

**Jefferson County School District  
Bridges High School Renovation  
Phase 1 – Classroom Renovations**

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**410 S.W. 4<sup>h</sup> ST  
Madras, OR 97741**

**ADDENDUM NO. 1  
October 07, 2024**

CLARIFICATIONS: Bidder Questions  
PART 1: Revisions to the Project Manual  
PART 2: Revisions to the Working Drawings  
PART 3: Substitution Approvals

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## **CLARIFICATIONS: BIDDER QUESTIONS**

1. The spec 004100, page 10 milestone dates in the Bid Form indicates completion of June 27, 2025. Is this in for permit review and when is anticipated permit approval?
  - A. The project is under permit review. Anticipated permit approval is November.
  
2. Do you know when the anticipated construction start date is?
  - A. Construction start date is not specified. Expected Notice to Proceed is December after abatement work is complete.
  
3. Will school be in session and will this be night work or similar?
  - A. School will be in session. Most work is in the south wing of the building which will not be occupied during construction. The work at the north restrooms will need to be scheduled around school hours and/or holidays.
  
4. Can you please confirm federal funds are being used on this project and that we need to pay the higher of Boli or Davis Bacon wages?
  - A. N/A, No Federal Funds used for this project.
  
5. Is abatement part of the scope of work?
  - A. No, abatement work indicated on drawings will be completed by Owner.
  
6. Plans say verify fixtures in north restroom, are we expecting fixtures to be relocated?
  - A. No new/relocated plumbing fixtures in the north restroom.
  
7. Indicates painting of 5 classrooms and library walls. Please confirm only walls (Gypsum/CMU) are to be painted and no casework, trim, woodwork, doors, etc. are included in the scope. Also confirm which 5 classrooms are to be painted as the plans have 6 (#12-17) "Classroom" designations. The finish schedule indicates that the hallway walls are included in the bid alternate. Please confirm this is the case. If hallway walls are to be painted what is the cutoff at the basement stairwell or is that included as well. Additionally, same question as above, is the casework, trim, woodwork, doors, etc in hallway included or excluded?

- A. Basement stairwell is included in Hallway. See revised drawings clarifying base bid painting scope and alternate 01.
8. Refrigeration leak detection is noted in the spec, but the location is not indicated in the drawings.
- A. There is no refrigerant leak detection required per spec section 230902.
9. Can you please provide me with a copy of the environmental report for the project? It looks like there is some flooring to abate.
- A. Abatement is the responsibility of the Owner's abatement contractor.
10. Please provide signage specification 10 1400 as called out on sheet A8.10
- A. Added Section. See revised Specifications.
11. Detail 6 on sheet A8.10 shows several sign types but only types B and G are shown on the signage schedule on A2.01. Please update the signage schedule to show the location of the other sign types or confirm sign types A, C, D, E, F, & H are not used on this project.
- A. Only types B and G are used.
12. Note 9 on C1.1 states to reuse existing wheel stops or replace if broken. How many should we to be replaced?
- A. Drawing C1.0 indicates (1) broken wheel stop.
13. C1.1 Landscape Note 1 states "Contractor shall modify, replace, and repair existing irrigation system in coordination with the owner to provide irrigation for landscaped areas and disturbed areas." Please confirm this note only applies to disturbed areas of work adjacent to new concrete walkways and that we're not supposed to figure modifying the existing irrigation system or provide new for other landscaped areas.
- A. Correct.
14. The HVAC Structure does not show a roof type. Please confirm this is intended to be standing seam metal roof.

A. Metal Roofing per Specifications.

15. Detail 5/A8.10 shows a piece of angle iron at the sill of the louver but does not provide the size. Please provide sizing. Also, should there be a lintel above the opening?

A. See revised Drawings.

16. There are many notes to paint or replace stained ceiling tiles. Please provide quantities for this work.

A. All tiles to be painted. See revised Drawings.

17. Demo Keynotes on AD2.01 have several items demo by abatement contractor. Please confirm the district is hiring the abatement contractor separately.

A. See answer above.

18. Architectural Drawing show water closets in RR 18&19 as wall mount however, the specified water closet is floor mount. Please confirm floor mounted or wall mounted. Also, please confirm the intent is to replace fixtures only, and no modifications to DWV or DW piping is required.

A. Existing fixtures are floor mounted. The intent is to replace fixtures where there are existing fixtures and to add fixtures where shown on the architectural plans. There are (2) new lavatories, (1) per restroom added near the existing lavatory. See plans. These new/existing fixtures will require a new DCW main line and distribution to all fixtures as well as a new DHW system equipment and piping to all requiring fixtures. The waste and vent systems will need only to be modified as needed to hook up to the new/existing fixtures. The new fixtures are expected to tie into the existing plumbing infrastructure at the adjacent fixture. See plans for more details.

19. The division 22 & 23 specifications appear to be a canned spec with many notes to edit specification section to be project specific. See below example. Please review these specification and make project specific.

A. Spec sections 230593 and 230900 have been updated to remove template notes and provide local installer options where applicable. See attached.

20. Are soft copper pre-insulated linesets an acceptable method for VRF piping from the outdoor fan coil units to indoor units?

A. Please utilize ACR Hard Copper piping for the entirety of the refrigerant piping runs per the

refrigerant piping specification 232300.

21. Is a combination of ACR hard copper piping for exposed areas acceptable and pre-insulated linesets in concealed/attic areas acceptable?

A. Please utilize ACR Hard Copper piping for the entirety of the refrigerant piping runs per the refrigerant piping specification 232300.

22. Is there a BAS tie-in requirement to the existing District Front-End?

A. There is no district wide BAS tie-in requirement. This is a stand-alone system.

23. Specification 087100, 2.2, B and C reference a 'Series 4000' lockset and no manufacturer is provided. This is not an identifiable part number. Please clarify design intent for lock make and model.

A. Deleted. See revised Specifications.

24. Specification 087100, 2.2, D notes that cylinders are to match existing. Please clarify make and model of cylinder we are matching too.

A. Changed cylinders to OFCI. See revised Specifications.

25. Please verify that new lock repair plates are to be included at doors where they currently exist to match lock finish.

A. Yes. See revised Specifications and Drawings.

## **PART 1: REVISIONS TO THE PROJECT MANUAL**

- 00 01 10 TABLE OF CONTENTS
  - A. Add Section 02 26 00 HAZARDOUS MATERIAL ASSESSMENT.
  - B. Add Section 10 14 00 SIGNAGE.
  
- 02 26 00 HAZARDOUS MATERIAL ASSESSMENT
  - A. Add Section.
  
- 08 71 00 DOOR HARDWARE
  - B. 2.2/B
    - a. Delete "Series 4000"
  - C. 2.2/C
    - a. Delete "Series 4000"
  - D. 2.2/D
    - a. Change "Match existing" to "OFCI"
  - E. 2.2/F
    - a. Add "Wrap Around/Lock repair plates."
  - F. 2.5/A
    - a. Change finish for Hinges and Typical Interior Doors.
  
- 09 90 00 PAINTING AND COATING
  - A. Add paragraph 1.9 C.
  - B. Add paragraph 3.2 C.
  
- 10 14 00 SIGNAGE
  - G. Add Section.
  
- 23 05 93 TESTING, ADJUSTING, AND BALANCING FOR HVAC
  - A. Updated to remove template notes and provide local installer options where applicable.
  
- 23 09 00 HVAC CONTROLS
  - B. Updated to remove template notes and provide local installer options where applicable.

## **PART 2: REVISIONS TO THE WORKING DRAWINGS**

- G0.00 COVER SHEET
  - A. Revise Bid Alternate note to reference A2.01.
  
- C1.0 COVER SHEET, EXISTING CONDITIONS AND DEMO PLAN
  - A. Add demolition of existing concrete along accessible route.
  
- C1.1 SITE PLAN
  - A. Revise Construction Note 6 and 12
  - B. Add accessible route.
  - C. Add improvements to concrete along accessible route.
  - D. Add Construction Notes 13 and 14.
  
- C1.2 GRADING PLAN
  - A. Add improvements to concrete along accessible route.
  
- AD2.10 ARCHITECTURAL DEMOLITION PLAN
  - A. Revise keynotes 4 thru 11 and 15 to indicate scope of Owner's Abatement Contractor.
  
- A1.01 SITE PLAN & ENLARGED HVAC STRUCTURE
  - A. 5/A1.01
    - a. Add note indicating metal roofing at HVAC structure.
  
- A2.01 FLOOR PLAN – LEVEL 1
  - A. 1/A2.01
    - a. Add keynotes 5, 6 clarifying Bid Alternate 1
  - B. 3/A2.01
    - a. Add PT-3 to GWB
  - C. Door Schedule
    - a. Add Frame Finish and Panel Finish columns
    - b. Add panel and frame finish PT-3 to Door 03
    - c. Add General Note 3
    - d. Add comment to provide new wrap around plates at Doors 11, 14, and 16
  - D. Room Finish Schedule
    - a. Add ceiling finish PT-4 to Girls RR

- b. Delete Comment "Abate Existing Flooring" at Stairs, Classroom 15, and Janitor
  - c. Delete Comment "Paint Stained Ceiling Tiles" at Hallway, Classroom 12, and Boys RR.
  - d. Add comment "Painting includes all trim, excludes lockers" to Hallway
  - e. Add Room Finish Schedule General Notes and Abbreviations
  - f. Revise ceiling material to E Compound and finish to PT-4 in Classroom 15
- E. Interior Finish Legend
- a. Add locations of paint sheens to PT-3
- F. Floor Plan Keynotes
- a. Add keynotes 5, 6 clarifying Bid Alternate 1

A6.01 REFLECTED CEILING PLAN

- G. Reflected Ceiling Plan Keynotes
- a. Delete "Where Stained" from Keynote 1

A8.10 DETAILS

- A. 5/A8.10
- a. Revise detail to show new structural header and lintel, flashing and sealant.
- B. 6/A8.10
- a. Delete signage types not used.



### **PART 3: SUBSTITUTION APPROVALS**

1. GE VRF Equipment Substitution Request.
  - a. The request has been reviewed and accepted to meet the mechanical design intent.
2. Samsung VRF Equipment Substitution Request
  - A. The request has been reviewed and accepted to meet the mechanical design intent.

**BIDDER SHALL NOTIFY ALL SUB-BIDDERS OF THIS ADDENDUM AND SHALL ACKNOWLEDGE RECEIPT OF THIS ADDENDUM BY INSERTING THE ABOVE ADDENDUM NUMBER IN THE SPACE PROVIDED ON THE BID FORM PRIOR TO SUBMITTING BIDS. FAILURE TO DO SO MAY SUBJECT THE BIDDER TO DISQUALIFICATION.**

### **ATTACHMENTS:**

1. Pre-bid Meeting Sign-in Sheet
2. Hazardous Materials Assessment documents
3. Revised/Added Drawings and Specifications as noted in Part 1 and Part 2 above.
4. Substitution Approvals as noted in Part 3 above.