



REQUEST FOR BID (RFB) – STEEL BUILDING ERECTION

Project Name: Creswell High School CTE Building - Steel Erection Phase

Project Location: Creswell High School, 33390 Niblock Ln., Creswell, OR 97426

Date of Issue: Tuesday, March 17, 2026

Owner: Creswell School District 40, 998 West A St., Creswell, OR 97426

Building Manufacturer: R & M Steel Company

1. INVITATION TO BID

The Creswell School District ("Owner") invites qualified steel erection contractors to submit a firm-fixed-price bid for the assembly and erection of a prefabricated metal building with an attached lean-to, as detailed in the attached construction drawings. Materials are estimated to arrive on-site in mid-April 2026. **Once contracted and mobilized, the erection phase must commence immediately and be substantially completed within 60 days.** All structural steel materials, fasteners, wall panels, and roofing panels will be supplied by the manufacturer (R & M Steel). The Contractor shall provide all labor, lifting machinery, tools, temporary bracing, and safety equipment required to erect and enclose the structure in accordance with the provided specifications.

Right to Reject: The Creswell School District reserves the right to reject any or all bids, to waive irregularities or informalities in the bidding process, or to cancel this solicitation if it is determined to be in the public interest to do so, per ORS 279C.395.

2. PROJECT DESCRIPTION & FRAMED OPENINGS

This 20,000 Sq Ft building will be divided into specific CTE zones as outlined in the construction drawings provided by the steel building manufacturer (R & M Steel Company). The framing and enclosure must accommodate the specific openings and zones defined in those drawings, including:

- **West Side (Shops):** Framing and trimming for roll-top doors, man doors, and window openings for the Welding Shop, Auto Shop, and Construction Shop as specified in the attached drawings.
- **East Side (Labs/Collab):** Framing and trimming for window openings across the three designated lab areas as detailed in the attached drawings.
- **Main Entrance:** Structural framing for the storefront vestibule opening as shown in the manufacturer's drawings.

3. SCOPE OF WORK (SOW)

The Erection Contractor's responsibilities shall include, but are not limited to:

A. Material Staging and Waste Management

Please note: Materials are estimated to arrive on-site in mid-April 2026, and the Creswell School District will be responsible for receiving and unloading the materials from the delivery trucks. **Once contracted and mobilized, the Contractor shall be responsible for the shake out, organization, and secure staging of all structural steel components, hardware, wall panels, roofing components, and insulation supplied by the manufacturer during the erection phase. The erection phase must commence immediately upon mobilization and be substantially completed within 60 days.** The Contractor is responsible for the ongoing cleanup and final off-site disposal of all erection-related waste, including metal banding, wooden dunnage, scrap steel, and packaging.

B. Foundation Acceptance & Tolerances

Verify foundation dimensions and cast-in-place anchor bolt layouts prior to commencing steel erection. Acceptance of the concrete foundation shall be in accordance with the AISC Code of Standard Practice. Any anchor bolts cast out of tolerance must be reported to the Owner immediately for resolution before erection begins.

C. Structural Steel Erection

Erect primary and secondary structural steel frames strictly according to R & M Steel Company's approved construction drawings.

- **Temporary Bracing:** The erection Contractor is solely responsible for determining, furnishing, and installing all temporary supports, guy wires, and bracing required to ensure structural stability during erection.
- **Bolting & Inspections:** Install high-strength bolts. Bolts must be brought to a fully pre-tensioned state using the "turn-of-the-nut" method (washers are not required for standard holes). The Owner will pay for a Third-Party Special Inspector to verify bolting and structural welds; however, the Contractor must coordinate the inspection schedule and provide safe access for the inspector.

D. Building Enclosure, Insulation & Finishes

- Install all supplied fiberglass blanket insulation, thermal blocks, or insulated metal panels as specified in the building drawings.
- Install all primary roof and wall panels, structural cables, hollow structural sections, trim, gutters, and downspouts as outlined in the manufacturer's documentation.
- Install the Standing Seam Roof (SSR) Galvalume system properly, ensuring complete weather-tightness as required by the manufacturer's installation manuals.
- Frame out and install trim for all openings (roll doors, man doors, storefront vestibule, and windows) as shown in the provided drawings.

E. Code Compliance & Warranty

Ensure erection and fastening meet the design requirements (Wind, Snow, and Seismic) as specified on the stamped structural drawings and calculations provided by the manufacturer.

- **Warranty:** Provide a minimum two (2) year workmanship warranty covering erection labor and the weathertightness of all installed roof and wall systems from the date of Substantial Completion.

4. ADMINISTRATIVE & INSURANCE REQUIREMENTS

- **Pre-Bid Site Visit:** A voluntary site walkthrough is highly encouraged to allow Contractors to evaluate site access, staging areas, and overhead clearances. To schedule a visit, please contact Gilbert Castro. Bidders are responsible for familiarizing themselves with the physical conditions of the project site as they relate to the attached manufacturer drawings.
- **Insurance Requirements:** The awarded Contractor must provide a Certificate of Insurance listing Creswell School District as additionally insured. Minimum limits: Commercial General Liability (\$1M per occurrence / \$2M aggregate), Automobile Liability (\$1M combined single limit), and statutory Workers' Compensation.
- **Retainage:** Retainage shall be withheld in accordance with ORS 279C.550.

5. MANDATORY LEGAL & PUBLIC WORKS COMPLIANCE

As an Oregon public works project, the following statutory requirements apply:

- **BOLI Prevailing Wages:** This project is subject to BOLI prevailing wages (ORS 279C.800 to 279C.870). All Bidders must comply with ORS Chapter 279C and pay applicable prevailing wage rates as stated in the 'Prevailing Wage Rates for Public Works Contracts in Oregon' published by the Oregon Bureau of Labor and Industries (BOLI) on January 5, 2026, including any subsequent amendments.
- **CCB Licensing:** All Contractors must have a valid Certificate of Registration with the Oregon Construction Contractors Board (CCB) to submit a Bid (ORS 701.026).
- **Public Works Bond:** Every contractor and subcontractor must have a \$30,000 public works bond filed with the CCB before starting work, unless exempt.
- **Bid Security:** Bids shall be accompanied by a certified check, cashier's check, or bid bond payable to the Creswell School District equal to ten percent (10%) of the bid amount.

- **Performance & Payment Bonds:** The awarded Contractor shall provide a 100% Performance Bond and a 100% Payment Bond before commencing Work.
- **First-Tier Subcontractor Disclosure:** Bidders must submit this form. Per ORS 279C.370, this disclosure form must be submitted within two (2) working hours of the date and time of the bid closing.
- **Drug Testing Program Certification:** Per ORS 279C.505(2), by submitting a bid, the bidder certifies they have an established employee drug testing program.
- **Non-Discrimination Certification:** Per ORS 279A.110, the bidder certifies they have not discriminated against minority, women, or emerging small business enterprises in obtaining subcontracts.
- **Resident Bidder Status:** Per ORS 279A.120, bidders must state in their bid whether they are a "Resident Bidder" (having paid unemployment taxes or income taxes in Oregon during the 12 months preceding submission) or a "Non-Resident Bidder".

6. BID SUBMISSION REQUIREMENTS

A complete bid package must include:

- **Cost Proposal:** Lump-sum bid detailing the cost for labor, equipment (cranes, lifts), and consumables required to complete the project as described in the attached drawings and specifications.
- **Schedule:** A detailed project schedule demonstrating the ability to commence work immediately upon mobilization and achieve substantial completion within 60 days.
- **Company Profile & Experience:** References for previous PEMB erections of similar scale.
- **Safety Plan:** A site-specific safety plan detailing fall protection for the standing seam roof and high-elevation work.
- **Mandatory Forms & Certifications:**
 - 10% Bid Bond
 - Proof of active CCB Registration
 - Signed statement agreeing to BOLI Prevailing Wage compliance
 - Certifications for: Drug Testing Program, Non-Discrimination, Resident Bidder Status, and Asbestos
 - First-Tier Subcontractor Disclosure Form (Due within 2 hours of bid deadline)

7. DEADLINE AND CONTACT INFO

Bid Due Date: Thursday, April 9, 2026 at 2:00 PM Local Time

Questions/RFIs Deadline: Thursday, April 2, 2026, by 2:00 PM Local Time

Submit Bids To: Gilbert Castro, Project Manager, gcastro@creswell.k12.or.us, 998 West A, Creswell, Oregon 97426 Bids may be submitted via email or delivered in person. The District is not responsible for bids delayed due to email transmission issues. Bidders are responsible for ensuring the bid is received prior to the deadline.

Award of Contract: The contract will be awarded to the lowest responsive and responsible Bidder based on the lump-sum base bid, provided the bid complies with all mandatory RFB requirements, public contracting laws, and the Bidder is deemed responsible under ORS 279C.375.

**ADVERTISEMENT FOR BIDS
CRESWELL SCHOOL DISTRICT 40
CRESWELL HIGH SCHOOL CTE BUILDING - STEEL ERECTION PHASE
Bids Due: Thursday, April 9, 2026 at 2:00 PM Local Time**

Creswell School District 40 ("District") invites sealed, firm-fixed-price bids from qualified steel erection contractors for the Creswell High School CTE Building - Steel Erection Phase located at 33390 Niblock Ln., Creswell, OR 97426.

PROJECT DESCRIPTION:

The scope of work includes the assembly and erection of a prefabricated metal building with an attached lean-to. Materials are estimated to arrive on-site in mid-April 2026. **Once contracted and mobilized, the erection phase must commence immediately and be substantially completed within 60 days.** The structural steel, fasteners, and wall/roofing panels will be supplied by the manufacturer (R & M Steel Company). The Contractor shall provide all labor, lifting machinery, tools, temporary bracing, and safety equipment required to erect and enclose the structure in accordance with the provided drawings and specifications.

BID SUBMISSION:

Bids must be received no later than 2:00 PM Local Time on Thursday, April 9, 2026. Bids may be submitted via email or delivered in person to:

Gilbert Castro, Project Manager
Creswell School District 40
998 West A Street
Creswell, Oregon 97426
Email: gcastro@creswell.k12.or.us

FIRST-TIER SUBCONTRACTOR DISCLOSURE:

Bidders must submit a First-Tier Subcontractor Disclosure Form. The disclosure form may be submitted with the bid or in a separate envelope/email within two (2) working hours of the bid submission deadline (by 4:00 PM Local Time on April 9, 2026).

BID DOCUMENTS:

Complete Request for Bid (RFB) documents, including construction drawings and specifications, may be obtained by contacting Gilbert Castro at gcastro@creswell.k12.or.us. Or downloaded from the District's website at <https://creswell.k12.or.us/departments/facilities/>. All questions and Requests for Information (RFIs) must be submitted by Thursday, April 2, 2026, by 2:00 PM Local Time.

PUBLIC WORKS REQUIREMENTS:

This project is a public works project subject to the state prevailing rates of wage under ORS 279C.800 to 279C.870. No bid will be received or considered by the District unless the bid contains a statement by the bidder that the bidder will comply with ORS 279C.838 or 279C.840. All bidders must be registered with the Oregon Construction Contractors Board (CCB) prior to submitting a bid. A 10% Bid Bond is required with the bid submission. The Creswell School District may reject any bid not in compliance with all prescribed public bidding procedures and requirements, and may reject for good cause any or all bids upon a finding of the District that it is in the public interest to do so.