

The **City of Canby** hereby extends an invitation to General Contractors to bid on the **Canby Swim Center Remodel** project located in **Canby, Oregon**.

The project consists of renovation of the Canby Swim Center including locker rooms, lobby, and associated supporting spaces. The full extent of the Work is described in the Drawings and Project Manual.

A cost estimate for the project was completed during the schematic design phase of the design work and was estimated at \$500,000.

This is a public works project. By signing the bid, the bidder agrees to comply with the provisions of ORS 279C.800-870, which states that workers on public works projects are to be paid not less than the prevailing rate of wage. In addition, all bidders shall be compliant with all tax laws.

Sealed bids for the construction of the Canby Swim Center Remodel project will be received at **City of Canby, 222 NE 2nd Avenue, Council Chambers, Canby, OR 97013 until 2:00 pm local time, Thursday, July 23, 2026.**

Submittal of bid proposals shall be in a sealed envelope with identification plainly marked on the outside including bidder's name, project name, bid date and time. Bids shall be submitted on the prescribed form per Section 00 41 00 of the Project Manual and be accompanied by: **Bid Security** in the form of a certified check or Bid Bond per Section 00 43 13 of the Project Manual, payable to **City of Canby**, in an amount of not less than ten percent (**10%**) of the total amount of the base bid submitted.

Bid proposals shall be publicly opened and read aloud immediately following the bid time.

BIDDING DOCUMENTS

Bid Documents, including contract terms, conditions, drawings, and specifications will be available for review and purchase beginning **June 24, 2026**. The Plan holders List will be managed by Precision Images, 614 SE Hawthorne Blvd., Portland, Oregon, 97214; Ph: (503) 274-2030, www.precisionimages.com. All bidders wishing to be notified of addenda shall register their name, mailing address and email with Precision Images.

Questions or requests for clarification shall be directed in writing to the Project Manager, Roseva Alcerro Saa, via email at : rsaa@seallp.com , or by regular mail at: Scott Edwards Architecture, ATTN: Roseva Alcerro Saa, 2525 E Burnside St, Portland, OR 97214. All written questions must be received by the Project Manager by 2:00 pm, prevailing local time, **July 16, 2026**, seven (7) calendar days prior to the Bid Due date. The Architectural Project Manager will determine appropriate responses, if any, and if necessary an Addendum will be issued to all plan holders of record at least three (3) calendar days prior to the Bid Due date. Any verbal response(s) obtained from any source by bidders will be considered informational and shall not be relied upon by bidders.

PRE-BID SITE REVIEW

A mandatory pre-bid site review will be held at the project site, 1150 S Ivy St., Canby, OR 97013, on **July 1, 2026**, at 1:00 PM, to review the existing building and site, discuss the scope of work and discuss project requirements. Statements made by Owner representatives at the site review are not binding on the Owner, unless confirmed by written addendum.

BID SECURITY (Bid Bond)

A bid security from each bidder equivalent to ten percent (10%) of the bid price shall be included with the bid form. The bid guarantee shall consist of a firm commitment such as a bid bond, certified check, or other negotiable instrument accompanying a bid of assurance that the bidder will, upon acceptance of his/her bid execute such contractual documents as may be required within the time specified.

FIRST TIER SUBCONTRACTOR DISCLOSURE

All bidders must complete and submit the **First Tier Subcontractor Disclosure Form** per Oregon Revised Statutes (ORS) ORS 279C.370 as required by Section 00 45 21 of the Project Manual **by 4:00 p.m. on the day set for opening of bids**. The first tier Subcontractor Disclosure Form, if submitted separately, shall be submitted in a sealed envelope plainly marked on the outside with project name, bid date and time, "First Tier Subcontractor Disclosure Form", bidder's name and contractor's Oregon state CCB license number. The Owner must reject a bid as non-responsive if a bidder fails to submit the subcontractor disclosure form by the deadline.

RIGHT TO REJECT OR WITHDRAW BIDS

The Owner reserves the right to waive minor informalities in the bids. In addition, the Owner may reject any bid proposal not in compliance with prescribed bidding procedures and may reject, for good cause, any and all bid proposals upon finding of the Owner that it is in their best interest to do so.

No bidder may withdraw a bid after the hour set for receipt of bids unless ninety (90) days have elapsed and the Owner has not let a contract.

INTENT TO AWARD / PROTEST PERIOD

Subsequent to opening of the bids and determination of a bid within the acceptable project budget, a **Notice of Intent to Award** a contract will be emailed to the qualified low bidder with a copy to all other contractors submitting a bid. Bidders shall have seven (7) calendar days from the Notice of Intent to Award date within which to review the bid files (by appointment), request any clarifications, or submit a written protest. After the expiration of the seven (7) day period, and giving due consideration to any protest, the owner shall proceed with the formal award of the Public Improvements Contract.

All award protests must be in writing and either mailed or hand-delivered to: Beery Elsner & Hammond LLP, Attn: Ashleigh Dougill, 1804 NE 45th Ave., Portland, OR 97213 and received within the protest period. The Owner shall not consider any written protest not received by this deadline.

AWARD OF CONTRACT

Award will be based on the sum of the Base Bid plus any combination of Alternates the Owner elects to accept as indicated on the Bid Form.

PERFORMANCE AND PAYMENT BONDS

The successful bidder will provide performance and payment bonds each of 100% of the total contract price as required by ORS 279C.380.

PROJECT SCHEDULE

The anticipated Notice to Proceed (construction start) date is to be **August 24, 2026**. It is a

condition of the Bid that all work on this project shall be completed no later than **81 calendar days** from Notice to Proceed (Substantially complete November 13, 2026), not including any extension in contract time authorized by approved Change Order. Submission of a Bid shall indicate Bidder agrees to pay as **liquidated damages**, the amount of nine hundred dollars (\$900) per calendar day beyond said completion deadline, until all work is determined complete.

PREVAILING WAGE RATES

Oregon Bureau of Labor and Industries (BOLI) prevailing wage rates apply to all work in this project including work performed by subcontractors.

These wage rates are included in **Section 00 73 43** of the Project Manual.

ADDENDA

All addenda will be posted on the plan center's website. Additionally, plan centers will notify its potential bidders registered of all addenda.