



DEPARTMENT OF PUBLIC SERVICE  
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October 16, 2024

**ADDENDUM No. 6**  
**STREET DEPARTMENT GARAGE FACILITY - 2024**

**City of Oregon**  
**Department of Public Service**

**BIDS TO BE OPENED: Tuesday, October 22, 2024 at 10:00 A.M.**

Plan holders of the City of Oregon’s Street Department Garage Facility – 2024 are hereby notified of the following amendments to the Contract Documents. The following additions, alterations, deletions and/or clarifications shall be part of the Base Bid as much as if they were originally included in the Contract Documents. This Addendum No. 6 is hereby made a part of the Contract Documents.

**TO ALL BIDDERS:** This addendum supplements and amends the original drawings and project manual and shall be taken into account in preparing proposals and shall become a part of the contract document. This addendum must be received for on the proposal form.

**NOTE:** Addenda are emailed only to official plan holders who obtained plans and specifications from the Newfax Corporation, Inc., who is responsible for distribution of said plans and specifications. Each Prime Contractor is responsible for notifying subcontractors of any addenda issued.

**CONTRACT CHANGES**

**1) INFORMATION TO BIDDERS - Project Estimated Cost – Revised**

- Replace original item 22 of INFORMATION TO BIDDERS with the following:
  - 22. The Contract will be awarded to the lowest, responsive, responsible and best bidder. Best bidder will be determined by the Best Bid Criteria as defined by Chapter 180 of the Oregon Municipal Code.

The Contract may not be awarded if the price of the Contract is in excess of **20%** of the project-estimated cost. The estimated project costs are as follows:

PROJECT BASE BID (ALL TRADES)	=	<b>\$1,950,500.00</b>
Maintenance Garage with a Mezzanine Area	=	
<i>Allowance #1 Item #2 - Air Compressor</i>	=	<i>\$9,500.00</i>
<i>Allowance #2 Item #72 - 2-Post Lift</i>	=	<i>\$25,000.00</i>
<i>Allowance #3 Item #74 - 4-Post Lift</i>	=	<i>\$40,000.00</i>
TOTAL BASE BID ESTIMATE	=	<b>\$2,025,000.00</b>
ALTERNATE 1 – Asphalt Shingle Roof	=	-\$50,000.00
ALTERNATE 2 – Pre-manufactured Metal Building	=	<b>\$75,000.00</b>
ALTERNATE 3 – Wash Bay with Metal Roof	=	<b>\$425,000.00</b>
ALTERNATE 4 – Wash Bay with Asphalt Shingle Roof	=	<b>\$415,000.00</b>

Bid items may be deleted in their entirety and decreased or increased. The final contract price shall be determined by deleting or adding work at the bid unit prices.

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2) **Drawing C6 – Site UTILITY PLAN**

- See attached revised drawing C6 for additional clarification for gas line.

3) **Drawing P1.1 Tankless Water Heaters**

- Provide an appropriately sized neutralization tank for water heater condensate.

4) **AIR COMPRESSOR & LIFTS** The air compressor and lifts specified in Addendum #2 & 4 shall be full coordinated upon equipment selection, such as but not limited to breaker sizes, feeder sizes, connection types, and means of disconnection. All floor slabs and aprons in all areas to be 8" deep reinforced with 4x4-W4.0XW4.0 W.W.F. placed at 3" below top of slab using rebar chairs spaced at 36" o/c each way.

**ANSWERS TO SUBMITTED QUESTIONS**

1) **Bidder Question:** *If Alternate #2 is accepted, how to the W8x21 beams for the trolleys attach to the PEMB structure?*

**Architect/Engineer Response:** The steel beam W8X21 is only with base bid wood framing structure. With alternate # 2 PEMB manufacturer to design, supply all steel needed to support the two (2) – 3 tons monorail cranes. See notes on sheet S1.0 under Pre-Engineered metal building Note No. 9

2) **Bidder Question:** *Please confirm Trolley and hoist will be provided by owner at some point in the future. No specs given for this scope.*

**Architect/Engineer Response:** Contractor only needs to supply and install the I-beams as noted. Owner plans to purchase and install trolley and hoist units on their own.

3) **Bidder Question:** *StormMaster Slate has been discontinued. Is StormMaster Shake an acceptable alternate?*

**Architect/Engineer Response:** StormMaster Shake by Atlas is acceptable. Equals by CertainTeed, Owens Corning and GAF are also acceptable.

4) **Bidder Question:** *Regarding the new underground gas line. A portion of this line is called out as being bored in by others. Another note at the elbow where the line turns and heads west towards the building, calls out that the contractor is extending the line and capping for future. Is the Owner responsible for the gas line that feeds the building and contractor is only responsible for a separate line that is capped for future use? Is the future line for the generator, and thus would be turned up within the curb near the future generator?*

**Architect/Engineer Response:** Columbia Gas to install underground service line and meter setting. Contractor is responsible for gas piping after the meter. See revised plumbing drawing P1.1 and C6.

5) **Bidder Question:** *Is there a profile specified for the interior liner panel being installed on the walls and ceiling?*

**Architect/Engineer Response:** Tapered-Rib-Profile, Metal Liner Panels: Formed with raised, trapezoidal major ribs and flat pan between major ribs; designed to be installed by lapping side edges of adjacent panels and mechanically attaching panels to supports

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using exposed fasteners in side laps. Panel height 1.25". It is understood that the profile may change slightly under the metal building alternate #2.

- 6) **Bidder Question:** *Would Certainteed Landmark Pro shingles be an approved equal to the Atlas Shingles currently specified in spec section 07 31 13?*

**Architect/Engineer Response:** Yes, Certainteed Landmark Pro shingles is an approved equal.

- 7) **Bidder Question:** *I see there is an allowance for a new air compressor. The one shown on the plumbing drawings says relocated. Assuming this will be a new air compressor and not an existing one we need to figure relocating and reinstalling? Also, will there be a piping detailed issued for the AC?*

**Architect/Engineer Response:** A new compressed air system shall be installed, no relocated air compressor. See revised plumbing drawing P1.1.

- 8) **Bidder Question:** *For fire alarm, I would like to get either Firelite ES-50X, or Siemens FC901 approved if possible. Both panels are 50-point panels capable of everything that is needed.*

**Architect/Engineer Response:** Both are accepted.

- 9) **Bidder Question:** *Can you guys provide a sequence of operations for the mechanical equipment and interlocking?*

**Architect/Engineer Response:** CO/NO2 sensor added in Garage 103. Per revised note #6 on drawing M1.1: COMBINATION MULTI POINT ARMSTRONG CO/NOx MONITOR SENSORS AT 5'-0" AFF. PROGRAM PACKAGED CO/NOX SYSTEM TO ENERGIZE EF-4, EF-2 AND MUA-1 ON ALARM. MUA-1 SHALL CONTROL ON UNIT INTERNAL CONTROLS PER SPECIFICATION SECTION 23 73 39. EXHAUST FAN SHALL HAVE THE CAPABILITY TO OPERATE MANUALLY. See revised drawing M1.1.

- 10) **Bidder Question:** *If Alternate 2 and 3 are accepted; how will the over built wood trusses tie into the PEMB structure / roof? Does plywood or additional framing need installed on the PEMB structure in the area where the overbuilt trusses are shown to be installed? Detail F2.4/A2.4 shows the valley detail where these 2 types of construction connect but references wood sheathing on both roofs, which won't be present on the PEMB roof.*

**Architect/Engineer Response:** For alternate #2, the intent is for the wood structure to butt up against the metal building. See Alternate #2 and #3 Building Section B1.1/A4.3 on sheet A4.3. There will not be wood overtop of the metal building. For alternate #3, the truss manufacture is to design the main building trusses to be able to support the additional wood trusses.

**ATTACHMENTS:**

- Revised Drawing C6
- Revised Drawing M1.1
- Revised Drawing P1.1

**\*\*\* END OF ADDENDUM NO. 6 \*\*\***



SCALE  
1" = 40'

REVISIONS  
Addendum #  
10/16/24

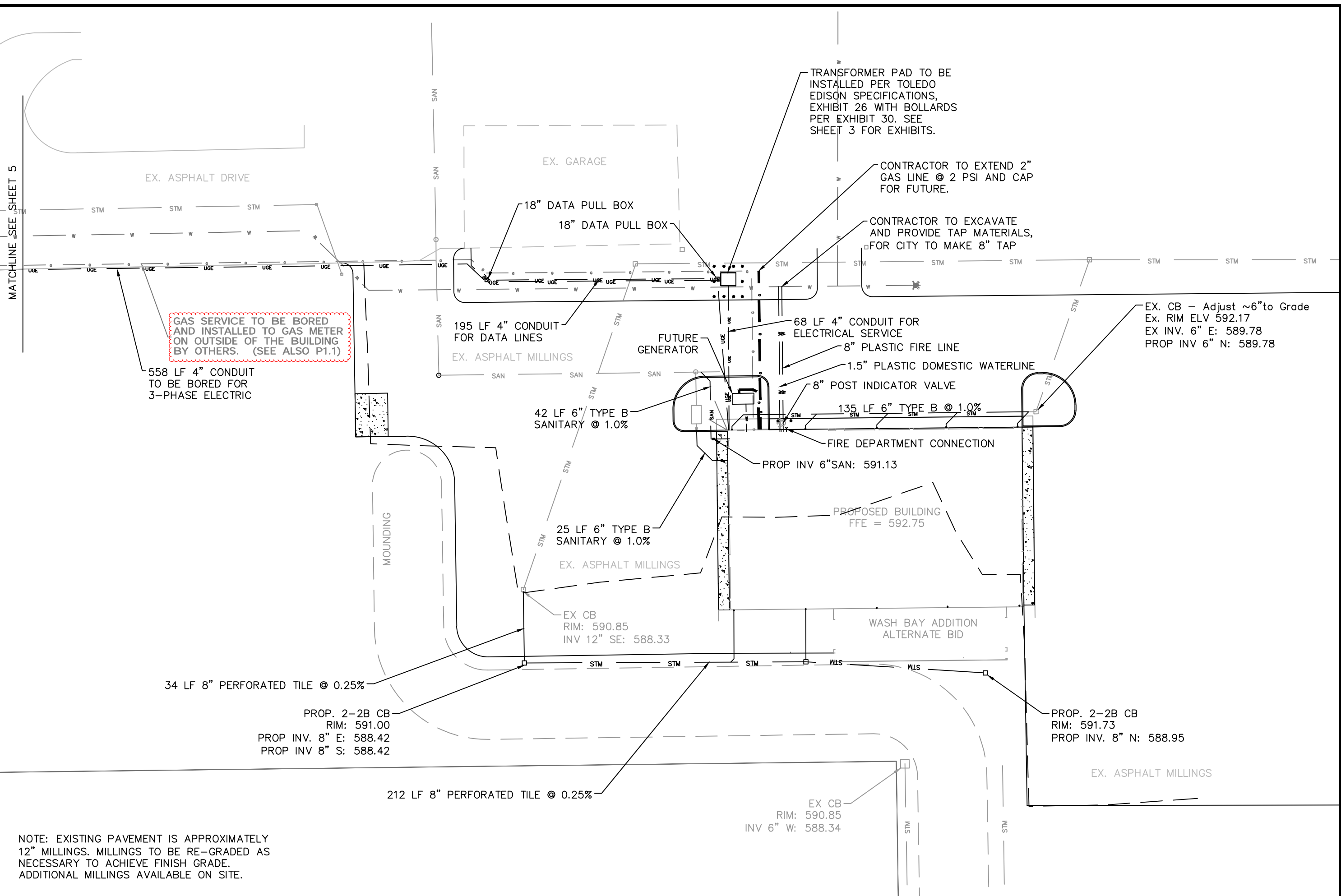
DATE  
2/3/20

DRAWN: BEB  
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UTILITY PLAN

CITY OF OREGON  
SITE PLAN - STREET DEPT. BUILDING

C6



GAS SERVICE TO BE BORED AND INSTALLED TO GAS METER ON OUTSIDE OF THE BUILDING BY OTHERS. (SEE ALSO P1.1)

558 LF 4" CONDUIT TO BE BORED FOR 3-PHASE ELECTRIC

TRANSFORMER PAD TO BE INSTALLED PER TOLEDO EDISON SPECIFICATIONS, EXHIBIT 26 WITH BOLLARDS PER EXHIBIT 30. SEE SHEET 3 FOR EXHIBITS.

CONTRACTOR TO EXTEND 2" GAS LINE @ 2 PSI AND CAP FOR FUTURE.

CONTRACTOR TO EXCAVATE AND PROVIDE TAP MATERIALS, FOR CITY TO MAKE 8" TAP

34 LF 8" PERFORATED TILE @ 0.25%

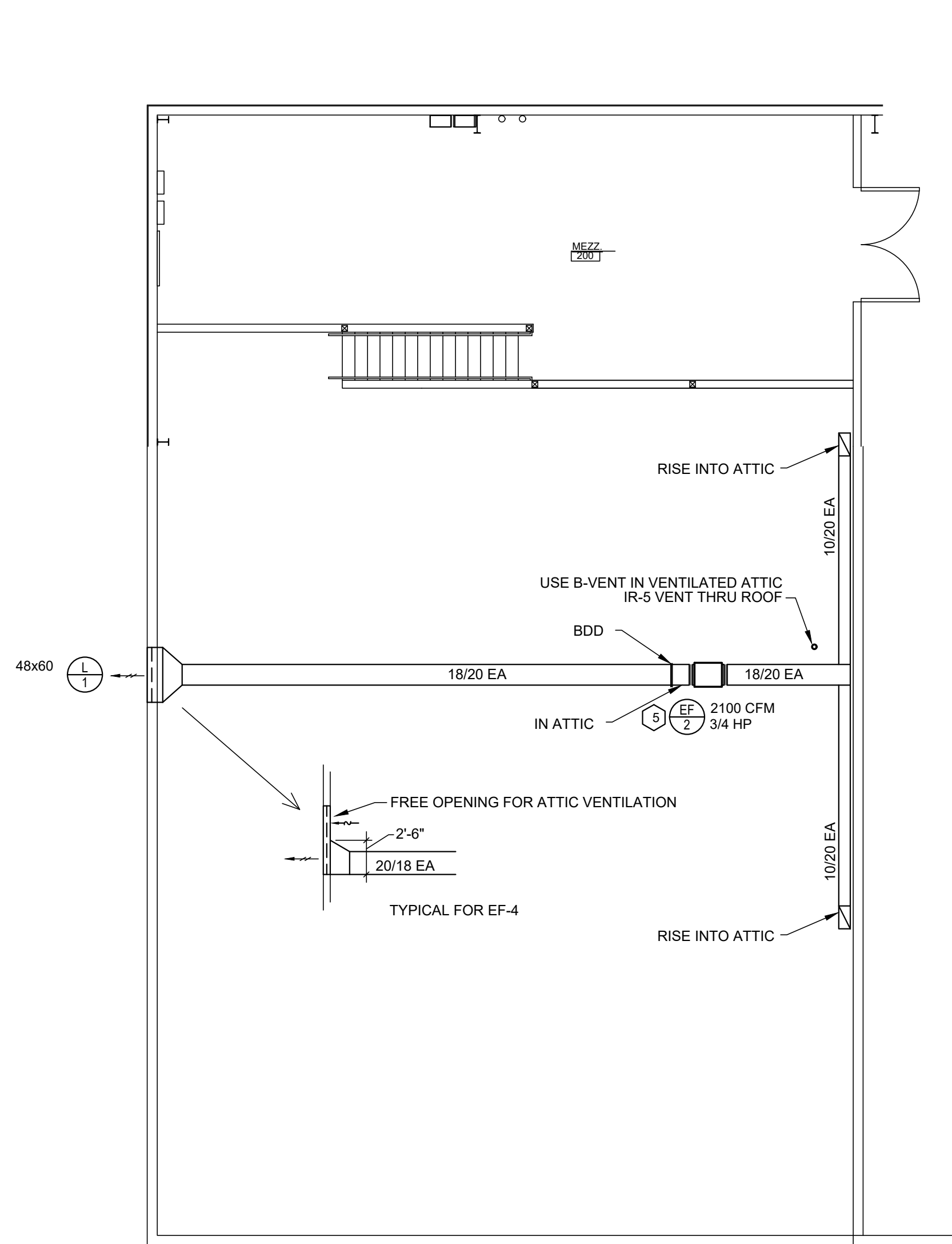
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RIM: 591.00  
PROP INV. 8" E: 588.42  
PROP INV 8" S: 588.42

PROP. 2-2B CB  
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PROP INV. 8" N: 588.95

212 LF 8" PERFORATED TILE @ 0.25%

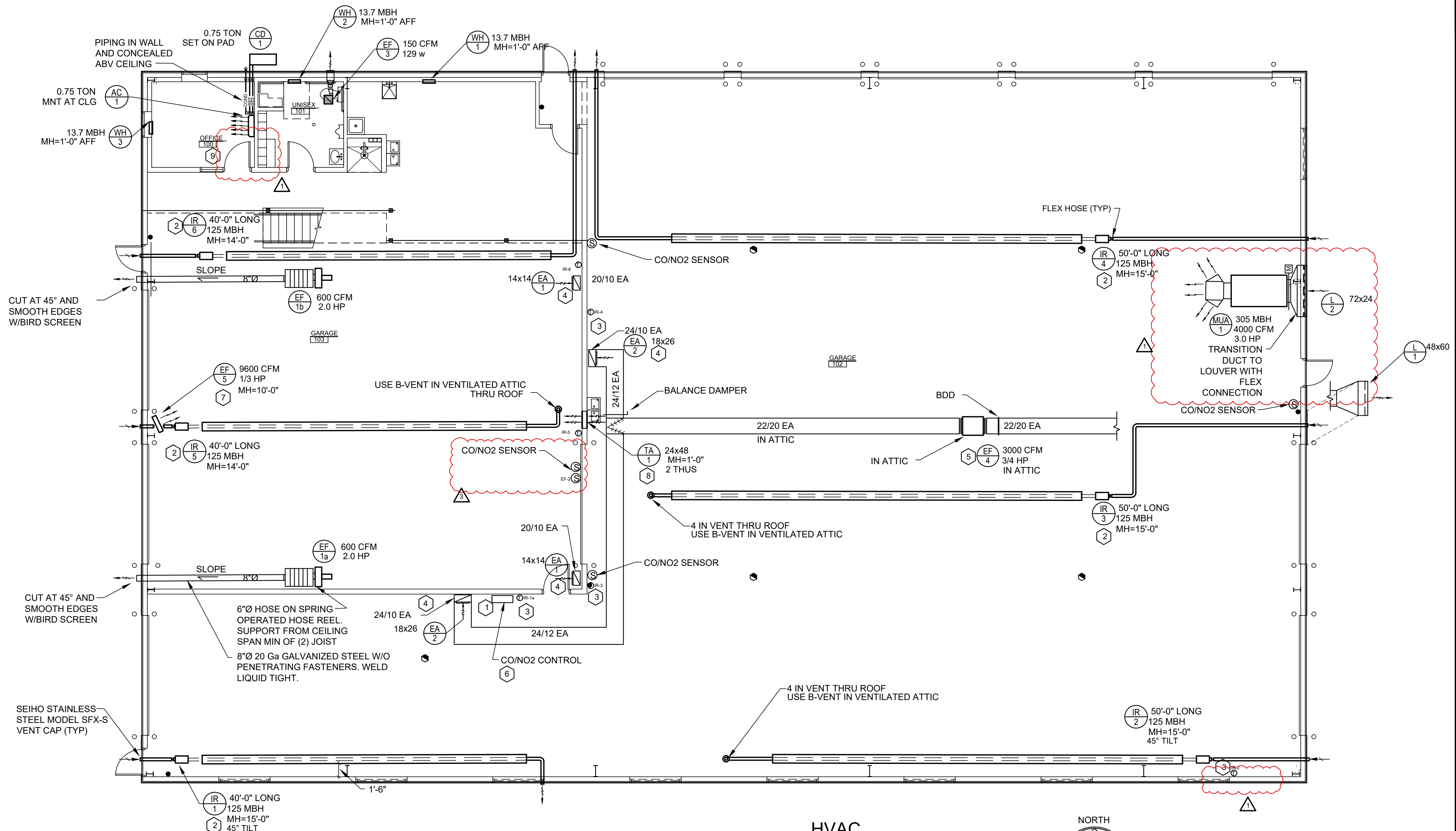
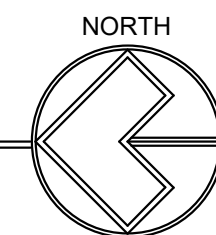
EX CB  
RIM: 590.85  
INV 6" W: 588.34

NOTE: EXISTING PAVEMENT IS APPROXIMATELY 12" MILLINGS. MILLINGS TO BE RE-GRADED AS NECESSARY TO ACHIEVE FINISH GRADE. ADDITIONAL MILLINGS AVAILABLE ON SITE.



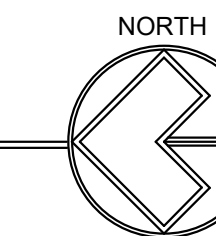
**HVAC  
ATTIC PLAN**

SCALE: 1/8"=1'-0"



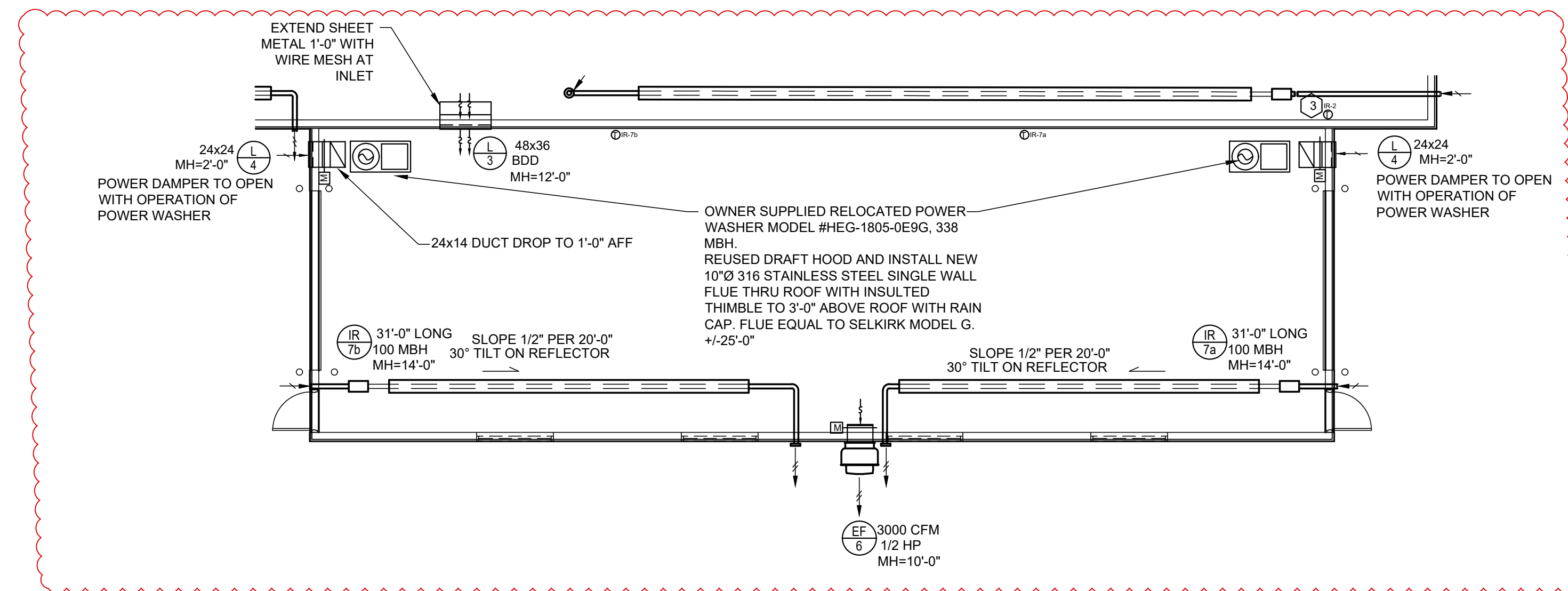
**HVAC  
FIRST FLOOR PLAN**

SCALE: 1/8"=1'-0"



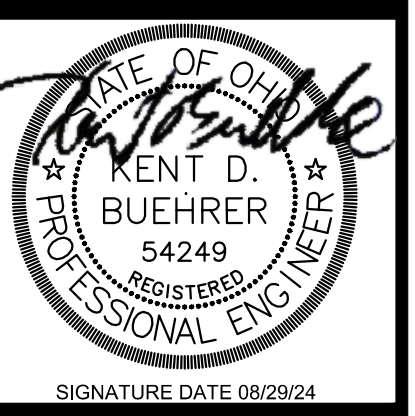
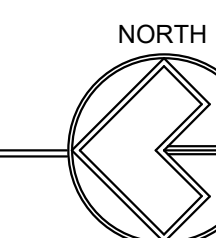
**KEYED NOTES**

- 1 CO/NO2 MONITOR SENSORS AT 5'-0" AFF. ENERGIZE ASSOCIATED EF ON ALARM.
- 2 COORDINATE EXACT LOCATION WITH LIGHTS, OVERHEAD DOORS AND TRACK SYSTEMS
- 3 THERMOSTATS AT 60°. INSTALL WITH INSULATED BASE ON OUTSIDE WALLS
- 4 DROP DUCT TIGHT TO WALL TO 1'-0" AFF WITH END OF DUCT OPEN WITH EXPANDED METAL SCREEN. MOUNT EA GRILLE 2'-0" FROM CEILING.
- 5 FASTEN EXH FAN ON SUPPORT SPANNING JOIST ON NEOPRENE ISOLATORS
- 6 COMBINATION MULTI POINT ARMSTRONG CO/NOx MONITOR SENSORS AT 5'-0" AFF. PROGRAM PACKAGED CO/NOx SYSTEM TO ENERGIZE EF-4, EF-2 AND MUA-1 ON ALARM. MUA-1 SHALL CONTROL ON UNIT INTERNAL CONTROLS PER SPECIFICATION SECTION 23 73 39. EXHAUST FAN SHALL HAVE THE CAPABILITY TO OPERATE MANUALLY.
- 7 MOUNT CIRCULATION FAN ON WALL WITH SUPPORT STEEL AS REQUIRED. EXTEND PULL CHAIN AS REQUIRED FOR OPERATION FROM FLOOR LEVEL. VERIFY EXACT LOCATION WITH OWNER.
- 8 MOUNT GRILLES BACK TO BACK FOR TRANSFER AIR
- 9 NATURAL VENTILATION CALCULATION: 120 SF x .04=4.8 SF REQUIRED FOR MIN OPENABLE AREA.  
(2) WINDOWS OPERABLE AREA 2'-8"x1'-8" EACH. TOTAL OPENABLE AREA=8.9 SF



**ALTERNATE 3  
HVAC  
FIRST FLOOR PLAN**

SCALE: 1/8"=1'-0"



**STREET DEPARTMENT GARAGE FACILITY**  
FOR  
**CITY OF OREGON**  
5330 SEAMAN ROAD  
OREGON, OHIO

**BUEHRER GROUP**  
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REVISION SCHEDULE

1	
2	

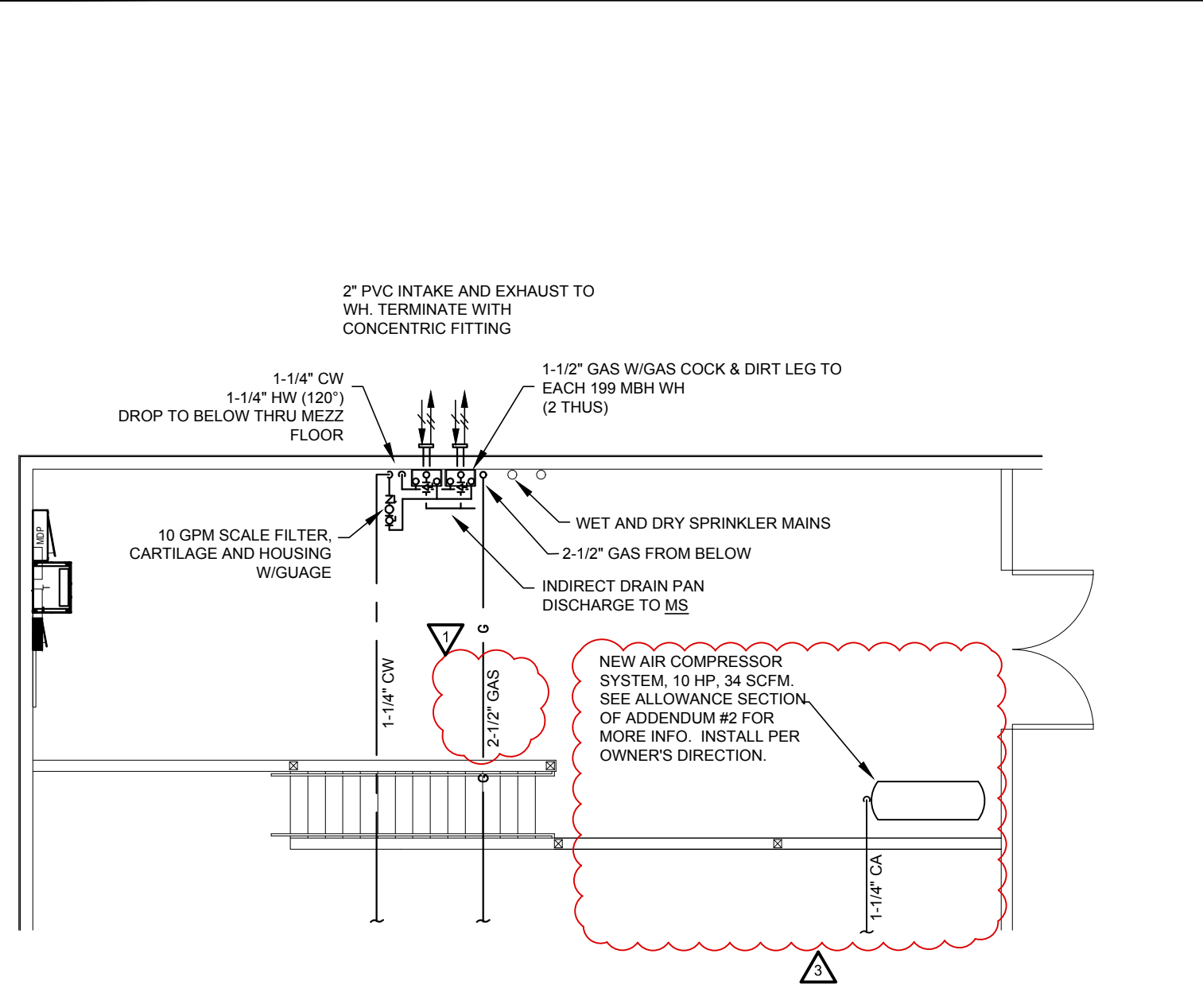
ISSUE DATE: 11/25/20

JOB NUMBER: 200434

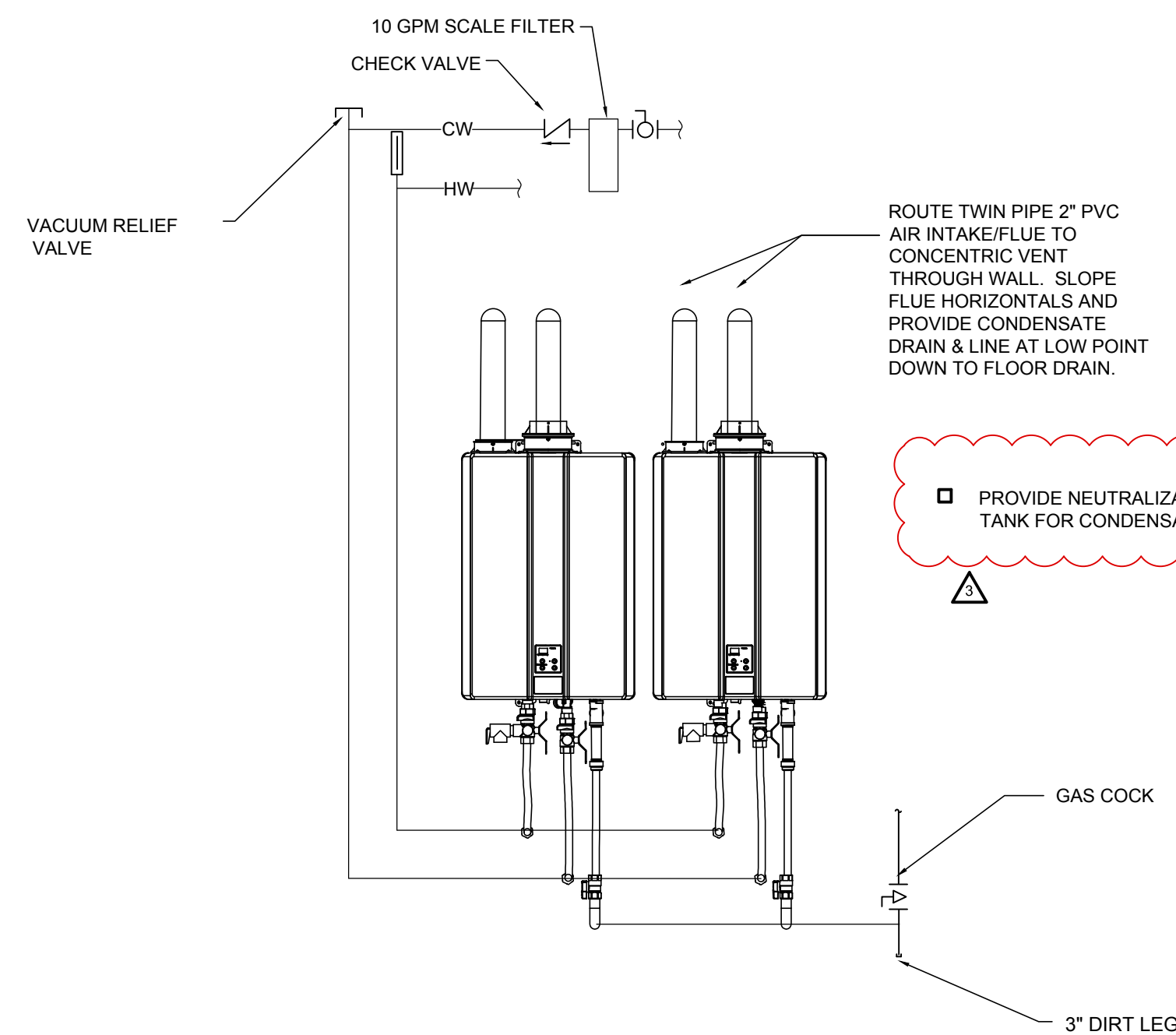
CONSTRUCTION DOCUMENTS

**M1.1**

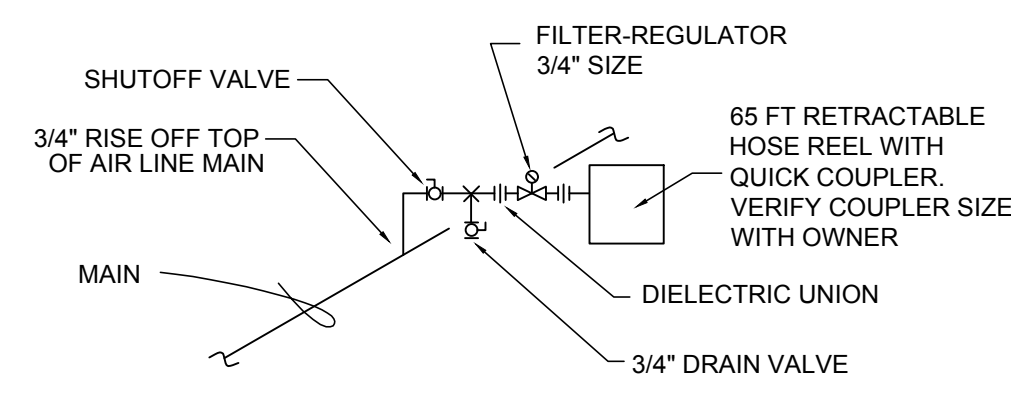




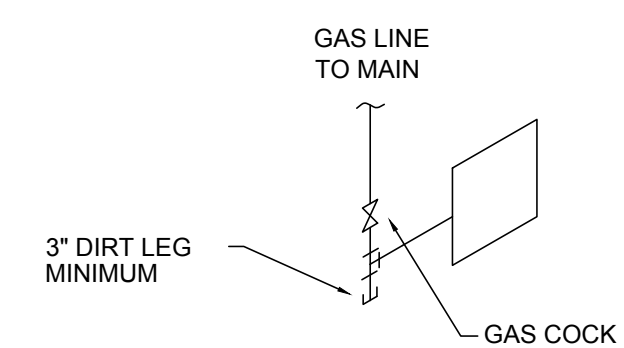
**MEZZANINE PLUMBING PLAN**  
SCALE: 1/8"=1'-0"



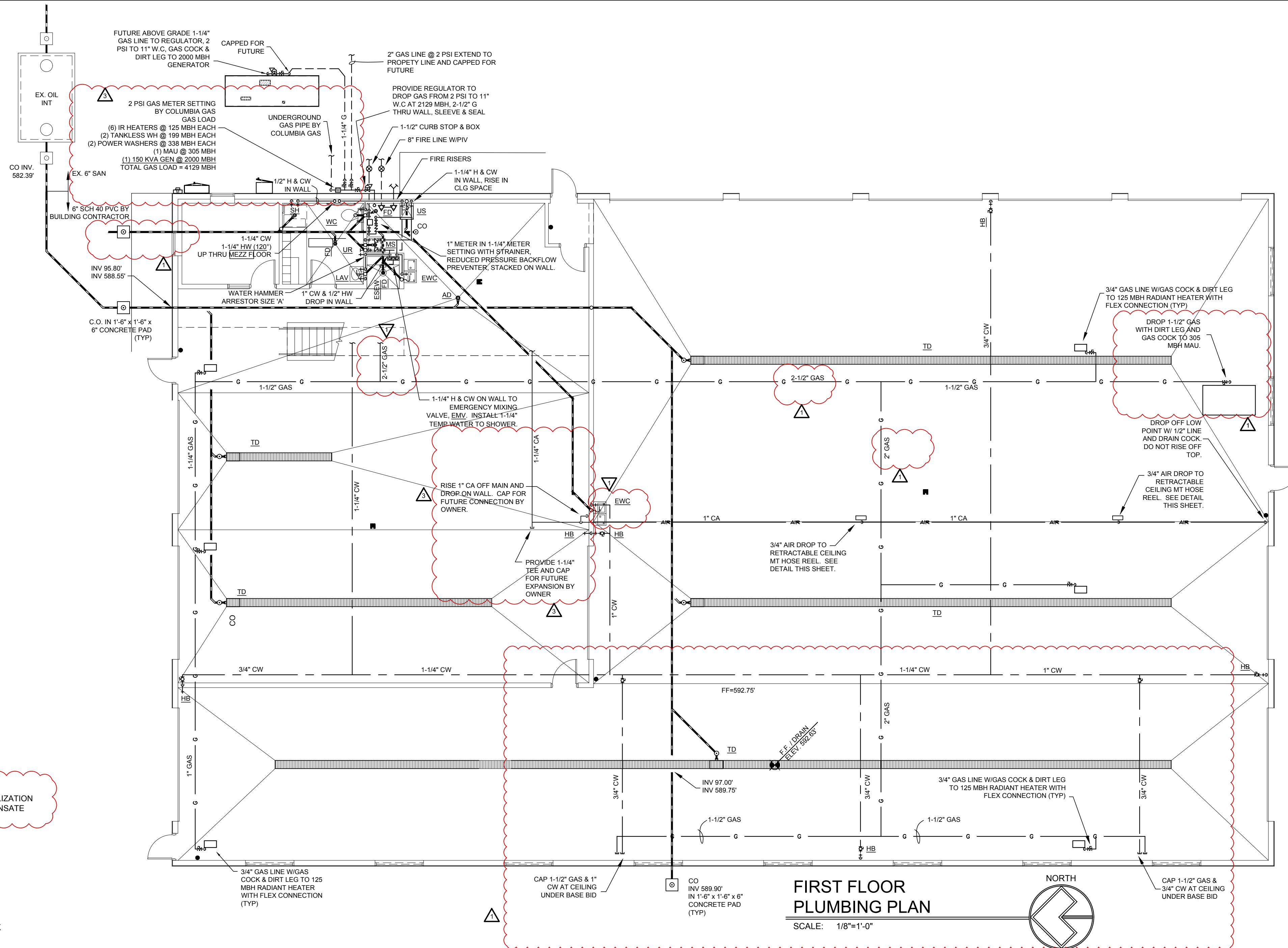
**HOT WATER HEATER DETAIL**  
NO SCALE



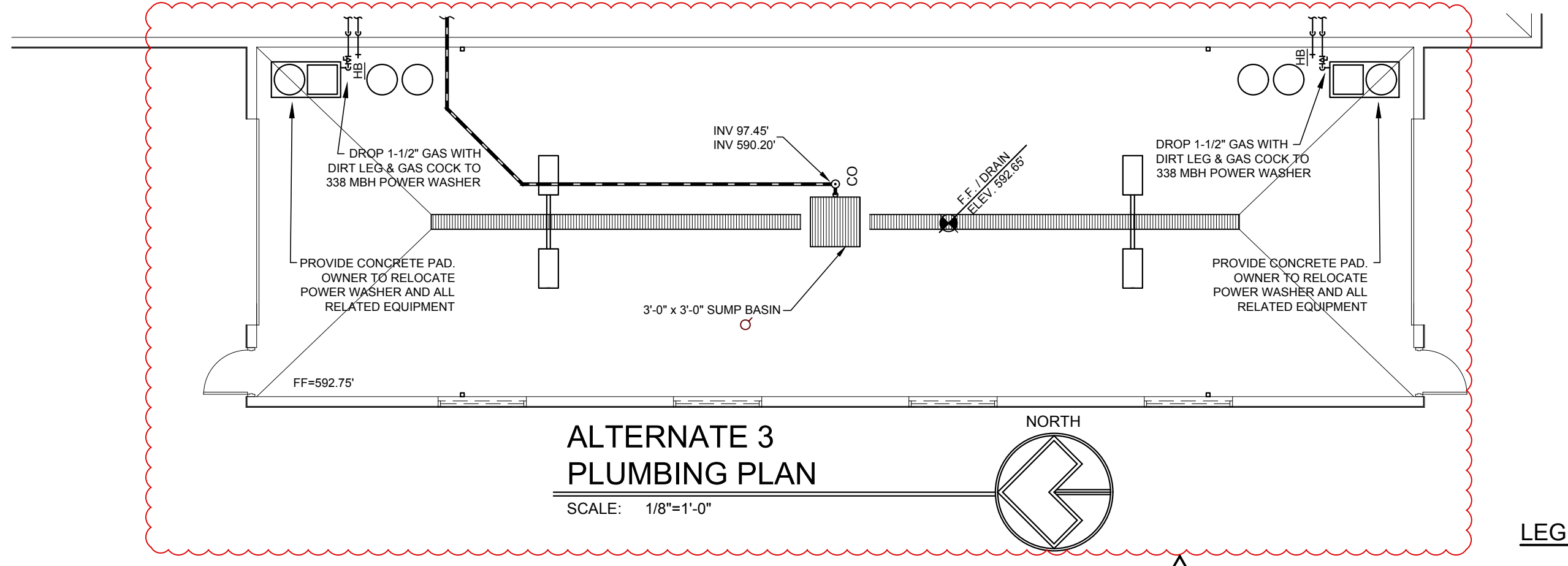
**AIR DROP DETAIL**  
SCALE: NONE



**GAS PIPING TO APPLIANCE**  
SCALE: NONE



**FIRST FLOOR PLUMBING PLAN**  
SCALE: 1/8"=1'-0"



**ALTERNATE 3 PLUMBING PLAN**  
SCALE: 1/8"=1'-0"

**GENERAL NOTES**

- VENT LINES ON WASTE MAINS SHALL TAP FROM TOP OF WASTE TO PREVENT LIQUID ENTERING.
- COORDINATE ALL WORK WITH OTHER TRADES TO ELIMINATE INTERFERENCE.
- NO WATER LINES OVER ELECTRICAL PANELS
- SEE ARCHITECTURAL DRAWING FOR RESTROOM ELEVATIONS AND FIXTURE MOUNTING HEIGHTS.
- UNDERGROUND WASTE SHALL BE NO LESS THAN 2'-0"
- SIDE WALL VENTS SHALL BE A MIN OF 10'-0" ABOVE GRADE AND TURN DOWN VENT WITH BEE SCREEN.
- FLOOR DRAINS SHALL HAVE TRAP SEALERS INSTALLED UNLESS CALLED OUT ON PLANS FOR A TRAP PRIMER.

PLUMBING SCHEDULE		CONNECTION		CODE COMMENTS	
MARK	ITEM	TRAP	VENT	CW	HW
WC	ADA WATER CLOSET	3"	2"	1/2"	-
UR	URINAL	2"	1.5"	3/4"	-
LAV	ADA CHINA LAVATORY	1.5"	1.25"	1/2"	1/2"
EWC	ELECTRIC WATER COOLER	1.5"	1.25"	1/2"	-
MS	SQUARE MOP SINK	3"	1.5"	3/4"	3/4"
SH	ADA SHOWER	-	-	1/2"	1/2"
FD	FLOOR DRAIN	1 1/4"	1.5 1/2"	-	-
AD	AREA DRAIN	4"	2"	-	-
TD	TRENCH DRAIN	4"	2"	-	-
WH	TANKLESS WATER HEATER	-	-	3/4"	3/4"
ESEW	EMER SHOWER/EYEWASH & MIXING VALVE	-	-	1.25"	1.25"
US	UTILITY SINK	2"	1.5"	1/2"	1/2"
HB	HOSE BIBB	-	-	3/4"	-

□ INSTALL PRO-WRAP OR EQUAL INSULATION/PROTECTION ON TRAP AND WATER VALVES FOR ADA COMPLIANCE

**LEGEND**

	SANITARY BELOW GROUND
	SANITARY ABOVE GROUND
	VENT
	DOMESTIC COLD WATER
	DOMESTIC HOT WATER
	BALL VALVE (BV)
	GAS VALVE
	TRAP PRIMER (TP)
	PROPANE GAS
	COMPRESSED AIR
	VENT THROUGH WALL



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SIGNATURE DATE 08/29/24

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REVISION SCHEDULE

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**P1.1**