

Neah-Kah-Nie School District 56

504 North Third Avenue • PO box 28, Rockaway Beach, OR 97136

(503) 355.2222 • Fax (503) 355-3434

Date: Tuesday, August 7, 2018

To: School Board

From: Mark Sybouts, Business Manager



RE: Construction contract award for Neah-Kah-Nie High School Welding Lab Project

The District received one Bid for the Neah-Kah-Nie High School Welding Lab Project from O'Brien & Company LLC in the amount of \$182,455.46.

The selection Committee consisted of Paul Erlebach and Mark Sybouts. Since there was only one Bid received, the committee met briefly to consider the bid and funding sources for the project. We recommend awarding the contract to O'Brien & Company LLC pending bid award protest period that ends August 27, 2018 at 4pm.

Note: The proposed funding for the project (including permit fees and architectural design) is as follows:

Measure 98 grant	\$ 60,000
Small High School Grant	88,000
Transfer from General Fund to Building Fund	50,000
Total project costs	\$198,000



O'Brien
DESIGN / BUILD

Questions
Contact
Jason Stegner
jason@obrien-co.com
503-572-3375

PHASE	DESCRIPTION	QTY	UNITS	SUB/SUPPLIER	TOTAL BASE BID
DIVISION-PERMITS/INSURANCE/OH&P					
					\$ -
00 41 26	Permits (Excludes all permits)				\$ -
00 41 30	Bonding				\$ -
00 41 35	Retention				\$ -
00 41 40	Insurance				\$ -
					\$ -
					\$ -
DIVISION I - GENERAL CONDITIONS					
01 00 01	General Requirements				\$ -
					\$ -
01 14 00	Work Restrictions				\$ -
					\$ -
01 14 16	Access to Occupants				\$ -
					\$ -
01 14 19	Use of Site				\$ -
					\$ -
01 15 00	Sub Bonds				\$ -
					\$ -
01 21 01	Allowances				\$ -
					\$ -
					\$ -
01 30 01	Project Management				\$ -
01 30 50	Ex Director			In OH&P	\$ -
01 31 00	Project Manager			In OH&P	\$ -
01 31 10	General Superintendent			In OH&P	\$ -
01 31 15	Superintendent	1.00	MT		\$ 9,850.00
01 31 20	Estimator			In OH&P	\$ -
01 31 22	MP&E Superintendent				\$ -
01 31 25	Project Assistant				\$ -
01 31 30	Foreman				\$ -
01 31 56	Office Admin				\$ -
01 31 58	Safety				\$ -
					\$ -
01 32 00	Design				\$ -
					\$ -
01 33 00	Survey and Layout				\$ -
					\$ -
	Temporary Facilities				\$ -
01 51 13	Temporary Electrical			By Owner	\$ -
01 51 13	Power Bill			By Owner	\$ -
01 51 13	Generators and Fuel			Needed if no temp power	\$ -
01 51 13	Misc. Cords and Accessories				\$ -
01 51 13	Spider Boxes				\$ -
01 51 13	Trailer and jobsite Extinguishers				\$ -
01 51 13	Temp Lighting				\$ -
					\$ -
01 51 23	HVAC				\$ -
01 51 23	Dehumidification System				\$ -
01 51 23	Temp Heat			Required for Dry out	\$ -
01 51 23	Gas Bill				\$ -
01 51 23	Propane Heaters				\$ -
01 51 23	Light stands				\$ -
					\$ -
01 51 33	Telecommunications				\$ -
01 51 33	Cell Phone/Bills				\$ -
01 51 33	Trailer Phone				\$ -
01 51 33	Phone Hook up				\$ -

PHASE	DESCRIPTION	QTY	UNITS	SUB/SUPPLIER	TOTAL BASE BID
01 51 33	Internet Line				\$ -
					\$ -
	Temp Utilities				\$ -
01 51 36	Temp Water				\$ -
01 51 36	Hookup Fee			By Owner	\$ -
01 51 36	Fire Hydrant Meter			By Owner	\$ -
01 51 36	Water Bill			By Owner	\$ -
					\$ -
01 52 01	Construction Facilities				\$ -
01 52 01	Conex/Storage				\$ -
01 52 01	Relocation Costs				\$ -
01 52 01	Dry Storage				\$ -
01 52 01	Office Rent				\$ -
01 52 01	Connex/Storage				\$ -
01 52 01	Crew Trailers	2.00	WK		\$ 1,300.00
01 52 01	Office Trailers				\$ -
					\$ -
01 52 16	First Aid and Facilities				\$ -
01 52 16	First Aid Kits				\$ -
01 52 16	First Aid Replenishment				\$ -
01 52 16	Crew/Visitor PPE				\$ -
					\$ -
01 52 19	Port O Johns	1.00	LS		\$ 300.00
					\$ -
01 52 25	Field Office Equipment				\$ -
01 52 25	Computers				\$ -
01 52 25	Fax/Copier/Printer			In OH&P	\$ -
01 52 25	Copier Setup			In OH&P	\$ -
01 52 25	Digital Cameras			In OH&P	\$ -
01 52 25	Field Office Equipment - Office Supplies				\$ -
					\$ -
	Construction Equipment				\$ -
01 54 01	Trucks/Cars	1.00	MT		\$ 375.00
01 54 25	Material Pick Up Mileage				\$ -
01 54 02	Project Fuel	1.00	MT		\$ 395.00
01 54 04	Fork Lifts				\$ -
01 54 06	Scissor Lift				\$ -
					\$ -
01 54 20	Scaffolding				\$ -
01 54 20	Scaffolding				\$ -
					\$ -
01 55 19	Parking Fee				\$ -
					\$ -
01 56 00	Security Fencing				\$ -
					\$ -
01 57 00	Temp Environmental Control				\$ -
01 57 00	Dust Control				\$ -
01 57 00	Trash Wash Area				\$ -
01 57 00	Spill Prevention Kit				\$ -
01 57 00	Hazardous Material Storage				\$ -
01 57 00	Storm Repair/Cleanup				\$ -
01 57 00	Erosion Control Maintenance				\$ -
					\$ -
01 58 00	Project Signage				\$ -
01 58 00	Project Signage				\$ -
01 58 00	Interior Signage				\$ -
01 58 00	Safety Signs				\$ -
					\$ -
	Cleaning and Waste Management				\$ -
01 74 13	Progress Clean	20.00	HR		\$ 900.00
01 74 23	Final Clean			By Owner	\$ -
01 74 25	Dump Boxes				\$ -
01 74 25	Dump Boxes - Runs				\$ -
01 74 25	Recycling				\$ -
01 74 25	Exterior Window Wash				\$ -
01 74 25	Final Landscape Touch Up				\$ -
01 74 25	Street Sweeping				\$ -
					\$ -
01 78 00	Close out and Submittal				\$ -
01 78 00	Punch Lists				\$ -
01 78 00	O&M Manuals				\$ -
					\$ -
01 80 00	Travel and Subsistence				\$ -
01 80 00	Meals and Safety Incentive				\$ -

PHASE	DESCRIPTION	QTY	UNITS	SUB/SUPPLIER	TOTAL BASE BID
01 80 00	Travel Expenses				\$ -
01 80 00	Subsistence's				\$ -
					\$ -
	Contract Documents				\$ -
01 85 01	Project Plan Prints				\$ -
01 85 01	Sub Plan Print				\$ -
01 85 01	FedEx/UPS				\$ -
01 85 01	CD and Scanning				\$ -
01 85 01	Courier				\$ -
01 85 01	Sub Plan Print				\$ -
					\$ -
01 90 01	Mobilization				\$ -
01 90 01	Office/Conex Mob				\$ -
01 90 01	Equipment Relocations				\$ -
01 90 01	Flatbed Trailers				\$ -
					\$ -
01 95 00	Project Misc.				\$ -
01 95 00	Drywall Repair				\$ -
01 95 00	Flooring Protection				\$ -
01 95 00	Reglazing				\$ -
01 95 00	Theft				\$ -
01 95 00	Vandalism				\$ -
					\$ -
01 95 01	Special Inspections			By Owner - O'Brien to coordinate	\$ -
					\$ -
01 95 14	Punch List				\$ -
					\$ -
DIVISION 2 - EXISTING CONDITIONS					
					\$ -
02 32 00	Geotechnical Investigations				\$ -
02 32 16	Material Testing				\$ -
02 41 00	Demolition				\$ -
02 41 00	Sawcut for door opening	1.00	LS		\$ 1,700.00
02 41 00	Demo for 2 new doors in wood framing	16.00	HR		\$ 880.00
02 41 00	Sawcut asphalt for new bollards	1.00	LS		\$ 450.00
02 41 00	Excavate asphalt and dirt for new bollards	8.00	HR		\$ 440.00
02 41 00	Cut out opening for new louver	4.00	HR		\$ 220.00
02 41 00	Demo for 2 new roof curbs	2.00	HR		\$ 210.00
02 41 00					\$ -
02 41 13	Selective Site Demolition				\$ -
02 32 26	Selective Building Demolition				\$ -
02 41 40	Haul Off & Dump Fees				\$ -
					\$ -
DIVISION 3 - CONCRETE					
03 00 01	Concrete				\$ -
03 00 01	Install Bollards	8.00	HR		\$ 640.00
03 00 01	Repair concrete at new door in CMU	5.00	HR		\$ 375.00
03 00 01					\$ -
03 00 01					\$ -
03 00 01					\$ -
03 00 01					\$ -
03 00 01					\$ -
					\$ -
DIVISION 4 - MASONRY					
DIVISION 5 - METALS					
05 56 00	Misc Metals				\$ -
05 56 00	New Bollards (4 each)	1.00	LS	Sopko	\$ 2,104.00
05 56 00	Steel for door header per drawings	1.00	LS	Sopko	\$ 850.00
05 56 00					\$ -
05 56 00					\$ -
05 56 15	Barriers & Cages				\$ -
05 70 01	Decorative Metal				\$ -
05 75 00	Field Welding				\$ -
05 78 00	Stainless Steel				\$ -
					\$ -
DIVISION 6 - WOOD & PLASTICS					
					\$ -
06 10 10	Framing				\$ -

PHASE	DESCRIPTION	QTY	UNITS	SUB/SUPPLIER	TOTAL BASE BID
06 10 10	Install new stud walls	26.00	LF		\$ 2,015.00
06 10 10	Install new purlins and and framing to support 2 fans	64.00	LF		\$ 2,133.33
06 10 10	Install Steel header for door in CMU wall	5.00	HR		\$ 275.00
06 10 10	Reframing for 2 doors in wood stud wall	4.00	HR		\$ 220.00
06 10 10	Temporary shoring for new door in CMU	3.00	HR		\$ 315.00
06 10 10	Framing for 2 new roof curbs	4.00	HR		\$ 292.00
06 10 10					\$ -
06 10 10					\$ -
06 10 20	Framing Labor				\$ -
06 10 30	Framing Materials				\$ -
					\$ -
06 11 00	Dry Rot Repair				\$ -
					\$ -
06 15 10	Exterior Deck and Handrails				\$ -
					\$ -
06 13 00	Heavy Timber				\$ -
					\$ -
06 15 00	Wood Decking				\$ -
					\$ -
06 15 10	Exterior Deck & Handrail				\$ -
					\$ -
06 16 00	Sheathing				\$ -
06 17 33	Wood I-Joists				\$ -
06 17 40	Gypsum Wall Sheathing				\$ -
06 18 13	Glued-Laminated Beams				\$ -
					\$ -
06 20 11	Finish Carpentry				\$ -
	Install 3 hollow metal door frames, doors, and hardware	3.00	EA		\$ 1,300.00
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
06 42 00	Wood Paneling				\$ -
					\$ -
					\$ -
DIVISION 7 - THERMAL & MOISTURE					
	Thermal & Moisture				\$ -
07 00 30	Waterproofing				\$ -
07 20 01	Insulation - Sound insulation in new stud walls	260.00	SF		\$ 650.00
07 21 39	Sprayed Insulation				\$ -
					\$ -
07 25 00	Weather Barriers				\$ -
					\$ -
07 31 00	Roofing repairs for new mechanical units	1.00	LS		\$ 2,000.00
07 31 10	Membrane Roofing				\$ -
07 31 13	Asphalt Shingles				\$ -
					\$ -
07 46 00	Siding				\$ -
07 46 00	Siding Demo				\$ -
07 46 00	WRB				\$ -
07 46 00	Rainscreen				\$ -
07 46 00	Flashing & Trim				\$ -
07 46 00	Window & Flashing				\$ -
07 46 00	Siding				\$ -
					\$ -
07 46 07	Dry Rot Repair				\$ -
					\$ -
07 46 19	Metal Siding repairs at new louver	1.00	LS	Allowance	\$ 1,500.00
07 46 26	Hardboard Siding				\$ -
					\$ -
07 60 01	Flashing And Sheet Metal				\$ -
					\$ -
07 60 10	Gutters & Downspouts				\$ -
					\$ -
07 60 35	HVAC Platform Covers				\$ -
07 71 00	Roof Specialties				\$ -
07 71 00	Roof Hatches				\$ -
					\$ -

PHASE	DESCRIPTION	QTY	UNITS	SUB/SUPPLIER	TOTAL BASE BID
07 90 01	Joint Protection				\$ -
07 90 20	Joint Sealers, Caulking				\$ -
					\$ -
DIVISION 8 - DOORS & WINDOWS					
	Doors & Windows				\$ -
					\$ -
08 10 01	Doors, Frames, & Hardware	1.00	LS		\$ 6,650.00
08 10 10	Mirrored Doors				\$ -
08 30 01	Specialty Doors & Frames				\$ -
					\$ -
08 30 11	Garage Doors				\$ -
					\$ -
8 32 00	Sliding Glass Doors				\$ -
08 33 00	Coiling Doors & Grills				\$ -
08 33 23	Overhead Doors				\$ -
08 34 00	Special Function Doors				\$ -
					\$ -
08 40 10	Hollow Metal/Storefront				\$ -
08 43 00	Storefronts				\$ -
					\$ -
08 50 11	Windows and Sliders				\$ -
					\$ -
08 60 01	Skylights				\$ -
					\$ -
08 71 00	Door Hardware				\$ -
					\$ -
08 71 13	Auto Door Openers				\$ -
08 75 00	Window Hardware				\$ -
08 79 05	Weatherstrip & Seals				\$ -
					\$ -
08 80 01	Glazing				\$ -
					\$ -
08 83 00	Mirrors				\$ -
					\$ -
08 90 01	Louvers and Vents				\$ -
					\$ -
DIVISION 9 - FINISHES					
	Finishes				\$ -
09 29 00	Drywall for new wall	624.00	SF		\$ 3,900.00
09 29 01	Drywall Labor				\$ -
					\$ -
09 30 10	Tub/shower Surrounds				\$ -
09 30 11	Tiling				\$ -
					\$ -
09 51 00	Acoustical Ceilings				\$ -
					\$ -
09 60 01	Flooring				\$ -
09 60 05	Ceramic Tile Flooring				\$ -
09 60 65	Corridor Carpet				\$ -
09 60 70	Multi-Purpose Sports Flooring				\$ -
09 63 15	Rubber Base				\$ -
					\$ -
09 64 00	Wood Flooring				\$ -
09 65 00	Resilient Flooring				\$ -
					\$ -
09 67 00	Fluid Applied Floor Coatings				\$ -
					\$ -
09 68 00	Carpeting				\$ -
					\$ -
09 72 00	Wallpaper				\$ -
					\$ -
09 81 00	Acoustical Wall Finishes				\$ -
					\$ -
09 91 00	Painting			A1 Painting	\$ -
09 91 13	Paint interior of welding shop and exterior of new walls only	1240.00	SF	Excludes existing walls	\$ 3,100.00
09 91 23	Paint 3 doors and frames	3.00	EA		\$ 1,650.00
09 93 00	No other paint planned for in wood shop				\$ -
					\$ -
09 97 00	Special Coatings				\$ -
					\$ -

PHASE	DESCRIPTION	QTY	UNITS	SUB/SUPPLIER	TOTAL BASE BID
DIVISION 10 - SPECIALTIES					
DIVISION 11 - EQUIPMENT					
DIVISION 12 - FURNISHINGS					
					\$ -
					\$ -
12 32 05	Cabinets				\$ -
	Excludes all cabinets and countertops				\$ -
12 36 00	Countertops				\$ -
12 36 00	Granite Countertops				\$ -
12 36 00	PLAM Countertops				\$ -
12 36 00	Wood Countertops				\$ -
12 36 00	Metal Countertops				\$ -
					\$ -
DIVISION 13 - SPECIAL CONSTRUCTION					
					\$ -
13 00 01	Special Construction				\$ -
	Install new chain link fence and gate	1.00	LS	Olson	\$ 2,150.00
13 11 00	Swimming Pools				\$ -
					\$ -
13 12 00	Fountains & Water Features				\$ -
					\$ -
DIVISION 14 - CONVEYING SYSTEMS					
					\$ -
14 00 01	Conveying Systems				\$ -
					\$ -
DIVISION 21 - FIRE SPRINKLERS					
					\$ -
21 10 01	Fire Suppression				\$ -
	Sprinkler reconfiguration	1.00	LS	Sprinkit	\$ 3,500.00
					\$ -
					\$ -
DIVISION 22 - PLUMBING					
					\$ -
22 00 01	Plumbing				\$ -
22 00 00	Plumbing Piping And Pump				\$ -
22 00 00	Water Dist-Storage Tan				\$ -
					\$ -
22 30 01	Plumbing Fixtures				\$ -
					\$ -
21 50 10	Gas Piping				\$ -
					\$ -
DIVISION 23 - MECHANICAL					
					\$ -
23 00 00	Mechanical Hvac				\$ -
23 00 01	Ductwork and fans	1.00	LS	Diamond	\$ 65,987.00
23 00 02	Gas piping	0.00	LS		\$ -
23 00 03	Mechanical units	0.00	ea		\$ -
	Louver	0.00	LS		\$ -
					\$ -
DIVISION 26 - ELECTRICAL					
					\$ -
26 00 01	Electrical				\$ -
26 00 01	New wiring, lights, mechanical wiring	1.00	LS	Inland	\$ 41,050.00
26 00 01					\$ -
26 00 01					\$ -
26 00 01					\$ -
26 00 01					\$ -
26 30 10	Fire Alarm Systems				\$ -
	Fire alarm to code	1.00	LS	Inland	\$ 4,550.00
26 50 01	Lighting				\$ -
26 50 10	Lighting Control System				\$ -
					\$ -
26 56 00	Exterior Lighting				\$ -
					\$ -

PHASE	DESCRIPTION	QTY	UNITS	SUB/SUPPLIER	TOTAL BASE BID
DIVISION 27 - COMMUNICATIONS					
DIVISION 28 - ELECTRONIC					
DIVISION 31 - EARTHWORK					
DIVISION 32 - SITE WORK					
DIVISION 33 - WATER UTILITIES					
DIVISION 48 - ALTERNATIVE ENERGY SYSTEMS					
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
				SUBTOTAL	\$ 164,226.33
	TOTAL HARD COST				\$ 164,226.33
	OVERHEAD AND PROFIT			10%	\$ 16,422.63
	CONTINGENCY			10%	\$ -
	TOTAL COST				\$ 180,648.97
	GENERAL LIABILITY			1%	\$ 1,806.49
	BUILDING PERMIT				BY OWNER
	TOTAL PROJECT COST				\$ 182,455.46