

Roanoke County Public Schools

INVITATION TO BID

ISSUED: 8/18/2018

Modular Classroom Project for Cave Spring High School Renovation

Due Date: Tuesday, September 11, 2018
Time: 10:00 AM. (Local Prevailing Time)

Roanoke County Schools Central Office
5937 Cove Road
Roanoke, Virginia 24019

NON-MANDATORY PRE-BID MEETING
TUESDAY, AUGUST 28, 2018
10:00 AM @ Cave Spring High School

One (1) Original and Three (3) Complete Copies.

GENERAL INFORMATION

Roanoke County Public Schools is requesting sealed bids for *Modular Classroom Options for the Cave Spring High School Renovation Project*. There will be a non-mandatory Pre bid meeting on Tuesday, August 28th at Cave Spring High School.

SUBMISSION OF THE BID

Bids Due: Tuesday September 11, @ 10:00 AM.

Sealed bids will be received until 10:00 AM local prevailing time, Tuesday September 11, 2018 at Roanoke County Schools Central Offices, 5937 Cove Road, Roanoke, VA 24019.

Any bid received after the announced time and date of opening, whether by mail or otherwise, will not be considered and returned to the offeror unopened. The School Board is not responsible for delays in the delivery of mail by the U.S. Postal Service or private couriers. It is the sole responsibility of the bidder to ensure that their bid reaches the date/time stamper in the front office by the designated date and hour. The right is reserved to reject any and all bids, and to waive any informality in bids. Bids will not be accepted via Fax. All responses must have the BID title **"Modular Classrooms- Cave Spring High School Renovation"** clearly marked on the envelope.

The right is also reserved to award the contract where it appears to be in the best interest of the School Board. All advertisements and contracts shall meet the requirements of the Virginia Public Procurement Act. Nothing herein is intended to exclude any responsible offeror, his products or service or in any way to restrain competition. All responsible offerors are encouraged to submit their bid. Any bid must remain in effect for sixty (60) days from date of opening.

EVALUATION OF THE BID

The Roanoke County Public Schools shall provide the mechanism for the evaluation of all information received, the final determination of responsible Offerors, and reserves the right to waive informalities and irregularities and to accept or reject any or all bids. Roanoke County reserves the right to procure from State Contracts when it is in our opinion that the State Contract is in the best interest of Roanoke County. Roanoke County retains the right to split items to multiple suppliers.

FOR QUESTIONS REGARDING THE BID, PLEASE CONTACT:

If any prospective Offeror has questions about the bid or plans, terms, or conditions, the prospective Offeror shall contact Chris Lowe at clowe@rcs.k12.va.us or 540-314-0901.

Individuals with disabilities, who require assistance or special arrangements in order to participate in bidding, please call (540) 562-3900 EXT 11000. We require that you provide at least 48 hour notice so that reasonable efforts may be made to provide the proper assistance.

ROANOKE COUNTY PUBLIC SCHOOLS
Invitation for Bid
Mobile Educational Classroom Trailers-Cave Spring High & Middle Schools

I. PURPOSE

Roanoke County Public Schools (RCPS) is accepting sealed bids from qualified contractors to provide a lease agreement for multiple options for classroom/office spaces via double trailers or modular cottages for RCPS. They are estimated to be used as classrooms/offices from January 1, 2019 until June 1, 2020, depending on the needs of the school division. Units shall be new or refurbished modular classrooms, set and finished according to the specifications herein. If used modular classrooms are bid, the units must have been constructed in 2015 or later.

II. BACKGROUND

RCPS is currently bidding out the renovation of Cave Spring High School. Bids are expected to be received on September 18, 2018. The current scope for the renovation of Cave Spring High School requires students and teachers to abandon the existing facility for renovation work to begin. The current schedule would require classroom trailers/cottages to be set and ready to accept furniture no later than December 15, 2018. RCPS plans to select one of the below options for housing its students and staff once the bids are received for the high school renovation. A Notice to Proceed will be issued no later than Friday, September 21, 2018 for one of the below options if the renovation project is to proceed forward. A Purchase Order (PO) will follow the Notice to Proceed if the winning bidder has supplied all the required documents.

III. SCOPE OF WORK

a. Option #1

The successful contractor shall provide a minimum of twenty-five (25) double classrooms (approximately 24'x60') for Cave Spring High School, and two (2) double classroom trailers (approximately 24'x60') for Cave Spring Middle School. Restrooms are not required within trailers for Option #1. The contractor shall be responsible for delivery, blocking up the trailer in accordance with the building code, tie-downs, decks, ramps and skirting. Upon acceptance of a lease agreement, the lease shall not be sold to a third party for the term of the lease and teardown and removal cost shall be included in agreement at the end of the lease period.

b. Option #2

The successful contractor shall provide a minimum of twenty-five (25) double classrooms (approximately 24'x60') for Cave Spring High School, and three (3) double

classroom trailers (approximately 24'x60') for Cave Spring Middle School. Restrooms are required within the (25) classroom trailers to be located at Cave Spring High School for Option #2. Each classroom shall have access to 1 toilet and 1 sink. The contractor shall be responsible for delivery, blocking up the trailer in accordance with the building code, tie-downs, decks, ramps and skirting. Upon acceptance of a lease agreement, the lease shall not be sold to a third party for the term of the lease and teardown and removal cost shall be included in agreement at the end of the lease period.

c. Option #3

The successful contractor shall provide eight (8) classroom cottages (approximately 124'x64') for Cave Spring High School and three (3) double classroom trailers (approximately 24'x60') for Cave Spring Middle School. Restrooms are not required within the classroom cottages or the double classroom trailers at Cave Spring Middle School for Option #3. Five (5) of the cottages shall have a minimum of eight (8) classrooms each for a total of forty (40) classrooms. One (1) cottage should be set up as a Science Lab space which would be four (4) classroom spaces. One (1) cottage shall be set up as an open cafeteria space. One (1) cottage shall be set up as an office/administration center with no less than twelve (12) office spaces available. Contractor shall be responsible for delivery, blocking up the cottages/trailers in accordance with the building code, tie-downs, decks, ramps and skirting. Upon acceptance of a lease agreement, the lease shall not be sold to a third party for the term of the lease and teardown and removal cost shall be included in agreement at the end of the lease period.

d. Option #4

The successful contractor shall provide eight (8) classroom cottages (approximately 124'x64') for Cave Spring High School and three (3) double classroom trailers (approximately 24'x60') for Cave Spring Middle School. Restrooms are required within the classroom cottages but are not required for the double trailers in Option #4. Five (5) of the cottages shall have a minimum of eight (8) classrooms each for a total of forty (40) classrooms. One (1) cottage should be set up as a Science Lab space which would be for four (4) larger classroom spaces. One (1) cottage shall be set up as an open cafeteria space that would allow for serving (food will be delivered from another site) and dining space. One (1) cottage shall be set up as an office/administration center with no less than twelve (12) office spaces available. Contractor shall be responsible for delivery, blocking up the cottages/trailers in accordance with the building code, tie-downs, decks, ramps and skirting. Upon acceptance of a lease agreement, the lease shall not be sold to a third party for the term of the lease and teardown and removal cost shall be included in agreement at the end of the lease period.

e. Option #5

The successful contractor shall provide a minimum of six (6) double classrooms for Hidden Valley High School, and three (3) double classroom trailers for Cave Spring

Middle School. Restrooms are not required within trailers for Option #5. The contractor shall be responsible for delivery, blocking up the trailer in accordance with the building code, tie-downs, and skirting. Upon acceptance of a lease agreement, the lease shall not be sold to a third party for the term of the lease and teardown and removal cost shall be included in agreement at the end of the lease period.

IV. REQUIREMENTS

These requirements are in addition to all specifications and drawings identified herein.

- 3.1 Construction must conform to 2012 VCC (Virginia Construction Code), Virginia Industrialized Building and Mobile Home Safety Regulations, Code of Virginia and all state and local codes. Must be for educational use of 3 years and up.
- 3.2 Mobile building units shall be labeled as defined in the Virginia Industrialized Building and Manufactured Home Safety Regulations.
- 3.2.1 A written certification shall be provided; certifying that the model submitted for approval has been approved by a recognized testing laboratory and approved for educational use.
- 3.2.2 Provide EPA certified, "Asbestos Free Disclaimer Certifications."
- 3.3 All color selections shall be made at the time of purchase from the manufacturer's standard colors.
- 3.4 Contractor shall be responsible for all permits, delivery to site, set up, tie downs, and vinyl skirting shown in specifications to achieve a "turn-key" project.
- 3.5 Installation shall be in compliance with applicable 2010, American's with Disabilities Act, inspected and approved by the Roanoke County Building Department with final inspections and certificate of occupancy issued by January 1, 2019 for both sites prior to acceptance by the School Board.
- 3.6 Shop drawings shall be submitted and have a Virginia Professional Engineer seal for review and approval prior to the construction of the units.
- 3.7 Must be able to wall mount Promethean ActivPanels in each classroom.

V. SPECIFICATIONS

4.1 Mobile and Modular Buildings

- 4.1.1 Double Classroom Approximate Size: 24 X 60 nominal floor size
- 4.1.2 Modular Building Approximate Size: 124 x 64 nominal floor size
- 4.1.3 Codes: 2012 IBC, NEC, ADA, VA,
- 4.1.4 5B Construction Type,
- 4.1.5 Use Group E,
- 4.1.6 Wind speed: 130 MPH, Wind exposure: C
- 4.1.7 Frame: Estimated unit height 13' 6"
Type: Outrigger with formed steel @ 48" O.C.
Beam: 12" I Beam, ASTM A-36 Steel
Hitch: Detachable

4.2 Foundation

- 4.2.1 Install block piers for building foundation (block and level) in accordance with state and local building codes.

4.3 Floor

- 4.3.1 Bottom Board: .040 asphalt impregnated, .040 Simplex, or equal
- 4.3.2 Insulation: R-21 minimum
- 4.3.3 Joists: 2x6 @ 16" O.C., #2 SPF or better, transverse
- 4.3.4 Decking: 3/4" plywood, tongue and groove
- 4.3.5 Covering: 12" VCT flooring, or 20 oz. Commercial carpet
- 4.3.6 Live load: 50 PSF

4.4 Exterior Walls

- 4.4.1 Studs: 2x4 @ 16" O.C., stud grade or better
- 4.4.2 Bottom Plate: Single 2x4, continuous, #3 SPF or better
- 4.4.3 Top Plate: Double 2x4, continuous, #3 SPF or better
- 4.4.4 Sheathing: 1/8" thermoply, entire perimeter or equal
- 4.4.5 Insulation: R-15 minimum
- 4.4.6 Siding: .019 aluminum. Color selection by RCPS.
- 4.4.7 Trim: .019 aluminum, top & bottom, or Smart Trim. Color selection by RCPS

4.5 Interior Walls

- 4.5.1 Studs: 2x4 @ 16" O.C., stud grade or better
- 4.5.2 Bottom Plate: Single 2x4, continuous #2 PTW or better
- 4.5.3 Top Plate: Double 2x4 continuous, #2 PTW or better
- 4.5.4 Covering: 5/8" Vinyl clad gypsum, (Class 1 flame spread) Color selection by RCPS
- 4.5.5 Insulation: R-11 Minimum
- 4.5.6 Columns: Concealed in wall
- 4.5.7 Plenum walls: insulated

4.6 Roof

- 4.6.1 Rafters: Mono pitched 30# L.L.
- 4.6.2 Mate Beam: micro-lam 1- 1/2"x24" billet, clear span
- 4.6.3 Ceiling: 1/2" pre-finished gypsum (without rosettes), seaspray or "popcorn", (class 1 flame spread)
- 4.6.4 Ceiling Height: 8'0" A.P.P.
- 4.6.5 Insulation: R-38 Minimum
- 4.6.6 Sheathing: 7/16" minimum, APA rated, 20/0 span, exposure 1
- 4.6.7 Roofing: 45 mil. White EPDM
- 4.6.8 Tie Down: over the roof with 48" of strap below floor
- 4.6.9 Roof Vents: Standard
- 4.6.10 Gable Vents: Standard

4.8 Exterior Doors: 36"x80", 18 Gage insulated steel door with wrap around steel jamb

- 4.8.1 Hardware: Commercial grade (Level 2) - panic, closure, lever hardware, weather stripping and threshold, ADA approved, Contractor to supply Best Access Systems, no substitutes at time of completion.
- 4.8.2 Misc: 10"x 10" safety glass window on exterior doors.

4.9 Interior Doors: 36" x 80" solid core, paint grade doors with steel jambs, pre-hung

- 4.9.1 Hardware: Key lockset, Best Access Systems, no substitutes, lever hardware
ADA approved, commercial passage lockset (Level 2)
Cores Supplied by Owner.

4.10 Windows

- 4.10.1 Size 36"x 48" vinyl frame white, clear double insulated glass
4.10.3 Screens: self-storing with insect screens

4.11 Decks / Ramps

- 4.11.1 Provide OSHA aluminum ADA ramps, steps, decks, handrails and guardrails for each trailer.

4.12 Electrical

- 4.12.1 Load Center: (1) 200 amp, interior flush mount, single phase, 3 wire, 60 Hz with ground, 120/240 volt
4.12.2 Raceway: #12 Romex minimum
4.12.3 Lights Surface mounted 232 fluorescent fixtures with lens
4.12.4 Receptacles: 125 volt/15 amp duplex with matching plate
4.12.5 Emergency: dual head with battery back-up
4.12.6 Exit: single faced with battery back-up
4.12.7 Exterior: Standard porch lights with Photo Cell
4.12.8 Misc: J-boxes for fire alarm wiring with ridged conduit, stubbed through floor. 11/4" ridged conduit through floor for load centers.

4.13 HVAC

- 4.13.1 Heating: (2) 10 kw, 240 volt electric resistance heat strip
4.13.2 Cooling: (2) 3 ton central wall hung units
4.13.3 Mount: Wall mount
4.13.4 Ducts: in roof
4.13.5 Diffusers: adjustable damper, ceiling supply
4.13.6 Return Air: grill in plenum wall
4.13.7 Misc.: Exterior mounted weather tight disconnect
4.13.8 Thermostat 7 day programmable thermostat w/Locking T-Stat cover

4.14 Miscellaneous

- (2) 5# ABC fire extinguishers with brackets
- (2) closet with high pressure laminate 3 tier x 12" deep shelves @ 2'0" O.C.
- 4 tier x 12" deep shelving @ 16" O.C. all surfaces shall receive laminate
- (2) 8' x 4' whiteboard with tray and tack rail aluminum frame, confirm location with RCPS representative
- (2) 4' x 4' tackboards with aluminum frame, confirm location with RCPS representative
- Hurricane tie down requirements to meet state and local code compliance
- ABS pads for piers at Cave Spring Middle School.
- Skirting, vinyl, color determined by RCPS.

ROANOKE COUNTY PUBLIC SCHOOLS
Invitation for Bid
Mobile Educational Classroom Trailers-Cave Spring High & Middle Schools

Bid Form

FIRM NAME

ADDRESS

CITY, STATE, ZIP

TELEPHONE (INCLUDE AREA CODE)

FAX NUMBER (INCLUDING AREA CODE)

LICENSE #: _____

FIN/SSN: _____

EMAIL ADDRESS : _____

SCC # : _____

OPTION #1

Lease of a minimum of 28 double wide trailers 24' x 60' (meeting specifications herein) to be used as relocatable classrooms through June 1, 2020.

Monthly lease: \$_____ per month/ per trailer

Delivery & Installation charge: \$_____ per trailer

Removal & Return charge: \$_____ per trailer

Make and model of proposed trailer(s): _____

DELIVERY TIME ARO: _____DAYS

OPTION #2

Lease of a minimum of 28 double wide trailers 24' x 60' (meeting specifications herein) to be used as relocatable classrooms through June 1, 2020. 25 of these double wide trailers shall be fitted with restrooms.

Monthly lease: \$_____ per month/ per trailer

Delivery & Installation charge: \$_____ per trailer

Removal & Return charge: \$_____ per trailer

Make and model of proposed trailer(s): _____

DELIVERY TIME ARO: _____DAYS

OPTION #3

Lease of eight (8) classroom cottages for Cave Spring High School and three (3) double classroom trailers for Cave Spring Middle School (meeting specifications herein) to be used as relocatable classrooms through June 1, 2020.. Restrooms are not required within the classroom cottages for Option #3.

Monthly lease: \$ _____ per month/ per cottage

Delivery & Installation charge: \$ _____ per cottage

Removal & Return charge: \$ _____ per cottage

Make and model of proposed cottage(s): _____

Monthly lease: \$ _____ per month/ per trailer

Delivery & Installation charge: \$ _____ per trailer

Removal & Return charge: \$ _____ per trailer

Make and model of proposed trailer(s): _____

DELIVERY TIME ARO: _____ DAYS

OPTION #4

Lease of eight (8) classroom cottages for Cave Spring High School and three (3) double classroom trailers for Cave Spring Middle School (meeting specifications herein) to be used as relocatable classrooms through June 1, 2020.. Restrooms are required within the classroom cottages for Option #4.

Monthly lease: \$ _____ per month/ per cottage

Delivery & Installation charge: \$ _____ per cottage

Removal & Return charge: \$ _____ per cottage

Make and model of proposed cottage(s): _____

Monthly lease: \$ _____ per month/ per trailer

Delivery & Installation charge: \$_____ per trailer

Removal & Return charge: \$_____ per trailer

Make and model of proposed trailer(s): _____

DELIVERY TIME ARO: _____ DAYS

OPTION #5

Lease of a minimum of 9 double wide trailers 24' x 60' (meeting specifications herein) to be used as relocatable classrooms through June 1, 2020.

Monthly lease: \$_____ per month/ per trailer

Delivery & Installation charge: \$_____ per trailer

Removal & Return charge: \$_____ per trailer

Make and model of proposed trailer(s): _____

DELIVERY TIME ARO: _____ DAYS

THE UNDERSIGNED BIDDER HEREBY CERTIFIES THAT HE/SHE HAS CAREFULLY EXAMINED ALL CONDITIONS AND SPECIFICATIONS OF THIS INVITATION TO BID AND HEREBY SUBMITS THIS BID PURSUANT TO SUCH INSTRUCTIONS AND SPECIFICATIONS.

TYPE OR PRINT NAME AND TITLE OF PERSON AUTHORIZED TO SUBMIT THIS BID

SIGNATURE OF PERSON SUBMITTING THIS BID

DATE: _____