

COOS COUNTY AIRPORT DISTRICT
REQUEST FOR BIDS FOR
General Contractor Services
Door Replacement and Associated Repairs

The Coos County Airport District (CCAD) invites you to submit a Bid for General Contractor services for an office and warehouse building, located at the Bureau of Land Management, Coos Bay District Office, 1300 Airport Lane, North Bend, OR 97459.

I. SCOPE OF PROJECT

The RFB will be for the replacement of a combination of thirty nine (39) exterior and interior doors with frames, at the warehouse and office buildings at the BLM complex, in North Bend, Oregon.

The bid should include:

- Timeline to complete project – TBD, based on availability of materials.
- Use BOLI prevailing wage rates published one month prior to bid date.
- Liability insurance, the successful bidder shall secure and maintain liability insurance for the term of the project.
- Bid and Performance Bonds to be provided by Contractor (forms not included in RFB).

Office Building:

- Replace 25 existing wood interior doors and 3 hollow metal exterior doors, per specification. Frames to remain unless noted otherwise.
- Door finish to be same as existing doors: Clear Poly over Plain Sliced Maple Veneer, book matched.
- Provide hardware per Door Schedule and Hardware Schedule. Attached.
- Refer to Door Hardware Specification
- Tenant to provide Cylinder Cores
- Reuse existing Magnetic Locks as noted in Hardware Schedule and remove paint.
- Reuse existing door closers to greatest extent.
- Replace existing exterior Hollow Metal doors and welded Hollow Metal frames, except for door #106A, per specification.

Warehouse:

- Replace 11 existing exterior Hollow Metal "Man" doors and frames.
- Refer to attached Door and Hardware Schedules.

Door Specifications:

- Manufacturers:
 - Steel Doors and Frames:
 1. Steelcraft: www.steelcraft.com.
 2. Substitutions: As approved by CCAD.
- Doors and Frames: See attached drawings for locations and additional requirements.
 - Requirements for All Doors and Frames:
 1. Accessibility: Comply with ANSI/ICC A117.1.
 2. Door Top Closures: Flush with top of faces and edges.
 3. Door Edge Profile: Beveled on both edges.
 4. Door Texture: Smooth faces.
 5. Protection Plates: Provide kickplate on push side of every door, designated by the attached door schedule.
 6. Glazed Lights: Non-removable stops on non-secure side; sizes and configurations as indicated on drawings.
 7. Hardware Preparation: In accordance with BHMA A156.115, with reinforcement welded in place, in addition to other requirements specified in door grade standard.
 8. Galvanizing for Units in Wet Areas: Components hot-dipped zinc-iron alloy-coated (galvannealed) in accordance with ASTM A653/A653M, with manufacturer's standard coating thickness
 9. Finish: Factory primed, for field finishing.
 10. Painting Frames: two (2) coats of latex acrylic semi-gloss paint to match existing frame colors, and as approved by the CCAD.
 - Combined Requirements: If a particular door and frame unit is indicated to comply with more than one type of requirement, comply with all the specified requirements for each type; for instance, an exterior door that is also indicated as being sound-rated must comply with the requirements specified for exterior doors and for sound-rated doors; where two requirements conflict, comply with the most stringent.
 - Steel Doors: Steelcraft L18, 18 Gauge, Hollow Metal Doors, L Series.
 1. Grade: ANSI A250.8 - SDI-100; Level 1 - Standard-Duty, Physical Performance Level C, Model 1 - Full Flush.
 2. See Product Data Sheet at the end of this Section for details.
 3. Painting Doors: two (2) coats of latex acrylic semi-gloss paint to match existing frame colors, and as approved by the CCAD.
 - Steel Frames: Steelcraft F16 welded frames.
 1. Comply with the requirements of grade specified for corresponding door.
 - a. ANSI A250.8 - SDI-100, Level 1 Door Frames: 16 gage, 0.053 inch, minimum thickness.
 - b. Frames for Wood Doors: Comply with frame requirements specified in ANSI A250.8 - SDI-100, Level 1, 18 gage, 0.042 inch
 2. Finish: Same as for door.

- Exterior Door Frames: Face welded, seamless with joints filled.
 1. Galvanizing: Components hot-dipped zinc-iron alloy-coated (galvannealed) in accordance with ASTM A653/A653M, with manufacturer's standard coating thickness.
 2. Weatherstripping: per specification
- Frames for Interior Glazing or Borrowed Lights: Construction and face dimensions to match door frames, and as indicated on drawings.
- Accessory Materials:
 1. Louvers: Roll formed steel with overlapping frame; finish same as door components; factory-installed. Standard straight slat blade.
 2. Glazing: As specified in Section 08-8000, factory installed.
 3. Removable Stops: Formed sheet steel, shape as indicated on drawings, mitered or butted corners; prepared for countersink style tamper proof screws.
 4. Silencers: Resilient rubber, fitted into drilled hole; 3 on strike side of single door, 3 on center mullion of pairs, and 2 on head of pairs without center mullions.
 5. Temporary Frame Spreaders: Provide for all factory- or shop-assembled frames.
- Finish Materials: Primer: Rust-inhibiting, complying with ANSI A250.10, door manufacturer's standard.
- Quality Level: Custom Grade, Standard Duty performance, in accordance with AWI/AWMAC/WI (AWS).
- Wood Veneer Faced Doors: 5-ply unless otherwise indicated.
- Interior Doors: 1-3/4 inches thick unless otherwise indicated; flush construction.
 1. Provide solid core doors at all locations.
 2. Fire Rated Doors: Tested to ratings indicated on drawings in accordance with NFPA 252 or UL 10B - Negative (Neutral) Pressure; Underwriters Laboratories Inc. (UL) or Intertek/Warnock Hersey (WHI) labeled without any visible seals when door is open.
 3. Wood veneer facing for field transparent finish where indicated on drawings.
- Door and Panel Cores:
 1. Non-Rated Solid Core and 20 Minute Rated Doors: Type particleboard core (PC), plies and faces as indicated.
 2. Fire Rated Doors: Mineral core type, with fire resistant composite core (FD), plies and faces as indicated above; with core blocking as required to provide adequate anchorage of hardware without through-bolting.
- Door Construction
 1. Fabricate doors in accordance with door quality standard specified.
 2. Cores Constructed with stiles and rails:
 - a. Provide solid blocks at lock edge for hardware reinforcement.
 - b. Provide solid blocking for other through bolted hardware.
 3. Where supplementary protective edge trim is required, install trim after veneer facing has been applied full-width.
 4. Factory machine doors for hardware other than surface-mounted hardware, in accordance with hardware requirements and dimensions.
 5. Factory fit doors for frame opening dimensions identified on shop drawings, with edge clearances in accordance with specified quality standard.
 6. Provide edge clearances in accordance with the quality standard specified.

- Examination (Before Ordering):
 1. Verify existing conditions before starting work.
 2. Verify that opening sizes and tolerances are acceptable.
 3. Verify that finished walls are in plane to ensure proper door alignment.
- Installation:
 1. Install in accordance with the requirements of the specified door grade standard and NAAMM HMMA 840.
 2. Coordinate frame anchor placement with wall construction.
 3. Coordinate installation of hardware.
- Tolerances: Maximum Diagonal Distortion: 1/16 in measured with straight edge, corner to corner.
- Adjust for smooth and balanced door movement

SCOPE OF SERVICES:

- The Contractor shall provide all supervision, labor, materials, and equipment necessary to complete the work described in accordance with the RFB.
- The Contractor shall have a minimum of five (5) years of experience in providing general contractor services comparable to the requirements of this RFB.
- All Contractor employees must work safely and adhere to all industry standards for safe work practices.
- The Contractor shall possess all applicable contractor licenses.
- All services shall be performed as described in this RFB. Deviations will not be considered unless the Contractor can explain in detail that the deviation is of material benefit to the CCAD.
- Any damage to the existing frames, during the installation process, must be immediately repaired, restored or remedied by the Contractor.
- Any damage to BLM property or expenses related to negligence caused by the Contractor will be immediately repaired, restored or remedied within seven (7) days of the incident, at no cost to the CCAD.
- Upon completion of work by the contractor, the area will be left in the same clean condition as originally found at the beginning of the work. All work will be inspected and approved by the CCAD.

II. GENERAL INSTRUCTIONS FOR SUBMISSION OF BID

- A. Site visit recommended
- B. Submit your bid as a lump sum amount, and include information addressing the Scope of Services, as listed above.
- C. All bids must be submitted no later than **Friday, August 12th 2022**, at 2:00 p.m. to the following address:

Coos County Airport District

ATTN: Theresa Cook, Executive Director
1100 Airport Ln
North Bend, OR 97459

The outer envelope in which proposals are tendered should be marked “**Bid for BLM Door Replacement**”.

- D. Contact Robert Brittsan, Executive Assistant, for the Coos County Airport District at *541-756-8531* or visit *flyoth.com/administration* for further information.
- E. The Coos County Airport District reserves the right to reject any and all bids, and has the right, in its sole discretion, to accept the bid it considers most favorable to the Airport’s interest and the right to waive minor irregularities in procedure.
- F. The Coos County Airport District reserves the right to create a contract based on the bid received.

III. EVALUATION CRITERIA

- 1. **Qualifications:** Preference shall be given to qualifications in services comparable to the requirements of this RFB.
- 2. **Project Experience:** Preference shall be given to experience in relation to projects similar to those in the above Scope of Work. The Contractor’s general approach and plans in meeting the requirements.
- 3. **Project Performance:** Capacity and capability of the Contractor to perform the work in question, within the time limitations of the project. The overall ability of the Contractor to mobilize, undertake and successfully complete the project.
- 4. **History:** The Contractor’s documented experience in successfully performing projects of a similar size.

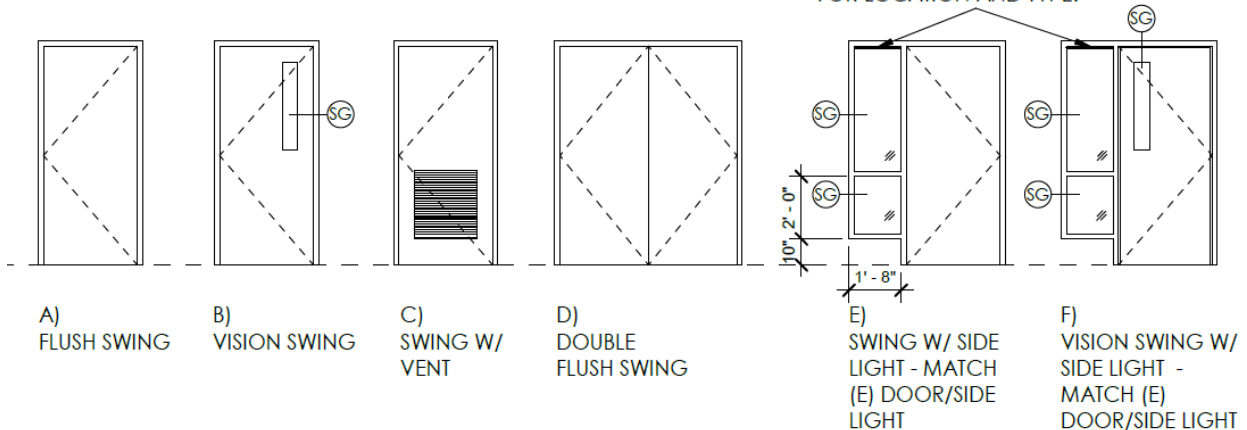
DOOR SCHEDULE

Room Name	Door No.	Size (WxH)	Type	Material	Frame	Hardware Group	Remarks
RECEPTION	102	36x80	B	WD	x	8	Maintain (E) Access Control. Contractor to refurbish wireless switch. BLM to locate. Remount (e) Fire Door sign. Change may lock location, patch/touch up door frame.
RECEPTION	102A	36x84	B	WD	HM	3	Existing door to remain. Contractor to refurbish wireless switch. BLM to locate
PUBLIC ROOM	103	36x80	B	WD	x	1	
CIRC.	108	36x84	B	HM	x	9	Maintain (E) Access Control. Replace Door and Frame.
EAST STAIRS	110	36x80	B	WD	HM	7	Door or frame out of plumb. Replace frame if req.
EAST STAIRS	110A	36x84	B	HM	HM	9	Maintain (E) Access Control. Replace Door and Frame.
BLDG. SVC.	111	36x80	A	WD	x	4	
MAIL/ACC./FILES/COPY	113	36x80	B	WD	x	3	Keyed on Reception Side. Reinstall (E) Closer. Add Kickplate
MAIL/ACC./FILES/COPY	113A	36x80	B	WD	x	5	
MAIL/ACC./FILES/COPY	113B	36x80	B	WD	x	5	
SERVER ROOM	115	36x80	A	WD	x	6	Access Control
JANITOR	117	24x80	C*	WD	x	2	*SEE DOOR HARDWARE FOR VENT SIZE
ELEVATOR ROOM	121	36x80	A	WD	x	4	

Room Name	Door No.	Size (WxH)	Type	Material	Frame	Hardware Group	Remarks
IT OFFICE	122	36x80	B	WD	x	6	Access Control
PANEL ROOM	123	36x80	A	WD	x	4	"Fire Alarm Control Room" Sign OSOI. Keyed on Reception Side. Reinstall (E) Closer. Add Kickplate
WEST STAIRS	126	36x80	B	WD	x	7	Remount (e) Fire Door sign.
WEST STAIRS	126A	36x84	B	HM	x	9	Maintain (E) Access Control. Replace Door and Frame.
BLDG. SVC.	127	36x80	A	WD	x	4	Remount (e) "Sprinkler Valve Room" Sign
BLDG. SVC.	139	36x80	A	WD	x	4	
JANITOR	206	24x80	C*	WD	x	2	*SEE DOOR HARDWARE FOR VENT SIZE
CONFERENCE	210A	36x80	B	WD	x	3	
L.E. OFFICE	211	36x80	A	WD	x	10	
L.E. OFFICE	212	36x80	A	WD	x	10	
IFDR	214	36x80	B	WD	x	4	
CONFERENCE	215	36x80	B	WD	x	3	
UMPQUA AREA MGR.	216	36x80	A	WD	x	3	
EAST VEST.	220	36x80	B	WD	x	7	Remount (e) Fire Door sign.
WEST VEST.	221	36x80	B	WD	x	7	Remount (e) Fire Door sign.

Room Name	Door No.	Size (WxH)	Type	Material	Frame	Hardware Group	Remarks
NORTH WAREHOUSE	301A	36x84	A	HM	HM	12	Emergency Egress Exit Only
NORTH WAREHOUSE	301C	36x84	A	HM	HM	11	Maintain (E) Access Control. Replace Door and Frame.
FIRE CACHE AREA	303A	36x84	A	HM	HM	11	Maintain (E) Access Control. Replace Door and Frame.
FIRE CACHE AREA	303B	36x84	A	HM	HM	11	Maintain (E) Access Control. Replace Door and Frame.
FIRE CACHE AREA	303C	36x84	A	HM	HM	11	Maintain (E) Access Control. Replace Door and Frame.
GYM 1	305A	36x84	A	HM	HM	11	Maintain (E) Access Control. Replace Door and Frame.
WOMEN'S LOCKER	306A	36x84	A	HM	HM	11	Maintain (E) Access Control. Replace Door and Frame.
MEN'S LOCKER	311A	36x84	A	HM	HM	11	Maintain (E) Access Control. Replace Door and Frame.
RECORDS	312A	36x84	A	HM	HM	11	Maintain (E) Access Control. Replace Door and Frame.
GYM	314A	36x84	A	HM	HM	11	Maintain (E) Access Control. Replace Door and Frame.
ELECTRONICS SERVICE REPAIR	315A	36x84	A	HM	HM	11	Maintain (E) Access Control. Replace Door and Frame.

ALTERNATE 3: PROVIDE BLINDS, PER SPECIFICATIONS. SEE PLAN FOR LOCATION AND TYPE.



NOTE: SEE SPECIFICATIONS FOR DOOR SCHEDULE AND HARDWARE GROUPS
 PAINT NEW INTERIOR HM FRAMES P-6
 STAIN NEW WOOD DOORS ST-1
 SG = SAFETY GLAZING

HARDWARE SCHEDULE

Group 1 – Passage Doors

1-1/2	Pair	Hinges	FBB179	Stanley
1	Each	Passage Latchset	ND 10 PD	Schlage
1	Each	Wallstop	407-1/2	Ives

Group 2 – Janitor Doors

1-1/2	Pair	Hinges	FBB179	Stanley
1	Each	Passage Latchset	ND 10 PD	Schlage
1	Each	Wallstop	407-1/2	Ives
2	Each	Vent	Match existing	

Group 3 – Office and Conference Rooms Doors

1-1/2	Pair	Hinges	FBB179	Stanley
1	Each	Office Lockset	ND53 PD	Schlage
1	Each	Wallstop	407-1/2	Ives

Group 4 – Storage and Facility Rooms

1-1/2	Pair	Hinges	FBB179	Stanley
1	Each	Classroom Lockset	D70 PD	Schlage
1	Each	Wallstop	407-1/2	Ives
1	Each	Closer	Reuse Existing	
1	Each	Kickplate	12x34	Ives

Group 5 – Mail Room

1-1/2	Pair	Hinges	FBB179	Stanley
1	Each	Classroom Lockset	D70 PD	Schlage
1	Each	Kickplate	12 x 34	Ives
1	Each	Holdopen	F59	Ives
1	Each	Closer	Reuse Existing	
1	Each	Kickplate	12x34	Ives

Group 6 – Door with Access Control

1-1/2	Pair	Hinges	FBB179	Stanley
1	Each	Classroom Lockset	N70 PD	Schlage
1	Each	Electric Strike		
1	Each	Closer	Reuse Existing	
1	Each	Kickplate	12 x 34	Ives
1	Each	Holdopen	F59	Ives
1	Each	Card Reader	Refer to Security; Section 28-1600	
1	Each	Door Position Switch		Sentrol

Group 7 – Stair Vestibule Doors

1-1/2	Pair	Hinges	FBB199	Stanley
1	Each	Cylinder	By Tenant	
1	Each	Panic Device 9849 L w/ Pull Trim		Sargent
1	Each	Closer	Reuse Existing	
1	Each	Kickplate	12 x 34	Ives
1	Each	Holdopen	F59	Ives

Group 8 – Interior Access Control Doors

1-1/2	Pair	Hinges	FBB199	Stanley
1	Each	Closer	Reuse Existing	
1	Each	Cylinder	By Tenant	
1	Each	Motorized Panic Device w/ Pull Trim	9849 L	Sargent
1	Each	Card Reader	Existing to remain	
1	Each	Electromagnetic Lock	M32	Securitron
1	Each	Power Transfer		
1	Each	Door Position Switch		Sentrol
1	Each	Kickplate	12 x 34	Ives
1	Each	Holdopen	F59	Ives

Group 9 – Exterior Doors

1-1/2	Pair	Hinges	FBB199	Stanley
1	Each	Cylinder	By Tenant	
1	Each	Motorized Panic Device w/ Pull Trim	9849 L	Sargent
1	Each	Card Reader	Existing to remain	
1	Each	Magnetic Lock	Reuse Existing	
1	Each	Power Transfer		
1	Each	Door Position Switch		Sentrol
1	Each	Closer	Reuse Existing	
1	Each	Kickplate	12 x 34	Ives
1	Each	Holdopen	F59	Ives
1	Set	Weatherstrip	303AV	Pemko
1	Each	Threshold	172AV	Pemko
1	Each	Door Top	346 A	Pemko
1	Each	Door Bottom	216AV	Pemko

NOTE: Door to provide hardware for Staff/authorized personnel to gain access with card reader when locked. Refer to Section 28-1600 Security for manuf/brand of access control hardware listed above.

Group 10 – L.E. Office Doors

1-1/2	Pair	Hinges	FBB179	Stanley
1	Each	Wallstop	407-1/2	Ives
1	Each	Apartment Lockset	8243	Sargent
1	Each	Cylinder		Schlage

Group 11 – Warehouse Exterior Doors

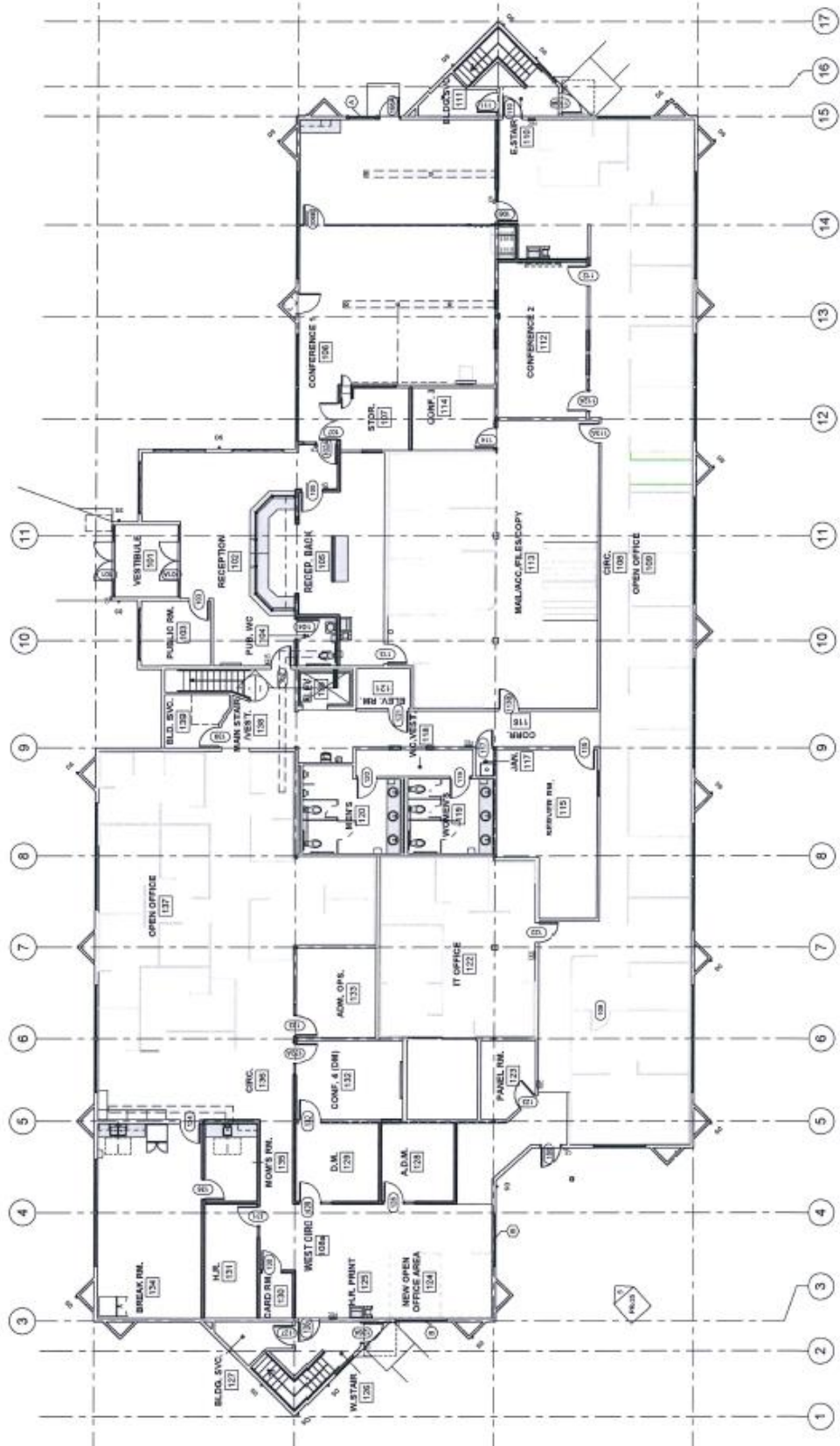
1-1/2	Pair	Hinges	FBB199	Stanley
1	Each	Classroom Lockset	D70 PD	Schlage
1	Each	Magnetic Lock	Reuse Existing	
1	Each	Power Transfer		
1	Each	Door Position Switch		Sentrol
1	Each	Closer	Reuse Existing	
1	Each	Kickplate	12 x 34	Ives
1	Each	Holdopen	F59	Ives
1	Set	Weatherstrip	303AV	Pemko
1	Each	Threshold	172AV	Pemko
1	Each	Door Top	346 A	Pemko
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NOTE: Door to provide hardware for Staff/authorized personnel to gain access with card reader when locked. Refer to Section 28-1600 Security for manuf/brand of access control hardware listed above.

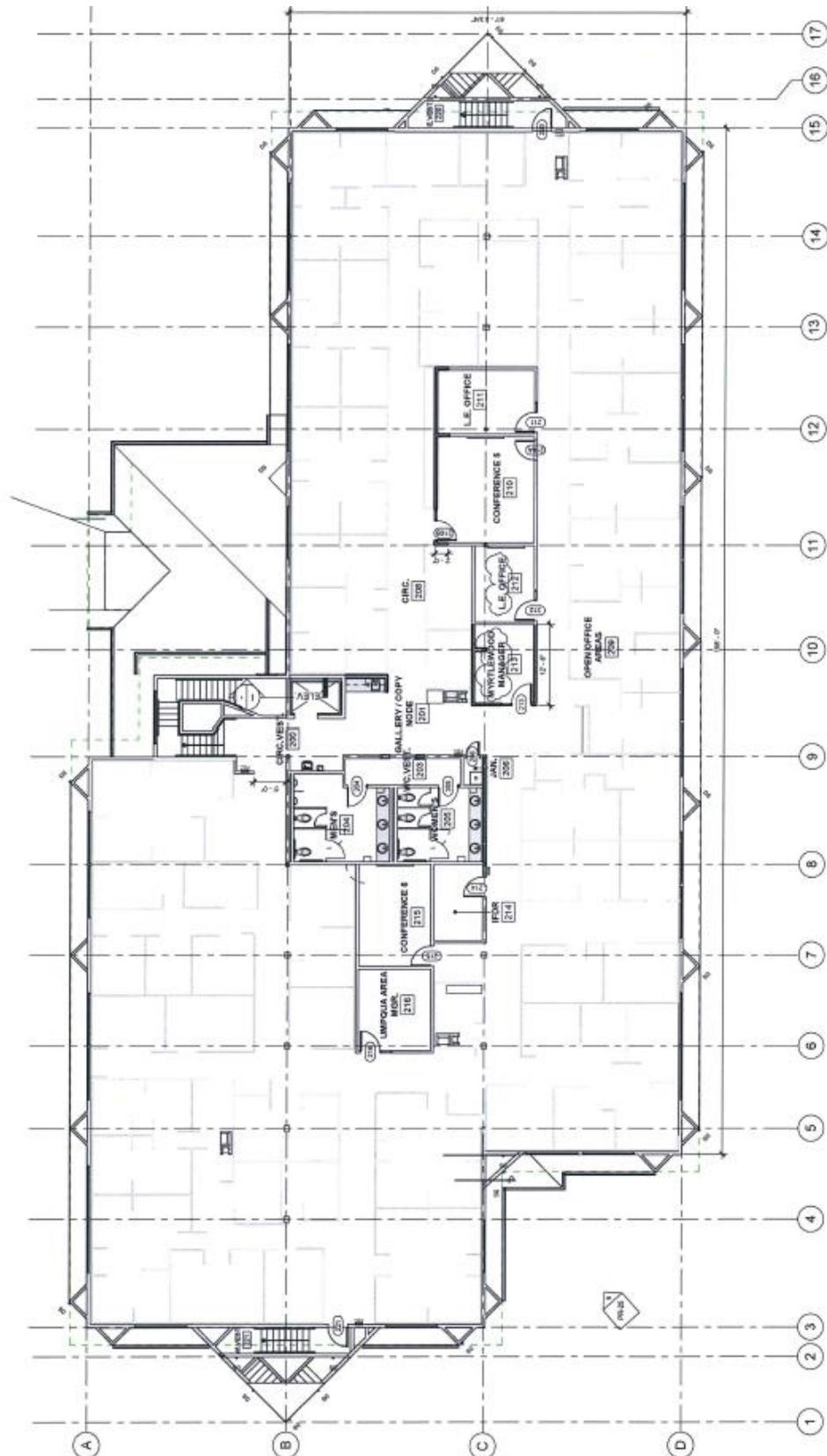
Group 12 – Warehouse Emergency Exit Doors

1-1/2	Pair	Hinges	FBB199	Stanley
1	Each	Panic Device		Sargent
1	Each	Door Position Switch		Sentrol
1	Each	Closer	Reuse Existing	
1	Each	Holdopen	F59	Ives
1	Set	Weatherstrip	303AV	Pemko
1	Each	Threshold	172AV	Pemko
1	Each	Door Top	346 A	Pemko
1	Each	Door Bottom	216AV	Pemko

Office – Floor 1



Office – Floor 2



Warehouse

