

Conservation Resource Center - Shop Office Space Retrofit Project

Invitation to Bid Site Showing Notes – May 31, 2023, 11:00am - 12:00pm

CSWCD Attendees:

Jason Faucera – Land Management Program Manager – Project Lead

Chris Lapp – District Manager

Gus Liszka – Farm Maintenance Worker

Contractor Attendees:

Buildskape, LLC – CCB# 233943

Walen Construction – CCB# 223805

Columbia-Cascade Construction, Inc. – CCB# 87352

Build My Pad, LLC – CCB# 213839

Fir Construction – CCB# 238127

Par-Tech Construction, Inc. – CCB# 109451

Hallmark Interiors, Inc. – CCB# 117882

MD Electrical Services – CCB# 222396

Johansen Electric – CCB# 51539

Oregon Heating & Air Conditioning – CCB# 137653

Resource Maintenance & Flooring, Inc. – CCB# 190888

Project Requirement Review:

It was explained that contractors interested in bidding on this project would need to request a Bid Packet, which is not available on the CSWCD website. It was also shared that in order to be considered responsive upon submittal of a bid that the instructions in the bid packet must be followed. The timeline for the project was shared in that the bid deadline is June 28, and that the CSWCD board is scheduled to offer a notice of intent to award the project during their July 18 board meeting. Once a contract is negotiated and signed with the winning bidder, the project can begin.

Special attention was called to the Scope of Work for the project, which can be found with all other construction based documents on the CSWCD website: <https://conservationdistrict.org/> The scope of work has instructions to provide a Base Bid and an Alternate Bid that revolve around the elevation of the second floor storage space and use of existing in place materials. Bidders must provide a Base Bid and an Alternate Bid to be considered responsive.

CSWCD shared that it had approval from Clackamas County to proceed without the need for a building permit, but that all other applicable permits would be required. This is due to the building being an Agricultural Building with an occupancy of less than 10 people whose work revolves around the farm property. Per the bid instructions, it is the contractor's responsibility to secure any remaining needed permits for the project.

The intended use of the space was shared in that the lower floor would house staff in cubicles with one room partitioned for meetings while the upper floor would be used for storage. Both floors will need to be climate controlled.

CSWCD also mentioned it would allow all walls calling for plywood sheathing instead of drywall to be sheathed in OSB instead to allow for cost savings. However, the upper-level subfloor will still require plywood.

Lastly, we shared that while the bulk of the work would be confined to one-third of the building on the southern end, there will be components that happen in and around the rest of the sop building such as window and door replacement and concrete pad installation as described in the scope of work.

CSWCD will make a reasonable effort to make the site available to contractors during business hours for the purpose of developing their bids (M-F 8:00am – 4:30pm), but will require 24-hour notice of the requested visitation window. No site access will be allowed to bidders for the purposes of this project after Friday, June 23, 2023. Any questions or new information generated from these visits will be made available on our website.

Questions and Answers:

Will the electrical, lighting, and data portions of the project be design-build in nature?

Please assume for the purposes of the Invitation to Bid that any needed further design for Mechanical, Engineering and Plumbing (MEP) or other components will be the responsibility of the winning bidder and should be included in the cost of the bid proposal.

Locations for outlets and data ports have been provided in the posted drawings and in the scope of work document on our website, but how to route wire, assess capacity, and accommodate the power needs of the building will need to be addressed in the proposal.

If you have questions about specific aspect of the electrical system, please submit them to CSWCD. Additionally, CSWCD will allow bidders to schedule time to review the electrical system in more detail if needed in order to provide a bid that is responsive to our electrical scope.

To be responsive, proposals should include lighting that accommodates the use of the lower floor space as office space and the upper floor space as storage. Please pay close attention to the drawings and scope of work. Responsive proposals must describe how design-build components will accommodate the planned use of the space.

Are there any plumbing components of the tenant improvements?

No plumbing components are planned at this time.

Will the site accommodate Conex boxes and will the site be accessible without disturbing other occupants?

The site has copious space for Conex boxes and the drive path that circumnavigates the building will accommodate large tractor trailers. The Shop is isolated from the other building occupants, but we'll ask the winning bidder to try to minimize disruption to the extent that it is possible.

Will the site accommodate Conex boxes and will the site be accessible without disturbing other occupants?

The site has copious space for Conex boxes and the drive path that circumnavigates the building will accommodate parking for tractor trailers and pickups with trailers.

Will unsupervised access to the property and workspace be allowed?

If contractors want to work outside business hours, which are M-F 8:00am – 4:30pm, they can do so without supervision. This will be allowed on weekdays only. Weekend work would need to be approved by CSWCD and should be avoided unless absolutely necessary. It will be the responsibility of contractors working outside business hours to secure the building and ensure the gate closes when leaving. Also, out of respect for neighboring properties, we ask that activities that generate a lot of noise occur between 7:00am and 7:00pm on business days.

What grade and thickness of OSB or plywood is desired for wall and floor sheathing?

As mentioned above, OSB can be used in place of plywood for wall covering in the upper floor space. OSB should have a thickness of 7/16 inch and a grading of 32/16. For plywood applied for flooring, if the existing plywood flooring is kept, any new material should match existing grade and thickness. If the plywood floor material is replaced, please use CDX ¾ inch tongue and groove plywood.

What psi rating and thickness is desired for concrete entryway slabs and garage door aprons, and will rebar be required?

For the entryway concrete slabs, the thickness should be 4 inches at 3,500 psi. For concrete approaches to roll up garage doors, concrete should be a minimum of 6 inches in thickness with #4 rebar and 3,500 psi concrete at 28 days.

Will the small meeting room need its own climate control unit or will the ductless mini-split on the lower floor be used for that space as well?

We will not require a third ductless mini-split system to heat/cool the small meeting room. We will rely on a single unit on the lower floor and a second single unit on the upper floor to heat/cool those floors.

Will heating and cooling need to be run at the same time?

No, the mini-split systems will not need to be running different modes simultaneously. They will be operating in the same modes year-round.

What is the thickness of the existing concrete slab in the shop and will footings need to be added retroactively?

We do not know the thickness of the existing slab in the shop. As mentioned above, the County has determined that a building permit will not be required. The existing pad has been in place for over two decades and we are comfortable moving forward with the existing support. If bidders feel that footings will need to be added under beams for upper-floor support, that justification should be explained in the proposal and the cost for footings should be shown clearly and on its own line in the proposal.

Will the existing drywall in the new office and storage space be removed?

Yes, all existing drywall where the new office and storage space will be constructed will be removed to provide access for new insulation and wiring runs. The existing drywall in areas of the shop that are not a part of the office and storage area construction will be left in place and minimally removed and replaced to accommodate the tasks in the scope of work.

What type of paint will be required for the interior space?

Low VOC interior paint should be used in the office space. No paint will be required on the upper floor as that area will be instead covered by OSB or plywood sheathing to accommodate shelves and minimize damage from impact.