



Request for Bid

Repair Front Entry Way at the Cameron Park Community Center

Cameron Park Community Services District

2502 Country Club Drive

Cameron Park, CA 95682

www.cameronpark.org

530.677.2231

Issued: September 2nd, 2022

Submittal Deadline: September 30th, 2022

Project Overview

Cameron Park Community Services District (District) is seeking an experienced Contractor to repair the water damage on the west side of the main entrance to the Community Center. Once repaired the district would also like additional provisions to ensure this water damage does not occur in the future.

Cameron Park Community Services District

Cameron Park is a small foothill community located on the Highway 50 corridor between El Dorado Hills and Shingle Springs in El Dorado County. The District provides fire and emergency services, parks and recreation, waste collection and recycling, lighting and landscape maintenance, architecture review, and CC&R enforcement activities to approximately 18,000 residents. The District operates two fire stations, ten parks, 19 lighting & landscape districts and a community center with pool.

Project Objectives & Scope of Services

Scope of work: The stone veneer pillar located at the entrance of the building shows signs of water damage. Water has made its way behind the stone veneer from the edge of the gutter. Water has rotted out the OSB sheathing, fascia trim boards and structural wooden beams. Gutter needs to be repaired to divert water down the appropriate down spout. An additional down spout may need to be installed to allow water to drain properly. Stone veneer will have to be removed to repair/replace all the dry rot located underneath the pillar. Once dry rot is repaired the weather barrier will need to be replaced along with the stone veneer to match the original design.

Below is a summary of the damage found by a 3rd party inspection company.

Unintended water has passed beyond / around / through the veneer clad stucco system at the stucco clad soffits / gutter ends and is consistent with corroded lath fasteners, corroded expanded metal lath, deteriorated weather-resistive barriers and decayed ends of the wood fascia boards. Unintended water exists between the successive layers of the weather-resistive barriers at the stucco clad wall, the embedded gutter termination and the stucco clad enclosed soffit. This is consistent with the corroded staples / fasteners in the weather-resistive barriers. The weather-resistive barriers behind the stucco on the wall surface are continuous and have been wrapped on the underside of the stucco.

This condition does not provide a means for water on the face of the weather-resistive barrier to discharge to the exterior. The underlying OSB sheathing, and the wood framing is saturated with bulk water and is decayed. Remove the gutters and shorten to create clearance between the gutters and the completed exterior finishes. Etch, prime and paint gutter with new end cap, and store for re-installation after repairs listed below. Remove stone veneer at the entire wall surface above the enclosed soffits. Remove stucco, lath, and weather-resistive barriers on the enclosed soffits and along the wall surface above to expose all wood framing. At gutter terminations into non-soffit locations, remove a 36-inch by 36-inch section of stucco, lath, control joints and weather-resistive barriers at the gutter ends and expose all OSB sheathing. Remove and replace decayed fascia boards and maintain clearance from completed exterior finishes. Install new diverter flashings at gutter end terminations with adequate discharge ends to drain into the gutters.

Repair will entail removal and re-installation of metal roof panel and trim accessories to integrate new diverter flashings. Remove all OSB sheathing at soffit locations and replace with new CDX plywood sheathing. Include an allowance to treat / remove and replace decayed portions of the wood structural beams at soffit locations pursuant to recommendations of a licensed structural engineer. Replace all water affected OSB sheathing at gutter ends as necessary (at non-soffit locations). Install new drip accessories with weep provisions at soffit locations and integrate with new self-adhering flashings at the underside of soffits and beams. Install new weather-resistive barriers and corrosion resistant lath and integrate with new drip accessories. Install stucco with uniform approved thickness, compliant lath embedment and coverage. Install stucco and new weather resistive barriers and flashings in compliance with an approved design that provides and maintains the drainage of incidental moisture from behind the new stucco. New system to be designed by a licensed Architect. Install new stone veneer to match where removed. Re-install repaired fascia gutter and fully integrate with metal roofing. Paint all repair locations to match existing to architectural limits.

Project Bids

Bids must include requirements stated below and elsewhere in this RFB. Disregarding these requirements may result in disqualification of the bid.

Project bids need to meet Department of Industrial Relation standards and follow all prevailing wage requirements.

All bid materials can be emailed or placed in a sealed package clearly marked with:

Name of the Firm
Response to Request for Bid
For: Front Entry Way
Attention: Michael Grassle Parks and Facilities Superintendent

Bids may be mail or dropped off to:

Cameron Park Community Services District
Attention: Michael Grassle Parks and Facilities Superintendent
2502 Country Club Drive
Cameron Park, CA 95682

Bids can be emailed to:

mgrassle@cameronpark.org

It is the responsibility of the respondent to ensure that bids are received by the deadline on Page 1. Questions regarding the proposal can be sent via email to mgrassle@cameronpark.org. If contractor would like to set up a time to see the project listed above, please send email to mgrassle@cameronpark.org or contact Michael Grassle at 1-530-558-1146. Staff will not respond to questions within 48 hours of the deadline.

Bids shall include the following elements, organized in the following order:

1. Cover Letter

All bids must include a cover letter submitted on the firm's letterhead containing the signature and title of the person who is authorized to commit the firm to a potential contract with the district. The cover letter should express the firm's interest and serve as an executive summary of the bid.

2. Qualifications

Demonstrate the firm's qualifications with the following information:

- References - List contact information and dates of service from three public agencies or businesses who have received similar services to this RFB.
- Resume or work experience of employee(s) who will oversee the project.
- Description of the firm's safety measures.

3. Description Scope of Services & Costs

- A complete description of the project from start to finish
- The contractor's recommendation on how to prevent this issue from occurring in the future.
- Companies hourly rate should a change order need to be submitted

Selection Procedure and Timeline

Responses will be evaluated in terms of qualifications, experience, references, and cost. A review of responses will be made by the District's Leadership Team which includes the Finance Director, General Manager, Facilities Supervisor and Parks Superintendent. The district will look to select a contractor by the end of October 2022. The General Manager and Parks and Facilities Superintendent will negotiate a contract with the selected business. If an agreement cannot be negotiated that is acceptable, the General Manager and Parks Superintendent will negotiate with the next best-qualified respondent.

Direct questions regarding the RFB via email to Michael Grassle mgrassle@cameronpark.org
Parks and Facilities Superintendent