

## Addendum

**No.** 01  
**Date:** 01-24-2024  
**Project:** Clackamas Fire District Fire Station #12  
**Architect:** Scott Edwards Architecture, LLP  
2525 E. Burnside Street  
Portland, Oregon 97214  
Phone: (503) 226-3617  
Fax: (503) 226-3715

Please incorporate the following clarifications, revisions, and/or corrections into the bid documents for the above referenced project:

### **Project Manual:**

Section 00 11 13 Invitation to Bid.

### **Questions & Answers:**

**Question:** *"Will fire alarm specifications be provided?"*  
**Response:** No.

**Question:** *"There are several division 26 specification sections that do not appear to pertain to the scopes of work. Will the specification be adjusted to be project specific? Specifically, 260573-Electrical Distribution System Studies as this would be a cost impact that isn't reflective of the scope of work."*

**Response:** Oregon Electrical Specialty Code (OESC) sections 110.9, 110.10, and 110.24 require equipment to be selected and coordinated with available fault current. Modifications at this site are not anticipated to impact the available fault current available, so the new equipment ratings may match existing equipment to be replaced or will need to be calculated for new equipment. This will apply to mechanical and electrical equipment to be replaced. NEC section 110.16 requires Arc-Flash Hazard Warning labels for electrical equipment.

**Question:** *"Are 260923-Occupancy and Vacancy Sensors and 260924-Daylighting Controls needed and/or wanted and if so, where? CFD has not liked and had issues with automated controls in the past."*

**Response:** Lighting controls are required per Oregon Energy Efficiency Specialty Code (OEEESC) section 9 in spaces where new lighting is installed. Please let us know if Interface Engineering can help with drawings for this design.

Question: *"Other than fire alarm are there any low voltage systems (voice/data, speakers, access control or Tap-Out) that need to be provided by the respective project contractors or is that owner provided? Maybe boxes and raceways by contractors and systems by owner? If by contractor then does the owner have standards?"*

Response: See Fire Station spec section 260000 1.4.B.9.

Question: *"I don't see mention of a tap-out system in the specifications or in the drawings. Assuming that they have a tap-out system then please provide a sequence of operations with how the lighting and branch circuitry is to be integrated when the station is tapped. Also, please identify any special needs or material related to the tap-out system."*

Response: See tap out requirements for Fire Station in 260000 spec.

Question: *"Are the existing panelboards new enough to accept arc fault interrupting breakers?"*

Response: Manufacturer Eaton has replacement circuit breakers available for Cutler-Hammer panels including AFCI.

Question: *"The new fitness room is taking over an attic space and I don't see any mention of quantities or location of any existing electrical and plumbing and how it is being addressed."*

Response: The existing attic space is finished, there is no exposed plumbing or electrical in space. Any plumbing or electrical in walls is to remain unless otherwise noted.

Question: *"Are there plans for a new turnout gear washer/extractor and/or drying cabinet for this project?"*

Response: Extractor, washer, and dryer are provided by owner. Owner will install the washer and dryer to new hook ups. The extractor is set in the bay but does need code appropriate plumbing and hook up.

Question: *"The project calls for grind and seal for Conc 1, and epoxy for Conc 2 however the specs call for polishing. Please clarify"*

Response: A level 2 grind is a concrete polishing level that results in a low-luster matte finish. It's also known as a satin or honed finish. The slab is to be ground/polished to a level 2 finish (honed) in both areas (typical and restrooms). After grinding to 400 grit, per the team's/client's direction, provide the following floor treatments:

Typical areas (Conc-1), with exposed concrete finish, are to receive a penetrating sealer per the Part 2 - Products spec section copied below.

Restroom areas (Conc-2) are to receive a clear epoxy/urethane sealer system without quartz broadcast (unless the client wants it). Per the manufacturer, a lower glossiness level can be achieved in the restrooms by adding a higher percentage of "Part C" of the urethane topcoat formulation.

Question: *"Please provide specifications for Epoxy. There is a mention of a Tnemec product, which is epoxy. Do they want an epoxy floor in the bathrooms? Also, do they want a Quartz broadcast? Please advise as to what is needed at each location."*

Response: See Polished Concrete Finishing spec section 033543 2.1. for concrete finish description in the typical/ bathroom areas as well as the spec for epoxy finish system. They do not want a quartz broadcast.

Question: *"Please confirm bid security percentage. The ITB states 10%, however the spec has it listed as 5%."*

Response: The ITB is correct with 10% listed as the bid security percentage. The spec section has been revised and is attached to this addendum.

Question: *"Fire detection and alarm system are listed as Delegated / Bidder Design Items on G0.01. Please provide the manufacturer and model of the existing fire alarm system."*

Response: There is no existing fire alarm system.

Question: *"Is there any mechanical required for the apparatus bay? Vehicle exhaust systems / Radiant heating / freeze protection, etc."*

Response: There is no mechanical work scope in the apparatus bay.

Question: *"With the new furnace is AC being added?"*

Response: Yes, the existing AC unit will be replaced, and the existing pad will remain.

Question: *"Will ERV be added to building in lieu of present bathroom exhaust system?"*

Response: It is our understanding that an ERV will not have to be added.

Question: *"With expansion of work out room, will additional heating or cooling or OA be required?"*

Response: The existing furnace will be replaced with new and additional cooling will be added to the fitness room as needed.

Question: *"Will the existing duct system to remain? If so, rebalancing and duct cleaning required?"*

Response: The existing duct work will be modified as needed; hence, rebalancing and cleaning will be included as part of this work scope.

Question: *"Would there be any consideration given to staggering the bid due dates so contractors can bid on all three projects?"*

Response: Unfortunately, no.

Question: *"Are the projects going to require Division 27 / Communication work?"*

Response: No

Question: *"Are the projects going to require Division 28 / fire alarm work?"*

Response: No

Question: *"Will the academy training schedule be published so contractors can produce a schedule around critical dates?"*

Response: The academy schedule will be provided to the awarded contractor.

Question: *"Can you please tell me if the words or numbers below related to liquidated damages take precedence?"*

*"It is a condition of the Bid that all work on this project shall be completed no later than 4 months from Notice to Proceed, not including any extension in contract time authorized by approved Change Order. The anticipated construction start date is to be within 14 days of contract execution. Submission of a Bid shall indicate Bidder agrees to pay as liquidated damages, the amount of five hundred dollars (\$150) per calendar day beyond said substantial completion date, one thousand dollars (\$250) per calendar day beyond said final completion deadline, until all work is determined complete."*

Response: The numbers. Liquidated damages are in the amount of one hundred and fifty dollars (\$150) per calendar day beyond said substantial completion date, two hundred and fifty

dollars (\$250) per calendar day beyond said final completion deadline, until all work is determined complete

END OF ADDENDUM

**SECTION 00 11 13  
INVITATION TO BID**

**SECTION 00 11 13 – INVITATION TO BID**

1.1 PROJECT INFORMATION

- A. Notice to Bidders: Qualified bidders may submit bids for project as described in this Document. Submit bids according to the Instructions to Bidders.
  - 1. Regulatory Requirements: Oregon Revised Statutes Chapter 279C shall govern submittal, opening, and award of bids.
- B. Project Identification: Clackamas Fire District Station #12.
  - 1. Project Location: 18081 S Harding Rd, Oregon City, OR 97045.
- C. Owner: Clackamas Fire District #1  
11300 SE Fuller Rd, Milwaukie, OR 97222.
- D. Architect: Scott Edwards Architecture, LLP  
2525 E. Burnside St  
Portland, OR 97214
- E. Project Description: Project is a tenant improvement and consists of the construction of new non-structural walls and finishes.
  - 1. Project cost range is anticipated to be under **\$750,000**.
- F. Construction Contract: Bids will be received for the following Work:
  - 1. General Contract (all trades).

1.2 BID SUBMITTAL AND OPENING

- A. Owner will receive sealed lump sum bids until the bid time and date at the location given below. Owner will consider bids prepared in compliance with the Instructions to Bidders issued by Owner, and delivered as follows:
  - 1. Bid Date: January 30, 2025.
  - 2. Bid Time: **2:00 p.m.**, local time.
  - 3. Location: Clackamas Fire District Fleet and Logistics Building  
15800 SE 130<sup>th</sup> Ave  
Clackamas, OR 97015
- B. Bids will be thereafter publicly opened and read aloud.

1.3 BIDDING DOCUMENTS

- A. Online Procurement and Contracting Documents: All bidding documents can be found on the district website.
- B. Questions or requests for clarification shall be directed in writing to the Architect, via email at [bdole@seallp.com](mailto:bdole@seallp.com). All written questions must be received by 2:00pm, prevailing local time, **Thursday January 23, 2025**. The Architect will determine appropriate responses, if any, and if necessary, an Addendum will be issued to all plan holders of record by January 27, 2025. Any verbal response(s) obtained from any source by bidders will be considered information and shall not be relied upon by bidders.

1.4 PREBID MEETING

- A. Prebid Meeting: A Mandatory Prebid meeting for all bidders will be held in person on **Tuesday January 14, 2025, at 1:00 p.m.**, prevailing local time. Prospective prime bidders are **required** to attend.
  - 1. Bidders' Questions: Architect will provide responses at Prebid conference to bidders' questions received up to two (2) business days prior to conference.

1.5 BID SECURITY

- A. Bid security in the form of a cashier's check or Bid Bond per Section 00 43 13 of the Project Manual shall be submitted with each bid in the amount of five (~~5~~ **10**%) percent of the bid amount. No bids may be withdrawn for a period of sixty (60) days after opening of

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bids. Owner reserves the right to reject any and all bids and to waive informalities and irregularities.

**1.6 FIRST TIER SUBCONTRACTOR DISCLOSURE**

- A. All bidders must complete and submit the First Tier Subcontractor Disclosure Form per State of Oregon Revised Statutes (ORS) ORS 279C.370 as required by Section 00 45 21 of the Project Manual by **3:00pm 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 stat 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.

**1.7 RIGHT TO REJECT OR WITHDRAW BIDS**

- A. 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 interest to do so.
- B. No bidder may withdraw a bid after the hour set for receipt of bids unless thirty (60) days have elapsed, and the Owner has not let a contract.

**1.8 INTENT TO AWARD/ PROTEST PERIOD**

- A. Subsequent to opening of the bids and determination of a bid within the acceptable project budget, a **Notice of Intent to Award** 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 Contract for Construction.
- B. All award protests must be in writing and either mailed or hand-delivered to: **Clackamas Fire District, 15800 SE 130<sup>th</sup> Ave, Milwaukie, OR 97222** and received within the protest period. The Owner shall not consider any written protest not received by this deadline.

**1.9 AWARD OF CONTRACT**

- A. Award will be based on the sum of the Base Bid.

**1.10 PROJECT SCHEDULE**

- A. It is a condition of the Bid that all work on this project shall be completed no later than **4 months** from Notice to Proceed, not including any extension in contract time authorized by approved Change Order. The anticipated construction start date is to be **within 14 days of contract execution**. Submission of a Bid shall indicate Bidder agrees to pay as **liquidated damages**, the amount of five hundred dollars (\$150) per calendar day beyond said substantial completion date, one thousand dollars (\$250) per calendar day beyond said final completion deadline, until all work is determined complete.

**1.11 PREVAILING WAGE RATES**

- A. This project is a public works project. By signing the bid, the bidder agrees to comply with the provisions of ORS 279C.800-870 and are subject to the federal prevailing wage provisions of Davis-Bacon Act 40 U.S.C. 3141.
- B. State of Oregon Bureau of Labor and Industries (BOLI) Prevailing Rate of Wage apply to all work in this project including work performed by Subcontractors.

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- C. These wage rates are included in **Section 00 73 43** of the Project Manual. When two different wage rates are listed, the higher of the two shall apply. See supplemental conditions for more information on prevailing wages.
- D. All contractors and sub-contractors must be able to provide evidence of a current Public Works Bond.

1.12 ADDENDA

- A. The plan center listed will notify its potential bidders registered of addenda.

**END OF DOCUMENT**