

March 20, 2020

**SOLICITATION ADDENDUM NO. #2**  
**RFP 19-0045**  
**2021 Roof Projects Design**

**THE FOLLOWING CHANGES/ADDITIONS TO THE ABOVE CITED SOLICITATION ARE ANNOUNCED:**

This Addendum modifies the Request for Proposal (RFP) document(s) only to the extent indicated herein. All other areas not changed or otherwise modified by this Addendum shall remain in full force and effect. This Addendum is hereby made an integral part of the RFP document. Proposers must be responsive to any requirements of this Addendum as if the requirements were set forth in the RFP. Failure to do so may result in Proposal rejection. See the RFP regarding requests for clarification or change and protests of this Addendum, and the deadlines for the foregoing.

This addendum is to be acknowledged in the space provided on the Proposer Certification Form supplied in the solicitation document. Failure to acknowledge receipt of this addendum may be cause to reject your Proposal.

The closing date **REMAINS UNCHANGED: April 8, 2020 at 2:00 PM Pacific Time**

**CHANGES:**

- 1) Under Section II – Statement of Work, the following is hereby added after paragraph 8.  
BUSINESS EQUITY:

9. PRIME CONTRACTOR PREFERENCE: Though any type of firm is eligible to respond to this Solicitation as a prime contractor, the District's preferred arrangement would be for the prime contract to be awarded to an Architectural Firm, with a roof consultant, MEP, and structural engineer either included as sub-contractors or employed at the Architectural Firm.

**CLARIFICATIONS:**

- 1) Question: Is your expectation that the prime consultant be an architectural or engineering firm, are you looking for teaming, or what is your preference?  
Answer: While all arrangements will be reviewed and scored, the District's preference is to have an Architectural Firm be the prime contractor and carry a roof consultant, MEP, and structural as sub-contractors. Please see the Change added to the bottom of Section II – Statement of Work, which incorporates this preference into the Solicitation document.
- 2) Question: So, your intent is to bid all five projects for the 2021 construction season?

Answer: Yes. However, we haven't yet decided the manner in which we will do that. We're pretty confident we're going to post ITB(s), but we haven't decided whether we're going to group the projects or bid them individually and we will definitely be working with the design team and consultants to determine the best way to get the best price and be able to complete within the summer duration. Because some of these roofs are quite large, we don't think we'll be able to award to a single contractor, but nothing has been decided yet.

- 3) Question: I imagine you go through a process of assessment first to determine the scope of work for each of the buildings and then at that point you determine whether you can package them, single bid, etc., so you go through that process first, so you expect the team to go through that scope of work.

Answer: Yes, that generally describes the process through which we expect to seek the design team's input. However, that process may change as we move further into the planning process for these projects.

- 4) Question: Do you plan on issuing roof plan diagrams illustrating which roof areas that you're planning on replacing or are you replacing all roof areas.

Answer: Roof Plan Diagrams consisting of rough sketches and record documents indicating the areas of each roof to be replaced are attached to this Addendum 2. These documents are provided for additional clarity and do not change the scope of the project or otherwise affect the Solicitation.

- 5) Question: Do you have roof plans generated in AutoCAD or is your expectation to have the team generate plan drawings from scratch?

Answer: The District has CAD Drawings for all roofs.

- 6) Question: What are your expectations on the structural scope?

Answer: Structural scope is only if we need it. For example, it is possible that a lot of these buildings may not have an R30 roof on them right now and we can receive ETO money by adding an R-30 roof, but that's depth of inches, so all the units' curbs need to be lifted up. This is one possible scenario whereby structural might come into play.

- 7) Question: So you're not expecting seismic scope for bigger bits?

Answer: The District is not expecting seismic scope.

- 8) Question: So it's more about the curbs and anchorage?

Answer: Yes, and anything that's required by the jurisdiction for re-anchorage.

- 9) Question: What is the District's position for inclusion of fall protection.

Answer: Per Section II Paragraph 3. (F) of the RFP. The Design team and the District will need to evaluate fall protection on a site-by-site bases.

- 10) Question: Does the district have a standard?

Answer: The District does not have a standard. It is something that needs to be evaluated by the team. For example, inherent to the evaluation is that the Consultant provides a recommendation. Also inherent is working as a team to support the District's decision of

whether fall protection is bidder designed work, or if we're going to add that onto the architect's scope. In your proposal, make sure that you carry an assessment and recommendations.

**11) Question:** Do you know if any of the schools have unreinforced masonry parapets?

Answer: This should be investigated by the design team.

**12) Question:** Are you thinking about swapping out any of the rooftop units for this project where you might need different structural calculations for openings.

Answer: Proposals shall consider that we will be using the units that are currently there. As the District continues to work with its HVAC team, this is subject to change during the design process.

**13) Question:** Is there a construction budget identified?

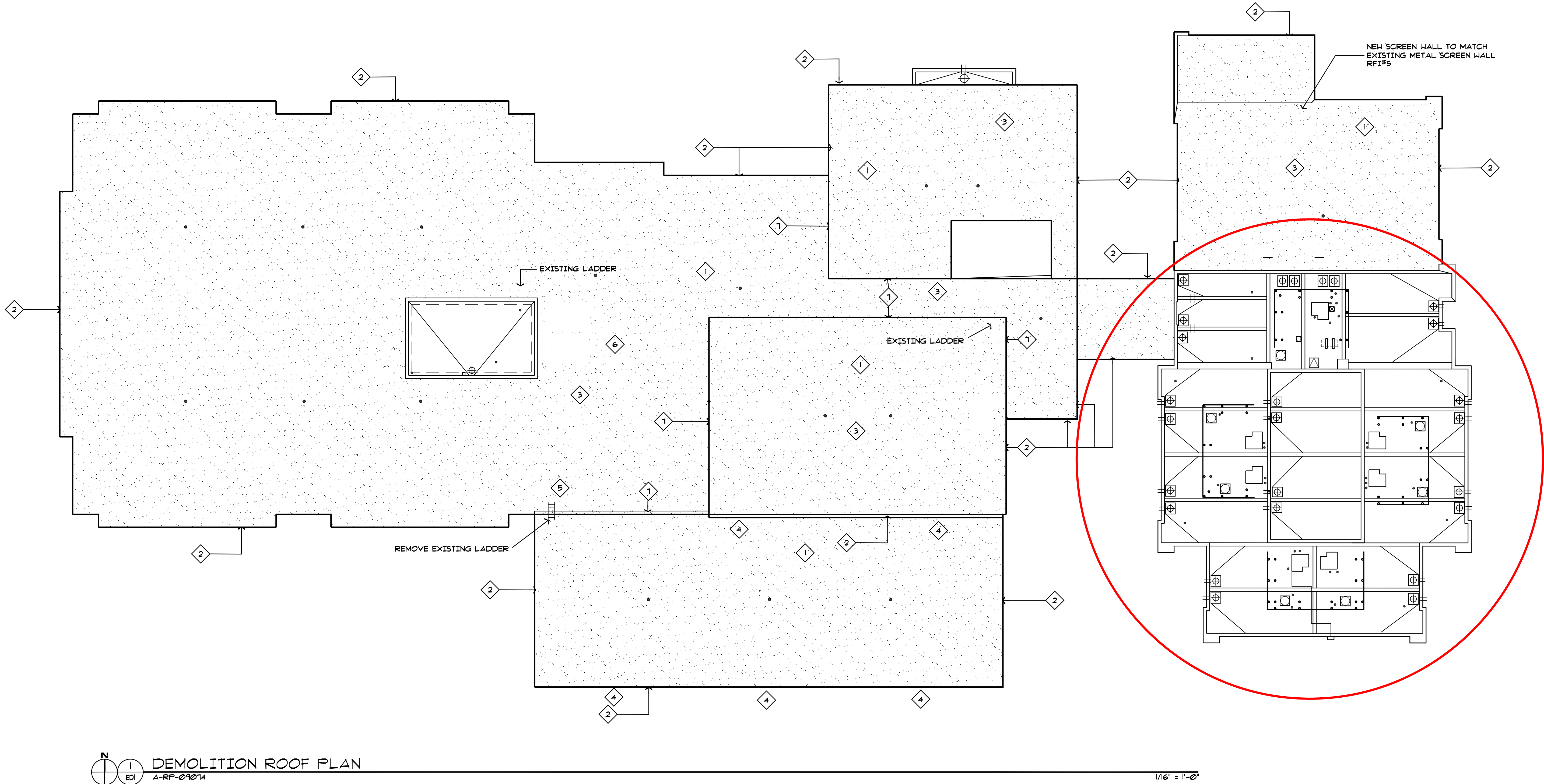
Answer: The current estimated construction budget is \$3.5m.

**-END of Addendum**

Peter Madaus  
Contract Specialist

Roof Plan Diagrams

We are looking to re-roof the section circled.

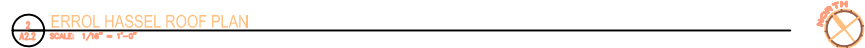


- SHEET NOTES
- 1 REMOVE EXISTING FLAT ROOF SURFACES DOWN TO PLYWOOD SUBSTRATE. INSTALL SEISMIC UPGRADES PER STRUCTURAL DRAWINGS.
  - 2 REMOVE EXISTING PARAPET FLASHING
  - 3 REMOVE EXISTING ROOFTOP EQUIPMENT/FANS AND REPLACE AFTER ROOFING COMPLETE REMOVE & REPLACE ELECTRICAL CONDUITS IF NEEDED
  - 4 REMOVE EXISTING DOWNSPOUT
  - 5 REMOVE EXISTING LADDER -PATCH WALL AND ROOF
  - 6 REMOVE ALL EXISTING SOLAR HOT WATER HEATING EQUIPMENT AND PIPING SEAL ALL ROOF PENETRATIONS BEFORE LAYING DOWN ROOF
  - 7 EXISTING WALL FLASHING TO BE REMOVED BY ABATEMENT CONTRACTOR

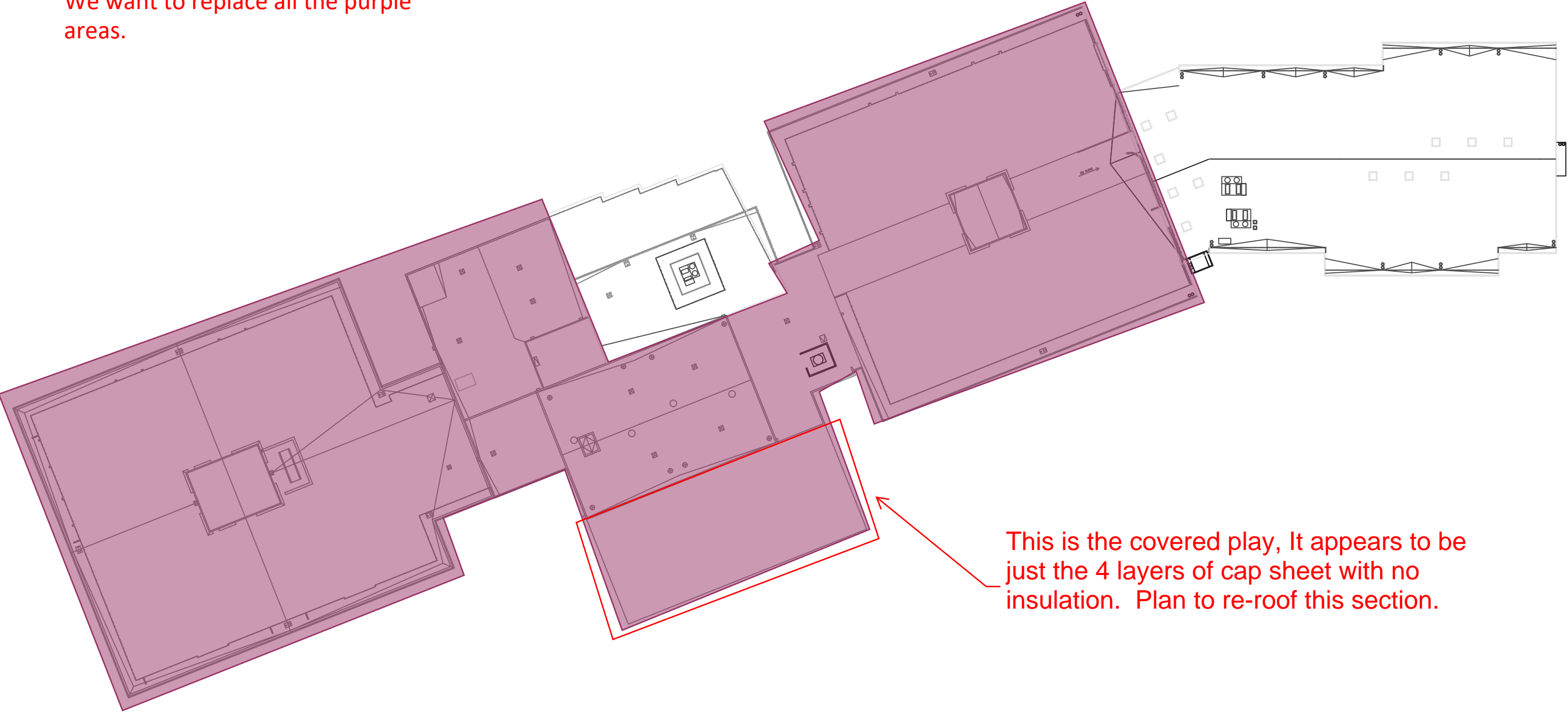
DEMOLITION ROOF PLAN  
A-RP-09014

1/16" = 1'-0"

TIME: 16:51:01 DATE: 04/28/04 FILENAME: F:\01013 Security Ref 2001\1-Project File\Drawings\A3.2.dwg\$D90

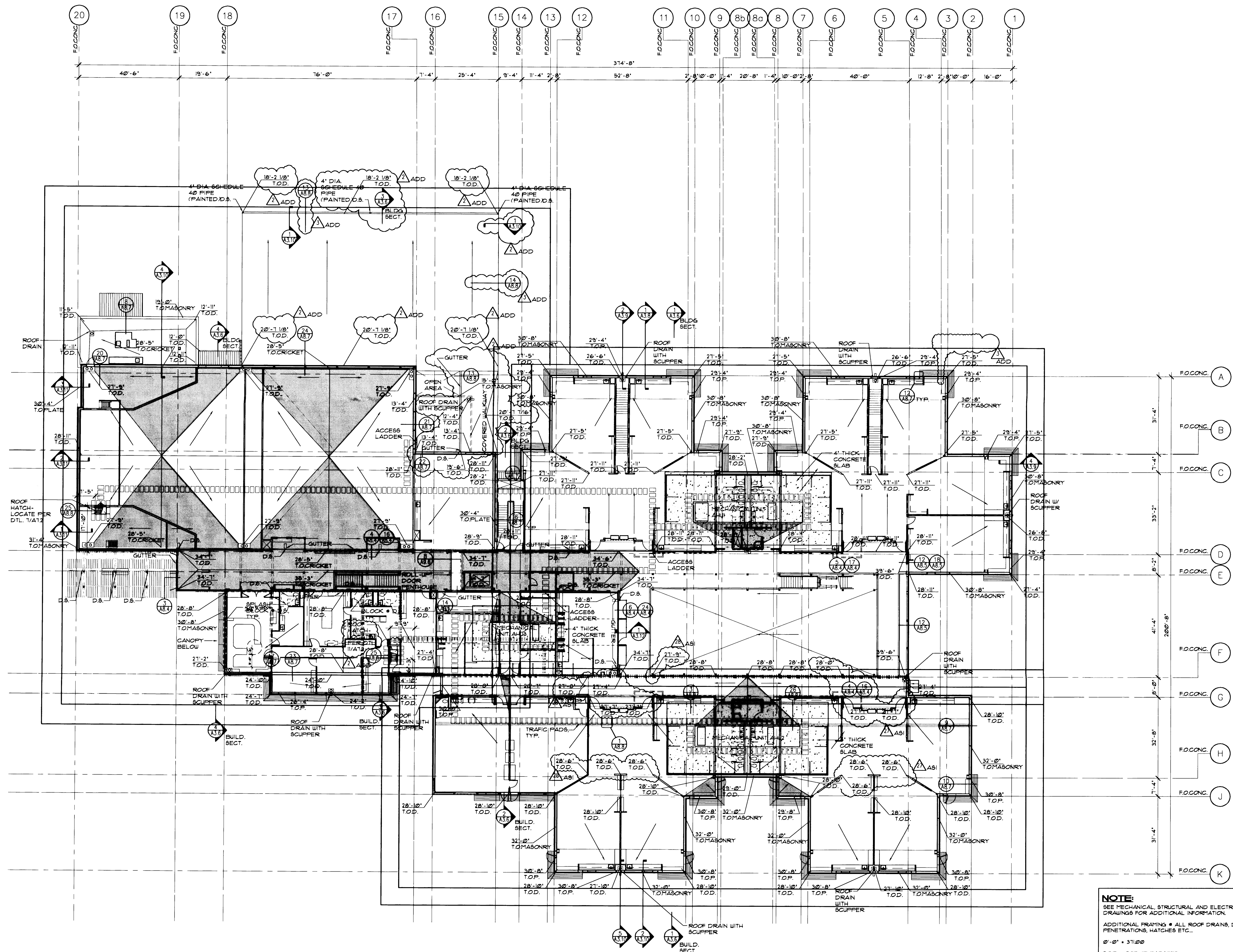


We want to replace all the purple areas.



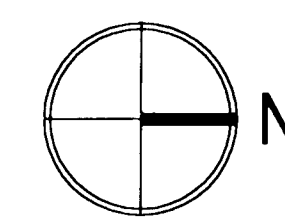
This is the covered play, It appears to be just the 4 layers of cap sheet with no insulation. Plan to re-roof this section.





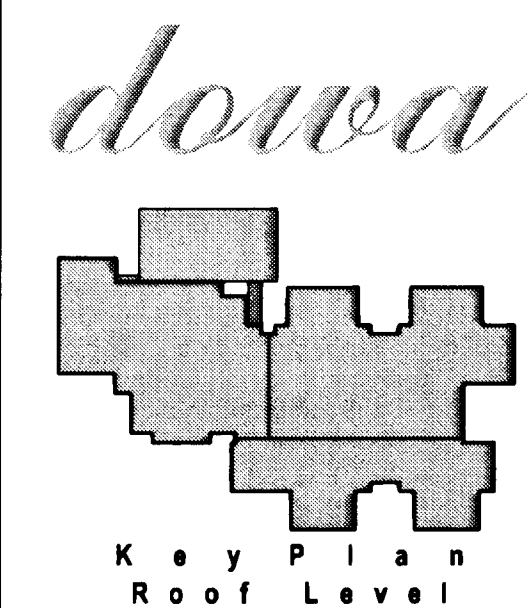
**1 ROOF PLAN**  
SCALE: 1/16"=1'-0"

**NOTE:**  
SEE MECHANICAL, STRUCTURAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.  
ADDITIONAL FRAMING & ALL ROOF DRAINS, DUCT PENETRATIONS, HATCHES ETC.  
0'-0" x 31'-0"  
T.O.P. = TOP OF PARAPET  
DELETE DETAIL REFERENCES AT ALL CANOPIES. SEE SHEET A221 CANOPY PLAN FOR DETAIL REFERENCES.  
SEE DETAILS 17/ASB, 23/ASB AND 24/ASB FOR ROOF TOP LADDER INFORMATION.  
**LEGEND**  
BEARING WALL AND BEAM



DULL OLSON WEEKE  
S architects  
319 S.W. Washington St. #200  
Portland Or. 97204  
t 1.503.226.695  
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**Jacob Wismer Elementary School**  
**Beaverton School District**  
16550 SW Merlo Road Beaverton, Oregon 97006



Key Plan  
Roof Levels

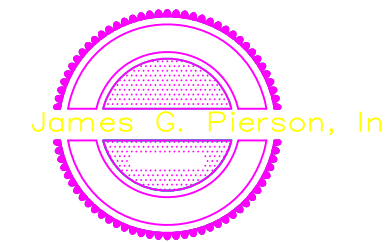
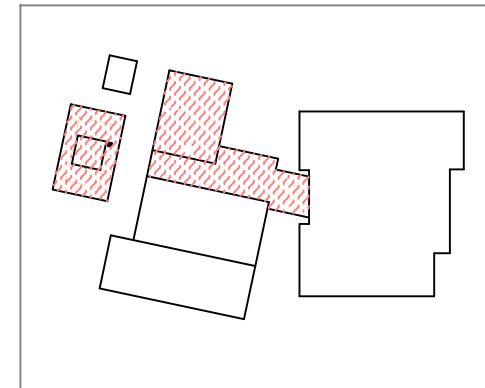
**RECORD DRAWINGS**

Roof Plan  
**A2.20**



Not Neither of  
these  
buildings.

## ROOF AREA KEY



Consulting Structural Engineers  
320 S.W. Stark, Suite 535  
Portland, Oregon 97204  
Tel: (503) 226-1286  
Fax: (503) 226-3130  
Web: [www.jgpierson.com](http://www.jgpierson.com)

Beaverton School District #48  
Beaverton, Oregon

## 2008 ROOF SAFETY UPGRADE PROJECT MONTCLAIR ELEMENTARY SCHOOL

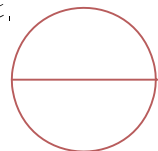
### KEY NOTES

- 1. Dashed orange line: PAINT 3" WIDE SAFETY STRIPE 10' FROM ROOF EDGE
- 2. Red bullseye symbol: INSTALL FALL RESTRAINT DEVICE ATTACHMENT POSTS AT LOCATIONS SHOWN
- 3. Blue curved line: 50' TETHER LIMIT LINE
- 4. Red hatched area: SHINGLED ROOF AREAS - ACCESS FOR DISTRICT MAINTENANCE PERSONAL OR CONTRACT PERSONAL ONLY
- 5. Green dashed line: PORTABLE GUARD RAIL
- 6. Red hatched area: BUILT UP ROOF - UNDER TREM-CO WARRANTIES
- 7. Dashed line: MATCH LINE
- 8. Orange ladder symbol: NEW WALK OVER STAIR - SEE DETAILS ON SHEET WO-1

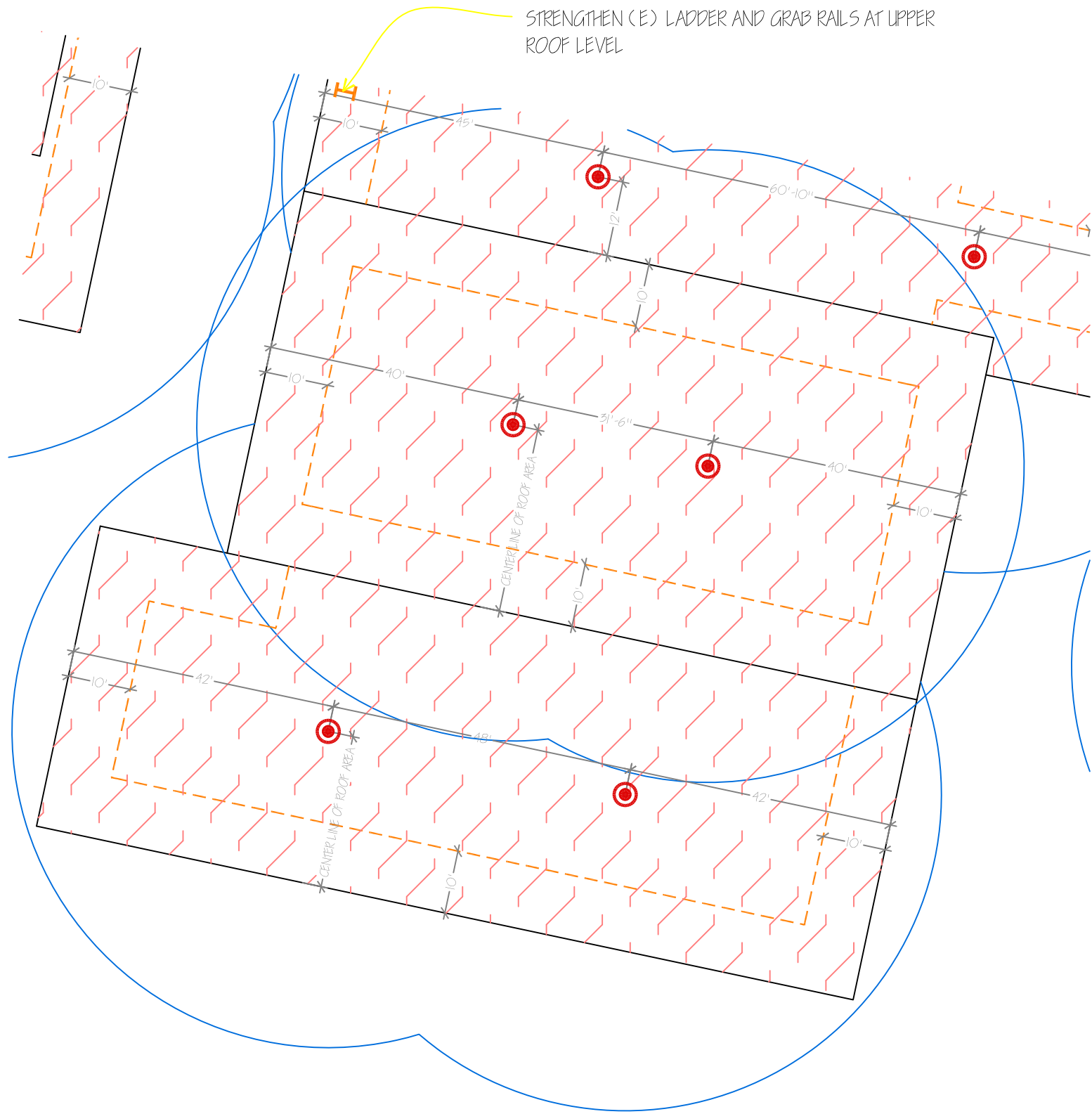
REFER TO FALL PROTECTION REPORT BY SUCCEED  
SAFETY AND HEALTH SERVICES INC. FOR FURTHER  
RECOMMENDATIONS.

REFER TO ATTACHED DRAWINGS BY SCHABER FOR  
CUTTING AND PATCHING OF EXISTING ROOF  
MEMBRANE.

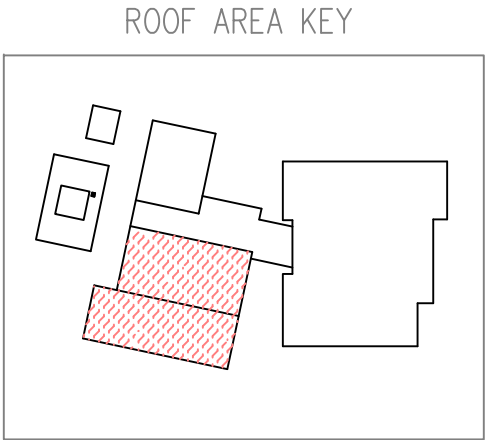
NOTE:  
IF NOT OTHERWISE NOTED ALL  
ROOF DECKS ARE  $\frac{1}{2}$ "  $\pm$  PLYWOOD







STRENGTHEN (E) LADDER AND GRAB RAILS AT UPPER ROOF LEVEL



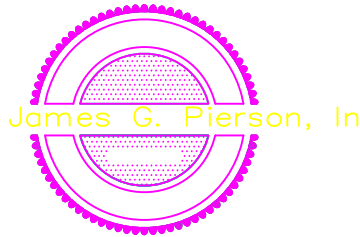
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### KEY NOTES

- 1. PAINT 3" WIDE SAFETY STRIPE 10' FROM ROOF EDGE
- 2. INSTALL FALL RESTRAINT DEVICE ATTACHMENT POSTS AT LOCATIONS SHOWN
- 3. 50' TETHER LIMIT LINE
- 4. SHINGLED ROOF AREAS - ACCESS FOR DISTRICT MAINTENANCE PERSONAL OR CONTRACT PERSONAL ONLY
- 5. PORTABLE GUARD RAIL
- 6. BUILT UP ROOF - UNDER TREM-CO WARRANTIES
- 7. MATCH LINE
- III NEW WALK OVER STAIR - SEE DETAILS ON SHEET WO-1

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Beaverton School District #48  
Beaverton, Oregon

2008 ROOF SAFETY  
UPGRADE PROJECT  
MONTCLAIR ELEMENTARY  
SCHOOL

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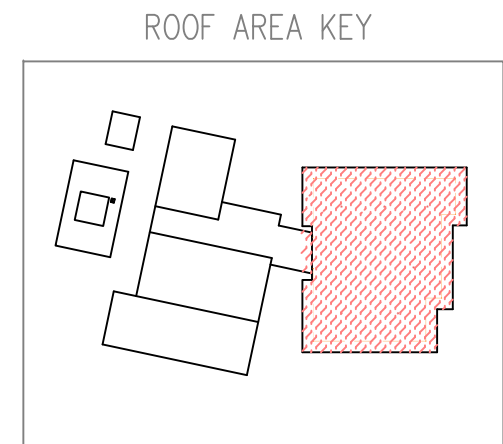
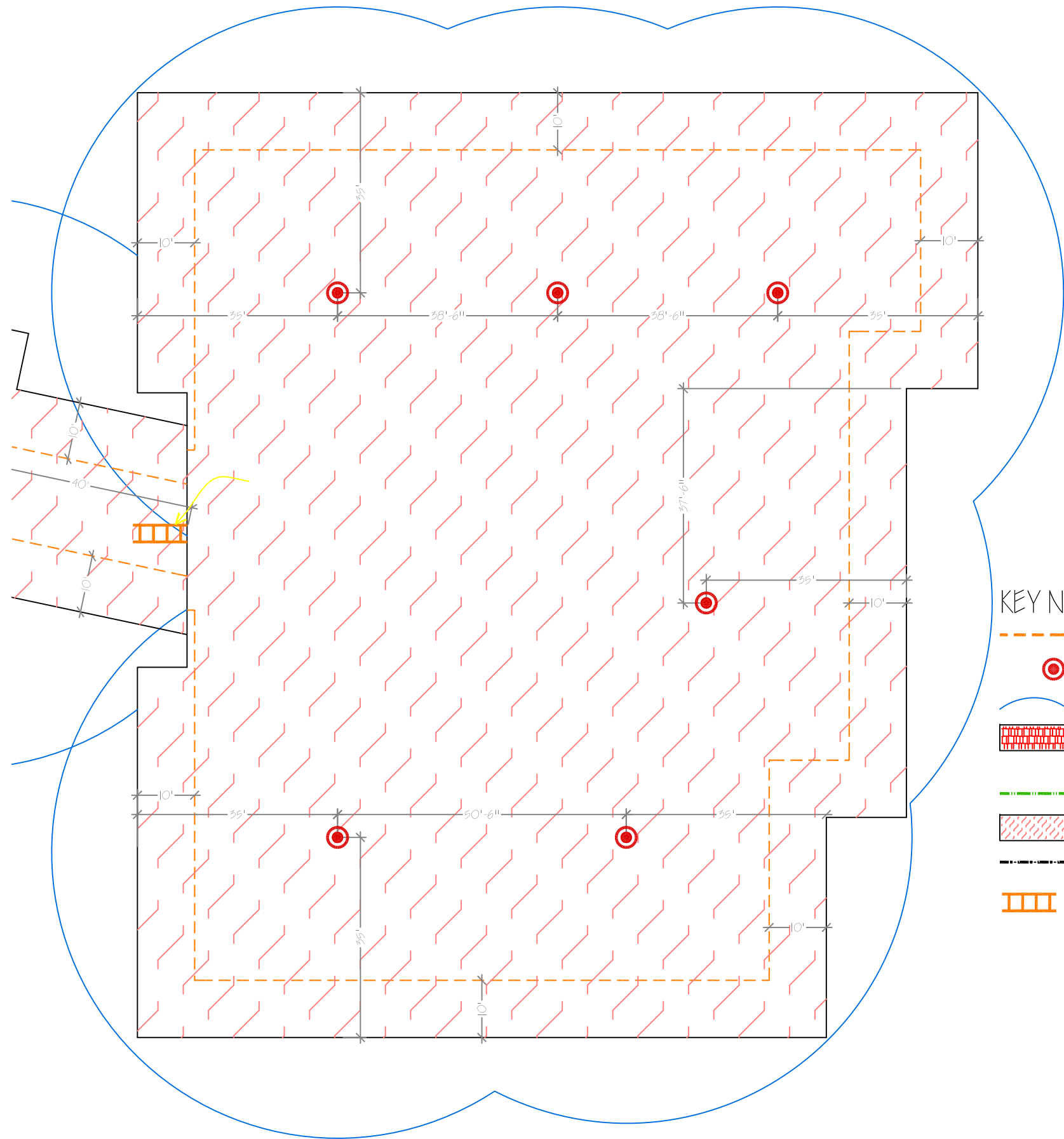
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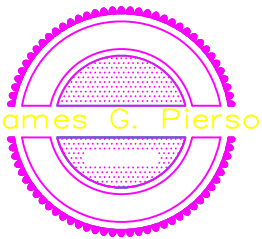
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#### KEY NOTES

- 1. Dashed line: PAINT 3" WIDE SAFETY STRIPE 10' FROM ROOF EDGE
- 2. Red bullseye: INSTALL FALL RESTRAINT DEVICE ATTACHMENT POSTS AT LOCATIONS SHOWN
- 3. Blue line: 50' TETHER LIMIT LINE
- 4. Red diagonal lines: SHINGLED ROOF AREAS - ACCESS FOR DISTRICT MAINTENANCE PERSONAL OR CONTRACT PERSONAL ONLY
- 5. Green dashed line: PORTABLE GUARD RAIL
- 6. Red cross-hatching: BUILT UP ROOF - UNDER TREM-CO WARRANTIES
- 7. Dashed line: MATCH LINE
- 8. Yellow arrow: NEW WALK OVER STAIR - SEE DETAILS ON SHEET WO-1

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