**Schedule:**

Substantial Completion: December 13, 2024

Final Completion: January 10, 2024

**Property Address:**

Mahonia Hall – Governor’s Residence

533 Lincoln St. S, Salem Oregon 97302

**Project Description:**

New 8-foot-high solid panel security fence using the existing fence structure on three sides of property, manual single leaf gate and personnel door at west side secondary access, new landscaping including screening trees and bushes, replacement and extension of 3-foot retaining wall with decorative block, removal of arborvitae and ivy on north property line, and the augmentation of existing camera system along the property. Building permit for fence.

**General Scope of Work:**

* Envelope: *No scope anticipated*
* Site Civil: Potential light grading for existing fence post strengthening, security fence and gate installation painted to match existing fence, decorative block retaining wall, soil replenishment
	+ Solid fence panel to be bent box shape from powder coated aluminum
	+ Allow for uniform 8-foot height, adjusting for sloping ground
	+ Increase height of manual single leaf gate to match highest side uniformly
* Site Lighting: Landscape accent lighting as indicated
	+ DAS O&M to approve fixture
* Site Electrical: Expanding existing camera system to include four new cameras and view angle adjustment of existing cameras, adjust intrusion system for new fence panel
	+ Cable pathway to be reviewed with DAS O&M team
* Site Landscape: Installation of 32 Italian Cypress trees (8-foot height), adjustment of existing irrigation system for new landscape, small shrub replacement and additions as shown on plan, new Laurels on north property line
* Demolition: Wood retaining wall, arborvitae and ivy, removal of planting material or boulders that conflict with the fence support
* Architecture: *No scope anticipated*
* Finishes & Cabinetry: *No scope anticipated*
* HVAC: *No scope anticipated*
* Building Control Systems: *No scope anticipated*
* Electrical: *No scope anticipated*
* Connectivity/Audio Visual: *No scope anticipated*
* Lighting: *No scope anticipated*
* Plumbing: *No scope anticipated*
* Fire Suppression: *No scope anticipated*
* Structure: *No scope anticipated*
* Door Hardware: Gate locking mechanism (key) at personnel gate and large gate, levers on interior side only
	+ prep for future card access at both
* Signage: *No scope anticipated*

In your development of a cost estimate, to the best of your ability, clearly identify items that are not listed here but may be needed to successfully complete the work.

**Work to be performed by Others:**

None expected, all work needed for successful completion of project to be performed by the contractor. Management, oversight, and escort of subcontractors expected by the contractor.

DAS has submitted materials for the Historic Landmarks Commission (8/2/2024)

**Alternatives:**

*None expected*

**General Conditions/General Requirement notes:**

* Security restrictions: CRC and CJIS clearance
* Hours work can be performed: approximately 9:00am to 5:00pm
* Laydown/material storage accommodations: Limited laydown space, material to be sequenced for placement and not stored onsite in advance. Property must remain secure throughout the fence upgrade.
* Parking accommodations: Limited parking, identify how many vehicles are needed for daily access
* Hazardous Material Testing: no known hazardous materials in the work zone
* Shut off of utilities to be pre-coordinated with residence staff and DAS
* Cleaning will be continuous throughout the day in work areas
* Restroom facility to be provided and maintained by contractor. If a restroom in the house is provided for crew use, contractor must clean restroom at the end of every day and is responsible for the functionality of the fixtures
* Contractor shall manage, escort, coordinate and oversee work by their subcontractors
* Siting of exterior pads/structure or supports in coordination with DAS
* Materials must comply with new provision [ORS 279C.303](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.oregonlegislature.gov%2Fbills_laws%2Fors%2Fors279c.html&data=05%7C02%7CBecky.Epstein%40das.oregon.gov%7C80f50b6fff144adaf5e508dc6de879ce%7Caa3f6932fa7c47b4a0cea598cad161cf%7C0%7C0%7C638506092440200580%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=AM2zJATxkn9gSLSusbea3Lhcmkx18RIFIQnMK63Geiw%3D&reserved=0) and [OAR 125-249-0170](https://secure.sos.state.or.us/oard/viewSingleRule.action;JSESSIONID_OARD=D15Or56zkLbv0wjYzf82b8ZsHnx3bza_31qdZpltlWV3XqPwUNeu!-1495426665?ruleVrsnRsn=309636) which requires that 55 percent of the total costs of all components that become a permanent part of the structure are mined, produced, or manufactured in the United States
* Contractor must provide DAS with documentation to comply with the new apprenticeship and outreach tracking provision for BOLI [ORS 279C.533](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.oregonlegislature.gov%2Fbills_laws%2Fors%2Fors279c.html&data=05%7C02%7CBecky.Epstein%40das.oregon.gov%7C80f50b6fff144adaf5e508dc6de879ce%7Caa3f6932fa7c47b4a0cea598cad161cf%7C0%7C0%7C638506092440200580%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C0%7C%7C%7C&sdata=AM2zJATxkn9gSLSusbea3Lhcmkx18RIFIQnMK63Geiw%3D&reserved=0)
* All work to match existing as best as possible, use ‘best for residence’ approach for determining how to route, install and finish

**Expectations:**

The property is an active residence for an elected official. The fence and landscaping improvements are needed to improve the security and view shed into the property in addition to removing invasive species. DAS is expecting a contractor who understands the significance and complexity of the property and will provide the best value for the State with their approach for upgrading the existing fence and providing screening.

* + Weekly work schedules provided to DAS (in advance of the next week’s work)
	+ Three week look ahead schedule
	+ High level of communication