

VENDOR PACKET · PORTLAND, OREGON

Bee Remodeling

Apartment turns and multifamily renovations. Everything your office needs to add us as a vendor: company details, insurance, W-9, a sample scope, a sample invoice and how a turn runs.

CCB #236640 · (503) 234-9979 · service@beepdx.com · Employee-owned · Multifamily only

Anything highlighted in yellow is a placeholder Bee replaces with the real value or attached document before this packet goes to your office.

Company

LEGAL NAME	Bee Remodeling LLC [confirm legal name]
DOING BUSINESS AS	Bee Remodeling
ADDRESS	511 SW 10th Ave #1008, Portland, OR 97205
PHONE	(503) 234-9979
EMAIL	service@beepdx.com
WEBSITE	beepdx.com
OREGON CCB	#236640 – licensed, bonded and insured
FEDERAL EIN	[Bee to fill]
BUSINESS STRUCTURE	100% employee-owned
TRADE	Multifamily renovation and unit turns. Multifamily only – no homeowner projects.
SERVICE AREA	Portland, Oregon metro
HISTORY	Preferred vendor for over one hundred property owners since 2021, performing an average of thirty turnovers every month.
PROJECT MINIMUM	\$1,500

Insurance

Certificate of insurance issued per property on request. Name the owning entity and the management company as additional insureds and we will have the certificate to your office before we mobilize.

GENERAL LIABILITY	Carrier [Bee to fill] · Each occurrence [Bee to fill] · General aggregate [Bee to fill]
AUTOMOBILE LIABILITY	Carrier [Bee to fill] · Combined single limit [Bee to fill]
WORKERS' COMPENSATION	Carrier [Bee to fill] · Statutory · Employer's liability [Bee to fill]
UMBRELLA / EXCESS	[Bee to fill]
CERTIFICATE HOLDER	Issued per property, per your wording
COI ON FILE	[Bee to attach]

W-9

Current signed IRS Form W-9: [Bee to attach]

Send remittance and AP questions to service@beepdx.com, or to the AP contact below.

Sample scope — standard 2BR turn

A representative scope for a two-bedroom, one-bath unit in reasonable shape, roughly 900 square feet. Quantities are typical, not a quote. **Estimate provided separately.**

#	LINE ITEM	QUANTITY
01	Protect and mask floors, cabinets, fixtures and finished surfaces	1 unit
02	Drywall patch, skim and texture to match	14 locations
03	Interior paint — walls, ceilings, trim and doors, one color scheme	950 sq ft floor
04	Remove existing flooring and dispose	900 sq ft
05	Glue-down LVP — living, hall, kitchen and bath	620 sq ft
06	Carpet and pad — two bedrooms	280 sq ft
07	Base and transitions	210 lin ft
08	Tub and surround resurfacing	1 bath
09	Plumbing trim — lavatory faucet, tub and shower trim, kitchen faucet	3 fixtures
10	Light fixture replacement	6 locations
11	Door hardware, stops and strikes	7 doors
12	Outlet, switch and cover plate replacement	42 devices
13	Window blind replacement	6 windows
14	Smoke and carbon monoxide alarm check and replacement as needed	3 devices
15	Final clean, unit ready to show	1 unit
16	Debris haul-away and disposal	1 unit

Typical time on site for this scope: 7–10 days. Occupied-unit variations are possible for resurfacing, appliances and heaters.

Sample invoice

Illustrative. Same unit, same line items, with example pricing so your AP team can see the format before the first real one arrives.

INVOICE NUMBER	Example – 2026-0000
PROPERTY	Example Apartments, Unit 3 · Portland, OR
WORK	Standard 2BR turn
TERMS	Net 15
REMIT TO	Bee Remodeling · 511 SW 10th Ave #1008, Portland, OR 97205 · [Bee to fill] (ACH details)

LINE ITEM	AMOUNT
Interior paint — walls, ceilings, trim and doors, including patch and prep	\$2,150
Glue-down LVP — living, hall, kitchen and bath, including removal and disposal	\$3,350
Carpet and pad — two bedrooms	\$1,050
Tub and surround resurfacing	\$1,200
Fixture, hardware and device package — plumbing trim, lighting, door hardware, covers, blinds	\$420
Final clean	\$280
Debris haul-away and disposal	\$200
Total – illustrative	\$8,650

Change orders are priced and approved in writing before the work happens. Retainage, lien waivers and any owner-specific billing wording: [Bee to fill]

How we work

1. **Walk the unit.** With you, or with the code. We write down what the unit needs and photograph any resident damage for your deposit file.
2. **Estimate back fast.** Within a few business days for standard turns. Bigger scopes get a walk first, then a number.
3. **Schedule and confirm.** A start date and a finish date in writing, and a call before either one moves.
4. **Regular photo updates.** At the milestones that matter, so your office can answer the owner without driving out.
5. **Punch list and keys back.** You walk it with us or send your list; anything that's not right, we come back.

Our own crew, on our own payroll — no subcontractors to schedule or chase. We are 100% employee-owned, we only work in multifamily, and our project minimum is \$1,500.

Contacts

SEND A TURN	(503) 234-9979 · service@beepdx.com
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TEXT THE UNIT ADDRESS	(503) 234-9979
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TURN COORDINATION	[Bee to fill] (name, direct line)
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ESTIMATING	[Bee to fill] (name, direct line)
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ACCOUNTS RECEIVABLE	[Bee to fill] (name, email)
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AFTER HOURS	[Bee to fill]
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OFFICE	511 SW 10th Ave #1008, Portland, OR 97205
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Demo document. Prices, sample invoice figures and any highlighted field are placeholders until Bee replaces them.