

Enterprise School District Quote Request Emergency Roof Replacement or Temporary Repair

Quote Request Issued: Wednesday, September 15, 2021
Quote Due Back via e-mail no later than: **Monday, September 20, 2021 at 2 p.m. Pacific Time**

A. Project Background

The District had intended to perform a full roof replacement during the Summer of 2021 as part of the District's capital bond projects, but the District had to cancel the roof replacement contract due to lack of roofing material availability because of industry-wide supply chain disruptions.

On August 19, 2021, a thunderstorm in Enterprise caused a roof leak in the High School building above the library. This roof leak prompted the bond construction team to re-evaluate the roof condition in preparation for the upcoming winter. Structural Waterproofing Consultants' (SWC) condition report dated September 13, 2021 is a supplemental document to this Quote Request. The report states that the High School and Cafeteria roofs require immediate repairs that involve 40% or more of the existing roof area, with the remaining roofs requiring minor patching. SWC recommends that "the High School and Cafeteria roofs either have full replacement done at this time or a temporary roof covering system installed to provide protection to the building until next year's roof replacement project. The remainder of the roofs should have repairs completed this year to again protect the buildings until next year's roof replacement."

The Enterprise School District Board of Directors approved an Emergency Procurement on September 13, 2021 for emergency repairs to the High School and Cafeteria roofs and patching of other roofs.

Given the time of year, continued supply chain shortages and delays, and the nature of the repairs, the District has created an Emergency Procurement to request quotes from contractors to propose options for available and prompt solutions to address the District's emergency roof deficiencies while weather permits. This Quote Request will be sent to an invitation-only list of contractors with previous knowledge of the District's roofing condition.

B. Quote Request Description

This Quote Request is for contractors to provide methods and available materials for the following options:

1. Option 1: A full roof replacement on the High School (19,000 SF) AND/OR Cafeteria (7,200 SF) roofs with available materials as proposed by contractors; or
2. Option 2: Temporary repairs to the High School and/or Cafeteria roof with any method proposed by contractors with available materials in order to protect the District's buildings until full roof replacement can be performed in 2022; and
3. General patching as needed on other roofs on a Time & Materials (T&M) basis.

Due to the emergency nature of the procurement, the District may select any option or quote from any contractor regardless of price.

Contractors may provide quotes for parts of Option 1, both options, only Option 2, or multiple strategies for Option 2 (temporary repairs). Contractors responding to this Quote Request commit to provide general patching on a T&M basis to the other roofs if selected as the contractor.

C. Scope of Work (SOW):

Refer to the bid documents dated March 17, 2021 from the cancelled 2021 roof replacement project for building locations and corresponding roof square footage and layout.

1. Option 1 – Replacement of High School AND/OR Cafeteria Roof:

1. Remove existing single ply membrane roof and associated flashings.
2. Repair damaged existing structural sheathing and framing system.
3. Temporary removal of electrical boxes/conduit/fixtures, mechanical equipment and ductwork. Extend mechanical curbs to allow for installation of rigid insulation. Extend existing ductwork and electrical supply lines as required.
4. Extend plumbing vents to allow for proper clearance above newly installed rigid insulation.
5. Removal and reinstallation of the gutter and downspout system. Add splash blocks where connection to drainage system is not available.
6. *Installation of new 60 mil single ply membrane (20-year warranty), vapor barrier, 2 layers (R-38 min.) of rigid insulation, ½” cover board and related flashing. Slope insulation to drain to gutter or roof drainage system. Roof membrane may be either TPO or PVC and rigid insulation of any type that meets listed thermal value.*
7. Reinstallation of all temporary removed electrical and mechanical items.
8. Clean construction area and disposal of debris.
9. The lower entry door awnings on the south façade of the cafeteria and the High School walkway roofs are excluded from this option.

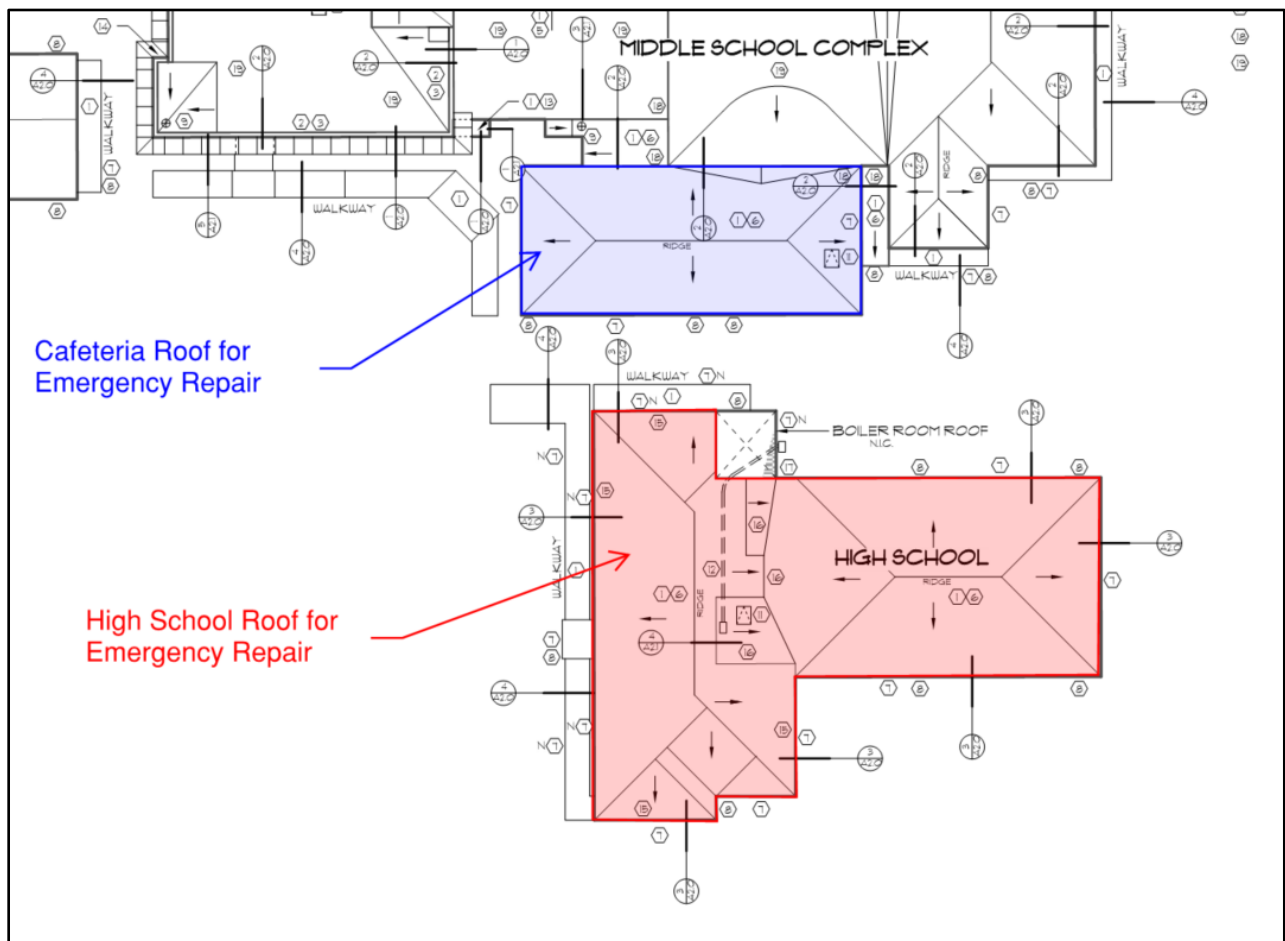
2. Option 2 – Temporary Repairs to High School AND/OR Cafeteria Roof

- a. Installation of any temporary roof system over existing roof membrane that will provide weather protection through upcoming winter and spring. This may be anything from self-adhered underlayment, roof coatings, single ply membrane or any other method/system. District will be open to any and all options for review.
- b. Clean construction area and disposal of debris.
- c. The lower entry door awnings on the south façade of the cafeteria and the High School walkway roofs are excluded from this option.

3. Other requirements

- a. Contractors responding to this quote request commit to provide general patching on a T&M basis to the other roofs if selected.
- b. Work may be performed during hours while school is in session.
- c. Contractor will be required to fence/cone/tape off selected areas for safety of students and staff in coordination with the District.

- d. Contractor will comply with District's requirements regarding background checks for all crew members working on site during school hours.
- e. Work is subject to Oregon Prevailing Wage (BOLI) requirements.
- f. Exclude bid security.
- g. Exclude cost of performance and payment bond from quote. Depending on option chosen, District may require bonding from selected contractor at which time bonding cost will be added to contractor's pricing.
- h. A modified version of the "Standard Form of Agreement Between Owner and Contractor," AIA Document A101-2017 and "General Conditions of the Contractor Construction," AIA Document A201-2017 as provided in the March 17, 2021 bid documents shall be used for this contract.
- i. Selected contractor will be required to submit a certificate of insurance for a minimum of \$1 million general liability.



D. Format of Quote Submission

Contractors responding to this quote request shall include the following information in their submission:

1. Description of proposed work, inclusive of list of materials/product information for each method/option proposed. Product cut sheets are welcomed with quote but not required.

2. Description of lead times/availability for major material components: membrane, insulation, or major product for temporary repairs.
3. Lump sum price for each method/option proposed.
4. Schedule completion date for each method/option proposed.
5. Oregon Construction Contractors Board (CCB) license number.

E. Additional Project Information

1. The following documents are available at:
https://www.dropbox.com/sh/as9464ya9ddx9xc/AAAFyUsn_Kmch_MgZ6dmY8G-a?dl=0
 - i. Structural Waterproofing Consultants assessment dated September 13, 2021
 - ii. Bid documents dated March 17, 2021 for reference only
 - iii. Pre-Renovation Asbestos and Lead Paint Survey Report, May 2021
 - iv. Identification of Extent of High School and Cafeteria Roofs

F. Quote Submission

Quotes are due back via email to Cassie Hibbert no later than 2 p.m. Pacific Time on Monday, September 20, 2021. Quotes are to be emailed to Cassie at chibbert@wenahagroup.com, but the document is to be addressed to Enterprise School District; Attn: Karen Patton, Interim Superintendent; 201 SE Fourth Street, Enterprise, OR 97828.

Enterprise School District will issue a notice to proceed on or about Wednesday, September 22, 2021.

Thank you for considering this project.

Cassie Hibbert, Wenaha Group Project Manager
(541) 561-3497, chibbert@wenahagroup.com