

Request for Proposals: Shop Rebuild Project

Union County Vector Control District

Part A: The primary purpose of the request and main scope of work

1. Notice of Emergency Procurement

The Union County Vector Control District (UCVCD) has declared an emergency due to a structural fire impacting critical public health operations. This project is being fast-tracked to ensure operational readiness for the upcoming vector season.

2. Facility Specifications

- **Structure Type:** 60x100 Steel Shop with interior wood-framed office spaces.
- **Location:** 62156 Landmark Lane, La Grande, OR 97850

3. Detailed Scope of Work

The selected contractor(s) must provide all labor and materials for the following:

- **Demolition & Prep:** Tear down to the steel frame.
- **Frame Restoration:** * Pressure wash the entire 60x100 steel frame.
 - Conduct a detailed inspection for rust or paint damage.
 - Repair and repaint all identified damaged/rusted areas.
- **Structural & Carpentry:** Replace approximately 20 linear feet of wood-framed interior wall. May also require repairing the ends of some floor joists.
- **Mechanical & Plumbing:**
 - Repair/replace electrical wiring within the damaged wall section.
 - Repair one (1) PEX water line.
 - Replace three heat pump heads within the office areas.
- **Finishing:**
 - Replace all insulation throughout the facility.
 - Install, tape, mud, and paint new drywall in all office areas.
 - Ensure proper trim and cabinets are installed.
 - Ensure ADA requirements are met.

4. Submission Requirements

To expedite selection, please provide a brief (1–2 page) proposal including:

1. **Availability:** Earliest possible start date and estimated days to "Substantial Completion."
2. **Firm Fixed Price:** A total cost for the scope of work listed above.
3. **Proof of Licensing:** Valid Oregon CCB license and insurance.
4. **Brief Experience:** Note any experience with steel building restoration or fast-track emergency repairs.
5. **SUBMISSION DEADLINE:** All bids must be submitted in a sealed envelope marked "UCVCD RFP" and dropped off at 1106 K Ave., La Grande, OR 97850 no later than August 21st, 2026 @ 4:00 pm.

5. Selection Criteria

Proposals will be reviewed by the board of directors. Selection will be based on:

- **40% - Timeline:** Ability to mobilize and complete work immediately.
- **40% - Cost:** Competitive pricing for the defined scope.
- **20% - Qualifications:** Demonstrated ability to perform structural inspections and specialized repairs.

6. Important Dates

- **Site Inspection:** Available by appointment.
 - 541-963-2974
 - chris@ucvcd.com
- **Proposal Due Date:** August 21st, 2026 @ 4:00 pm.
- **Anticipated Award Date:** August 27th, 2026

Part B: Additive Request for Proposal

1. Purpose of Additive Alternate

The District is requesting separate, itemized pricing for specific facility enhancements. Proposers must submit these as "Part B" costs, distinct from the base bid. The District reserves the right to accept or reject these alternates based on total project budget and insurance assessment.

2. Additive Scope of Work

Contractors are invited to submit pricing for the following two components:

- Alternate 1: Concrete Foundation Replacement

- Scope: Demolition, removal, and disposal of the existing concrete slab within the shop area (approx. 60'x80').
 - Requirements: Excavation, sub-grade preparation, vapor barrier installation, and pouring/finishing of a new reinforced concrete slab compliant with industrial weight-bearing standards for heavy equipment.
- Alternate 2: Insulation Upgrade
 - Scope: Substitution of specified standard insulation with Closed-Cell Spray Foam Insulation.
 - Requirements: Application to all exterior walls and ceiling areas of the 60'x100' structure. Contractor must provide the R-value per inch, fire rating documentation, and certification of the application process.

3. Submission Requirements (Part B)

Please provide a breakdown for the alternates:

1. Itemized Cost: Clearly separate the cost for Concrete Replacement and the additional cost for the Spray Foam upgrade.
2. Timeline Impact: State clearly if these alternates will add any additional days to the "Substantial Completion" date provided in the base bid.
3. Materials Specs: Provide technical sheets for the concrete mix design and the specific closed-cell foam product to be used.
4. **SUBMISSION DEADLINE:** All bids must be submitted in a sealed envelope marked "UCVCD RFP" and dropped off at 1106 K Ave., La Grande, OR 97850 no later than August 21st, 2026 @ 4:00 pm.