

CORBETT SCHOOL DISTRICT
ROOF REMOVAL AND REPLACEMENT SERVICES
REQUEST FOR PROPOSALS

Proposals Due: Friday, May 13, 2022, 12:00 PM Noon

With **optional walk through** on Wednesday, April 27, 2022 at 10:30 AM

Corbett School District
Administrative Offices
35800 E. Historic Columbia River Highway
Corbett, OR 97019

Person to Receive Proposals
Dan Wold
Email: dwold@corbett.k12.or.us

INTRODUCTION

Corbett School District 39 (the “District”) is requesting proposals from qualified firms with expertise in removing and replacing roofs to repair the roof of the District’s Grade School building.

Proposals will be accepted at **Corbett School District located at 35800 E. Historic Columbia River Highway, Corbett, Oregon, until 12:00 PM (Noon), May 13, 2022.**

The accepted proposer may begin work on June 24, 2022 and work shall be 100% complete by August 14, 2022.

Proposals must be submitted to:

Corbett School District
Dan Wold, Superintendent
35800 E. Historic Columbia River Highway
Corbett, Oregon 97019

Or by email to dwold@corbett.k12.or.us

An **optional pre-proposal walk through** will be held for perspective proposers on April 27, 2022 at 10:30 AM at the Corbett School District Administrative Offices located at 35800 E. Historic Columbia River Highway, Corbett, Oregon, 97019.

SUBMISSION

Submit three hard copies and one electronic copy, or one electronic copy, of your written proposal to the address shown above.

Emailed proposals will also be accepted. It is the sender’s responsibility to ensure delivery of electronically-transmitted proposals prior to the deadline. Late materials will not be considered.

For questions regarding the RFP process please contact Cindy Duley, Business Manager, by email at cduley@corbett.k12.or.us.

SCOPE OF WORK REQUIRED

All roofing, flashing, felt and all fasteners will be removed and disposed of during the work effort. Contractor shall inspect the entire roof for dry rot, and will replace any rot found with new material prior to roofing. Any dry rot repairs will be provided at additional cost, to be part of original quote, i.e. cost of sheet of plywood and labor cost. Cost must be negotiated and approved prior to replacement. After removal, down to the sheathing, the entire roof deck will be covered with 30# felt or equivalent. All eaves plus overhangs, roof to wall and valleys shall be covered with ice and water underlayment to extend a minimum of 24" past the warm wall. All perimeter metals to be installed per manufacturer's specification using 24ga pre-painted metals. All step lashing, vents, and roof penetration flashings will be pre-painted. All plumbing flashings will be replaced with lead pipe flashings. All installers shall be a manufacturer-certified installer.

1. Contractor shall provide all labor, licenses, materials, permits, and test for proper workmanship and warranty performance in regard to the roofing replacement.
2. Materials and workmanship shall be guaranteed for 5 years from the date of completion.
3. Provide Corbett School District with proof of insurance, bonding and licensing prior to work commencement, and compliance with COVID-19 practices.
4. Remove and dispose of existing shingles, underlayment, fasteners, and flashing.
5. Inspect for dry rot. Provide plywood cost per sheet along with labor and disposal costs.
6. Install fiberglass-reinforced felt, 30#.
7. Install ice and water shield to all eaves, valleys and sidewalls to extend a minimum of 24" inside all warm walls.
8. Install Limited Lifetime Architectural shingle. Approved materials will be as follows:
 - a. Roofing will be GAF Timberline HD Limited Lifetime shingle (charcoal), includes Owens Corning Duration or Certainteed Landmark, and/or equivalent.
9. Nail per 6 nail spec.

10. Install new metal pre-painted flashings at sidewalls and roof penetrations.
11. Replace all vents with new pre-painted metal.
12. Replace all perimeter metals with 24ga pre-painted flashings.
13. Replace all plumbing stacks with lead flashings.
14. Clean up and haul away all related debris.
15. Appropriate roofing permit.
16. Manufacturer Limited Lifetime warranty.
17. Re-flash skylights.
18. Metal in valleys.
19. Gutters stay.
20. Prevailing wage requirements must be met.

PROPOSAL REQUIREMENTS

1. Provide information about your experience with similar size and scope projects.
2. Provide pricing, fees and a total cost estimate for this project.
3. Provide information about your ability to complete the project on time.
4. Provide a list of Oregon K-12 schools for which you have provided roofing services in the last 10 years.

EVALUATION CRITERIA

Proposals will be scored as follows (100 points maximum):

1. Experience with similar scope and size roofing projects. (20 pts)
2. Fee structure and total cost (20 pts)
3. Experience and expertise of installers. (20 pts)
4. References from previous projects. (20 pts)
5. Ability to work within the compact time period (20 pts)

SELECTION PROCESS

This Request for Proposals and the selection process will be conducted pursuant to the terms of this RFP and Oregon Attorney General's Model Rules for Consultant Selection, OAR Chapter 137, Division 48.

PROPRIETARY INFORMATION AND DISCLOSURES

All proposals become the property of the District and will not be returned. If any item is deemed by the Proposer to be confidential or proprietary and not appropriate for review or release, the Proposer must mark it "Confidential" or "Proprietary," as appropriate, and highlight each portion or page that may not be released.

All costs of the proposal process, interview, contract negotiation, and related expenses, are solely the responsibility of the Proposer.

Award of a contract is subject to the availability of funds at the discretion of the District Board of Directors.

After submittal of proposals, the District reserves the right to individually contact Proposers, if necessary, to seek clarification of proposal elements.

The District reserves the right to waive minor informalities and, in conjunction with seeking clarification, to permit minor modifications to proposals consistent with the intent of the proposal as originally written.

The District reserves the right to reject any or all proposals, or to modify or cancel this solicitation.

The District reserves the right to make the award based on its best judgment as to which proposal best meets the District's expectations, balancing high standards of quality, timeliness, and service, with the best value.

No officer of the District nor any person employed in its service is, or shall be, permitted to share or be part of this contract or any benefit, which may arise there from. The successful Proposer further agrees to make payment promptly as due, to all persons supplying labor or material for the implementation of the work provided herein.

The successful Proposer shall not permit any lien or claim to be filed or prosecuted against the District for or on account of any labor or material furnished.

PROPOSAL RESULTS

The successful proposer will be notified of the results of the proposal evaluation. The name of the successful Proposer will be posted by the District. The scores of unsuccessful proposers will remain confidential, but each proposer may be provided a debrief session at the discretion of the Superintendent. Awarded proposal files are public records and available for review, by appointment only, at the District Office between 8:00 am and 4:00 pm, Monday through Friday.

CONTRACT COORDINATION

After award, all coordination for services required shall be with the Superintendent or his designee. The successful firm shall designate, in writing, a contact person, and all coordination between the District and the successful firm shall be the responsibility of the two respective coordinators.