

## ADDENDUM

001

### City of Prineville

### Prineville Senior Center Rehabilitation

Project Address  
180 N. Belknap Street  
Prineville, OR  
Steele Project #: 18122.01



Distribution:	<b>name:</b>	<b>organization:</b>	<b>email:</b>
		Premier Builders Exchange COBA Plan Center	<a href="mailto:admin@plansonline.com">admin@plansonline.com</a> <a href="mailto:plans@coba.org">plans@coba.org</a>
	Attendees		
date:	January 17, 2020		
reported by:	Chris Thome, AIA		

#### TO ALL PLAN HOLDERS:

This Addendum forms a part of the Contract Documents and modifies the original bidding documents released for bid preparation. Please notify everyone concerned as your sub-contractors and suppliers of the issuance and contents of this addendum prior to date of bid opening.

**Summary:** Mandatory Pre-Bid Meeting Attendees and Q&A, Drawing and Specification Clarifications

#### Drawings:

1.01	Go.01	<b>Remove Alternate No. 4 from Schedule of Alternates</b>
	A0.10	Roof Type R1. <b>REMOVE</b> fluid applied vapor retarder. <b>CHANGE:</b> "TPO Membrane roofing, fully adhered" <b>TO</b> "TPO Membrane Roofing, Mechanically Fastened." <b>CHANGE:</b> "5/8" Densglass Prime sheathing" <b>TO</b> "1/2" Polyisocyanurate Cover Board.
1.02	Sheet A7.01, A7.02, A7.03	<b>Remove "For Reference Only" from drawings.</b> The freezer/cooler replacement are part of scope of work. They are shown for design intent. Field verification of electrical, size, and configuration is required by contractor to coordinate.

#### Specifications:

2.01	01 2300	Part 1.4, Item D. <b>REMOVE</b> Alternate No. 4 in its entirety.
2.02	07 5400	Part 1.9.c.3.b: <b>REVISED to read:</b> "Damage due to wind speed up to 72 MPH."
2.03	07 5400	Part 2.3.A.3: <b>CHANGE:</b> "Board Thickness: 1/4 inch" <b>TO</b> "Board Thickness: 1/2 inch."

2.04	07 5400	Part 2.3.A.4.a: <b>CHANGE:</b> “Invinsa Roof Board” <b>TO</b> “ProtectoR HD”.
2.05	07 5400	Part 2.4 Insulation. <b>Clarification:</b> Use EPS insulation for flute fill and Polyisocyanurate (ISO) insulation boards above.
2.06	07 5400	<b>Clarification:</b> Mechanically Fastened roof membrane on building roof. Fully adhered membrane on canopy roofs.
2.07	09 5100	Part 3.4 Schedule, Item B: <b>REPLACE</b> Armstrong “Cirrus Second Look II #513” with Armstrong “Cortega Tegular #703”

### Substitution Requests:

3.01	07 5400	Approved Manufacturer: Carlisle Syntec – Sure-Weld TPO Rhinobond Metal Retrofit System.
3.02	07 5400	Approved Manufacturer: GAF, EverGuard – DrillTec RhinoBond

**APPROVALS:** Approvals are based on manufacturers only. Contractors are responsible for bidding on approved equipment equivalent in size and performance to that specified. Contractor is also responsible for all special electrical, mechanical, or other field adaptations required for equipment or items used other than that shown in the original project design.

### Contractor Questions:

4.01		Prevailing wages and BOLI Wages required?
	<b>Answer</b>	<b>Yes. Where discrepancy between hourly rates, use the higher of the two.</b>
4.02		Asbestos Reports from 2003 and 2019. Which one are we to follow? Combination of the two?
	<b>Answer</b>	<b>Most asbestos in building was removed with the last remodel in 2005 (2003 report). The 2019 report was done to confirm the removal. There are still asbestos (VAT) tile and mastic on the lower level of the facility. It was covered with 3/8” particle board and VCT tiles during last remodel in 2005. That area is called out on Sheet A1.10- Keynote #3.</b>
4.03		Soroptimist Room #117: Sheet A1.40 Keynote #6 for existing ceiling to remain and replace broken tiles. Sheet A1.41 Keynote #7 calls for New ACT ceiling.
	<b>Answer</b>	<b>Leave grid in place and replace ceiling tiles with new tiles.</b>
4.04		Spec section 09 5100 calls out two different ceiling tiles for Dining Areas and all other rooms. What is correct?
	<b>Answer</b>	<b>Armstrong “Cortega Tegular #703” is correct.</b>
4.05		Is a field office required or can they use space in the building?
	<b>Answer</b>	<b>No, a field office is not required. Contractor can set up an area in the building.</b>
4.06		The specifications call out “Partial Occupancy” during construction. Explain.
	<b>Answer</b>	<b>The Senior Center Manager will be on-site off/on during construction. The idea was for her to use the Soroptimist room as needed, if work is accepted to be completed in her office. No special accommodations are required.</b>
4.07		Retro-fitting existing light fixtures to LED will be more expensive than replacing with new. What direction should we take?
	<b>Answer</b>	<b>Replacement of lights will be part of the Base Bid. See Revised Section 6 Bid Schedule attached. DELETE Alternate #4. <b>Additional information on Light fixtures forthcoming in Addendum #002.</b></b>

4.08		Are Septic Tanks concrete or metal?
	<b>Answer</b>	<b>Underground tanks are metal. They have been filled with gravel in the past.</b>
4.09		Fluid Applied Vapor Retarder on Roof Assembly R1 – What is it?
	<b>Answer</b>	<b>Remove from R1 Roof Assembly- Sheet A0.10. Vapor Barrier is underneath roof insulation interior.</b>
4.10		Would you consider a Duro-Last Roof system?
	<b>Answer</b>	<b>A substitution request would need to be submitted, reviewed and approved via Addendum.</b>

**End of Addendum**

Attachment List:

**Drawings:**

**Specifications:**

**Substitution Requests:**

**Other:**

Section 6 – Bid Schedule for Bid Proposal  
Pre-Bid Mandatory Walk Through Meeting Sign-in Sheet.

# STEELE

architecture interiors planning

## SIGN IN SHEET

January 14, 2020, 2 pm PST

City of Prineville – Prineville Senior Center Rehabilitation

Mandatory Pre-Bid Walk

G.C.	NAME	COMPANY	PHONE	EMAIL
	Chris Thome	Steele Associates Architects LLC	541-508-7505	cthome@steele-arch.com
<b>Y</b>	<b>Heather Kellermann</b>	<b>JDL General</b>	<b>503-208-3758</b>	<b>hkellermann@jdlgeneral.com</b>
	Brian Burger	CEA	541-390-1118	brianb@cea-engineering.com
	Marshall Bailey	EC Electric Co.	541-220-7412	marshall.bailey@ecpowerslife.com
<b>Y</b>	<b>Scott Goodrich</b>	<b>L. Scott Goodrich Const</b>	<b>541-410-2868</b>	<b>sgoodrich@ykw.net</b>
<b>Y</b>	<b>Doug Sesney</b>	<b>2KG Contractors</b>	<b>503-349-4339</b>	<b>doug@2kgcontractors.com</b>
<b>Y</b>	<b>Mike Custer</b>	<b>Kirby Nagelhout</b>	<b>503-686-4576</b>	<b>mike@kirbynagelhout.com</b>
	Jeff Manley	Aspen Ridge Electric	541-548-1674	jeffaspenridge@q.com
<b>Y</b>	<b>Robin Peart</b>	<b>Griffin Construction</b>	<b>541-903-1189</b>	<b>robin@griffinconstructionllc.com</b>
	Glen Green	Cascade Heating Specialties	541-382-8483	commercial@cascadeheat.com
<b>Y</b>	<b>Curtis Peebles</b>	<b>Peebles Contracting LLC</b>	<b>541-250-8762</b>	<b>curtis@peeblescontracting.com</b>
	Ruben Sanchez	SMAF Construction	559-631-3735	rubens@whhsmaf.com
<b>Y</b>	<b>Mel Davis</b>	<b>SMAF Construction</b>	<b>541-480-7974</b>	<b>melsmaf@yahoo.com</b>
	Scott Stovall	Fabulous floors	541-550-7047	scott@fabfloors.com
	Alan Reed	Cascade Insulation	541-388-2600	areed@cascadeinsulation.com
	Andrew Spreadborough	NeighborImpact		
	Lori Ontko	City of Prineville		
	Lisa Morgan	City of Prineville		
	Melody Kendall	Prineville Senior Center		
	Cindy Prah	Prineville Senior Center		
	Karen Rabenberg	Prineville Senior Center		

(Please type or print)

# SECTION 6 - BID SCHEDULE FOR BID PROPOSAL Rev. #Add-1

## CITY OF PRINEVILLE "PRINEVILLE SENIOR CENTER REHABILITATION #4005-19-20"

**Company Name:** \_\_\_\_\_

**BID PRICES TO COVER ENTIRE WORK:** All bid prices shall be bid to include all materials, labor, etc. Bidder shall enter in the appropriate spaces all information requested on the Bid Schedule.

**BASE BID:**

REMODEL SENIOR CENTER- PARKING LOT, CANOPIES, SIDEWALKS, RAMPS, HANDRAILS, ASBESTOS REMOVAL, NEW ROOF, NEW ROOF TOP HVAC UNITS, NEW FLOORING, NEW INTERIOR PAINT, NEW CEILINGS, NEW FREEZER/COOLER, ETC.

\$ \_\_\_\_\_ (Numbers)

\_\_\_\_\_ Dollars & \_\_\_\_\_ cents

(Total Bid Amount shall be presented both in numbers and in words. In the event of discrepancy, the amount stated in words shall control.)

**ALTERNATE #1:**

REMOVE AND REPLACE AND INSTALL KITCHEN OVEN:

\$ \_\_\_\_\_ (Numbers)

\_\_\_\_\_ Dollars & \_\_\_\_\_ cents

(Total Bid Amount shall be presented both in numbers and in words. In the event of discrepancy, the amount stated in words shall control.)

**ALTERNATE #2:**

DEMOLITION / REMOVAL OF ASPHALT PAVING AS INDICATED ON DRAWINGS. REPLACEMENT IN BASE BID.

\$ \_\_\_\_\_ (Numbers)

\_\_\_\_\_ Dollars & \_\_\_\_\_ cents

(Total Bid Amount shall be presented both in numbers and in words. In the event of discrepancy, the amount stated in words shall control.)

**ALTERNATE #3:**

REPLACE EXISTING CARPET WITH NEW LVP FLOORING:

\$ \_\_\_\_\_ (Numbers)

\_\_\_\_\_ Dollars & \_\_\_\_\_ cents

(Total Bid Amount shall be presented both in numbers and in words. In the event of discrepancy, the amount stated in words shall control.)

**ALTERNATE #5:**

REMOVE STOREFRONT ASSEMBLY AT NE CORNER. REPLACE WITH NEW STOREFRONT SYSTEM AND GLAZING:

\$ \_\_\_\_\_ (Numbers)

\_\_\_\_\_ Dollars & \_\_\_\_\_ cents

(Total Bid Amount shall be presented both in numbers and in words. In the event of discrepancy, the amount stated in words shall control.)

**ALTERNATE #6:**

REMOVE EXISTING VESTIBULE WALL AND DOOR. INSTALL AUTOMATIC SLIDING DOOR AND WALL:

\$ \_\_\_\_\_ (Numbers)

\_\_\_\_\_ Dollars & \_\_\_\_\_ cents

(Total Bid Amount shall be presented both in numbers and in words. In the event of discrepancy, the amount stated in words shall control.)

**UNIT PRICING:**

A. Provide pricing to remove and replace insulated glazing units that are failing, if Alternate #5 is not accepted.

\$ \_\_\_\_\_ Per Square Foot. \_\_\_\_\_ dollars and \_\_\_\_\_ cents

B. Provide unit pricing for structural fill and compaction where underground tanks are removed. See Specification Section 31 2323.

\$ \_\_\_\_\_ Per Cubic Yard \_\_\_\_\_ dollars and \_\_\_\_\_ cents

**ALLOWANCE:**

A. Include a Ten Thousand Dollar Allowance (**\$10,000**) for removal of underground tanks and time to install fill material back to parking lot elevation. Fill Material will be based on unit pricing above. Will be billed against on a Time and Material Basis. Owner/Contractor to track and record time and material as necessary.

BY: \_\_\_\_\_

Date: \_\_\_\_\_

TITLE: \_\_\_\_\_