



# Oregon State University

## FAIRBANKS HALL 4<sup>TH</sup> FLOOR RENOVATION CONSTRUCTION SERVICES

**ITB #2024-014680**

### **ADDENDUM NO. 3**

ISSUE DATE: May 14, 2024

**CONTRACT ADMINISTRATOR:**

Matt Hausman, Construction Contracts Officer

**Construction Contracts Administration**

**Email:** [ConstructionContracts@oregonstate.edu](mailto:ConstructionContracts@oregonstate.edu)

This Addendum is hereby issued to inform you of the following revisions and or clarifications to the above-referenced Solicitation and/or the Contract Documents for the Project, to the extent they have been modified herein. Any conflict or inconsistency between this Addendum and the Solicitation Document or any previous addenda will be resolved in favor of this Addendum. Proposals shall conform to this Addendum. Unless specifically changed by this Addendum, all other requirements, terms and conditions of the Solicitation Document and or Contract Documents, and any previous addenda, remain unchanged and can be modified only in writing by OSU. The following changes are hereby made:

**CLARIFICATIONS, SUBSTITUTIONS AND QUESTION & ANSWER:**

Item 1 Items included with this addendum are outlined below

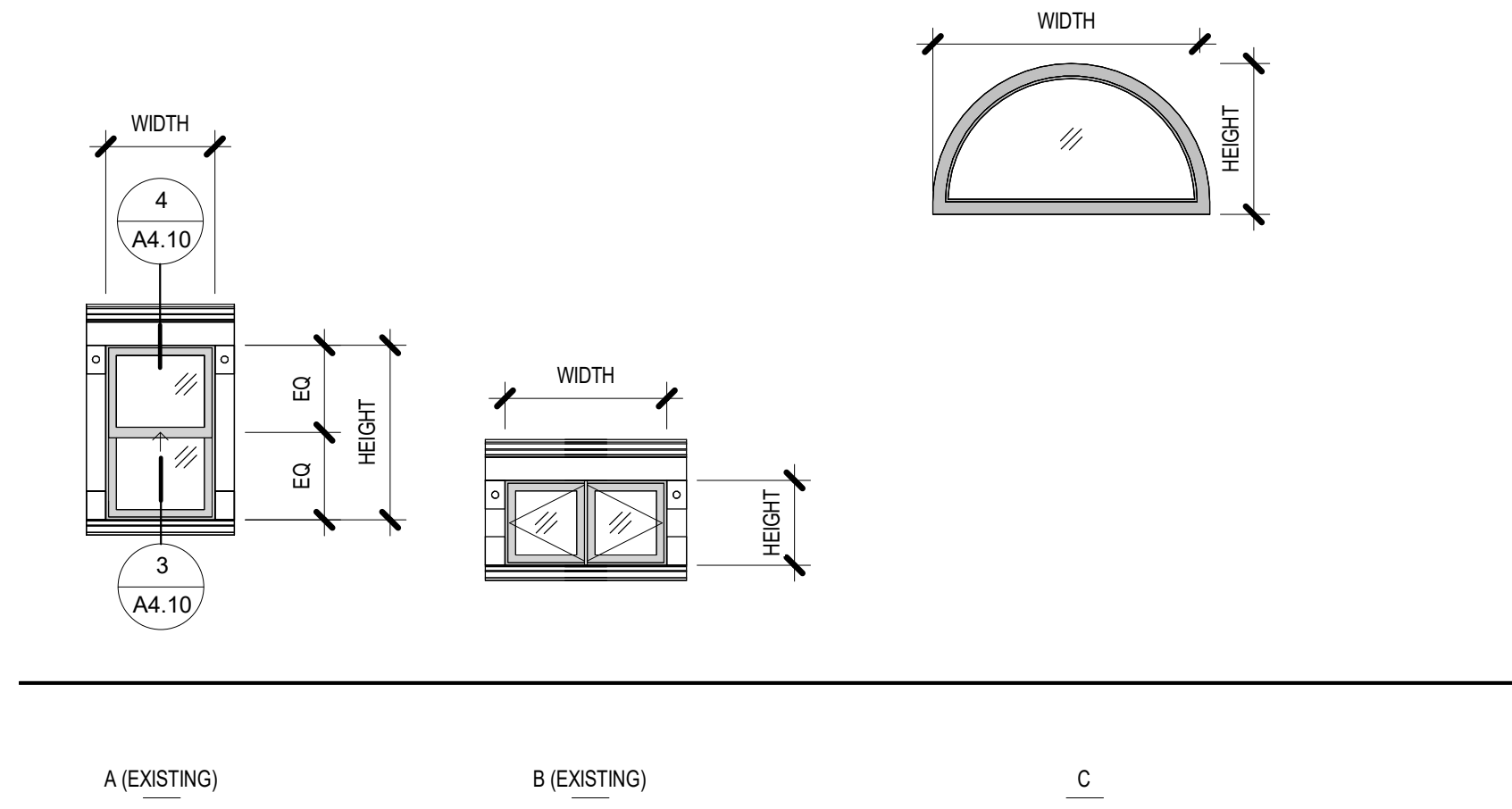
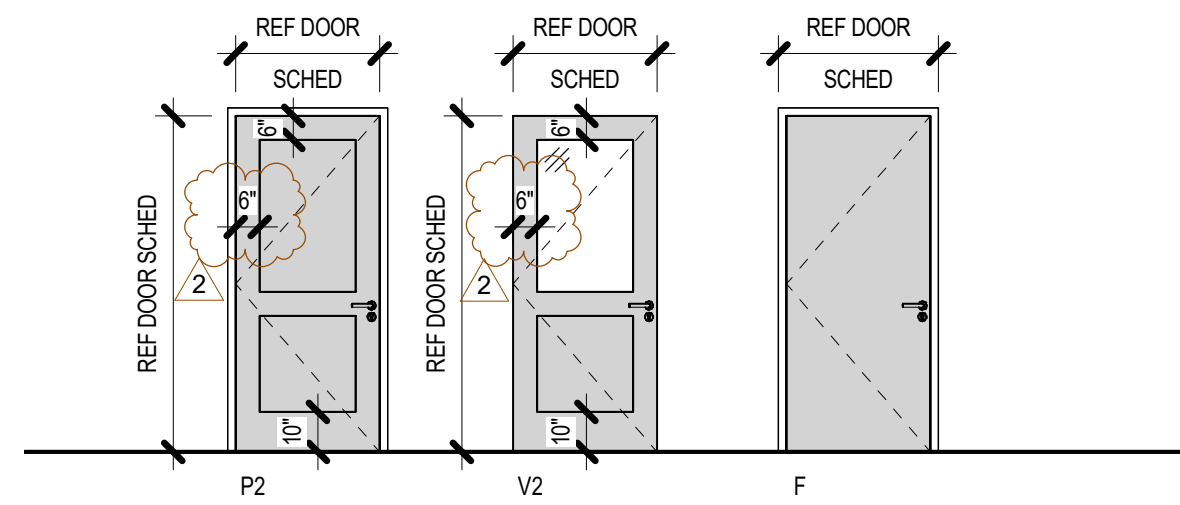
- Attachment 1 – Questions and Answers from the Bid Period INCLUDING Revised Sheet A0.70
- Attachment 2 - Summary document dated 5/13/2024 which provides information on Substitution Requests and Schedule, Building and Parking Lot usage
- Attachment 3 - Substitution Requests/Responses - uploaded to the link provided in Exhibit 1 of the original RFP <https://oregonstate.box.com/s/f356u2ewjc7gnrppajwfnd6gtavyddy>:

**END OF ADDENDUM NO. 3**

ADDENDUM 3 ATTACHMENT 1

FAIRBANKS 4TH FLOOR RENO		
QUESTION NO.	BIDDER QUESTION	OSU RESPONSE
1	It appears there are two versions of the Project Manual provided in Exhibit A. "EXH A Fairbanks 4 Project Manual – Combined 04.09.2024" (dated 09.22.2023) "Center for Material Cultures Research Permit Bid Set Spec Vol1" and "Center for Material Cultures Research Permit Bid Set Spec Vol2" (dated 04.21.2023) -- Please verify which document we are to bid off.	Verified with Addendum 1. Use the combined version, not the Volume 1 and Volume 2 versions.
2	What is the manufacturer and model number of the Main Distribution Switchboard '2MDP' shown on E4.1 requiring breaker changeout?	Eaton PRL4X, sheet from submittal provided as separate document with this response.
3	Panel 2P4 is relocated with a second new panel section added. Do we need to match manufacturer and panel model and what would that be?	Not strictly required but recommended. Installed 2P4 based on submittals is catalog #P21A225BT42CH01
4	Will there be any outlets in offices controlled by occupancy sensor to meet energy code or do we fall under the exceptions?	Not code required, exempt by >5% better than code allowed lighting wattage
5	On E3.1 room 427 the long wall shows double duplex outlets every 4' in addition to surface plugmold with a note calling out for outlets every 3'. Are these outlets at different elevations?	Yes, quads under the counter are at 18" AFF, plugmold is located just above the counter.
6	On E3.1 room 427 there are (2) locations of note#2 where the circuit number is not provided. What circuit will these quad outlets be?	Quads were removed prior to permit set, note #2's in these locations will be removed.
7	On E3.1 room 427/415 the floor boxes for basis of design are 'RFB4' which are a new work floorbox that will be cast into place with concrete typically. Is this a wood floor?	Legrand has discontinued RFB4 and does not appear to manufacture their floor boxes in the USA. Recommend adoption of Arlington Fittings floor boxes for BABAA compliance. Updated basis of design will be provided in a future revision of ColeBreit electrical drawings. Refer to F1/A0.60 and A1.30 for floor type, resilient finish over wood subfloor.
8	On E3.1 note #6 refers to junction box for feeder which appears to be in the elevator mechanical room. Sometimes the elevator inspector is picky about other systems being located in elevator shaft and mechanical room. Does this junction box need to be relocated and what size is required?	Junction box is being provided to splice the feeder that has already been installed in this space, in order to extend to new panel location.
9	A1.70 RCP shows some very tall ceilings such as the hallway at 20'7" and the lighting is pendant. Please provide lighting elevations for fixtures lower than structure/ceiling. And is it acceptable to span across hallway with strut channel at a lower elevation and then pendant mount the light fixture? Are there any seismic concerns being mounted from long pendants, are there any restrictions?	It is not acceptable to span hallway with strut channel. Bottom of fixture elevation to match bottom elevation of collar ties, approximately 12'-2" AFF. Bracing is not required by code, but seismic wires for stability will be added for type P1 fixtures, attached to mounting cables above collar ties. This information will be added in a future revision to ColeBreit's electrical drawings.
10	Schedule 2 – Window Types/A0.70 Note 2, and Note 17/AD1.13, AD1.14, AD1.15 (Level 3 Demo, Level 4 Demo, Roof Demo) indicate to remove integral blinds from all existing windows. Clean Glazing and Screen. Please confirm this note is applicable only at 4th floor where work is occurring.	Confirmed.
12	The door shown between Archaeology 427 and Hallway H433 is noted on sheet A1.10 as opening #424-1. Door #424-1 is also shown as the entry into Storage 424. Is the door between Archaeology 427 and Hallway H433 supposed to instead be opening #427-1 (not currently used elsewhere)?	Confirmed, door to Archaeology 427 should be tagged 427-1 on A1.10.
13	The door hardware specifications indicate use of the Schlage L-series full mortise locks into the new SRWD-1 doors. The door schedule also indicates that these doors are to have 5" width rails. The L-series full mortise lock bore depth into the stile for prep will impact the door panel due to the narrow 5" stile width. Please confirm if a different hardware type should be accounted for, or if wider 6" stiles would be acceptable to accommodate the scheduled locks.	Provide 6" stiles to accommodate specified door hardware as indicated on revised A0.70 sheet provided with Addendum 3

14	Is the custom carving at opening #404-1 CFCI? If so, does OSU have a required/standard vendor for the custom carved wood door? Additionally, is the carving/artwork itself design-build or is there a design criteria that must be met/matched?	Yes, its CFCI. Vendors who carve doors are provided in the Specification Manual. Working with the selected vendor will involve engagement with Opsis and design approval by our Indigenous Studies user group. This door must fit the standard door frame and hardware packages.
15	Will the Contractor be responsible for providing final door keying, or will OSU provide its own final keying using permanent cores provided by the Contractor?	OSU Lock Shop provides final cores and the keying.
16	Please confirm whether the building will remain occupied throughout the duration of the project. If occupied, please clarify the following: What hours will the building be open to the public? What hours will staff be occupying the building? Will work be permitted to occur during the building's regular hours of operation? For the purposes of the bid, what percentage of work should be anticipated to be completed outside of the building's hours of operation?	The building remains occupied for the duration of the project. The building hours are 7a to 6p ... (to 11p in some studios spaces for students working on their term projects. Students are assigned access keys per term). Staff occupy the building 7a to 5p typically. Classes are underway 8a to 5p. Fridays have very light traffic with very few classes scheduled and the building is typically very empty. The main floor galleries are open to the public during the regular building hours. Work will be permitted during regular hours of operation; we will need to communicate expectations very well, plan, and schedule work carefully around events. Student Breaks are great opportunities to do noisy or disruptive work. The GC will be issued a building key set from the Contractor Lock Box at the Western Building so access and work can also be coordinated at times when the building is not officially opened. We rely on the GC and their subs to determine appropriate sequencing and scheduling of tasks to provide best efficiencies along with the cost associated knowing the building is occupied. GCs should communicate with subs to determine the durations of loud/noisey work to be performed outside of normal building operation hours to determine quantity/percentage of allocation.
17	Will there be any areas available for designation as construction parking during the course of the project?	No. Because the lot is so small and is needed for building operations, contractors, and sub-contractors will need to park their own vehicles elsewhere on campus utilizing the University's parking permit system. Visit the OSU Transportation Services website: <a href="https://transportation.oregonstate.edu/parking/permit-types">https://transportation.oregonstate.edu/parking/permit-types</a>
18	Will a small construction staging/laydown area in the grass/landscape area on the South side of the building be allowable, provided that the landscaping is restored to its original condition at project completion?	Yes, confirmed that the area (or any hardscape/landscape area), if utilized, will need to be fully restored back to its original condition; irrigation is also located in the area. Required tree protection and erosion control requirements will need to be adhered. Be aware that this area has very little space to utilize due to the drip line(s) of existing trees. We may have the opportunity to use space at 26th Street on the east side of the building for staging/laydown space. This is being negotiated currently.
19	Plumbing: Is the demo and/or replacement of the plumbing on floors 1-3 to be included in the plumbing bid?	Refer to drawings for plumbing demo and replacement scope. The contracting of demo and/or replacement plumbing, where required, is determined by the GC.



LEVEL 4 DOOR SCHEDULE											
DOOR NUMBER	FIRE RATING	DOOR				FRAME			HARDWARE	REMARKS	
		WIDTH	HEIGHT	TYPE	MATERIAL	FINISH	TYPE	MATERIAL			FINISH
403-1	3'-0"	7'-0"	V2	SRWD-1, CLG-1	P-1	1	SRWD-1	P-1	01		
404-1	3'-6"	8'-6"	F	CEDAR	CLEAR	3	WSF-1	CLEAR	02	CUSTOM CARVED WOOD DOOR PANEL, MAINTAIN FLUSH CONDITION AT DOOR HARDWARE LOCATIONS	
405-1	3'-0"	7'-0"	V2	SRWD-1, CLG-1	P-1	1	SRWD-1	P-1	01		
408-1	3'-6"	7'-0"	P2	SRWD-1	P-1	2	SRWD-1	P-1	03		
409-1	3'-0"	7'-0"	V2	SRWD-1, CLG-1	P-1	1	SRWD-1	P-1	01		
410-1	3'-0"	7'-0"	P2	SRWD-1	P-1	2	SRWD-1	P-1	04		
414A-1	3'-0"	7'-0"	P2	SRWD-1	P-1	2	SRWD-1	P-1	07		
414B-1	3'-0"	7'-0"	P2	SRWD-1	P-1	2	SRWD-1	P-1	07		
415-2	3'-6"	8'-6"	V2	SRWD-1, CLG-1	P-1	2	SRWD-1	P-1	06		
422-1	3'-0"	7'-0"	V2	SRWD-1, CLG-1	P-1	1	SRWD-1	P-1	01		
424-1	3'-0"	7'-0"	P2	SRWD-1	P-1	1	SRWD-1	P-1	03		
425-1	3'-6"	8'-6"	V2	SRWD-1, CLG-1	P-1	2	SRWD-1	P-1	06		
425-2	3'-6"	8'-6"	V2	SRWD-1, CLG-1	P-1	2	SRWD-1	P-1	09		
427-1	3'-6"	8'-6"	V2	WSF-1, CLG-1	CLEAR	3	WSF-1	CLEAR	05		
427-2	3'-6"	8'-6"	V2	WSF-1, CLG-1	CLEAR	4	WSF-1	CLEAR	05		
S410-1	90 MIN	3'-0"	7'-0"	F	-	1	HM-1	PAINTED	-	EXISTING DOOR - REPLACE FRAME TO CENTER DOOR PANEL IN OPENING	

### 1 | DOOR TYPES

A0.70 1/4" = 1'-0"

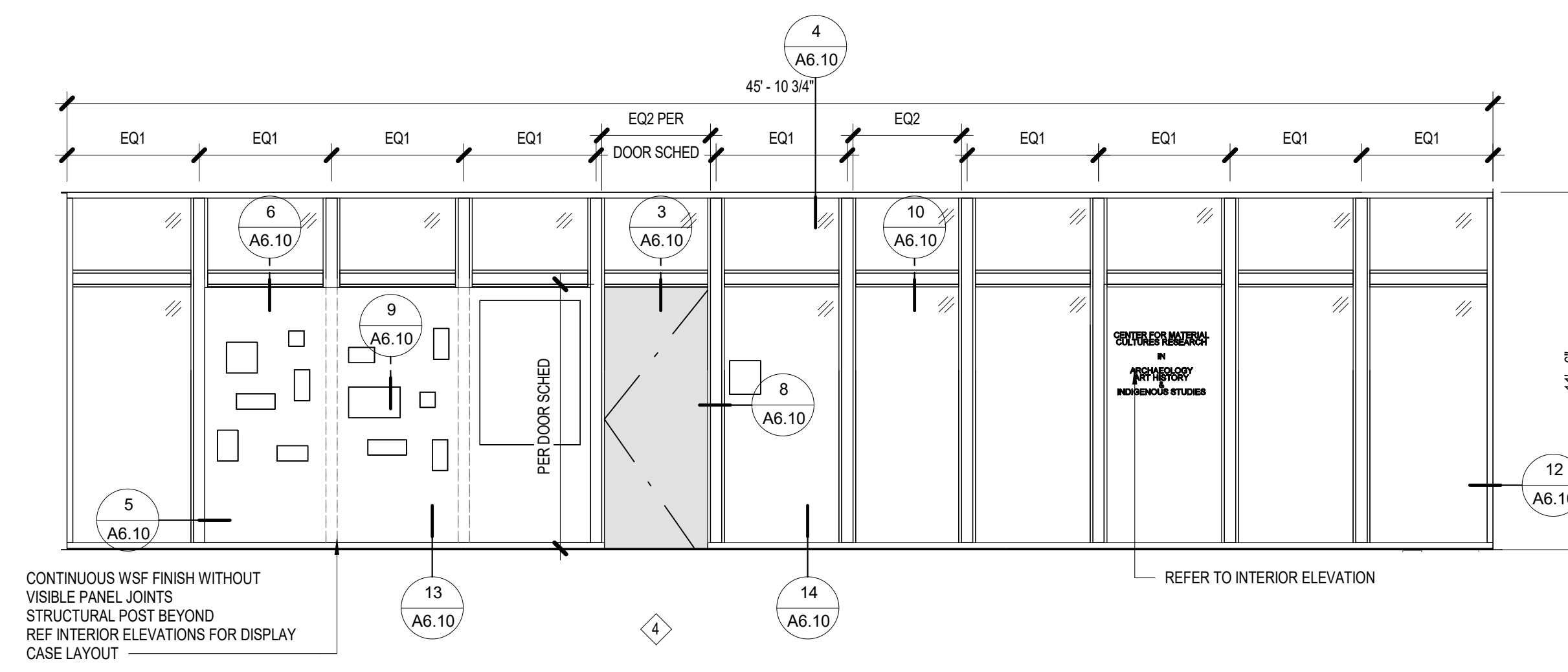
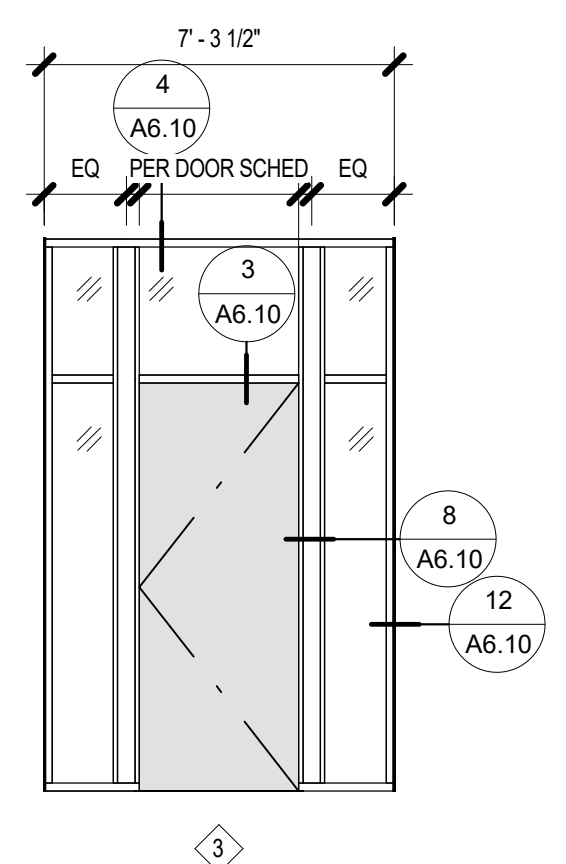
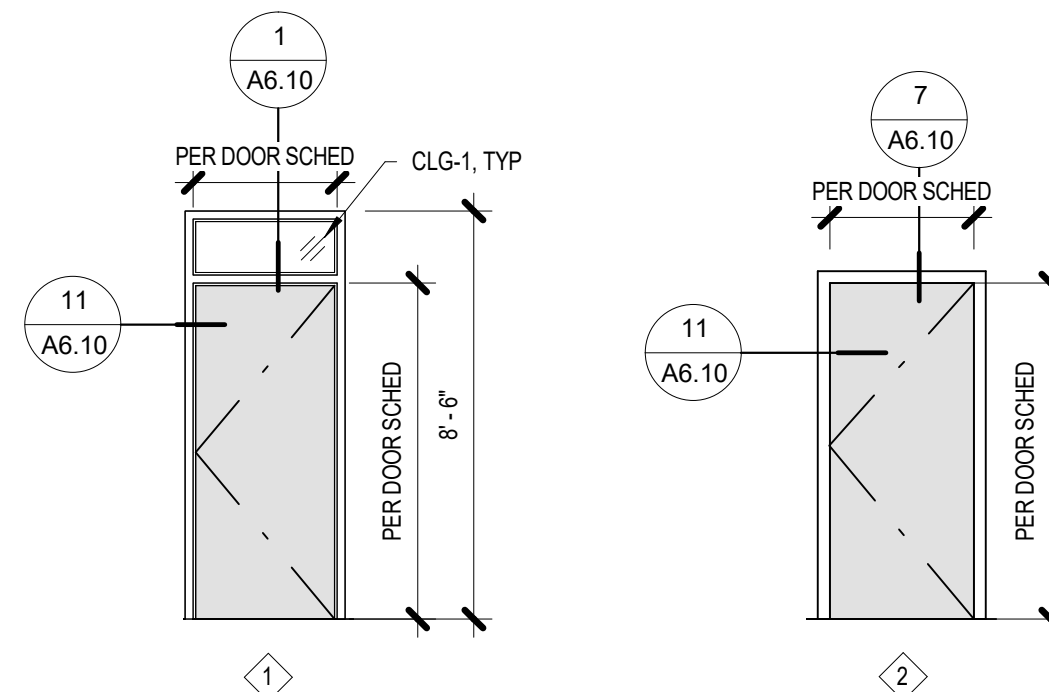
- DOOR SCHEDULE NOTES:
- REFERENCE A4.01 & A6.01 FOR ADDITIONAL FRAME TYPE INFORMATION
  - REFERENCE A0.71 MATERIALS FINISH LEGEND FOR ADDITIONAL FINISH INFORMATION
  - (E) DESIGNATION IN SCHEDULE ABOVE INDICATES EXISTING DOORS TO REMAIN. SEE COMMENTS AND SCHEDULED FINISH FOR EXISTING DOORS TO BE REFINISHED

### 2 | WINDOW TYPES

A0.70 1/4" = 1'-0"

- WINDOW SCHEDULE NOTES:
- ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO FABRICATION OF FRAMES
  - REMOVE INTEGRAL BLINDS FROM ALL EXISTING WINDOWS. SCHEDULE ABOVE INCLUDES ONLY NEW WINDOWS.

LEVEL 4 WINDOW SCHEDULE						
MARK	TYPE	R.O.		GLAZING		COMMENTS
		WIDTH	HEIGHT	TYPE	TYPE	
4404	C	8'-0"	3'-0"	PER SPEC	FIXED, HALF-ROUND, CLERESTORY, VIF DIMENSIONS WITHIN EXISTING OPENING	
4427	C	8'-0"	3'-0"	PER SPEC	FIXED, HALF-ROUND, CLERESTORY, VIF DIMENSIONS WITHIN EXISTING OPENING	



- #### INTERIOR OPENINGS SHEET NOTES
- OVERALL DIMENSIONS ARE TO ROUGH OPENINGS OF FRAMES, U.O.N.
  - INTERMEDIATE DIMENSIONS ARE TO CENTERLINE OF MULLION
  - SEE DOOR SCHEDULE FOR DOOR SIZES AND HARDWARE INFORMATION
  - REFER TO FLOOR PLANS & INTERIOR/EXTERIOR ELEVATIONS FOR FRAME TYPE LOCATIONS
  - ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO FABRICATION OF FRAMES

### 3 | FRAME TYPES

A0.70 1/4" = 1'-0"

Revisions to Sheet		
No.	Revision	Date
2	ADDENDUM 2	5/10/24



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05/13/2024

**Center for Material Research in Archaeology, Art History and Indigenous Studies**  
**GC RFP – Bid Period Questions, Answers, and Substitution Requests**

See also separate Question & Answer document as part of this Addendum. It includes 19 additional questions and their answers, along with references to appropriate exhibits related to them.

**1. Substitution Request:** Louvers at Dormer Windows, Nailor Industries Inc., See Exhibit.

**Approved, conditionally and with clarification, as noted on the reviewed Substitution Request Form:**

The substitution MUST meet BABAA criteria. BABAA compliance was not indicated on the substitution request form; a BABAA compliance form letter will be required at the time of submittal.

The louvers are for the triangular sides of the dormer windows. Colebreit's mechanical engineering team approves this substitution request and Opsis agrees that these are comparable to the Ruskin basis of design. In both specification cases, the louvers would still need to be *custom fabricated* to achieve the triangular shape. Submittal with shop drawing noting exact measurements will need to be submitted for review and approval.

**2. Substitution Request:** Lighting Package, Associated Lighting Reps, Inc. (ALR), See Exhibit.

**Approved, conditionally and with clarification, and as noted on the reviewed Substitution Request Form:**

The following fixtures are acceptable: P1, P2, P3, R1, TA1, and V1.

The Substitution MUST meet BABAA criteria. BABAA compliance was not indicated on the substitution request form; a BABAA compliance form letter will be required at the time of submittal. Prior to final Submittal, ALR shall verify that they are compliant with the Build America, Buy America Act.

**Not approved:**

Several fixtures are rejected: Track system and heads, Exit sign X1, S1, S2, S3, S5, U1, U2

These fixtures are rejected on the basis of intent to match fixtures already installed at floor of building. These were just newly installed. OSU Facilities Services cannot maintain and manage a different set of lighting specs and inventory within the same building. The lighting package has already been vetted by the OSU Facilities Services Electrical Shop and approved by OSU. We do not have room in the building or at the main FS facility for additional inventory/attic stock varieties.

3. **Substitution Request:** Skylight, DeaMor Skylights., See Exhibit.

**Approved, conditionally and with clarifications:**

Additional clarifications were provided in the vendor's email with submission:

Reference: Section 086200: Unit Skylights; Center for material cultures research dated April 21, 2023. Sheets: A1.15 Roof Plan. Detail 4 & 6 on Sheet A4.50 Roof and Skylight Details

**Reason 1 – locally sourced skylight:** All the skylights components including the glass is manufactured and produced within 250 miles of the project. The specific product for Velux Modular Skylight is manufactured in Denmark and does not contribute to the Build America, Buy America Act that this specification is being called for in section 1.4.B in section 08 62 00.

The “Basis of Design” VeluxUSA skylight is understood to be domestically manufactured and not manufactured in Denmark and meets the BABAA criteria. Responsibility for verification by manufacturer occurs at time of product data submittals.

**Reason 2 – Ease of installation:** We have attached preliminary details that can be revised to work with the current contract documents. DeaMor glass skylights are designed to make installation a smooth process for all parties. See page 2 of substitution request form for details.

Provided with the Substitution Request Exhibit in this Addendum.

**\*\*\* NOTE \*\*\***

The DeaMor substitution is calling out Solarban 60 + clear as the insulating glazing.

This needs to be **Solarban 70 + clear** as noted in the bid/permit documents in order to meet energy code requirements for solar heat gain. If DeaMor is used, it will need to meet this spec.

4. **Substitution Request:** Lighting Package, Northern Illumination Company, See Exhibit.

**Approved, conditionally, and with clarification, as noted on the reviewed Substitution Request Form:**

The following fixtures are acceptable: P1, P2, P3, R1, TA1, and V1.

The Substitution **MUST** meet BABAA criteria. BABAA compliance was not indicated on the substitution request form; a BABAA compliance form letter will be required at the time of submittal. Prior to final Submittal, NIC shall verify that they are compliant with the Build Amerca, Buy America Act

**Not approved:**

Several fixtures are rejected: Track system and heads, Exit sign X1, S1, S2, S3, S5, U1, U2

These fixtures are rejected on the basis of intent to match fixtures already installed at floor of building. These were just newly installed. OSU Facilities Services cannot maintain and manage a different set of lighting specs and inventory within the same building. The lighting package has already been vetted by the OSU Facilities Services Electrical Shop and approved by OSU. We do not have room in the building or at the main FS facility for additional inventory/attic stock varieties.

5. **Substitution Request:** Samsung VRF HVAC System, See Exhibit.

**Not approved:**

The substitution **MUST** meet BABAA criteria. BABAA compliance was not indicated on the substitution request form and the BAS Controls submitted with the package does not meet current OSU Design & Construction Standards.

## **General Clarifications Regarding Schedule, Building and Parking Lot Use:**

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**June 24 to June 28 2024** - There is a **Summer Art Camp** for high schoolers scheduled. Family and parents of campers will be invited to see their artwork on the last day of the camp, Friday June 28. They will be utilizing the art studios and classroom spaces and common areas this week. This camp cannot be re-scheduled elsewhere at this time. After the Summer Camp, there will be very few people in Fairbanks during the summer:

### **Summer 2024**

Staff working in the building - 5 administrative staff plus some teaching faculty who teach some summer session courses.

**By September 15** - the building, and the campus, will become busier.

**Fall 2024** - Student move-in activities start September 18<sup>th</sup>. More information can be found on move-in activities here, <https://uhds.oregonstate.edu/housing/move-guide>. See Addendum 2 Exhibit for Fall 2023 Traffic Flow Maps to reference likely routes for 2024. Congestion on SW 26<sup>th</sup> and SW 15<sup>th</sup> Streets are likely.

**Wednesday September 18, 2024 through Sunday October 6, 2024** - OSU Welcome will take place on campus and Residence Hall Move-Ins occur. There are several dorms on Jefferson Street. The Fairbanks parking lot is typically blocked for dorm move-in days.

### **September 24 - Fall Term classes start**

Staff working in the building - There are 25 staff who work in the building during the school year.

Below are several events to mark on your calendar now; (these make campus pedestrian and vehicle traffic very busy):

- **Tuesday September 24 @ 3:00 pm (line up begins at 2 p.m.) - New Student Walk**
- **Tuesday September 24 @ 3:30 pm - Convocation**
- **Tuesday September 24 @ 4:30 pm - Orange and Black Rally**
- **Tuesday September 24 @ 5:30 pm - New Student Picnic**

### **West Fairbanks Parking Lot:**

Well-planned and coordinated access at the parking lot for delivery, staging, and getting materials efficiently to the 4th floor, will need to be worked through with the OSU PM/CM team when site logistics are confirmed. The occupants need occasional access to the designated Loading Space for gallery deliveries and when setting up their art gallery shows. There are ADA spaces and EV charging spaces in this lot that may need to stay online. Other spaces are designated as Dept. Reserve, Service, and Loading and are not easily made offline, but are currently still being coordinated to take offline if it is determined they can be moved elsewhere. It will not be closed for Contractor and Subcontractor parking. Parking passes will need to be obtained for this type of parking at locations elsewhere on campus.



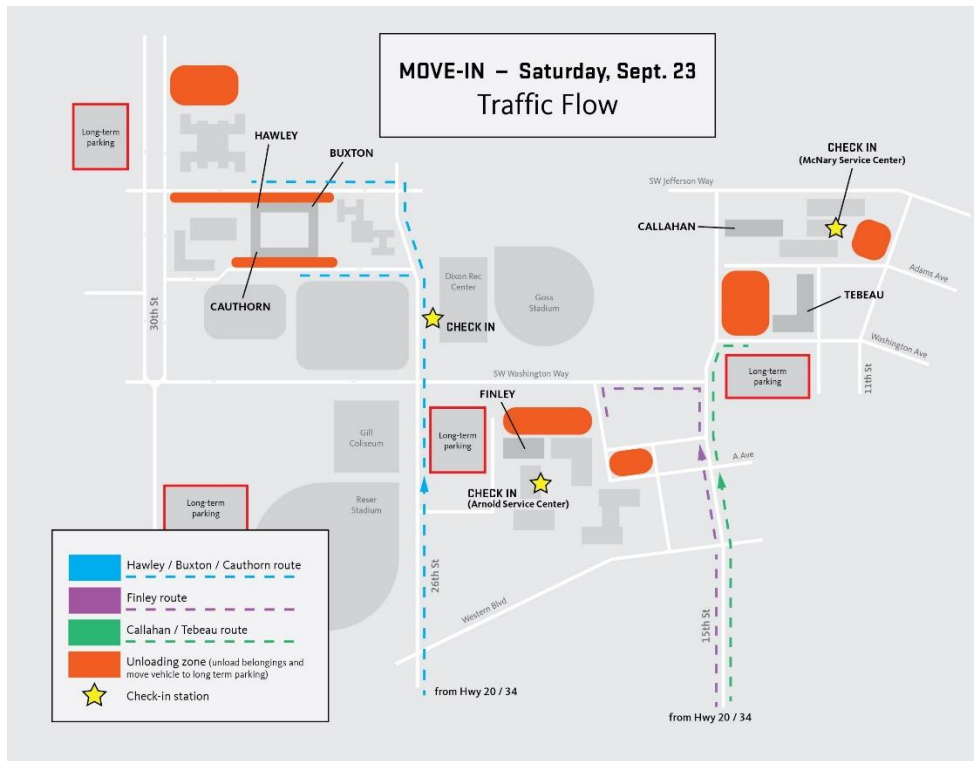
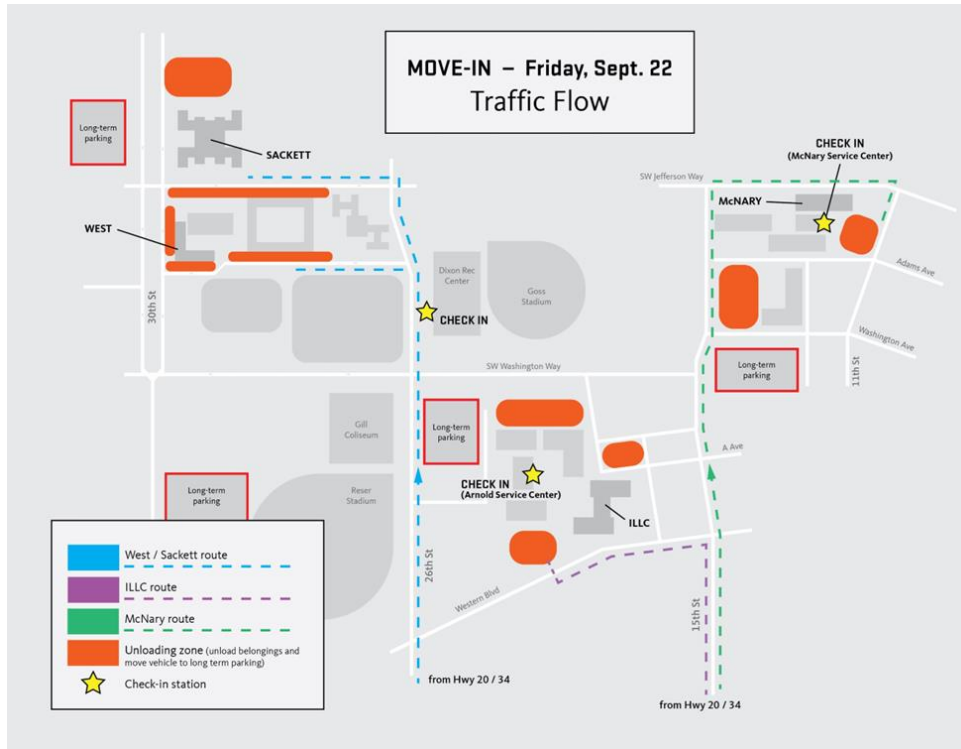
The building occupants' trash/recycle enclosure in the parking lot will need to be fully accessible for their use and the regular pick-up services. A GC will need to provide their own bin(s). The occupants' bins cannot be filled up with contractor items. There is no other resource for building occupants to relocate their bins, nor are they able to use another building's bins.

**Job Trailer:**

Please allow an *allowance* for a job trailer if interior space cannot be obtained. It may or may not be needed. We are trying to obtain space in the building (perhaps a third-floor room next to the second stairwell) for a job office in order to avoid exterior parking spaces being needed for a job trailer. The OSU PM/CM team will advise on this as it is determined. We will provide the equivalent of 2 parking spaces for a job trailer if space in the building cannot be accommodated. This may be across the street on the east side of the building on SW 26th Street.




For Reference:

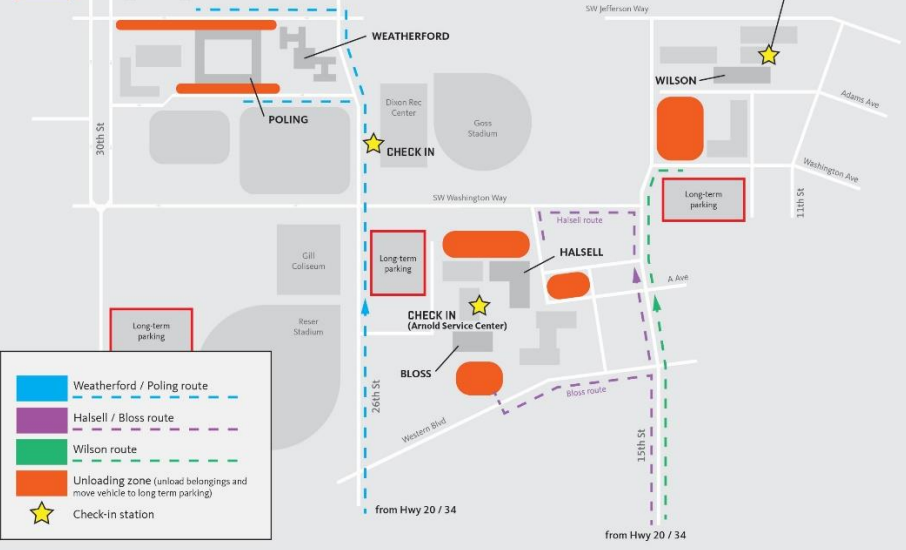
## Dorm Move-in Street Traffic Flow Maps, Fall Term 2024



# MOVE-IN – Sunday, Sept. 24 Traffic Flow

Long-term parking

-  Weatherford / Poling route
-  Halsell / Bloss route
-  Wilson route
-  Unloading zone (unload belongings and move vehicle to long term parking)
-  Check-in station



CHECK IN  
(McNary Service Center)

WEATHERFORD

POLING

CHECK IN

WILSON

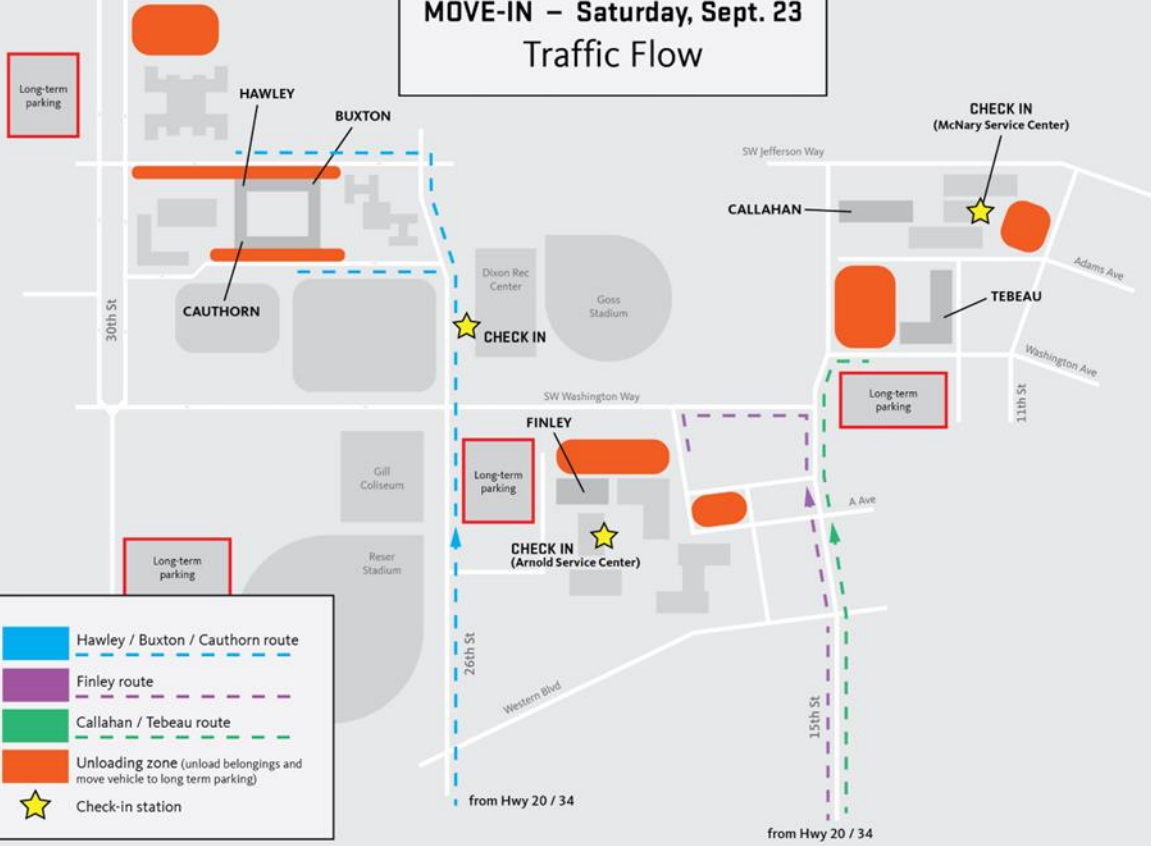
HALSELL






CHECK IN  
(Arnold Service Center)

BLOSS

from Hwy 20 / 34

# MOVE-IN – Saturday, Sept. 23 Traffic Flow



	Hawley / Buxton / Cauthorn route
	Finley route
	Callahan / Tebeau route
	Unloading zone (unload belongings and move vehicle to long term parking)
	Check-in station

Addendum 3 Attachment 3 - Substitution Requests/Responses - uploaded to the link provided in Exhibit 1 of the original RFP: <https://oregonstate.box.com/s/f356u2ewjc7gnrppajwfn6gtavyddya>