

Corbett School District 39

Call for GC Bidding Pre-Qualification

NOTICE

CORBETT SCHOOL DISTRICT IS SEEKING A GENERAL CONTRACTOR TO REMODEL WOODARD CAMPUS MIDDLE SCHOOL

THIS INITIAL REQUEST IS FOR LICENSED GENERAL CONTRACTORS TO SUBMIT APPLICATIONS SHOWING THEY QUALIFY TO BID ON SUCH A PROJECT. TIMELY SUBMISSION OF AN APPLICATION TO PRE-QUALIFY IS A PRE-REQUISITE FOR ACTUAL BIDDING

PROJECT DESCRIPTIONS: *Woodard Campus Middle School, 31520 E. Woodard Road, Troutdale, OR 97060*

Scope includes structural, architectural, mechanical, plumbing, and electrical upgrades to the existing facility 1-story buildings (approximate 7,055 SF) and new building addition (approximate 7,522 SF). Existing construction is wood frame on concrete stem wall foundations. The addition is wood frame and Hybrid PEMB on concrete slab on grade. Remodel of other buildings on site consist of t 1,488 SF tenant improvement of existing 3,598 SF office building. Upgrades include, but are not limited to, the following: **Site** - Demolition of exiting storage building, correcting grades to provide drainage away from structures, addition and modification of site sidewalks to meet ADA requirements, modifications to building entrances to meet ADA requirements, addition of paved parking to meet ADA requirement, and structural/seismic upgrades. **Building** - Removal of interior finishes (carpet, wall coverings, ceilings as required for access, casework, etc.), demolition required for seismic upgrades (roofing, drywall, framing, etc.), demolition required for remodel of existing buildings, seismic upgrades as required to meet applicable codes (shear walls, roof sheathing, increased nailing patterns, etc.), modification of building transitions to meet ADA requirements, addition of ACT ceilings to allow for mechanical chases, new interior finishes (acoustical wall panels, abuse resistant panels in the corridors, casework, ceramic wainscot in restrooms, sheet goods at classroom sinks, sheet goods at entrances, carpeting in common areas and classrooms, and new paint throughout), new door hardware to meet current codes, all work associated with the modification of interior wall layout to account for required improvements, upgrades and replacement of mechanical, plumbing, and electrical systems, modification and additions to existing fire alarm/sprinkler system and windows, exterior trim, exterior flashing, and interior window wraps as required. The scope of work must conform to the highest standards prevalent in the commercial building construction industry. Prevailing wages will be as determined by the Bureau of Labor and Industries of Oregon.

PRE-QUALIFICATION APPLICATION FORMS: Interested general contractors, who are licensed as such by the Oregon Construction Contractor Board, need to first fill out and return a pre-qualification application. Only general contractors, not subs, need to apply at this time. The intention of the pre-qualification is to enable the Selection Committee to pre-select those general contractors capable of doing the construction based on expertise, resources, track record and ability to meet the time table. The final bidding on the project will be limited to those who meet the criteria as determined solely by the Committee. The necessary forms are available from Robin at rlindeen@corbett.k12.or.us The fully completed pre-qualification application (three original and one electronic with attachments) must be received in the District Office, Corbett School District 39, 35800 E. Historic Columbia River Highway, Corbett, OR 97019 no later than **5:00 pm May 5, 2022** to be considered for permission to subsequently bid on the project.

FOR THOSE WHO TIMELY PRE-QUALIFY: Bid packages will be provided to qualifying bidders on May 16, 2022. A mandatory pre-bid meeting for the successful pre-qualified applicants will be held at the job site TBA. The deadline for actual bids on the projects is currently 4:00 pm June 1, 2022. Faxes and e-mails are not acceptable for either the pre-qualification applications or the subsequent actual bids. To the extent permitted by law, the decision on what bid to accept, if any, is entirely discretionary with

the District Board which also reserves the right to cancel the procurement or reject any or all bids in accordance with ORS 279.

Preliminary Project Schedule

Advertise Invitation for GC Prequalification	April 20, 2022
GC Prequalification due to CSD	May 5, 2022
Selected GC's Announced	May 11, 2022
Issue bid documents to selected GC's	May 16, 2022
Mandatory pre-bid meeting	TBA
Bid Opening	June 1, 2022 before 4 pm
Subcontractor breakdown from all bidders	June 2, 2022 before 4 pm
Notice of Intent to Award	June 6, 2022
Value Engineering if required	June 6 to 15, 2022
Contract approval/Notice to Proceed with Demo	June 22, 2022
Substantial Completion	December 20, 2022