



**INVITATION TO BID
Enterprise School District #21
Bond Projects Abatement**

February 28, 2022

The Enterprise School District #21 – Bond Projects Abatement project consists of limited abatement activities to support the District’s bond construction project, with a focus on abatement of asbestos-containing pipe insulation and flooring in areas that will be modified by the District’s general contractor for the bond projects.

Enterprise School District Interim Superintendent Thomas Crane **will receive bids via e-mail submission from qualified contractors until 2 p.m. Pacific Time, Tuesday, March 29, 2022**, at which time the bids will be opened and read aloud to all in attendance. Public bid opening will be conducted via Zoom meeting, log-in information listed below. Bids are to be submitted via e-mail to enterprisebond@wenahagroup.com. Bids submitted via other method or received after the time fixed for opening will not be considered.

The First-Tier Subcontractor Disclosure Form must be emailed to enterprisebond@wenahagroup.com within two (2) business hours after the advertised bid closing time.

PRE-BID CONFERENCE: A **mandatory** pre-bid conference will be held at 11:00 a.m. Pacific Time, Friday, March 18, 2022 at Enterprise School District, 201 SE 4th Street, Enterprise, OR 97828. Meet at the front entrance to the High School. This mandatory pre-bid conference will be immediately followed by voluntary site tours of the campus.

PROCESS AND DEADLINE FOR QUESTIONS AND SUBSTITUTIONS: Bidder questions and substitutions are to be addressed to Jaylicia Kanani Patricio-Young, PBS Environmental, Kanani.Young@pbsusa.com; and Cassie Hibbert, Wenaha Group, chibbert@wenahagroup.com. The deadline for any questions or substitution requests is 2 p.m. Pacific Time on Tuesday, March 22, 2022.

BID DOCUMENTS FOR CONTRACTORS: Electronic bid documents are available by contacting Cassie Hibbert, Wenaha Group Project Manager at chibbert@wenahagroup.com.

BID OPENING ZOOM LOG-IN:

<https://us06web.zoom.us/j/87168149892?pwd=d2ZlS2RrQ3pabFMrek9Od21rY1hmZz09>

Meeting ID: 871 6814 9892; Passcode: 965954.

By submitting a bid, the Contractor agrees that the provisions required by ORS 279C.800 through ORS 279C.870 (workers on public works to be paid not less than prevailing rate of wage) shall be included in the contract. The current wage rates applicable to this project are available at www.boli.state.or.us.

No bid will be considered unless accompanied by certified check, cashier's check, or bid bond made payable to Enterprise School District #21 in an amount equal to ten percent (10%) of the Basic Bid. Interest will not be allowed on bid security.

It shall be understood and mutually agreed by and between the Contractor and Owner that the date of beginning and time for completion of the project are essential conditions of the contract and that the time for beginning and completion of the project shall be considered by the Owner in awarding the contract.

No bidder may withdraw his bid after the hour set for the opening thereof, or thereafter, before award of the contract, unless award is delayed for a period exceeding thirty (30) days from the Bid Opening date. The Owner reserves the right to waive any irregularities in the bids, to reject any or all bids, and to accept only such bids as may be in the Owner's best interest.

Thomas Crane
Enterprise School District Interim Superintendent

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INSTRUCTIONS TO BIDDERS

PART 1 GENERAL

1.1 SUMMARY

- A. This construction will be carried out under one General Construction Agreement covering the construction work on this project. The modified "General Conditions of the Contract for Construction" of the American Institute of Architects will be referred to as the "General Conditions" throughout this Project Manual. This agreement includes all labor, materials, transportation, equipment and services necessary for and reasonably incidental to the completion of all work in connection with the project described in this Project Manual and the accompanying Drawings.

1.2 DEFINITIONS

- A. Bid Documents include the Invitation to Bid, Instructions to Bidders, the Bid Form and supporting exhibits, including any addenda issued prior to receipt of bids. Addenda are written or graphic instruments issued prior to the execution of the Contract which modify or interpret the Bid Documents by additions, deletions, clarifications or corrections. Addenda will become part of the Contract Documents when the Construction Contract is executed.

1.3 DESCRIPTION OF BID ITEMS

- A. Base Bid
 - a. Base Bid is inclusive of:

- i. Primary School – Removal of:
 - 1. Approx. 11,400 SF of ACM Top 2-inches of soil – Basement Crawlspace
 - 2. Approx. 346 LF of ACM Pipe Insulation – Basement Crawlspace
 - 3. Asbestos-contaminated furnishings, materials, equipment, and other ACM pipe insulation debris – Basement Crawlspace
- ii. Middle School – Removal of:
 - 1. Approx. 16,875 SF of Asbestos-Contaminated batt insulation/debris – Attic
 - 2. Approx. 820 SF ACM Vinyl Floor Tile on slab on grade – First Floor
 - 3. Approx. 140 LF of Exposed ACM Pipe Insulation – First Floor
 - 4. Approx. 218 LF of ACM Pipe Insulation – First Floor
 - 5. Approx. 200 SF of ACM Carpet Mastic – First Floor
 - 6. Approx. 900 SF ACM Vinyl Floor Tile on wood deck – Second Floor
 - 7. Approx. 460 SF ACM Vinyl Floor Tile on slab on grade – Second Floor
 - 8. Approx. 580 SF <1% Asbestos Sheet flooring, mastic on wood deck – Second Floor
- iii. High School – Removal of:
 - 1. Approx. 26 LF of ACM Pipe Insulation – First Floor
- iv. Exterior – Removal of:
 - 1. Approx. 272 LF of buried ACM piping – Excavation done by others

B. Unit Pricing

- a. Price per linear foot of pipe insulation abatement
- b. Price per square foot of vinyl floor tile and mastic abatement on wood decking
- c. Price per square foot of vinyl floor tile and mastic abatement on slab on grade
- d. Price per square foot of <1% asbestos sheet vinyl and mastic abatement on wood decking

1.4 PUBLIC WORKS

- A. This project is a public work subject to ORS 279C.800 to 279C.870. Contractor must be registered with the Oregon Construction Contractors Board (CCB) for a bid to be considered.
- B. In addition to specific statutory provisions cited, the Contractor shall comply with all other applicable requirements of Chapter 279C – Public Contracting, Oregon Revised Statutes.
- C. In accordance with ORS 279C.830, the minimum hourly rates of wage as determined by the Commissioner of the Bureau of Labor and Industry (BOLI) are hereby made a part of this Project Manual.

1.5 HOURS OF LABOR

- A. Section 279C.520, Oregon Revised Statutes, provides that in all cases where labor is employed by the state, county, school district, municipality, municipal corporation or subdivision, through a Contractor, no person shall be required or permitted to labor more than 10 hours in any one day, nor more than 40 hours in any one week, except in the case of necessity, emergency, or where the public policy absolutely requires it, in which event the person or persons so employed for excessive hours shall receive at least time and one-half pay for all overtime in excess of 10 hours per day or 40 hours in any one week, and for work performed.
- B. Hours of labor shall comply with local noise ordinance.

1.6 BIDDER'S REPRESENTATION

- A. Each bidder by making his bid represents that he has read and understands the Bid Documents, and has familiarized himself with the locale, site and conditions under which his work is to be performed. The Contractor's signature on his or her bid indicates acceptance of the conditions at the site of the work upon which he is bidding.

1.7 SUBMISSION OF BID

- A. All bids must be prepared on the Bid Form in this solicitation and submitted in accordance with the Instructions to Bidders. A bid is invalid if it has not been deposited at the designated location prior to the time and date for receipt of bids indicated in the Advertisement to Bid, or prior to any extension thereof issued to the bidders.
- B. Unless otherwise provided in any supplement to these Instructions to Bidders, no bidder shall modify, withdraw, or cancel his or her bid or any part thereof for 30 days after the time designated for the receipt of bids in the Advertisement to Bid. Prior to the receipt of bids, Addenda will be e-mailed to each Contractor recorded by the District as having received the Bid Documents and will be available for inspection wherever the Bid Documents are kept available for that purpose.
- C. Bids are to be submitted via e-mail to enterprisebond@wenahagroup.com.

1.8 BID GUARANTEE

- A. Attach bid security to all bids in the form of a surety bond, cashier's check, or certified check of the bidder in the amount equal to ten percent (10%) of the Basic Bid amount made payable to Enterprise School District #21 as a guarantee that bidder will, if awarded the Contract, execute same and furnish the specified performance and labor and materials payment bond.
- B. The Owner reserves the right to hold the bid security of the two lowest bidders until a Contract is signed, or for 30 calendar days, whichever is less. All other bid security will be returned as soon as practical. Any bidder refusing to enter into a Contract and furnish specified bonds within five calendar days after notification that his bid has been accepted, shall forfeit his bid security to the Owner as liquidated damage, but not as a penalty.

1.9 METHOD OF AWARD

- A. If the lowest basic bid by a responsible bidder does not exceed the amount of funds estimated by the Owner as available to finance the contract, the contract may be awarded on the base bid, but the Owner shall have sole discretion in also considering the beginning and completion time of the project in rejecting any base bid.
- B. At Owner's discretion, Owner may include one or more bid alternates (additive or deductive) as selected by Owner when comparing bids.
- C. The Owner reserves the right to reject any or all bids as permitted by Oregon Statute or Administrative Rule and to consider the competency and responsibility of bidders and of their proposed subcontractors in making the award.

1.10 FORM OF AGREEMENT

- A. The modified "Standard Form of Agreement Between Owner and Contractor," AIA Document A101-2017, and modified "General Conditions of the Contract for Construction," AIA Document A201-2017 shall be used in executing this Contract.
- B. The contract shall contain a provision that the Contractor shall pay and perform according to the conditions required by ORS 279C.800 to 279C.870, Prevailing Wage Rate.

1.11 PERFORMANCE BOND

- A. The successful bidder shall promptly furnish a Performance Bond, which shall be an Oregon Public Works Contract Bond, in compliance with the requirements of Chapter 279C.380, Oregon Revised Statutes, in an amount equal to 100 percent of the cost of the work, such bond to be written by properly qualified surety authorized to do business in the State of Oregon.

1.12 PROHIBITIONS OF ALTERATIONS (BID FORM)

- A. Except as otherwise provided herein, bids that are incomplete or are conditioned in any way, contain erasures, alterations, or items not called for in the bid, or are not in conformity with the law, may be rejected by the Owner as informal. Only the amounts and information asked for in the Bid Form will be considered as the Bid. Each bidder shall bid upon the work exactly as specified and as provided in the Bid Form.

1.13 LIST OF SUBCONTRACTORS

- A. Within two working hours of the date and time of the deadline when the bids were due to the public contracting agency for a public improvement, a bidder shall submit to the public contracting agency, in accordance with ORS 279C.370, a disclosure of any first-tier subcontractor that will be furnishing labor or materials in connection with the public improvement and whose contract value is equal to or greater than:
 - a. Five percent of the total project bid or \$15,000, whichever is larger; or
 - b. \$350,000, regardless of the percentage of the total project bid.
- B. The disclosure of first-tier subcontractors shall include:
 - a. The name of each subcontractor.
 - b. The amount of the contract of the subcontractor and the category of the subcontractors work.
- C. Submit list of subcontractors on First-Tier Subcontractor Disclosure Form, sealed in an opaque envelope, addressed and delivered to the same location as the Bid.

1.14 SCHEDULE OF VALUES

- A. Upon request by the Owner, the selected bidder shall within seven days thereafter, submit to the Architect a Schedule of Values of various parts of the work, including quantities and amount aggregating the total sum of the Contract. With each application for payment, the Contractor shall furnish a detailed statement comprising various items which represent the total amount of work completed to the date upon which application for payment is made. No application for payment will be considered unless accompanied by such a statement.

1.19 EQUAL EMPLOYMENT COMPLIANCE REQUIREMENT

- A. By submitting this bid, the bidder certifies conformance with the applicable Federal Acts, Executive Orders, and Oregon Statutes and Regulations concerning Affirmative Action toward equal employment opportunities. All information and reports required by the Federal or Oregon governments having responsibility for the enforcement of such laws shall be supplied to the Owner upon request, for purposes of investigation to ascertain compliance with such acts, regulations, and orders.

1.20 RESIDENCY

- 1. A. Bidders must identify whether the Bidder is or is not a "resident Bidder," as defined in ORS 279A.120(1).
- 2. Nonresident Bidders. In determining the lowest Responsive Bid, the District will, in accordance with OAR 137-046-0310, add a percentage increase to the Bid of a nonresident Bidder equal to the percentage, if any, of the preference given to that Bidder in the state in which the Bidder resides.

PART 2 SCHEDULE

2.1 CRITICAL DATES

- A. Work to be conducted under one phase as noted below.

- B. Bidder must agree to commence work as directed in written 'Notice to Proceed' and shall be substantially complete in accordance with the following schedule:
- a. Preparatory work may begin on date of Notice to Proceed. Preparatory work includes but is not limited to submittals, field verification, exploratory work, equipment procurement, scheduling, and any work not impacting school operations.
 - b. It is the intent of the Owner to issue a 'Notice to Proceed' for the work on or about April 20, 2022.
 - c. Construction operations may begin no earlier than June 13, 2022.
 - a) Abatement contractor will be required to meet with Owner and bond project Construction Manager/General Contractor to develop detailed abatement schedule and work plan.
 - b) Construction sequencing to be as follows:
 1. *Schedule to be issued via addendum.*
 - d. All work shall achieve Substantial Completion August 10, 2022.

2.2 LIQUIDATED DAMAGES

- A. If Substantial Completion is not achieved by the agreed date or as may be adjusted pursuant to the Contract Documents, the Contractor shall pay to the Owner as liquidated damages for the loss of use of the Project the following amount: the sum of Three Hundred Dollars (\$300) for each partial day or full day of delay beyond the deadline for Final Completion.

BID FORM
Enterprise School District #21
Bond Project Abatement

TO: Enterprise School District #21

FROM: _____ (Name of Bidder)

1.1 BIDDER AGREEMENT

A. The Undersigned has:

- a. Reviewed the "Enterprise School District #21" bid documents.
- b. Reviewed Addenda Number(s) inclusive.
- c. Examined the site and conditions affecting the Work.

B. The Undersigned agrees:

- a. To hold this Bid open for 30 days subject to provisions in Bidding Requirements Document "Instructions to Bidders."
- b. That Bid Security attached to this Bid Form is left in escrow with Enterprise School District #21 as a Bid Guarantee, subject to provisions in Bidding Requirements Document "Instructions to Bidders."
- c. That Bid Security is not less than ten percent (10%) of the Contract Sum, and is in the form of a (choose one):

- i. Cashier's check
- ii. Certified check
- iii. Bid Bond

- d. That Bid Forms not indicating that Addenda were received prior to Bid Date may be rejected by the Owner.
- e. That this Bid has been arrived at by the Bidder independently and has been submitted without collusion designed to limit independent bidding and competition.

C. If awarded a contract, the Undersigned agrees:

- a. To enter into and execute a Contract on the basis of this Bid.
- b. To deliver to the Owner a formal written Agreement subject to provisions in Bidding Requirements Document "Instructions to Bidders."
- c. To complete the Work in accordance with the Contract Documents for the amount set forth in this Bid Form.
- d. To commence the Work no later than seven days after the date of execution of the Contract or receipt of Notice to Proceed, whichever occurs first.
- e. To complete the Work within the time period stipulated in Bidding Requirements Document "Preliminary Construction Schedule."
- f. To comply with Oregon Revised Statutes, ORS 279.350, and pay workers not less than Prevailing Wage Rates as published by the Oregon Bureau of Labor and Industries.
- g. That the Contract shall contain a provision that the contractor shall pay and perform according to the conditions required by ORS 279.312, 279.314, 279.316, and 279.352.

1.2 RESIDENCY

A. The Bidder, pursuant to ORS 279A.120 (1), (check one) is _____/is not _____ a resident Bidder. If not, indicate State of residency _____.

1.3 ACKNOWLEDGEMENT OF ADDENDA

A. The Bidder acknowledges receipt of the following Addenda (List by number): _____

1.4 BID AMOUNT

A. Basis of Award: Stipulated Sum

\$ _____ dollars.

1.5 UNIT PRICING:

- a. Price per linear foot of pipe insulation abatement (accessible and inaccessible).
_____ dollars per LF of insulation.
- b. Price per square foot of vinyl floor tile and mastic abatement on wood decking
_____ dollars per SF
- c. Price per square foot of vinyl floor tile and mastic abatement on slab on grade
_____ dollars per SF
- d. Price per square foot of <1% asbestos sheet vinyl and mastic abatement on wood decking
_____ dollars per SF

1.6 BIDDER’S SIGNATURE AND IDENTIFICATION

Please print or type all information requested below (except where signature is required) and attach Bid Security to this form.

Name of Proprietorship, Partnership, or Corporation:

Signature of Proprietor, Partner, or Corporate Official:

Name

Signature

Street Address

Name of Signatory

Mailing Address

Date Signed

City, State, and Zip Code

If Corporation, Attest:

Phone Number

Secretary of Corporation

Employer ID Number

State of Incorporation

Construction Contractors Board Number

END OF BID FORM

FIRST-TIER SUBCONTRACTOR DISCLOSURE FORM

PROJECT NAME: Enterprise School District #21 – Bond Projects Abatement

BID CLOSING DATE: March 29, 2022 – 2 p.m. Pacific Time

DISCLOSURE DEADLINE DATE: March 29, 2022 – 4 p.m. Pacific Time

This form must be submitted in a separate envelope within two (2) business hours of the advertised bid closing date and then no later than the DISCLOSURE DEADLINE stated above.

List below the Name, Dollar Value, Category of each subcontractor that will be furnishing labor or materials that are required to be disclosed. Enter "NONE" if there are no subcontractors that need to be disclosed. (If needed, attach additional sheets.)

NAME	DOLLAR VALUE	CATEGORY
1.	\$	
2.	\$	
3.	\$	
4.	\$	
5.	\$	
6.	\$	
7.	\$	
8.	\$	
9.	\$	
10.	\$	

The above listed first-tier subcontractor(s) are providing labor or materials with a Dollar Value equal to or greater than:

- a) 5% of the total Contract Price, but at least \$15,000 (add all additive alternates and subtract all deductive alternates).
- b) b) \$350,000 regardless of the percentage of the total Contract Price.

FAILURE TO SUBMIT THIS FORM BY THE DISCLOSURE DEADLINE WILL RESULT IN A BID SUBMITTAL BECOMING NON-RESPONSIVE, AND SUCH BIDS SHALL NOT BE CONSIDERED FOR AWARD.

Form Submitted By (Bidder Company Name): _____

Contact Name: _____ Phone No.: (____) _____

DELIVER FORM TO: _____

THIS DOCUMENT SHALL NOT BE FAXED. It is the responsibility of bidders to separately submit this disclosure form and additional sheets, with the words "DISCLOSURE FORM", the Project Name clearly marked on the envelope, at location indicated above by the specified deadline.

END OF DOCUMENT