \$399,000 - 11+ AC forested w/±2 AC open ground; view near state Linear Park trail. Brand new 2080 sf 4BD, 2 story between Banks & Vernonia. Completion date ± March '06.
- \$399,800 - 6.78 AC, rolling pasture, fenced, river frontage. 4BD/2.5 BA new home under construction. Nice view 20 minutes to high tech.
- \$399,900 - 37 AC Pumpkin Ridge, off US 26. Developed, ready to build prop, well in, septic approved. Mt Hood view.
- \$425,000 - 2.55 AC Yamhill, open level property. New craftsman 2 story, 2458 sf w/bonus 186 sf master on main.
- \$449,000 - 24.68 AC, 2580 sf cabin, private wooded setting, timber, pasture, beautiful pond w/island. Guest cabin.
- \$449,000 - 4+ AC wooded privacy. Newly updated daylight ranch, huge master suite, new floor coverings, pantry and countertops, 2 fire places. Banks schools.
- \$449,000 - 6+ AC, wooded with river front for fishing/swimming. Incredible lodge-style, 3700 sf vaulted, rock fire places.
- \$450,000 - 10+ AC Skyline area. Beautiful mature woods, pasture, 3 level great chalet light bright & open, 3BD+. Privacy & view.
- \$499,000 - 4.3 AC usable property. Horse pasture, year-round creek, 3847 sf lodge style home restored w/ren't Kelly kitchen.
- \$524,900 - 6.5 AC fenced pasture with 3-level cedar home on wooded knoll. Excellent barn, creek, spring-fed pond. Located near vineyard only 30 minutes to Sunset corridor.
- \$659,900 - 5.03 AC Pumpkin Ridge Golf Estate. Top of hill setting 2-story trad golf Gated, paved drive, 72x30 shop, great views.
- \$696,000 - 40 AC secluded close prop w/private 4AC lake, custom 2700 sf single home overlooks lake.
- \$799,900 - 5 AC estate setting. Long paved driveway 2 yr-old, 2 story Brazilian cherry floors, cherry cabinets, 4BD/3.5BA, bonus room. Banks schools, close in Sunset Cor.
- \$935,000 - 1.23 AC stunning estate. Over 5000 sf main floor master in northwest.
- \$1,400,000 - 40 AC estate, Sunset corridor, paved, stunning 8,000 sf traditional, separate nanny quarters, 4 car garage.