PLEASANT HILL SCHOOL DISTRICT #1

ROOF FASCIA REPAIR PROJECT

Date of Issue:
February 12th, 2024

Pre-Proposal Site walk:
February 21st, 2024 at 3:30 Pacific time

Closing (Due Date and Time):
March 6th, 2024 at 2:00 PM Pacific Time

Single Point of Contact (SPC):

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PROJECT OVERVIEW

The Pleasant Hill School District Roof Fascia Repair Project aims to address extensive roof fascia damage on multiple aging school buildings within the district, including the repair or replacement of damaged fascia, addressing lead-based paint concerns, and installing custom metal cap flashing to enhance the buildings' structural integrity and appearance. Additionally, this project includes the repair of roof support beams at the stadium seating area, ensuring the comprehensive restoration of key structural elements.

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1. SCOPE OF WORK OVERVIEW

Except as otherwise expressly provided herein, the Contractor shall supply all adequate and competent labor, supervision, tools and equipment, installed and consumable materials, services, testing devices and each and every item of expense necessary for:

1.1 Site Layout & Prep

1.1.1 Maintain a clean, safe, and organized work site daily.
1.1.2 Secure the work zone and control access.
1.1.3 Properly dispose of materials and debris.
1.1.4 Ensure the security of buildings during the project.

1.2 Supply

1.2.1 Provide a portable bathroom for the project.
1.2.2 Furnish all necessary tools, equipment, and materials.
1.2.3 Supply forms, barriers, equipment, and transportation.
1.2.4 Manage garbage disposal.
1.2.5 Secure all required permits and plans.

1.3 Fascia Repair

1.3.1 Inspect and assess the roof fascia on designated school buildings, as illustrated in the provided drawings, to identify areas requiring repair
1.3.2 Safely remove and dispose of lead-based paint following regulations.
1.3.3 Execute repairs or replacements as indicated in the provided drawings for damaged fascia boards.
1.3.4 Prepare and repaint fascia to match existing aesthetics.

1.4 Beam Repair

1.4.1 Inspect and assess the roof beams at Stadium seating as indicated in drawings.
1.4.2 Safely remove and dispose of lead-based paint following regulations.
1.4.3 Execute repairs or replacements as indicated in drawings for damaged roof beams.
1.4.4 Prepare and repaint Beams to match existing aesthetics.

1.5 Custom Metal Cap Flashing Installation

1.5.1 Design and fabricate custom metal cap flashing with a focus on achieving superior watertightness and efficient drainage, in full compliance with industry standards.
1.5.2 Install the custom metal cap flashing to ensure optimal protection.

2. SCOPE OF WORK BREAKDOWN

The following services are included in the Work, each of which is defined below:

2.1 Design and Engineering

2.1.1 Offer guidance on site use, material selection, and construction feasibility.
2.1.2 Provide recommendations on construction timeframes and cost factors.
2.1.3 Prepare conceptual design, including alternatives if necessary.

2.2 Project Management

2.2.1 Manage all aspects of the project, including planning, execution, and control.

2.2.1 Project Execution Planning

2.2.1.1 Develop a comprehensive Project Execution Plan (PEP) within 20 days from project award.
2.2.1.2 Include the following in the PEP:
2.2.1.2.1 Overall management of the Work.
2.2.1.2.2 Coordination of procurement and construction management activities.
2.2.1.2.3 Detailed cost estimates and schedule for all Project phases.
2.2.1.2.4 Planned sequencing activities.
2.2.1.2.5 Procurement documents, logistics planning, material management, and subcontracting.
2.2.1.2.6 Deployment of Owner's Policies.
2.2.1.2.7 Procedures for cost control and reporting.
2.2.1.2.8 Project accounting details, including payroll and prevailing wage records.
2.2.1.2.9 Development of necessary specifications, standards, and procedures.
2.2.1.2.10 Training, operations, and maintenance manuals as-built.
2.2.1.2.11 Preparation of procurement or construction tender documents, purchase orders, and construction contracts.
2.2.1.2.12 Development of Construction Work Packages.
2.2.1.2.13 A procurement, expediting logistics plan, and materials management.
2.2.1.2.14 Pre-qualification of vendors, subcontractors, and other construction contractors.

2.3 Subcontracting

2.3.1 Manage subcontractors on the project site.
2.3.2 Monitor and inspect subcontractor work for compliance with standards.
2.3.3 Incorporate Owner's strategies and plans into subcontracts.

2.4 Construction

2.4.1 Perform all work as described in this Scope of Work.

2.4.2 Provide labor, supervision, materials, and equipment.

2.4.3 Obtain necessary permits and approvals.

2.4.4 Adhere to specified schedules and milestones.

2.5 Party Responsibilities

2.5.1 The Contractor and the Owner shall prioritize transparent communication and reporting, particularly regarding any changes to the project scope or schedule.

2.6 Exclusions

2.6.1 The Owner will not supply restrooms, facilities, supplies, tools, equipment, vehicles or garbage service;

2.6.2 The Owner is not responsible for security, lost or stolen property.

2.7 Site Services and Logistics

2.7.1 Contractor is supplied with water and electrical service.

2.7.2 Contractor is supplied with vehicle and equipment onsite parking.

2.7.3 Contractor is supplied with material storage

2.8 Site Shift Schedule

Work hours: 7:00 AM until 3:30 PM.

2.9 Schedules and Milestones

Contractor shall meet the Work Schedule and each detailed schedule established under the terms of this Scope of Work.

2.9.1 Milestone Dates

The Milestone Dates are as follows:

MILESTONE	COMPLETION DATE
PRE-PROPOSAL SITE WALK	February 21st, 3:30 PM PST
PROPOSALS DUE	March 6th, 2:00 PM PST
PROPOSAL ACCEPTED	March 8th, 2024
SUBMISSION OF EXECUTION PLAN	March 20th, 2024
APPROVAL OF THE PROJECT EXECUTION PLAN	March 22nd, 2024

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MILESTONE	COMPLETION DATE
EXECUTION OF THE CONTRACT	March 22nd, 2024
SITE COMMENCEMENT DATE	March 25th, 2024
SUBSTANTIAL COMPLETION OF THE WORK	TO BE DETERMINED
FINAL COMPLETION OF THE WORK	TO BE DETERMINED

2.10 Environmental Health and Safety

The Contractor shall fully comply with all Safety and Security requirements under the Contract and Owner's regulations, including supply of safety personnel in accordance with Districts Policies, which can be located at https://www.pleasanthill.k12.or.us. The Contractor shall obtain all necessary permits to perform the Work according to the safety or security requirements as to the Contractor's Work, personnel, vehicles, materials and equipment.
The Contractor shall submit a detailed Safety Plan prior to mobilizing on Site for the Owner's approval, which will be incorporated into the Contract Documents as – SAFETY PLAN.

2.11 Quality

The Contractor shall fully comply with all quality requirements under the Agreement and Owner's regulations in accordance with to the QUALITY PLAN (OWNERS AND/OR CONTRACTORS).

The Contractor shall submit a detailed quality assurance plan and procedure prior to mobilizing to Site for Owner's review and approval, which will be incorporated into the Contract Documents as QUALITY PLAN.

2.12 Exhibits

See attached document: PHSD FASCIA REPAIR PROJECT

EX 01	TITLE SHEET
EX 02	ROOF PLANS ELEMENTARY & STADIUM
EX 03	PERSPECTIVES
EX 04	ROOF PLAN HIGH SCHOOL
EX 05	PERSPECTIVES - HIGH SCHOOL