



**Delta Tau Housing Corporation**  
P.O. Box 531176, Henderson, NV 89053



January 19, 2018

Subject: Solicitation for Bid

**See Distribution**

The Delta Tau Housing Corporation (DTHC) is soliciting bids on the enclosed performance work statement (PWS).

Contractors with core competency in a specific construction / re-modeling area are encouraged to bid a phased project if the priority area is outside the scope of their expertise.

Interested bidders are invited to a bidders meeting on February 22, 2018 at 1:30 pm, 143 North 10<sup>th</sup> Street, Corvallis, OR 97330.

Questions concerning that PWS can be directed to Daniel Hearn (702) 321 5150, [dhearn@earthlink.net](mailto:dhearn@earthlink.net) or John Johnston (541) 332 0147, [Johnstonj6130@gmail.com](mailto:Johnstonj6130@gmail.com).

**FOR THE DTHC PRESIDENT**

Daniel Hearn  
Secretary, DT Housing Corporation

CF: Matt Camden, DTAAB; Coy Scroggins, DTHC

**Bids are due no later  
than March 16, 2018**

**Distribution:**

Fitzpatrick Construction, 37949 Century Dr NE, Albany, OR 97332  
G. Christianson Construction, 644 NW 4<sup>th</sup> Street, Corvallis, OR 97330  
Henderer Design + Build, 101 SE Westerin Blvd #104, Corvallis, OR 97330  
Thayer Construction, LLC, 5460 SW Philomath Blvd #A, Corvallis, OR 97333  
Blue River Building, 833 NE Buchanan Ave, Corvallis, OR 97330  
WL Construction, 922 NW Circle Blvd, Corvallis, OR 97330  
Kirk Design & Construction, 728 NW 4<sup>th</sup> Street, Corvallis, OR 97330  
Green Star Industries, Inc., 250 SW Broadalbin Street, Albany, OR 97321  
Integrity Construction, 2030 Hill Street Southeast, Albany, OR 97332  
Caring Construction, 987 Northeast Angelee Place, Corvallis, OR 97330  
Unique Design Construction, 25737 Fleck Road, Veneta, OR 97487  
G-3 Construction, 34710 Tangent Drive SE, Albany, OR 97332  
Bob Grant Construction, 2696 SW 3rd Street, Corvallis, OR, 97333  
T. Gerding Construction, P.O. Box 1082, Corvallis, OR 97339



**Delta Tau Housing Corporation  
(DTHC)**

**Schedule #1**

**Performance Work Statement (PWS)  
*(For Solicitation Use Only)***

**Schedule #2**

**Cost Estimate  
*(To Be Completed By Bidder)***

**Schedule #3**

**Bidder Information  
*(To Be Completed By Bidder)***

**Schedule #4**

**Project Priorities  
*(For Solicitation Use Only)***

**19 January 2018**

# Schedule 1

## Performance Work Statement (PWS)

### Delta Tau Housing Corporation

19 January 2018

#### 1.0 Objective.

This work effort is intended to support needed renovations and upgrades to the Delta Tau Housing Corporation (DTHC) property at 143 North 10<sup>th</sup> Street, Corvallis, Oregon 97330. Specifically, the DTHC seeks renovations and upgrades to bathrooms, study rooms, sleeping porch, and common areas to improve livability, energy efficiency, and extend service life of the property. The overarching goal is to make the property competitive with other student like housing and have enduring qualities.

#### 1.1 Expectations.

The contractor will be expected to evaluate areas identified by the DTHC, Project Manager and Contracting Officer's Representative (COR). In this regard, the contractor will be expected to provide renovation, and upgraded products, fixtures, and designs that support the following efforts, as required: (1) permits from the City of Corvallis planning & building department; (2) necessary City of Corvallis planning & building department interim / final project approvals; (3) enduring qualities; and (4) use of best commercial practices in all trades required for project completion.

#### 1.2 Background.

The property was constructed and placed into service as a fraternity in 1926, subsequently the property received many "patchwork" repairs over the years. It is the intent of the DTHC to have a more enduring and updated structure through renovation and upgraded products, fixtures, and designs. The DTHC expects work to be accomplished according to commonly accepted construction and engineering practices for commercial residential use property. Contractors awarded work from the DTHC are expected to make use of available Federal, State, and Local construction and building guidelines or codes, when appropriate, to determine the best construction techniques and products for group living facilities. The DTHC intends to phase the renovation and upgrade work over a three year period. There will be no air conditioning for this project. The current boiler radiator heating system is to remain intact, unless there is cause to replace it, e.g. basement form, fit, and design.

#### 2.0 Applicable Documents

Outline for phased work and intended plan for each phase.

#### 3.0 Requirements

##### 3.1 Coordination.

This work will be overseen by the DTHC, Project Manager and / or COR. The Contractor will coordinate his activities weekly with the DTHC, Project Manager and / or COR and obtain task "sign-off" for each task presented paragraph 5 below. The contractor is responsible for City of Corvallis interim and final inspection approvals. A copy of the final inspection approval must be provided to the DTHC Project Manager / COR.

### **3.2 Support.**

The contractor is expected to provide for all support activities related to equipment. The contractor will be responsible for storage and security of all equipment and materials. The DTHC can recommend support measures and provide limited security, but cannot assume security responsibility. Mobilization and staging of materials / equipment must be in accordance with City of Corvallis ordinances, codes, and permits.

### **3.3. Environmental**

The contractor is expected to abide by federal, state, and local environment regulations regarding equipment operations. Under no circumstances will the contractor dump or spill toxic / hazardous materials of any kind on the DTHC property or into the local rain water / sewer system. In the event of a toxic / hazardous accident the Project Manager and / or COR shall be notified as quickly as is humanly possible.

### **3.4 Specifications**

The contractor will use approved specifications for group living areas as defined by federal, state, or county governing documents. Best commercial and / or industrial practices will be utilized in all instances. The following guidelines and requirements apply to this PWS:

- 3.4.a. No projects will be initiated that triggers off-street parking requirements.
- 3.4.b. Original architectural design and materials, especially for the front of the house will be maintained when economically feasible.
- 3.4.c. Past changes to front of the house (i.e. window frames) will be restored to the original design when economically feasible.
- 3.5.d. Sleeping porch will be maintained with no sleeping accommodations in the study rooms.
- 3.5.e. Full architectural drawings and design plans may or may not be required by the City of Corvallis for the three projects and phases described in paragraph 5.1, 5.2, and 5.3. Bidders are encouraged to contact the City of Corvallis. **Note:** See project priorities attached to this PWS.
- 3.5.f. Where practical and possible, ADA considerations must be design incorporated into doorways, stairwells, and bathrooms when required by

State, County, and City building codes as determined through City of Corvallis inspection review for like structures.

- 3.5.e. Air conditioning units **will not** be included in the renovation. Ceiling fans and windows will be used to help regulate temperatures.

### **3.5 Proposals (Bid)**

All proposals / bids will be judged on cost savings, ingenuity, schedule, energy efficiencies, improved livability, and potential longevity for endurance regarding their proposed solutions. Price is an evaluation measure, but not the sole basis for selection. Bidders may bid a single project based upon experience and core business competency. Bids to be mailed not later than March 16 to: Daniel Hearn, ATTN: DTAC Secretary, P.O. Box 531176, Henderson, NV 89053-1176. Overnight night mail to: Daniel Hearn, 1575 W. Horizon Ridge Pkwy – Unit #531176, Henderson, NV 89053-1176.

#### **3.5.1 Interested parties should provide:**

- (1) A short resume of their experience, percentage of previous group living renovation and up-grade work compared to all company work, and ability to manage trades for rough-ins and finishing such as electrical, plumbing, windows, ventilation, insulation, painting, wallboard, and etc.
- (2) Any type of special or heavy equipment expected for use in the bid.
- (3) A proposal that addresses and includes the tasks shown on Schedule #2 of this PWS and requested company information, e.g. FTID, Insurance, State & Local Business Licenses, ISO certifications, and etc.

#### **3.5.2 DTHC will provide:**

- (1) A date for all vendors to participate in a property walk through and discussion of each work task area.
- (2) Reserves the right to reduce the scope of any work task in order to meet available funding or schedule as mutually agreed.
- (3) Upon selection of proposal DTHC will prepare a contract agreement for review and acceptance.

### **4.0 Travel**

No travel expense will be reimbursed by the DTHC.

### **5.0 Work Tasks**

#### **5.1 Priority #1 – 2<sup>nd</sup> and 3<sup>rd</sup> Floors, and Boiler Room**

##### **Description**

Priority #1 – This project priority contains four phases:

Phase #1 – 2<sup>nd</sup> and 3<sup>rd</sup> floor bathroom;

Phase #2 – 2<sup>nd</sup> floor study rooms; and

Phase #3 – 3<sup>rd</sup> floor study rooms.

Phase #4 – Boiler room safety and venting

#### **5.1.a - Required Work - 2<sup>nd</sup> & 3<sup>rd</sup> Floor Bathrooms**

The following is required:

Evaluate 2<sup>nd</sup> and 3<sup>rd</sup> floor bathrooms and determine if shower(s) can be added to the 3<sup>rd</sup> floor bathroom and if the 2<sup>nd</sup> floor shower room can accommodate two private shower stalls.

Evaluate if the tile walls can be salvaged or be replaced

Evaluate the existing shower pans and / or waterproof.

Replace all toilets (high rise, oval, wall mounted for easy cleaning), sinks, shower heads, and urinals. Add hot water circulation to all stations – energy efficiency.

Install new exhaust ducting and intake grills at multiple locations with protective screening from small insects.

Install cabinet for six sinks and full wall mirror

Evaluate and / or engineer a design for floor over span once floor is opened, if required.

#### **Materials**

Contractor supplied through mutual agreement with DTHC.

#### **5.1.b - Required Work - 2<sup>nd</sup> Floor Study Rooms**

The following is required:

Develop space saving designs using “small house” and European design options that accommodate personal storage space, study and environment.

Evaluate and determine optimum floor covering, e.g. carpet, luxury vinyl tile – we are looking for acoustically quiet flooring.

Replace sheetrock in hallways with plywood panels over studs, then abuse resistant drywall over the top.

Evaluate & determine optimum number of students in each study room based on current norms for student computers, monitors, printers, clothing, and etc.

### **Materials**

DTHC to provide cabinets, desks, and chairs.

Contractor to provide all other materials, e.g. lighting, windows (double pain, low energy, one double hung per room (ventilation warm temperature days – all other single window.

### **5.1.c. - Required Work - 3<sup>rd</sup> Floor Study Rooms**

The following is required:

Develop space saving designs using “small house” and European design options that accommodate personal storage space, study and environment.

Evaluate and determine optimum floor covering, e.g. carpet, luxury vinyl tile – we are looking for acoustically quiet flooring.

Replace sheetrock in hallways with plywood panels over studs, then abuse resistant drywall over the top.

Evaluate & determine optimum number of students in each study room based on current norm student needs for computers, monitors, printers, clothing, and etc.

### **Materials**

DTHC to provide cabinets, desks, and chairs.

Contractor to provide all other materials, e.g. lighting, windows (double pain, low energy, one double hung per room (ventilation warm temperature days – all other single window.

### **5.1.d – Required Work – Boiler Room Safety and Venting**

The following is required:

Evaluate boiler room safety and develop plan, if any, for improving safety in this area.

Evaluate and develop a design for improving ventilation, if needed.

Determine if there is an asbestos matter that requires correction and develop an abatement plan to correct.

### **Materials**

Contractor supplied through mutual agreement with DTHC.

## **5.2 Priority #2 – 1<sup>st</sup> Floor Kitchen & Basement**

### **Description**

Priority #2 contains two phases:

Phase #1 – Kitchen; and

Phase #2 – Basement;

### **5.2.a - Required Work – 1<sup>st</sup> Floor Kitchen**

The following is required:

Evaluate and determine which equipment can be reused.

Determine if the current floor plan and work stations can be modified for better efficiencies.

Evaluate and determine if cabinets should be replaced, relocated, or reused.

Evaluate and determine if the countertops should be replaced and if the counter material should be changed – e.g. health, sanitation.

Increase the size of drain lines and replace waterlines with PEX under the kitchen in the basement.

Install a grease interceptor.

Install new water service to the meter.

Evaluate and determines the current hood and venting for code determination and efficiency.

Completely remodel the pantry/storage area leading to the back door to provide dedicated area for freezers and refrigerators, food items and dry items. Remove all walls and partition to studs and redesign to maximize space. Consider building a walk-in freezer.

New equipment needs: Ovens the hold temperature; Improved pilot lights; walk-in refrigerator; frost-free meat freezer; frost free freezer; faucet in food prep sinks w/goose neck & sprayer; heavy duty mounted



can opener; food processor; counter top mixer; roaster oven; stove for resident use; and refrigerator for resident use. **NOTE:** Any items purchased to be discussed with DTHC prior to purchase.

### **Materials**

All of the new equipment items for possible DTHC purchase – however, the re-designed kitchen needs to accommodate these appliances.

### **5.2.b. - Required Work – Basement**

Evaluate and design this area for educational and study group multi-purpose activities with tele-video conferencing, wifi capable, dry boards, and video projection.

Evaluate, determine, and design this area for possible use for student personal items storage.

Re-design the laundry area for electrical and plumbing upgrades.

Repair or replace dropped ceiling.

Upgrade stairwell with new railing, treads, and walls with plywood panels over studs, then abuse resistant drywall over the top.

Replace sump pumps and add flood alarms

Inspect and correct settling of west wall, if required.

### **Materials**

Any items for purchase such as tele-video to be discussed with DTHC.

## **5.3 Priority #3 – General Renovations & Upgrades**

### **Required Work – Phased as determined**

#### **5.3.a - HEATING SYSTEM**

Evaluate and determine boiler replacement or upgrades

Install a chimney liner to bring up to code.

Provide adequate combustion air to boiler room. Currently doesn't meet industry standard

Evaluate thermostat on 1<sup>st</sup> floor and compatibility to a new boiler, if needed.

Run PVC pipe coming from the hot water heater into the room to be rerouted to the outside wall on Jackson. This ventilation avoids sucking in particulates from the room and chlorine from the washers into the tank and settling inside.

Encapsulating the asbestos around the pipes with some special paint.

Pull, flush/clean, repair valves and paint all radiators.

### **5.3.b. - ELECTRICAL SYSTEM**

Electrical system needs the following:

Upgraded service from 200 amp to 400 amp or 800 amp.

Replace all electrical circuit breaker panels – outdated.

Install dedicated circuit for sump pump in laundry room (RG Smith)

### **5.3.c. - PLUMBING**

Add a water circulating system

Replace water heater with 3-4 tankless units - tankless water heaters may be less expensive than boilers in Corvallis with greater efficiency.

### **5.3.d. - SLEEPING PORCH**

Evaluate and determine if bunk beds can be configured to accommodate 40 – 50 residents.

Recommend a newer style bunk bed that takes up less space.

Improve ventilation on sleeping porch

Evaluate and determine if the sleeping porch needs to be replaced or refinished.

Determine if window should be replaced.

Determine if there is adequate lighting for safety

Should power strips be removed to prevent use of electrical blankets for safety reasons?

Install abuse resistant drywall over the top over existing wall paneling

### **5.3.e. - LIVING ROOM**

Re-carpet or tile the piano area.

Inspect, clean and repair both fireplaces to a working condition.

Convert both fireplaces to gas.

Replace entryway flooring.

Replace carpet flooring from entryway to House Mother's room with skid resistant tile or composite material.

Replace wall paneling with abuse resistant drywall or retain wainscoting paneling where appropriate.

Paint beams brown easier and cheaper than stripping and staining.

Drop ceiling 1½" to hide fire sprinkler pipes.

#### **5.3.f. - DINING ROOM**

Upgrade lighting in the dining room.

Evaluate and re-design to accommodate refrigerated or iced serving table.

Match wainscoting and sheetrock to living room.

Put sprinkler pipes above ceiling and sheetrock it.

Add multiple floor outlets at each end of room – evaluate for access from basement.

#### **5.3.g. - HOUSE MOTHER'S ROOM**

Evaluate and determine a better floorplan to improve livability

Upgrade and renovate the bathroom – as is done with 2<sup>nd</sup> and 3<sup>rd</sup> floors.

Upgrade kitchenette.

#### **5.3.h. - WINDOWS**

Evaluate and determine which windows require replacement – consideration to be given to selected study room window replacement.

Window replacement considerations:

Style for front, sides, and back of the property.

Multi-double paned window treatments on the 2nd and 3rd story front façade to return the House to its historical look.

Windows are old – there may be dry rot.

**5.3.i. - ALUMNI / STUDY ROOM (room behind living room fireplace)**

Convert fireplace to natural gas – reference to living room fireplace.

Replace flooring with oak hardwood – reference living room flooring.

**5.3.j. - OUTSIDE STRUCTURE**

Brick work

South Chimney - repair, and replace mortar sill; repair flashing – see chimney liner Heating System required work.

Brick Veneer: Replace failing lintels on east and south facing walls; repair flashing; repair crack in brick work where west wall is sagging.

Remove small chimney above roof.

Seal all brick work with siloxane.

Replace concrete front steps and install handrails both sides.

Replace concrete steps on the north side of the building.

Add micro piles and jack up west wall where crack is developing in the facade – see basement work required.

Add gutters to east facing dormer with flat roof.

Repair stucco areas.

Evaluate and determine if waterproofing of the basement walls on the exterior or interior is required.

**5.4 NEW CONSTRUCTION**

5.4.a. Expand sleeping porch, 3<sup>rd</sup> floor bathroom and study room #1 on the 2<sup>nd</sup> floor. **NOTE:** This expansion **must not** require an increase for off-street parking requirement.

5.4.b. The new construction on the 2<sup>nd</sup> and 3<sup>rd</sup> floors would require re-location of the fire escape which is under 5 years old.

## **6.0 PERIOD OF PERFORMANCE**

All construction projects must be completed during summer months June 15 to September 15 (90 days).

## **7.0 Estimate Value of Contract**

The estimated total value of the contract three priorities is \$600,000+

## **8.0 PLACE OF PERFORMANCE**

The work required in this PWS shall take place at the DTHC property, 143 N 10<sup>th</sup> Street, Corvallis, OR 97330

## **9.0 POINTS OF CONTACT**

**Daniel Hearn**, (702) 321 5150, DTHC Board Officer, Administration,  
[dhearn@earthlink.net](mailto:dhearn@earthlink.net)

**John Johnston**, (541) 332 0147, DTHC Contracting Officer,  
[Johnstonj6130@gmail.com](mailto:Johnstonj6130@gmail.com)

**Terry Hackenbruck**, (541) 752 0366, DTAC, Project Officer & COR, no e-mail address

**Doug Eaton**, (541) 753 3946, DTHC President, Planner / Architectural Review,  
[arancliffs@gmail.com](mailto:arancliffs@gmail.com)

## Schedule 2

### Cost Proposal Data – By Project #

*(To Be Completed by Bidder)*

#### Priority Work Tasks

<u>Item Description</u>	<u>Estimated Bid</u>
<b>5.1 Priority #1 - 2<sup>nd</sup> Floor &amp; 3<sup>rd</sup> Floors</b>	
Phase 1	0.00
Phase 2	0.00
Phase 3	0.00
Sub Total	0.00
<b>5.2 Priority #2 - 1<sup>st</sup> Floor &amp; Basement</b>	
Phase 1	0.00
Phase 2	0.00
Sub Total	0.00
<b>5.3 Priority #3 - General Renovations &amp; Upgrades</b>	
5.3.a.	0.00
5.3.b.	0.00
5.3.c.	0.00
5.3.d.	0.00
5.3.e.	0.00
5.3.f.	0.00
5.3.g.	0.00
5.3.h.	0.00

## Schedule 2

*(Continued)*

### Cost Proposal Data – By Project #

*(To Be Completed by Bidder)*

5.3.i.	0.00
5.3.j.	0.00
Sub Total	0.00
5.4 Priority #4 – New Construction	
5.4.a.	0.00
5.4.b.	0.00
Sub Total	0.00
<b>Total Cost</b>	<b>0.00</b>

## **Schedule 3**

### **Contractor Information for Use in Contractor Preparation**

#### **(To Be Completed By Bidder)**

**Firm Name:**

**State Business License\*:**

**Local Business License\*:**

**Contractor's License\*:**

**Certificate of Liability Insurance\*:**

**Federal Tax ID (W-9)\*:**

**Certification Employees (I-9)\*:**

**\* Note: Above information must be accompanied by photocopy**



# Schedule 4

## Project Priorities

### PRE-PHASE I (WINTER 2017)

Convert old TV Room to Study Room and ADA Bathroom

### Priority #1 - Projects I (SUMMER 2018)

Code and Safety Repairs (boiler room venting, asbestos abatement)

Upgrade 2nd Floor Bathroom

Upgrade 3rd Floor Bathroom

2nd Floor Study Rooms and Hallways including window replacements

### Priority #2 - Projects II (SUMMER 2019)

Internet Upgrades

3rd Floor Study Rooms and Hallways including window replacements

Kitchen Phase I (Upgrade plumbing, light fixtures)

Basement Upgrade (minus boiler, hot water heater, waterproofing)

Inspect & Repair Settling of West Wall

Mattresses (25 each) - DTHC Item

### Priority #3 - Projects III (SUMMER 2020)

Living Room

Dining Room

Entryway

Kitchen Phase 2 (Remodel storage area, new countertops, refinish cabinets)

Electrical Panel Upgrades

Sleeping Porch Upgrade

Replacement of Sleep Porch Windows

Replacement of Ground Floor Windows

Repair Stucco

Repair Brick Work & Chimneys

Exterior Painting

House Mother's Room Upgrade (Bathroom, Kitchenette)

Install New Gutter Where None Exist

Alumni/Study Room

Mattresses (25 each) - DTHC Item

Living Room Furniture - DTHC Item

### Priority #4 – New Construction

**Note:** The three priority projects and phases may be moved to accommodate bids received and contractor recommendations for sequencing of renovation / upgrade work.