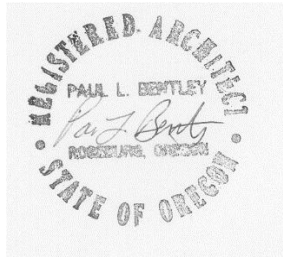


ADDENDUM NO. 1

July 19, 2016



PROJECT: An Exterior Renovation Project for the
Fern Ridge School District
District Administration Offices
88834 Territorial Road
Elmira, Oregon 97437

OWNER: Fern Ridge School District
88834 Territorial Road
Elmira, Oregon 97437

ARCHITECT: Paul L. Bentley, Architect AIA PC
615 SE Jackson Street
Roseburg, Oregon 97470

The original drawings dated June/July 2016 are hereby amended and supplemented by Addendum No. 1 dated July 18/19, 2016.

SPECIFICATIONS

SECTION 00100; INSTRUCTIONS TO BIDDERS:

Delete Section 1.4 as it pertains to a separate project.

SECTION 00200; INFORMATION AVAILABLE TO BIDDERS:

A hole was drilled 8" into the 2nd concrete step and the landing at the main entrance. The hole at the step was inclusive of water draining slowly from the hole while the landing showed no ability to hold water. Therefore the assumption is the steps and landing at the main entrance have gravel fill below the concrete.

PRE BID QUESTIONS:

See the attached list of questions and discussion at the pre bid meeting.
All bidders please copy Emil Hameed and Paul Bentley on an emails to Quanah Bennet as she will be on leave during the bidding period.
Reviewed bid date, last time allowed for questions, reviewed bid alternates and reviewed scope.
Reviewed schedule.
Prevailing Wage Rates apply.
No asbestos but assume lead paint.
Owner will obtain building permit and septic, contractors to get plumbing, hvac, and electrical permits.
All changes will be made via addendum.
Plans available for review at the District.

DRAWINGS

SHEET C2.0 UTILITY PLAN:

See revised sheet C2.0 which includes notes about existing irrigation system and restoration of lawn area.

SHEET C3.0 SITE LAYOUT & GRADING PLAN:

See revised sheet C3.0 which includes notes about asphalt patching under existing deck to be removed near NW building corner.

SHEET A-0.0 PROPOSED EGRESS PLAN:

See revised sheet A-0.0 which clarifies front concrete replacement and bark mulch put back at areas of plant removal.

SHEET A-1.0 EXISTING / DEMO PLAN:

See revised sheet A-1.0 which clarifies front concrete replacement, additional plant and sign removal near SE building corner and along south elevation, additional basement window repairs, asphalt patching near NW building corner, and plumbing demo clarification at pump house.

The floor of the pump house is a 3'x3'x4" isolated pad unattached to any stem wall that will need to be removed. The 6" x 24" stem walls were poured w/o footings or attachment to the existing foundation.

SHEET A-2.0 PROPOSED FLOOR PLAN:

See revised sheet A-2.0 which clarifies front concrete replacement, bark mulch put back at areas of plant removal, additional basement window repairs, and trim note around existing electrical service to remain at NE building corner.

SHEET A-2.1 & A-2.2 PROPOSED EXTERIOR ELEVATIONS:

See revised sheet A-2.1 and A-2.2 which clarifies location of several basement windows and stairs and door to basement not previously shown on elevations.

SHEET A-3.0 PROPOSED SCHEDULES AND DETAILS:

See revised sheet A-3.0 which clarifies basement window detail, main entry door frame and re lite above to be one hollow metal frame.

Electrical and HVAC Clarifications will be on Addendum No. 2 to be issued later this week.

END OF ADDENDUM NO. 1

ATTACHMENTS:

PRE BID SIGN IN SHEETS

CIVIL SHEETS C2.0 AND C3.0

ARCHITECTURAL SHEETS A-0.0, A-1.0, A-2.0, A-2.1, A-2.2, A-3.0

FERN RIDGE SCHOOL DISTRICT 28J
RFB for District Office Remodel

Tuesday July 12, 2016, 2:00 pm PDT
 Fern Ridge School District Administrative Office
 88834 Territorial Rd, Elmira, OR 97437

RECORD OF ATTENDANCE

Name	Representing	E-Mail	Phone
Cody Timmins	ABC-Construction	cody@gbcconstruct.com	541-752-0381
Ryan Thomas	Ryan Thomas Construction	ryan@rthomasconst.com	541-687-6918
Matt Knights	Matt Dorman Construction.com	Dorman Const.	541-953-1934

FERN RIDGE SCHOOL DISTRICT 28J
RFB for District Office Remodel

Tuesday July 12, 2016, 2:00 pm PDT
 Fern Ridge School District Administrative Office
 88834 Territorial Rd, Elmira, OR 97437

RECORD OF ATTENDANCE

Name	Representing	E-Mail	Phone
Alan Reynolds	McKenzie Commercial	areynolds@mccmail.biz	541-343-7143
PAUL BENTLEY	PLB ARCHITECTS	paul@paulbentleyarchitect.com	541-672-0273
ROB HARRISON	BIRNBAUM CONST. INC	ROB@BIRNBAUMCONSTRUCTION.COM	541-579-1002

FERN RIDGE SCHOOL DISTRICT 28J
RFB for District Office Remodel

Tuesday July 12, 2016, 2:00 pm PDT
 Fern Ridge School District Administrative Office
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RECORD OF ATTENDANCE

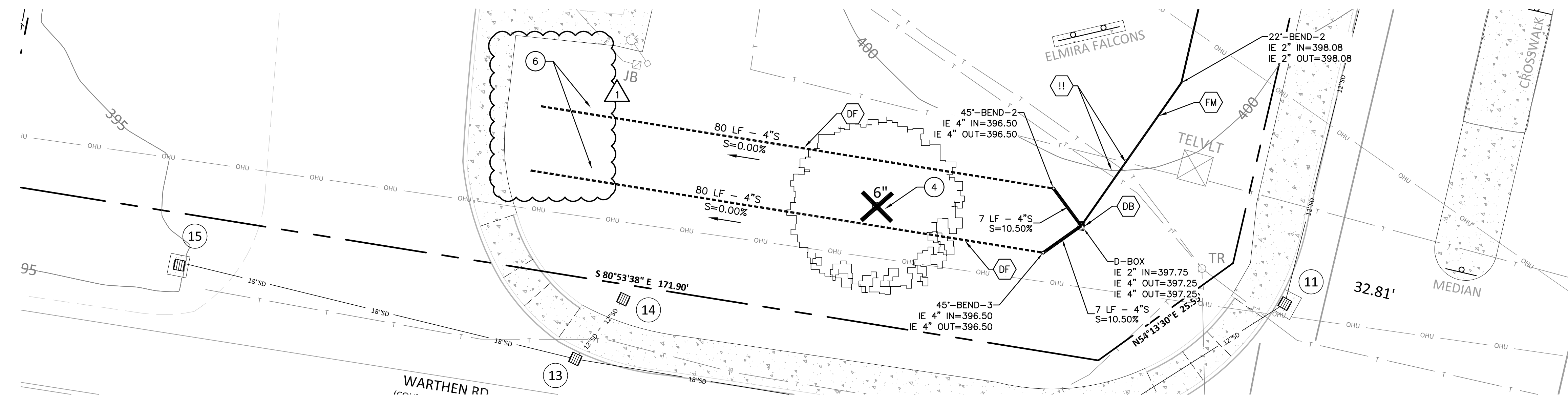
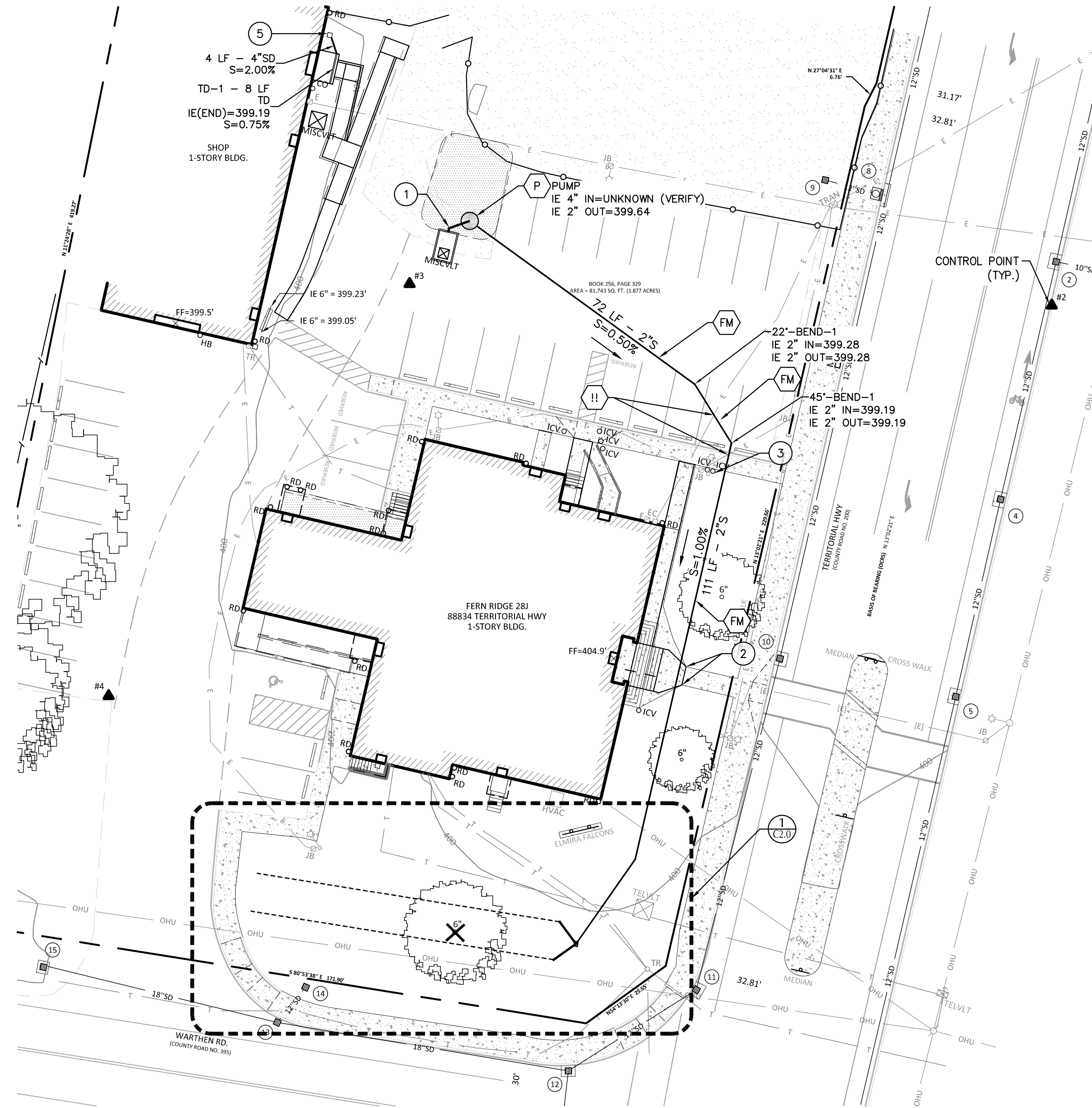
Name	Representing	E-Mail	Phone
Tyler Padlock	Essex GC	tyler.padlock@essexgc.com	541-342-4509
Wilbur Borge	ZG Construction	wilbur@zgconstruction.com	541 - 913 9789
Scott Conner	Reynolds Electric	scott@reynolds-electric.com	541-343-7297

PROJECT CONTROL:

STATION	DESCRIPTION	NORTHING	EASTING	ELEVATION
1	1-1/8" BRASS CAP "KPFF CONTROL"	116176.31	114603.61	396.49'
2	1-1/8" BRASS CAP "KPFF CONTROL"	116441.27	114715.50	402.33'
3	MAG NAIL W/ WASHER "KPFF CONTROL"	116446.86	114548.27	401.27'
4	MAG NAIL W/ WASHER "KPFF CONTROL"	116339.61	114469.90	398.83'

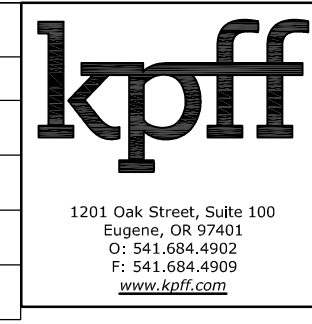
STRUCTURE TABLE

STRUCTURE ID	NORTHING	EASTING
22'-BEND-1	116420.78	114622.50
22'-BEND-2	116297.06	114607.01
45'-BEND-1	116405.39	114632.10
45'-BEND-2	116280.83	114587.36
45'-BEND-3	116270.95	114585.77
D-BOX	116275.08	114591.60



1 UTILITY DETAIL
SCALE: 1" = 10'

REVISIONS		
NO.	DESCRIPTION	DATE
1	ADDENDUM 1	7.19.2016



SHEET NOTES

- PIPE BEDDING AND BACKFILL FOR ALL UTILITIES SHALL BE DONE PER DETAIL 2/C4.0.
 - STRUCTURES LOCATIONS ARE BASED ON CENTER OF STRUCTURE.
 - CONTRACTOR SHALL PROTECT IRRIGATION SYSTEM AS REQUIRED. NOTIFY OWNER IF DAMAGED. OWNER WILL REPAIR.
- KEY NOTES**
- CONNECT TO EXISTING OUTLET. ELEVATION UNKNOWN. INSTALL NEW PIPING TO PROPOSED PUMP BASIN AT 2% MINIMUM SLOPE. REPORT EXACT LOCATION & ELEVATION TO KPFF.
 - PROTECT EXISTING IRRIGATION HEADS.
 - PROTECT EXISTING LIGHTPOLE AND ELECTRICAL BOX. FIELD ADJUST, FORCE MAIN TO AVOID FOOTING AND CONFLICTS.
 - REMOVE TREE.
 - CONNECT TO EXISTING CATCH BASIN. CLEAN OUT EXISTING CATCH BASIN. VERIFY ELEVATION, OUTLET PIPE SIZE, AND SUMP. REPORT THE ABOVE TO KPFF.
 - UPON COMPLETION, RE-GRADE FINISHED GRADE TO MATCH EXISTING AND RE-SEED LAWN TO MATCH EXISTING.

UTILITY LABEL LEGEND

STRUCTURE LABEL

UTILITY TYPE (SD=STORM DRAINAGE, S=SANITARY SEWER, W=WATER, FP=FIRE PROTECTION)
 STRUCTURE TYPE CALLOUT
 ID NUMBER (WHERE APPLICABLE)
 XX XX-XX ← LOCATION (WHERE APPLICABLE)
 X+XX.X RT X.X'
 RIM=
 IE IN = XX.X ← STRUCTURE INFO (WHERE APPLICABLE)
 IE OUT = XX.X

PIPE LABEL

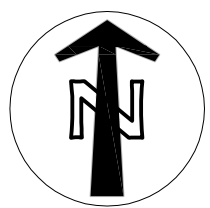
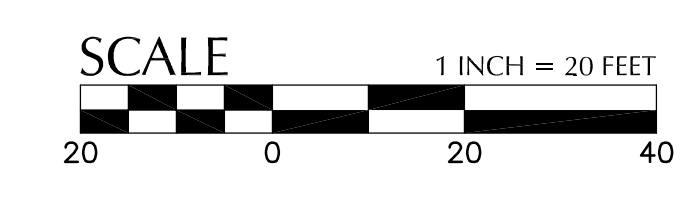
UTILITY LENGTH
 UTILITY SIZE
 UTILITY TYPE
 XXLF - XX" XX
 S=X.XX%
 ← SLOPE (WHERE APPLICABLE)

STRUCTURE TYPE

CALLOUT	DESCRIPTION	DETAIL REF.
BEND	BEND, USE FITTING IF APPLICABLE	
CONN	CONNECTION	
PUMP	PUMP BASIN, BY ORENCO	3 (C4.0)
TD	TRENCH DRAIN	
TEE	TEE CONNECTION	
WYE	WYE CONNECTION	

SHEET LEGEND

- DB DISTRIBUTION BOX (C4.0)
- INSTALL ORENCO EASYPAC PUMP PACKAGE OR APPROVED EQUAL IN 30" ORENCO PUMP BASIN. PROVIDE ELECTRICAL SERVICE TO BASIN & CONNECTION TO CONTROL PANEL. COORDINATE LOCATION OF CONTROL PANEL WITH SCHOOL DISTRICT (CONTACT: JEFF THIESSEN). PACKAGE TO INCLUDE MVP CONTROL PANEL, DUPLEX 50 GPM PUMPS, AND TIMED-DOSING FLOAT SYSTEM.
- UTILITY CROSSING. EXACT LOCATION & DEPTH OF EXISTING UTILITY UNKNOWN. POTHOLE PRIOR TO CONSTRUCTION AND PROVIDE LOCATION & DEPTH INFORMATION TO KPFF. PROVIDE 12" MIN. CLEARANCE, U.N.O.
- FM FORCE MAIN. INSTALL PIPING FROM PUMP OUTLET TO DISTRIBUTION BOX WITHOUT HIGH POINTS OR LOW POINTS.
- DF EQUAL DISTRIBUTION DRAIN FIELD PIPING & TRENCH. INSTALL PER OAR 340-71&73 (C4.0)

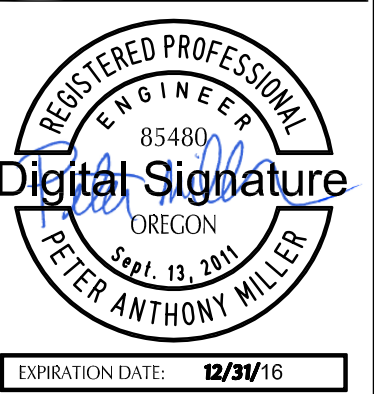


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PAUL L BENTLEY ARCHITECT A.I.A. P.C.

AN EXTERIOR REMODEL/UPGRADE FOR THE DISTRICT OFFICE BUILDING AT:

FERN RIDGE SCHOOL DISTRICT
 88834 TERRITORIAL HWY.
 ELMIRA, OREGON



DRAWN BY:	AB
CHECKED BY:	PM
DATE:	7-5-16
TITLE:	UTILITY PLAN
SCALE:	N.T.S.

SHEET NO:
C2.0
 2 OF 4

File: O:\p\2014\314819-Fern-Ridge-Schools-DISTRICT\CAD\PL01\4819D-02UT.dwg TAB: C2.0
 Plotted: 7/14/16 at 9:29am By: abackus

REVISIONS		
NO.	DESCRIPTION	DATE
1	ADDENDUM 1	7.18.2016

kpff
 1201 Oak Street, Suite 100
 Eugene, OR 97401
 ☎ 541.684.4902
 F 541.684.4909
 www.kpff.com



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PAUL L BENTLEY Architect A.I.A. P.C.

SHEET NOTES

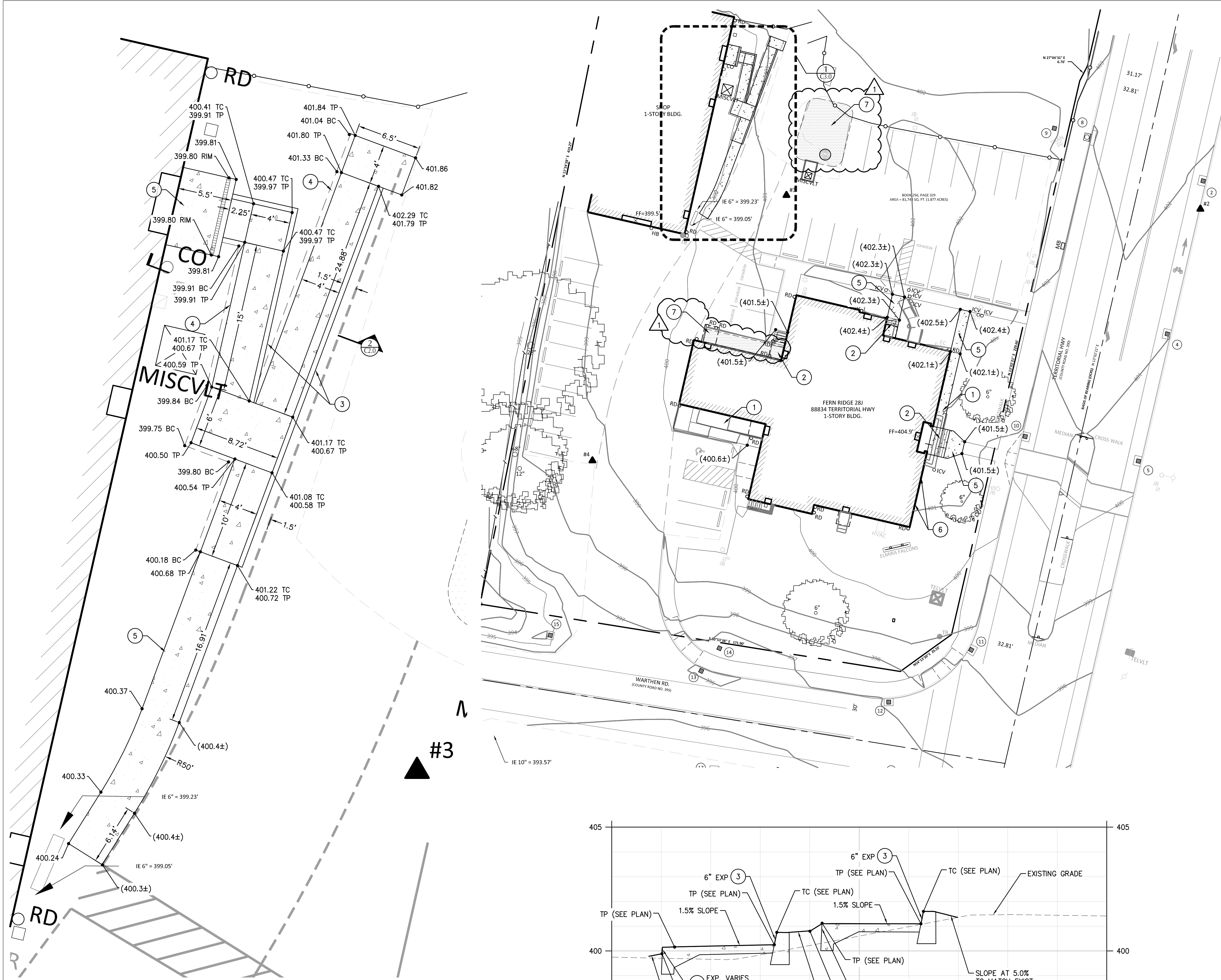
- SEE ARCHITECTURAL PLANS FOR DEMOLITION PAVING LAYOUT, STAIRS, AND RAMPS AROUND THE BUILDING.
- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
- ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER DETAIL X/C4.X.
- SLOPES PROVIDED ON SLOPE ARROW ARE FOR REFERENCE ONLY.
- LANDINGS ON ACCESSIBLE ROUTES SHALL NOT EXCEED 2% IN ANY DIRECTION.
- ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG).
- ALL ACCESSIBLE WALKWAYS ARE DESIGNED TO NOT REQUIRE HANDRAILS. THEREFORE, RAMPS WITH SLOPES STEEPER THAN 5.0% AND LESS THAN 8.33% SHALL NOT EXCEED 0.5' RISE OR 6.0' LENGTH.

KEY NOTES

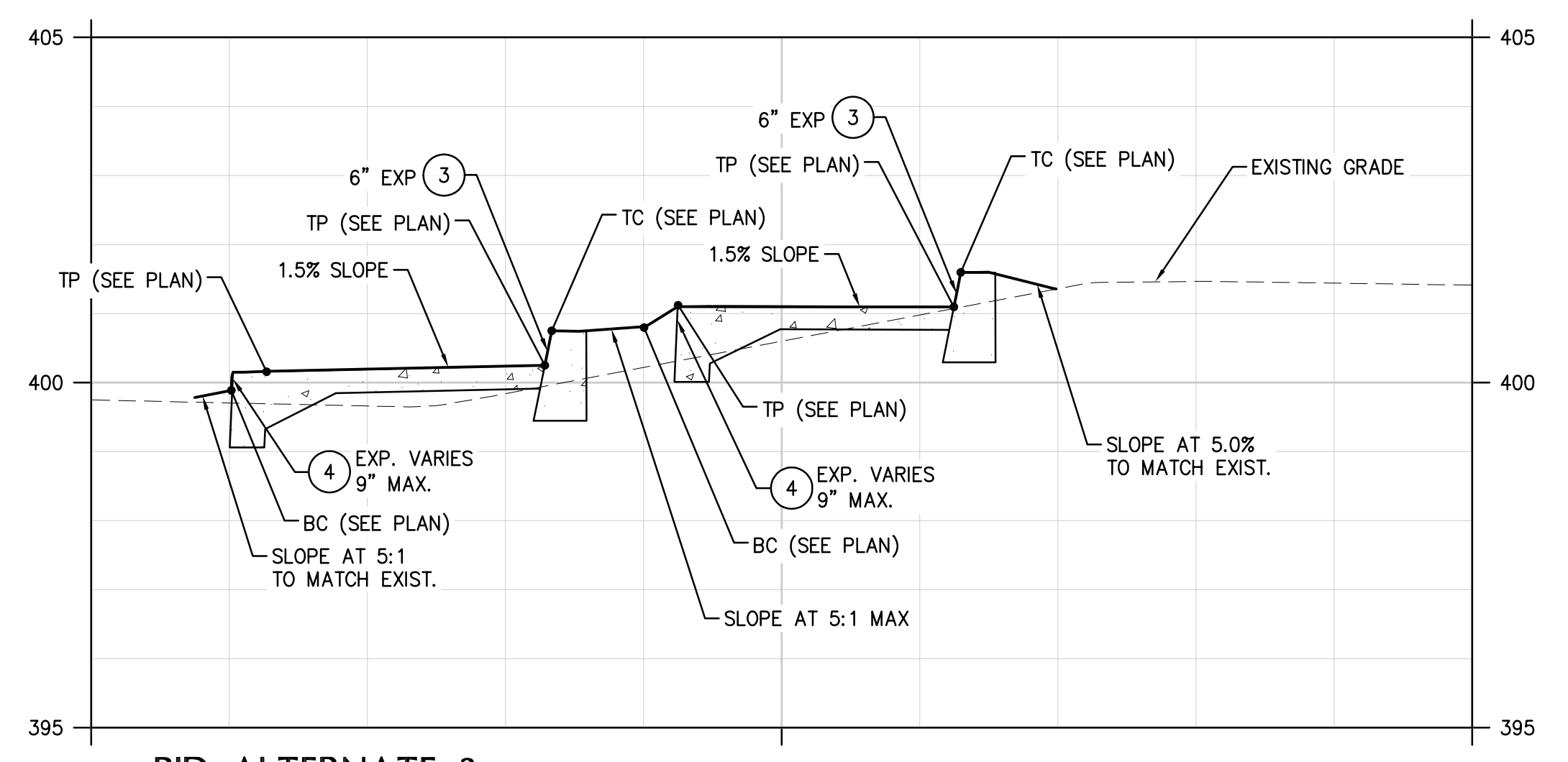
- RAMP. SEE ARCHITECTURAL.
- STAIRS. SEE ARCHITECTURAL.
- SIDEWALK WITH CURB (C4.0)
- SIDEWALK WITH THICKENED EDGE (C4.0)
- CONCRETE SIDEWALK (C4.0)
- WINDOW WELL (C4.0)
- PATCH ASPHALT TO MATCH EXISTING. (C4.0)

CALLOUT LEGEND

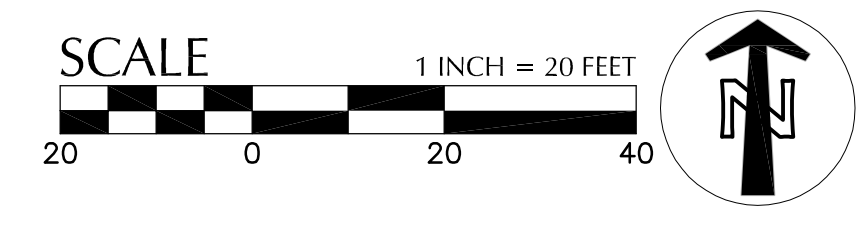
CALLOUT	DESCRIPTION
X.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)
()	SPOT ELEVATION, SHOWN IN () INDICATES EX. ELEV. TO MATCH DESCRIPTION LISTED BELOW. -NO DESCRIPTION MEANS TP OR TG
XX.XX	XX BOTTOM OF CURB
BC	BS BOTTOM OF STEP
BS	BW BOTTOM OF WALL
BW	EG EXISTING GRADE
EG	FF FINISHED FLOOR
FF	RIM RIM OF STRUCTURE
RIM	TC TOP OF CURB
TC	TG TOP OF GROUND
TG	TP TOP OF PAVEMENT
TP	TW TOP WALL
TW	
XXX.XX	WALKWAY CROSS-SLOPE 2% MAX. AT LANDINGS AWAY FROM ELEVATION CALLOUT IN ANY DIRECTION (UNO)
	CONCRETE SIDEWALK
	WALKWAY



BID ALTERNATE 3 GRADING DETAIL
 SCALE: 1" = 5'

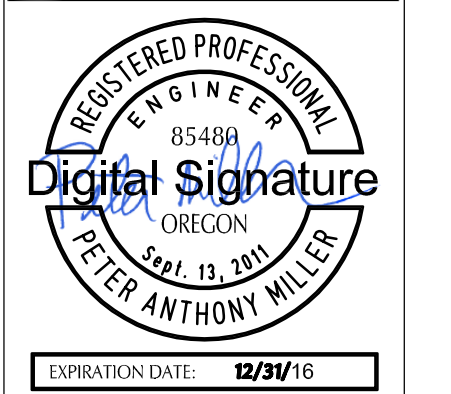


BID ALTERNATE 3 TYPICAL SECTION & GRADING LEGEND
 SCALE: HORZ: 1" = 2'
 VERT: 1" = 2'



AN EXTERIOR REMODEL/UPGRADE FOR THE DISTRICT OFFICE BUILDING AT:

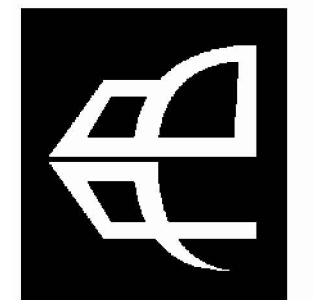
FERN RIDGE SCHOOL DISTRICT
 88834 TERRITORIAL HWY.
 ELMIRA, OREGON



DRAWN BY:	AB
CHECKED BY:	PM
DATE:	7-5-16
TITLE:	SITE LAYOUT & GRADING PLAN
SCALE:	N.T.S.

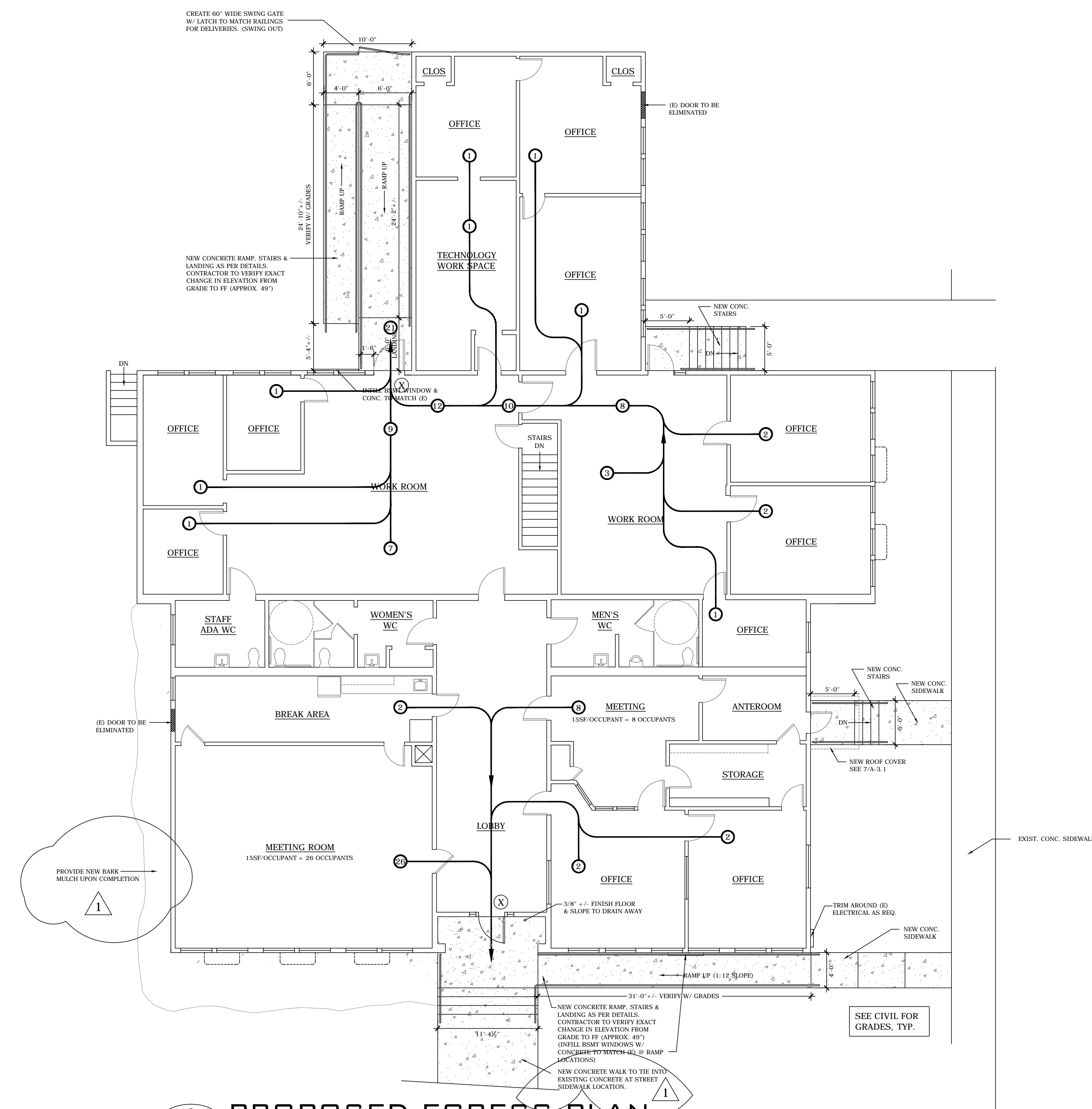
SHEET NO:
C3.0
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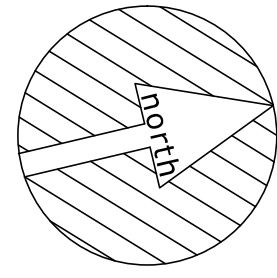


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1 PROPOSED EGRESS PLAN
 A-0.0 ALL DIMENSIONS +/- FIELD VERIFY 1/8" = 1'-0"

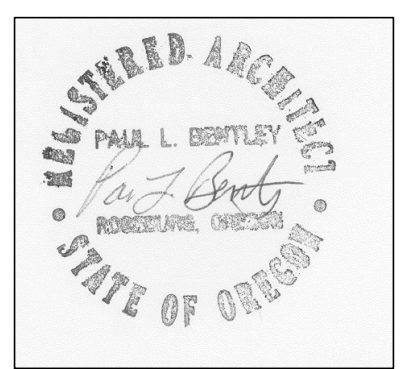


CODE INFORMATION	
CODE: 2003 IBC/2004 OSSC	
OCCUPANCY:	B (NO CHANGE)
CONSTRUCTION TYPE:	V-B (NO CHANGE) NON-SPRINKLED
ALLOWABLE SF	9,000 S.F.
ACTUAL SF	6,000 S.F. (NO CHANGE)
MAXIMUM OCCUPANCY:	59 PERSONS (NO CHANGE)
PLUMBING FIXTURES REQ.	2
PLUMBING FIXTURES PROVIDED	5 (NO CHANGE)
TOTAL EXITS PROVIDED	2
TOTAL EXITS REQUIRED	2 (REDUCING NO. OF EXIT DOORS BY 1 & IMPROVING ADA ACCESS/EXITING)
MAX EXIT DISTANCE	200 FT
ACTUAL EXIT DISTANCE	60 FT

LEGEND	
	DIRECTION OF EGRESS
	MAXIMUM OCCUPANCY
	EXIT LIGHTS
	F.E. FIRE EXTINGUISHER PROVIDED & INSTALLED B.O.

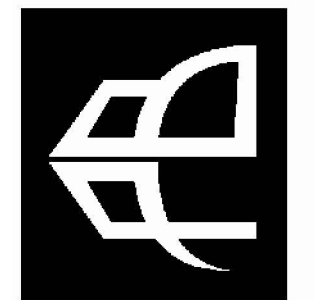
1 ADDENDUM #1

AN EXTERIOR REMODEL/UPGRADE FOR THE DISTRICT OFFICE BUILDING AT:
FERN RIDGE SCHOOL DISTRICT
 88834 TERRITORIAL HWY. ELMIRA, OREGON



DRAWN BY: CMHII
 CHECKED BY: PLB
 DATE: 7-5-16
 TITLE: PROPOSED EGRESS PLAN
 SCALE: 1/8" = 1'-0"

SHEET NO:
A-0.0
 OF 22

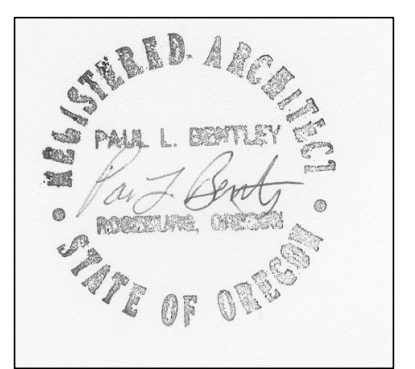


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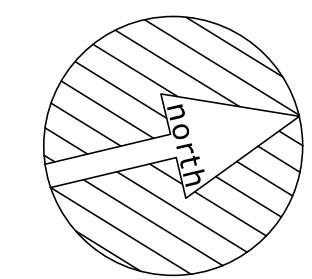
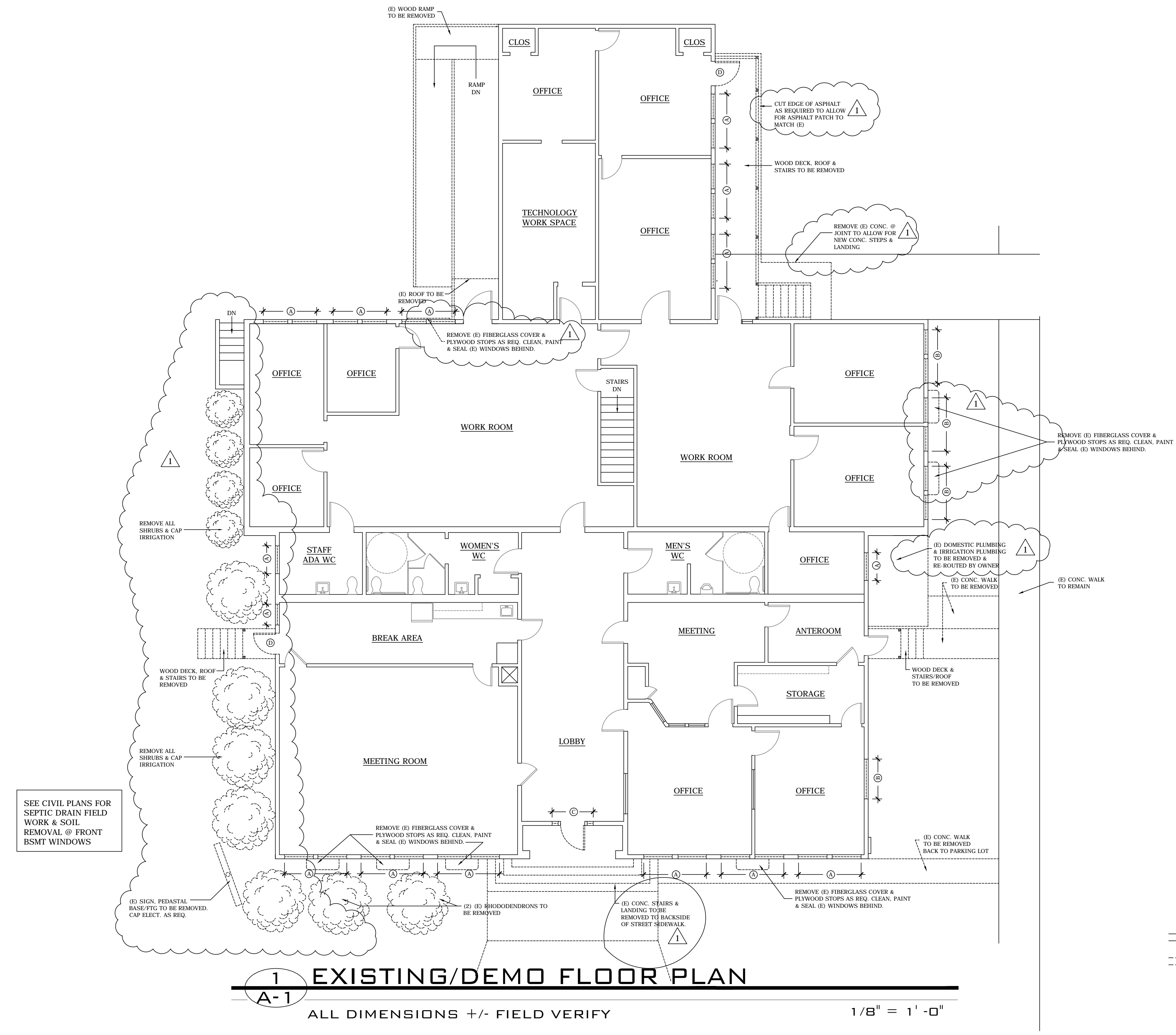
1 ADDENDUM #1

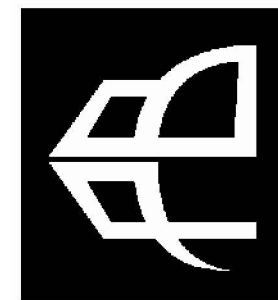
AN EXTERIOR REMODEL/UPGRADE FOR THE
 DISTRICT OFFICE BUILDING AT:
FERN RIDGE SCHOOL DISTRICT
 ELMIRA, OREGON
 88834 TERRITORIAL HWY.



DRAWN BY: CMHII
CHECKED BY: PLB
DATE: 7-5-16
TITLE: FLOOR PLAN
SCALE: 1/8" = 1'-0"

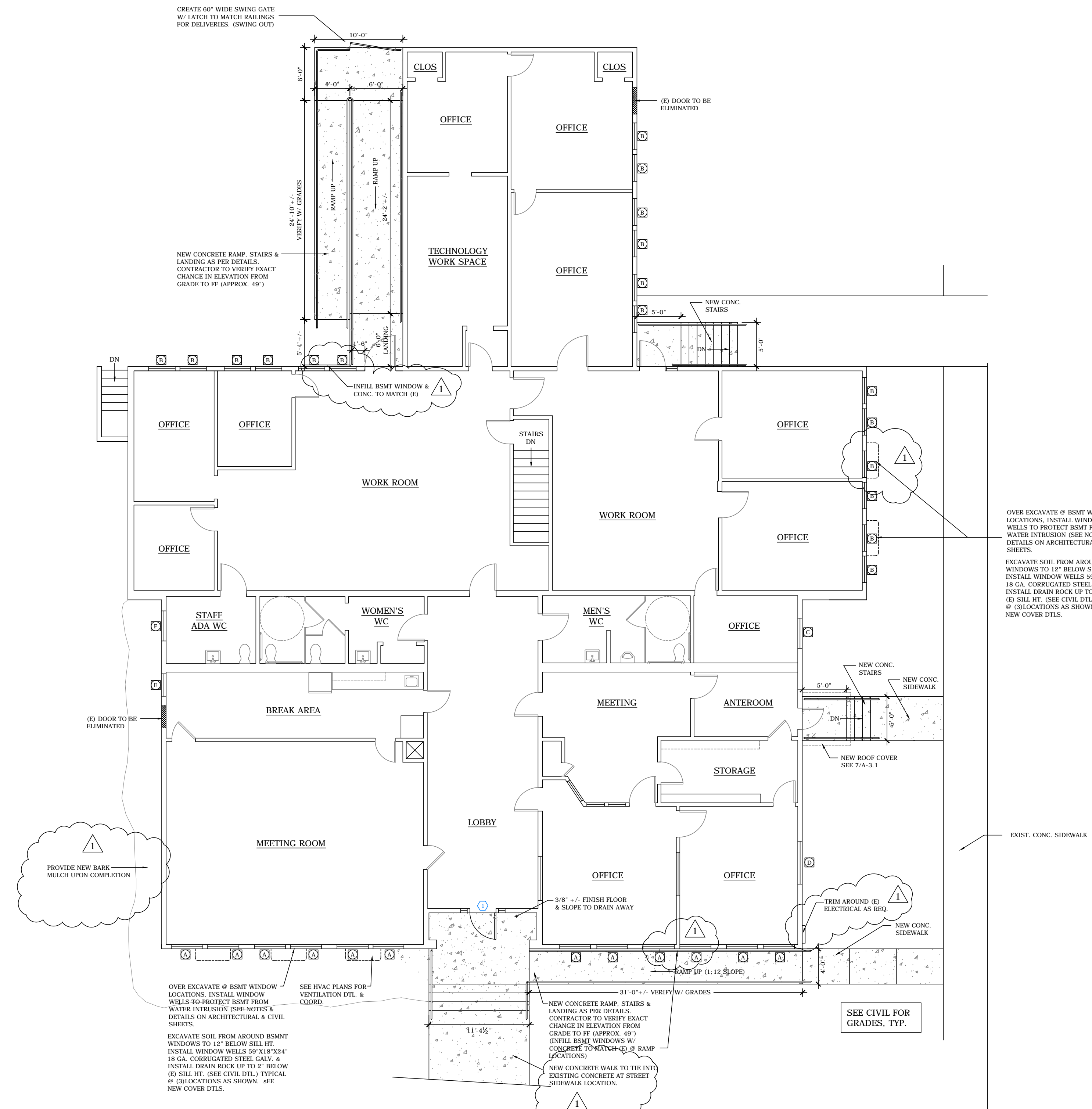
SHEET NO:
A-1.0
 OF 22





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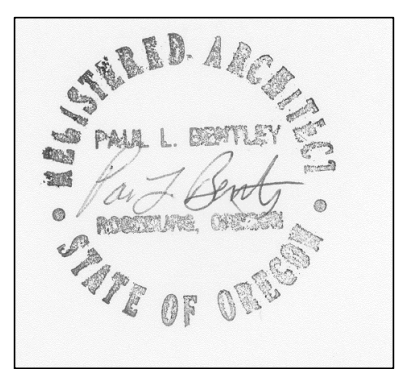
PAUL L BENTLEY Architect A.I.A. P.C.



1 PROPOSED FLOOR PLAN
 A-2.0 ALL DIMENSIONS +/- FIELD VERIFY 1/8" = 1'-0"

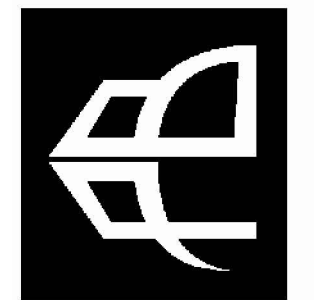
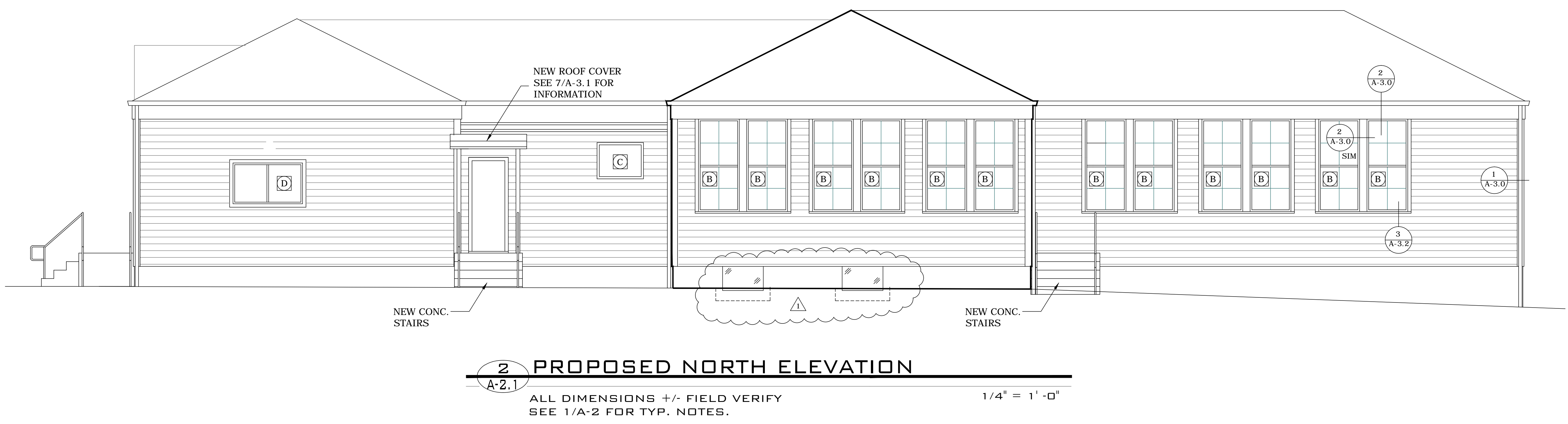
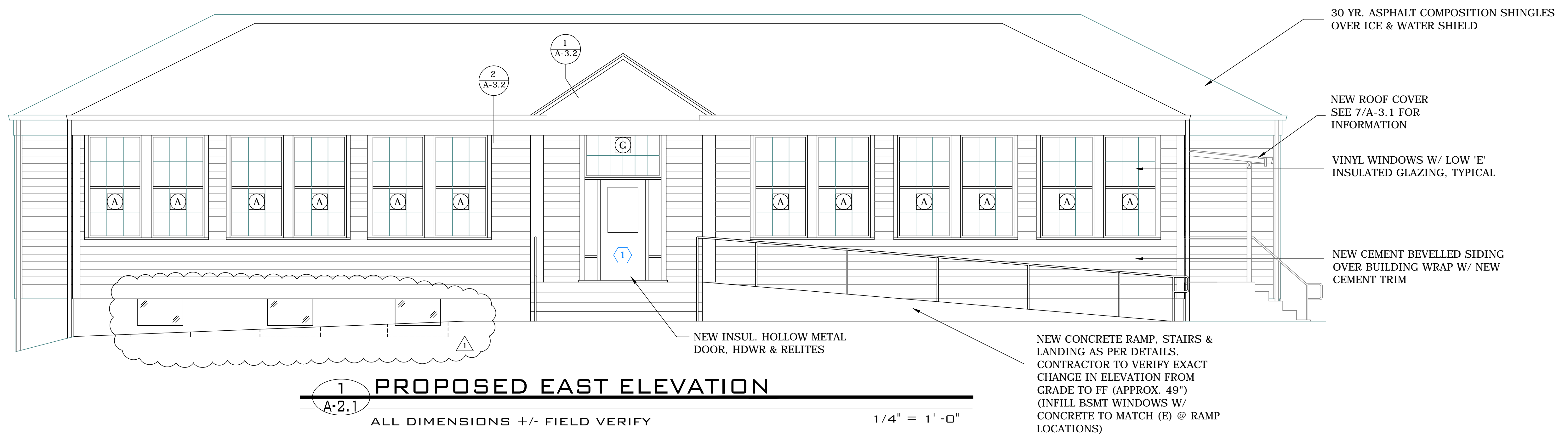
1 ADDENDUM #1

AN EXTERIOR REMODEL/UPGRADE FOR THE DISTRICT OFFICE BUILDING AT:
FERN RIDGE SCHOOL DISTRICT
 88834 TERRITORIAL HWY. ELMIRA, OREGON



DRAWN BY:	CMHII
CHECKED BY:	PLB
DATE:	7-5-16
TITLE:	PROPOSED FLOOR PLAN
SCALE:	1/8" = 1'-0"

SHEET NO:	A-2.0
	OF 22

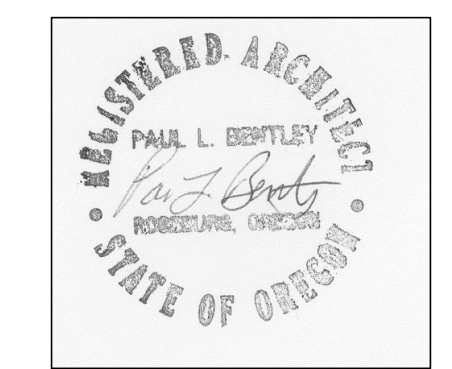


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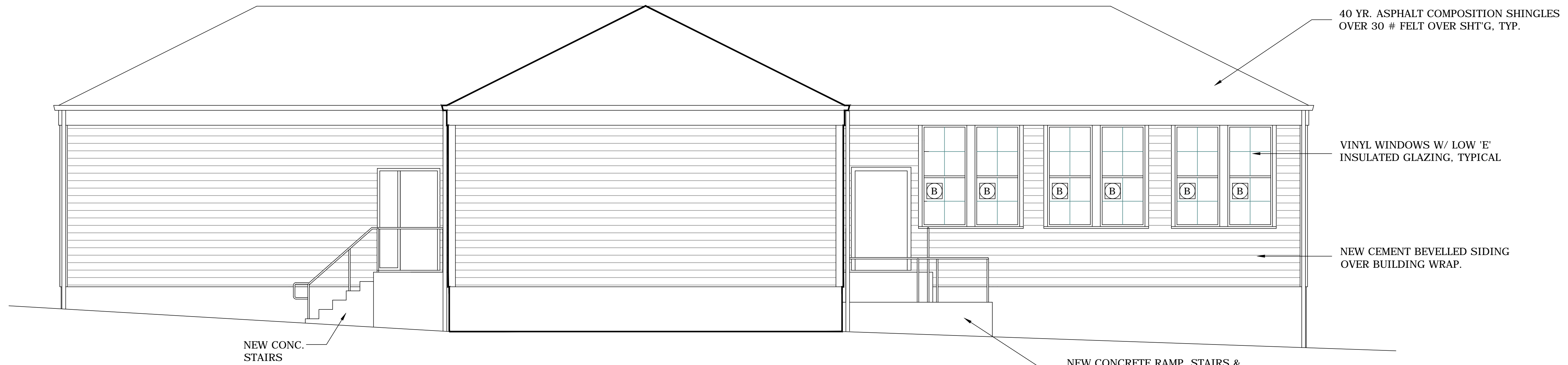
ADDENDUM #1

AN EXTERIOR REMODEL/UPGRADE FOR THE DISTRICT OFFICE BUILDING AT:
FERN RIDGE SCHOOL DISTRICT
ELMIRA, OREGON
88834 TERRITORIAL HWY.

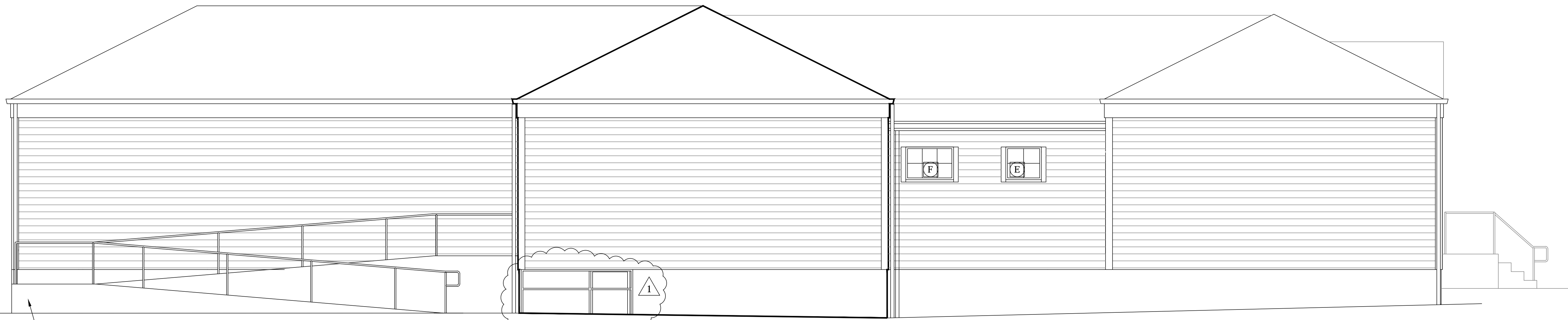


DRAWN BY:	CMHII
CHECKED BY:	PLB
DATE:	7-5-16
TITLE:	PROPOSED ELEVATIONS
SCALE:	1/4" = 1'-0"

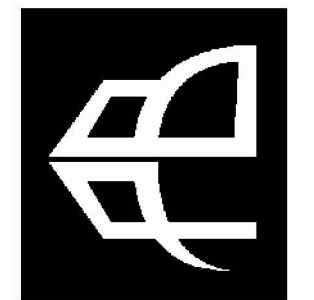
SHEET NO:
A-2.1
OF 22



1 PROPOSED WEST ELEVATION
 A-2.2 ALL DIMENSIONS +/- FIELD VERIFY SEE 1/A-2 FOR TYP. NOTES. 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
 A-2.2 ALL DIMENSIONS +/- FIELD VERIFY SEE 1/A-2 FOR TYP. NOTES. 1/4" = 1'-0"

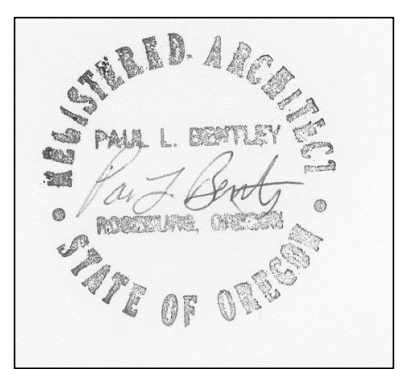


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1 ADDENDUM #1

AN EXTERIOR REMODEL/UPGRADE FOR THE DISTRICT OFFICE BUILDING AT:
FERN RIDGE SCHOOL DISTRICT
 88834 TERRITORIAL HWY. ELMIRA, OREGON

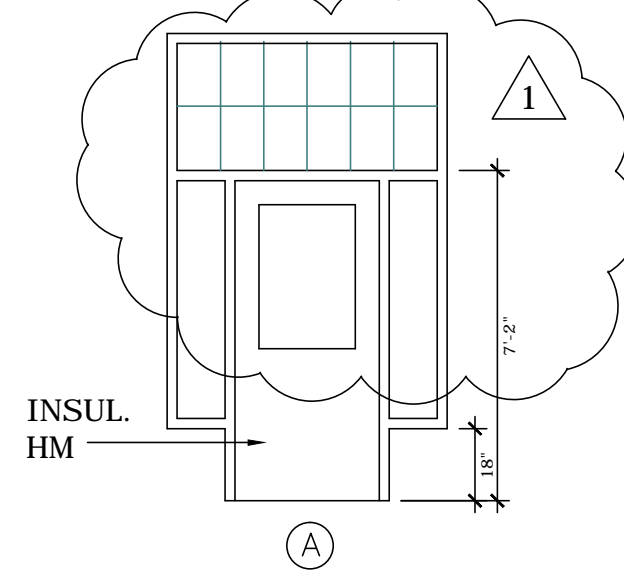


DRAWN BY:	CMHII
CHECKED BY:	PLB
DATE:	7-5-16
TITLE:	PROPOSED ELEVATIONS
SCALE:	1/4" = 1'-0"

SHEET NO:
A-2.2
 OF 22

DOOR SCHEDULE											
DOOR #	DOOR SIZE	TYPE	CONSTRUCTION	MATERIAL FINISH	GLASS	RATING	HARDWARE GROUP	FRAME MATERIAL	FRAME FINISH	DETAILS ON	NOTES
1	3'-0" X 7'-0"	A	M	P	SI	-	20	M	P	4&5/A-3.0	

PROVIDE CONDUIT & BOX @ DOOR #1 FOR FUTURE KEY CARD ACCESS

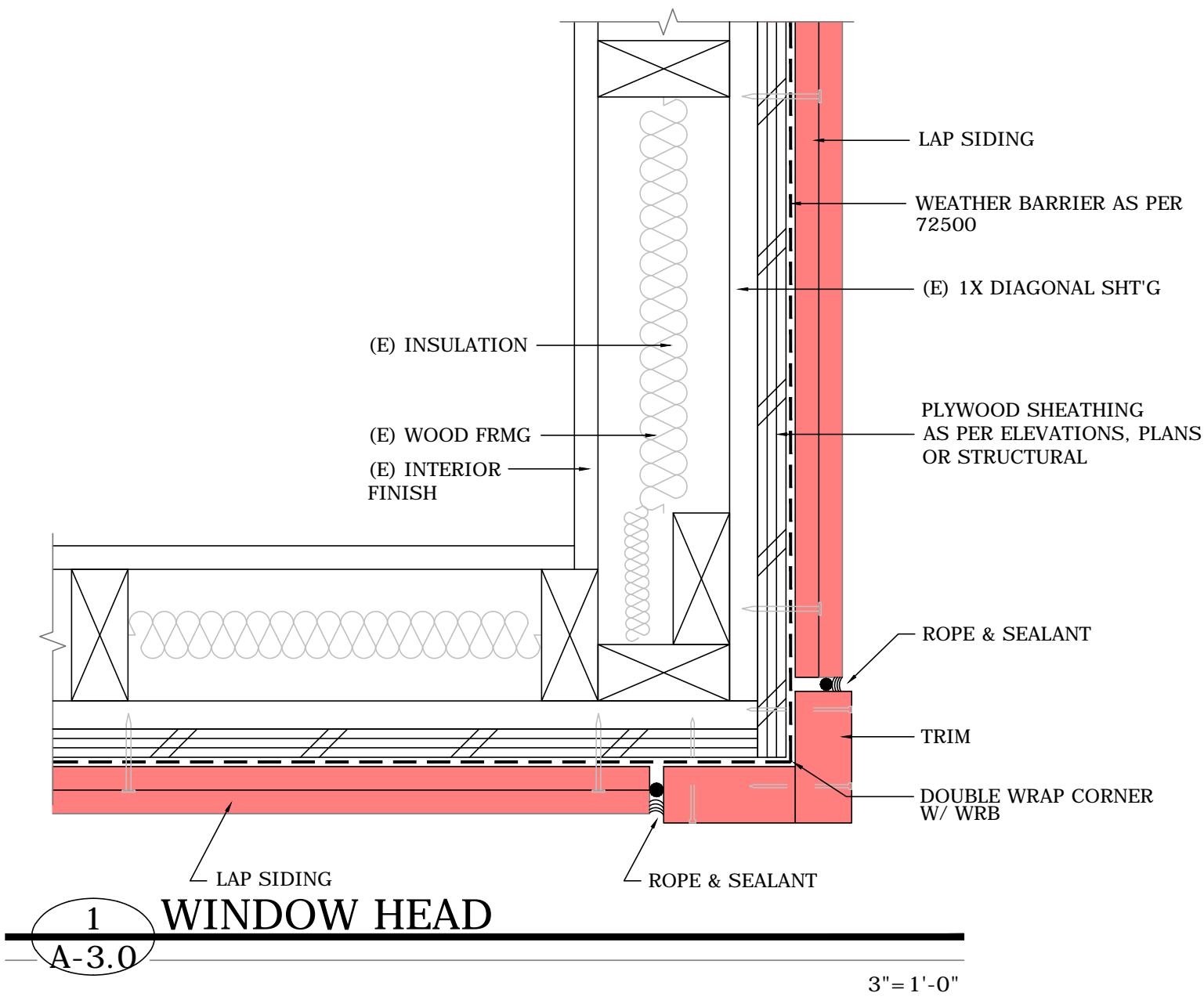


DOOR TYPES

CONSTRUCTION
W = SOLID CORE WOOD
M = HOLLOW METAL
F = FACTORY

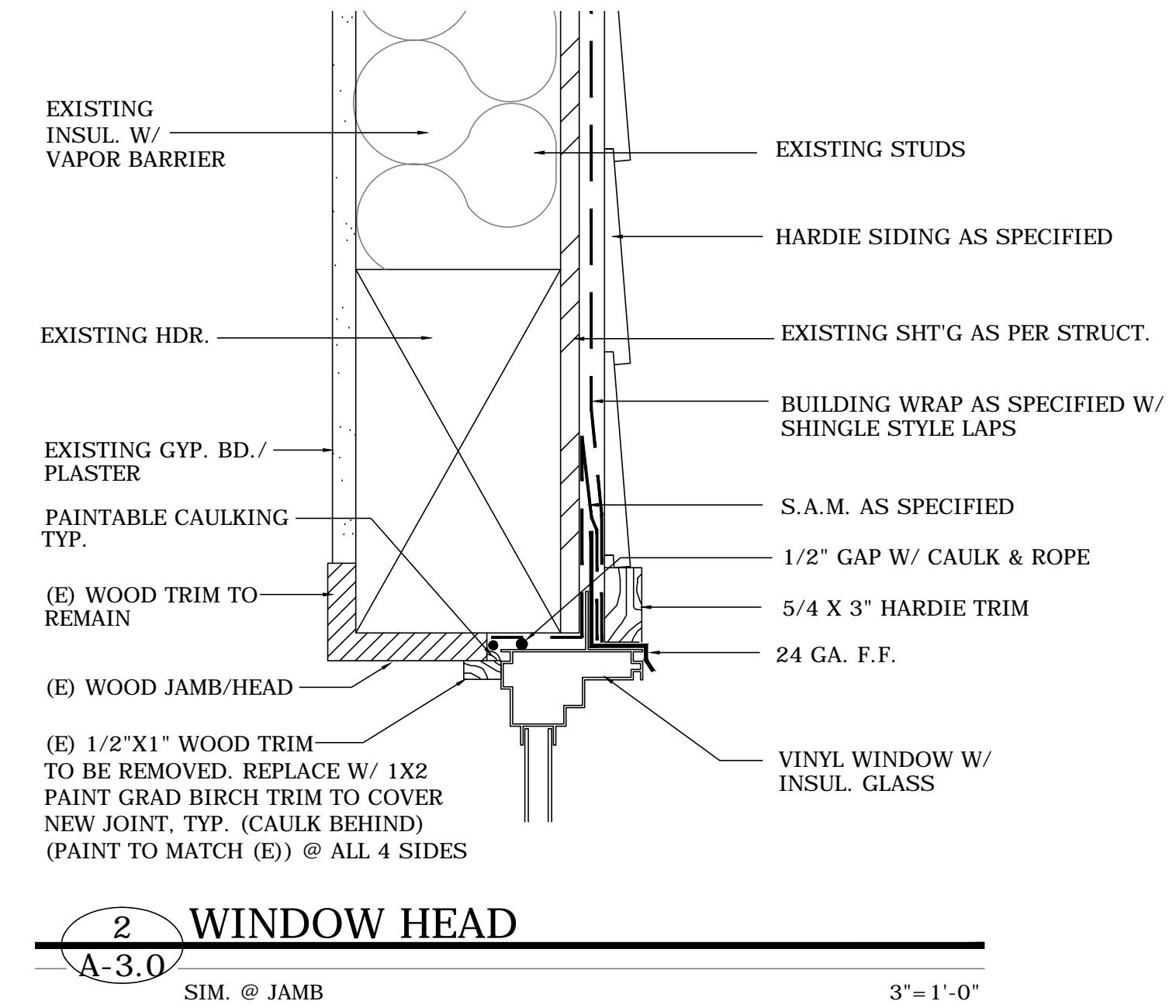
GLASS
SI = SAFETY

MATERIAL FINISH
S = STAIN & VARNISH
P = PAINTED
F = FACTORY



1 WINDOW HEAD
A-3.0

3"=1'-0"



2 WINDOW HEAD
A-3.0

SIM. @ JAMB

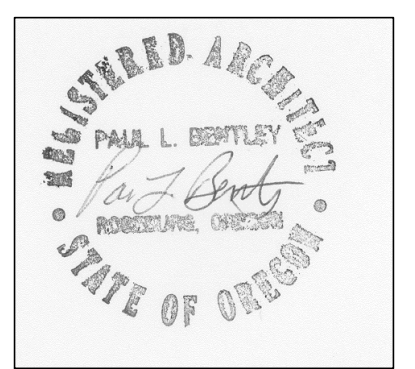
3"=1'-0"

WINDOW SCHEDULE							
UNIT	SIZE	MATERIAL	OPERATION	DESCRIPTION	MANUFACTURER	COLOR	DETAILS
A	3'-6" W X 6'-10" H	VINYL	FX	SINGLE SQUARE UNIT	MILGUARD CLASSIC VINYL SERIES W/ SHADOW STYLE DIVIDERS	TAN	2 & 3/A-3.0
B	3'-0" W X 6'-10" H						
C	3'-0" W X 2'-6" H						
D	5'-0" W X 3'-0" H						
E	2'-6" W X 2'-6" H						
F	3'-6" W X 2'-6" H						
G	5'-0" W X 3'-0" H			1" INSUL. GLAZING TO MATCH VINYL WINDOWS W/ GRIDS PLACED IN H.M. FRAME W/ STL STOPS			

- SAFETY GLAZING WHERE REQUIRED BY CODE AND/OR NOTED.
- ANY INT. TRIM TO REMAIN AFFECTED BY NEW WORK SHALL BE PAINTED W/ 2 CTS. SG. ENAMEL.

1 ADDENDUM #1

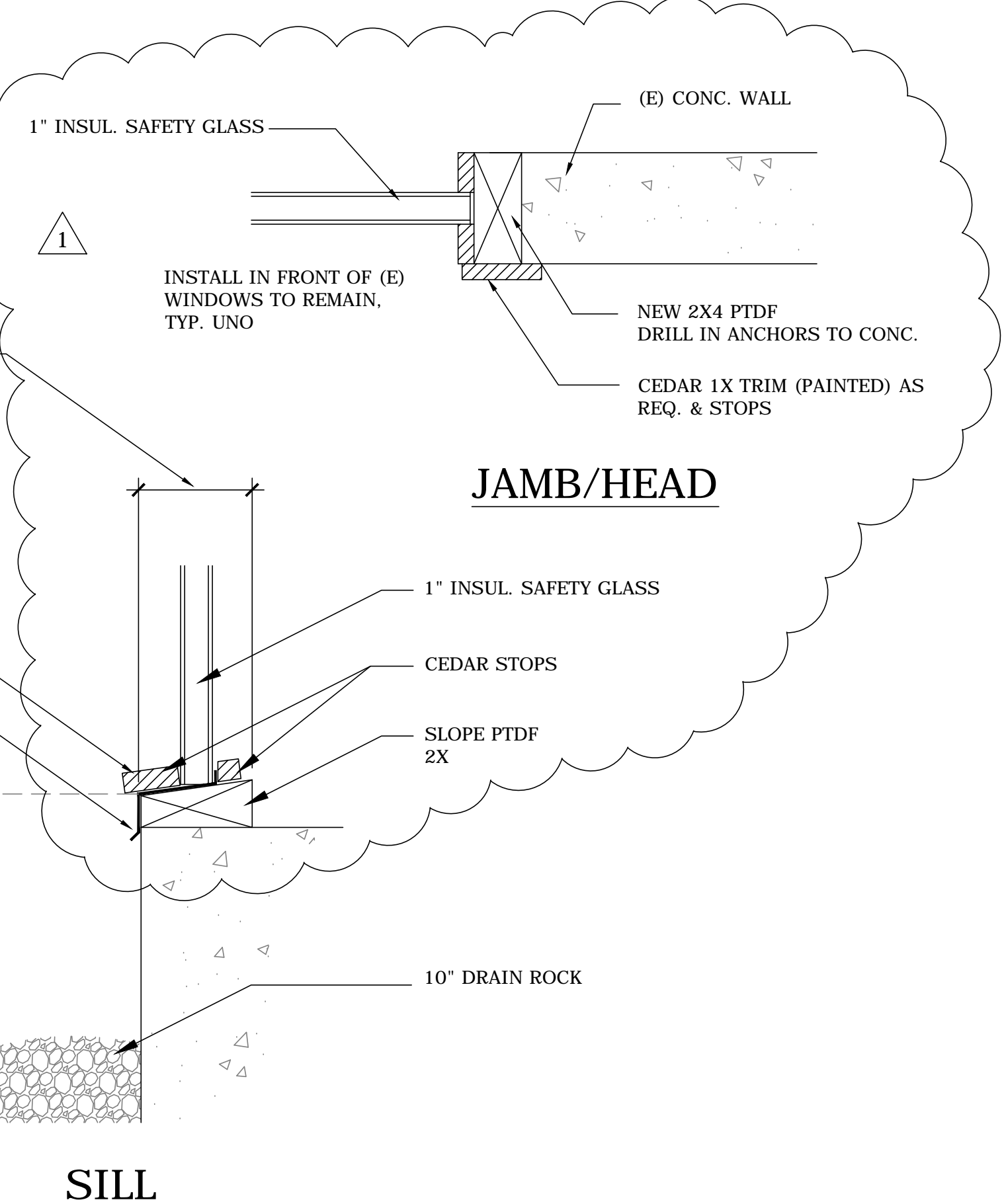
AN EXTERIOR REMODEL/UPGRADE FOR THE DISTRICT OFFICE BUILDING AT:
FERN RIDGE SCHOOL DISTRICT
ELMIRA, OREGON
88834 TERRITORIAL HWY.



DRAWN BY: CMHII
CHECKED BY: PLB
DATE: 7-5-16
TITLE: SCHEDULES
SCALE: SEE EACH

SHEET NO:
A-3.0
OF 22

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JAMB/HEAD

SILL

APPROX. 3-1/2" BACK TO ACTUAL (E) WINDOW FRAME TO REMAIN (REMOVE (E) PLEXI-GLASS COVER & PLYWOOD STOPS AS REQUIRED)

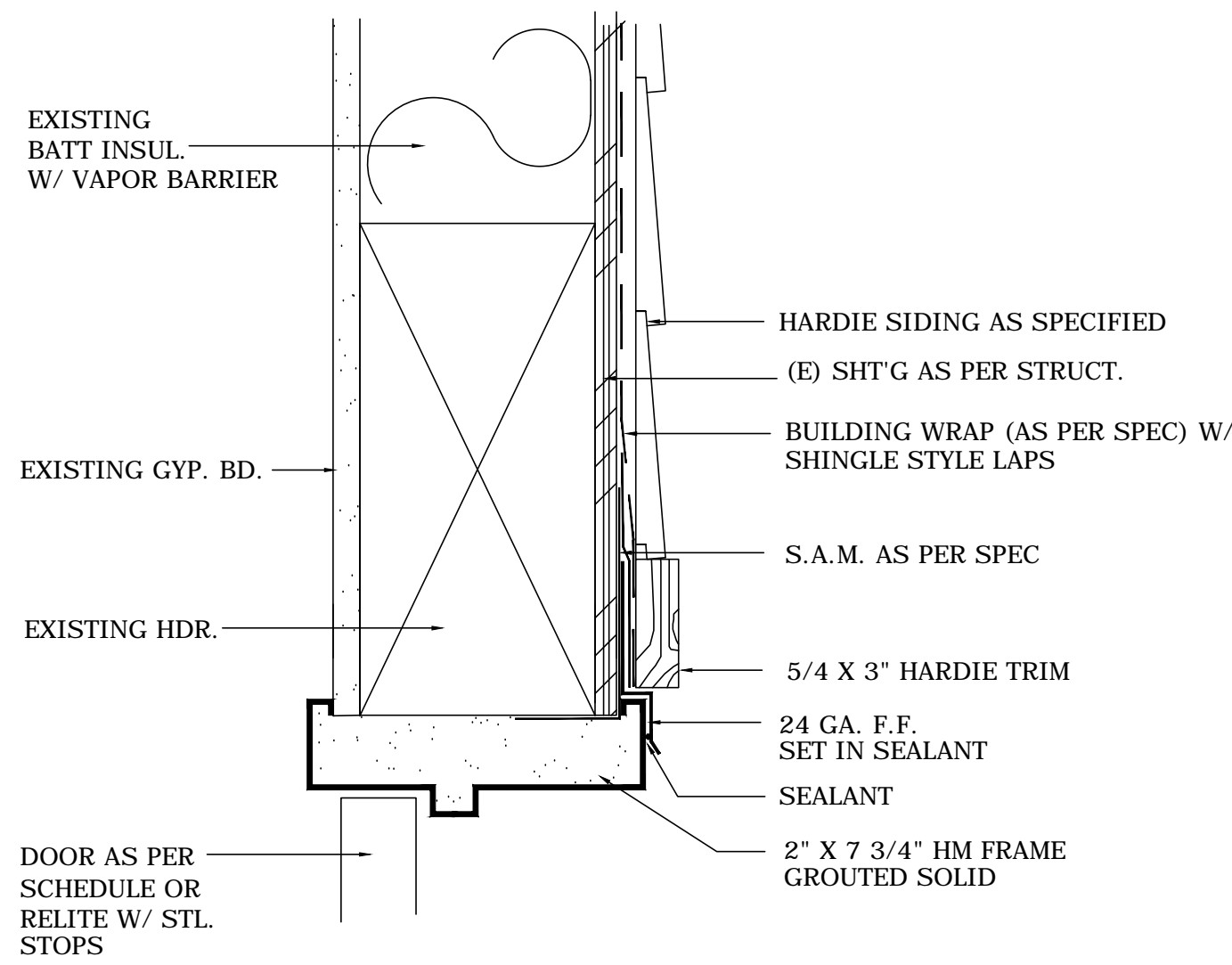
1X CEDAR SILL SLOPED & PAINTED

22 GA. FF. FLASHING SET IN SEALANT & TURNED UP @ INT. STOP

WINDOW WELL AS SPECIFIED

6 BASEMENT WINDOWS @ WEST ELEVATION
A-3.0

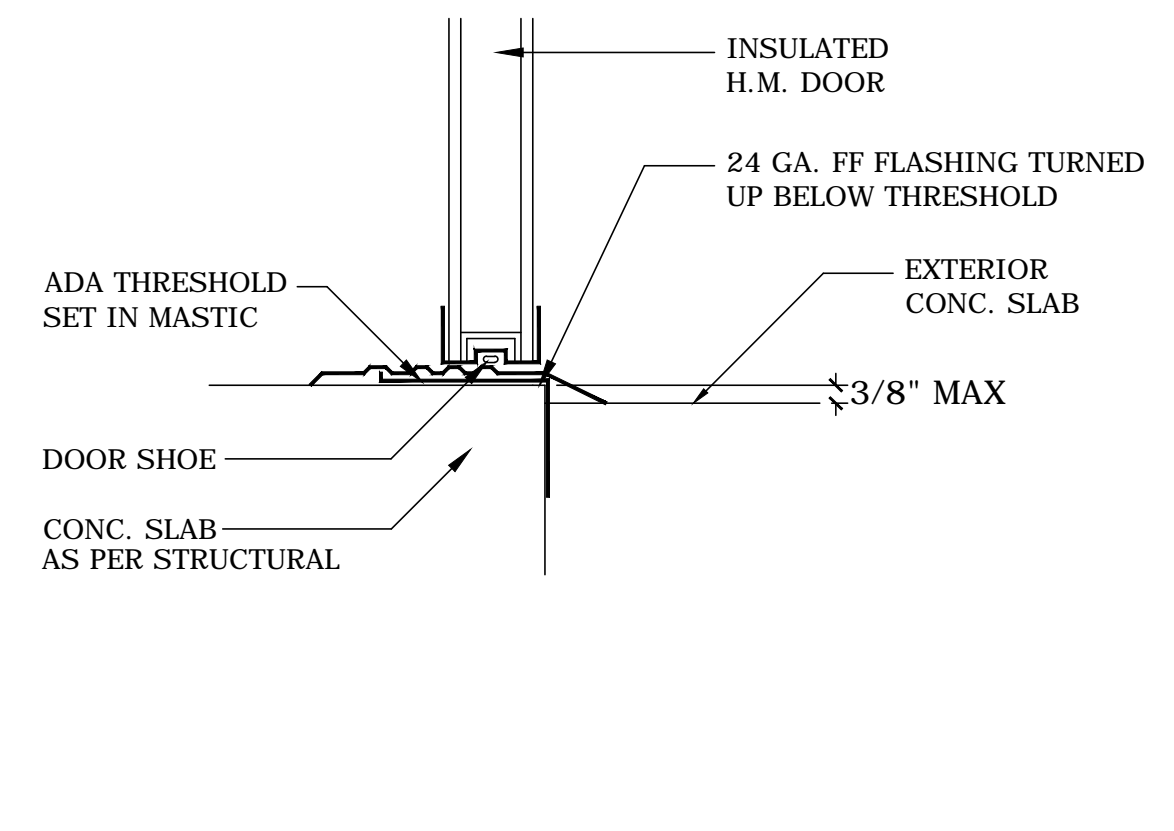
3"=1'-0"



4 H.M. DOOR HEAD
A-3.0

SIM. @ JAMB

3"=1'-0"



5 H.M. DOOR SILL
A-3.0

SIM. @ JAMB

3"=1'-0"