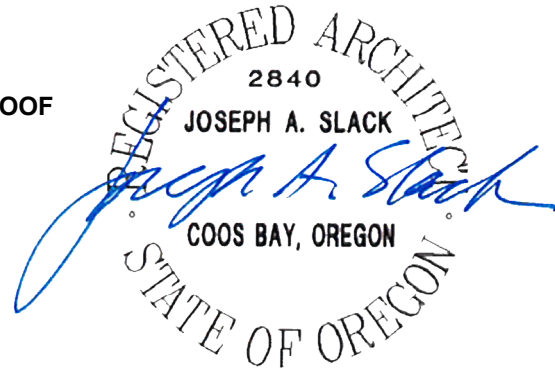


ADDENDUM #2 – FEBRUARY 22, 2024

**RE: SEASCAPE REGIONAL CENTER REROOF
Project #23.60**

**FROM: HGE ARCHITECTS, Inc.
333 South 4th Street
Coos Bay, Oregon 97420
541-269-1166**



TO: Prospective Bidders

This Addendum forms a part of the Contract Documents and modifies the original Documents dated January 2024, as noted below. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

This Addendum consists of **THREE (3)** page(s) together with the following attachments:

- **Section 00-4100 Bid Form**
- **Sheet A2.1 Roof Plan – Bid Schedule A**
- **Sheet A5.2 Roof Details – Bid Schedule A**
- **Sheet A2.1 Roof Plan – Bid Schedule B**
- **Sheet A2.2 Roof Purlins – Bid Schedule B**
- **Sheet A5.1 Roof Details – Bid Schedule B**
- **Sheet A5.2 Roof Details – Bid Schedule B**

- Plan Holders List dated February 22, 2024 – For Reference Only

INFORMATIONAL:

1. See below for bid date change.

2. See revised Summary of Work below for added roof assembly, designated as *Bid Schedule B*. Original roof assembly to be *Bid Schedule A*.

CHANGES TO PROJECT MANUAL:

1. **Section 00-1113 Advertisement for Bids:** CHANGE bid closing time to “4:00 P.M., Tuesday, March 12, 2024.”

2. **Section 00-4100 Bid Form:** REPLACE with REVISED Section 00-4100 Bid Form, attached.
 - a. **Revision Summary:**
 - i. Added *Bid Schedule A* & *Bid Schedule B* forms and instructions.
 - ii. Revised Paragraph 1.08 Completion Date.

3. **AIA Document A701: Instructions to Bidders:** REPLACE Summary, see below.
4. **Section 01-1000 Summary:** Paragraph 1.01, D: REPLACE with the following:

“D. Work on this contract includes reroofing the entire roof of the Seascape Regional Center building, approximately 32,500 SF. Roofing systems are described below. Work also includes extending roofing up parapet walls, minor carpentry work, installing roof drains with tapered insulation roof crickets, and other work as described in the Construction Documents.

 - a. **Bid Schedule A** roofing system is comprised of PVC roofing membrane, roof cover board, rigid insulation, vapor barrier, plywood sheathing, and roof clip Z sub-purlins over the existing metal roof.
 - b. **Bid Schedule B** roofing system is comprised of PVC roofing membrane with welding plates and fasteners, roof cover board, and “flute fill” rigid insulation over the existing metal roof.”
5. **Section 07-5400 Thermoplastic Membrane Roofing:**
 - a. **Paragraph 1.01 C:** After “Insulation, flat and tapered,” ADD “and custom ‘flute fill’ profile to fit existing metal roofing.”
 - b. **Paragraph 2.03:** ADD the following:

“F. Electromagnetic induction welding plates and fasteners (Bid Schedule B).

 1. Basis of Design: OMG Roofing Products, RhinoBond System: www.omgroofing.com/products/rhinobond.
 - a. Substitutions: See Section 01-6000 – Product Requirements.
 2. Install per manufacturer’s requirements.”
 - c. **Paragraph 2.04 A:** DELETE “1/4 inch.”
 - d. **Paragraph 2.05:** ADD the following:

“B. Expanded Polystyrene (EPS) ‘Flute Fill’ Board Insulation (Bid Schedule B): Comply with ASTM C578.

 1. Board Size: 96 inch length, width to match metal roof profile width.
 2. Board Thickness: Match metal roof profile height.
 3. Board Edges: Profile cut, CNC cut to fit metal roof profile.
 4. Type and Board Density: Type II, 1.35 pcf (22 kg/cu m), minimum.
 5. Type and Compressive Resistance: Type II, 15 psi (104 kPa), minimum.
 6. Type and Thermal Resistance, R-value (RSI-value): Type II, 4.0 (0.70) per 1 inch thickness at 75 degrees F mean temperature using ASTM C177 test method.
 7. Manufacturers:
 - a. Same as roof membrane manufacturers, or as approved by roofing manufacturer.
 - b. Substitutions: See Section 01-6000 - Product Requirements.”

CHANGES TO DRAWINGS:

1. **Sheet A2.1 Roof Plan:** REPLACE with REVISED Sheet A2.1 Roof Plan, attached.
 - a. **Revision Summary:**
 - i. Added “Bid Schedule A” to sheet title after “Roof Plan.”
 - ii. Revised Sheet Index.
 - iii. Added 0” elevation note at roof drain.
 - iv. Deleted lines joining pairs of overflow drains, overflow drain symbols, and tags, four (4) total. Added overflow drain symbols and tags at each roof drain, eight (8) total.
 - v. Revised Keynote 6.
 - vi. Changed ¼” cover board at tapered areas to ½” cover board.
 - vii. Changed to “FLUTE FILL” rigid insulation, in lieu of Batt Insulation.

2. **Sheet A2.2 Roof Purlins:** ADD “Bid Schedule A” to sheet title after “Roof Purlins.”

3. **Sheet A5.1 Roof Details:** ADD “Bid Schedule A” to sheet title after “Roof Details.”

4. **Sheet A5.2 Roof Details:** REPLACE with REVISED Sheet A5.2 Roof Details, attached.
 - a. **Revision Summary:**
 - i. Added “Bid Schedule A” to sheet title after “Roof Details.”
 - ii. Revised Detail 1/A5.2 Overflow Drain Spout to show new location.
 - iii. Revised Detail 2/A5.2 to show wider sump.
 - iv. Revised Detail 3/A5.2 to show overflow drain spout below parapet wall and wider sump at primary roof drain.

5. **ADD Sheets A2.1, A2.2, A5.1, & A5.2 – Bid Schedule B:** ADD attached sheets as *Bid Schedule B*, utilizing a “flute fill” insulation system with welding plates in lieu of plywood sheathing and sub-purlins. Previously issued drawings utilizing plywood and sub-purlins to be considered *Bid Schedule A*.

SUBSTITUTION APPROVALS:

<u>SPECIFIED SECTION</u>	<u>SPECIFIED ITEM</u>	<u>APPROVED</u>
07-5400 Thermoplastic Membrane Roofing	Single Ply PVC Membrane Roofing	Soprema Sentinel P150
07-5400 Thermoplastic Membrane Roofing	Parapet Flashing	Duro-Last Mechanically Fastened Parapet Flashing

END OF ADDENDUM #2

**SECTION 00-4100
BID FORM**

THE PROJECT AND THE PARTIES

1.01 TO:

A. Owner: **TIN ROOF LLC**

1.02 FOR: SEASCAPE REGIONAL CENTER REROOF PROJECT

A. Project Location: 98158 West Benham Lane, Brookings, Oregon 97415

1.03 DATE: _____ (BIDDER TO ENTER DATE)

1.04 SUBMITTED BY:

NAME OF FIRM (PLEASE PRINT): _____

1.05 GENERAL

- A. The Bidder declares that they have carefully examined the Contract Documents for the construction of the proposed improvements; that the Bidder has personally inspected the contemplated construction area, that the Bidder has satisfied themselves as to the quantities of materials, items of equipment, possible difficulties, and conditions of work involved.
- B. The bidder further declares that they are registered with the Construction Contractor's Board as required by ORS 701.35 to 701.55, and possess such additional licenses and certifications as required by law for the performance of the work proposed herein.
- C. The subcontractor(s) performing work as described in ORS 701.005(2) will be registered with the Construction Contractors Board in accordance with ORS 701.035 to 701.055 before the subcontractor(s) commence work under the Contract.
- D. Pursuant to ORS 279A.120, Bidder hereby certifies the Bidder _____ is / _____ is not (**check one**) a Resident Bidder as defined by ORS 279.029.
- E. Bidder certifies that the provisions required by ORS 279C.836, unless exempt under Sections (4), (7), (8), or (9), before starting work on this Contract, or any subcontract hereunder, Contractor and all subcontractors shall have on file with the Construction Contractor's Board a public works bond with corporate surety authorized to do business in the State of Oregon in the amount of \$30,000.
- F. The Bidder agrees that if this Proposal is accepted, the Bidder will, within ten (10) calendar days after receiving contract forms, execute the Agreement between Owner and Contractor as specified, and deliver to the Owner the insurance certificates required herein.

1.06 BIDS:

- A. The undersigned bidder, in submitting his bid, authorizes the Owner to evaluate the bid and make a single award on the basis of the bid.
- B. After having examined all of the contract documents as prepared by HGE ARCHITECTS, Inc., we do hereby propose to furnish labor and materials to complete the work required by said documents for the following fixed sum *(fill in lump sum amount for each bid unit, in written words in space provided, and in numerals within parenthesis)*:

BASIC BID SCHEDULE A:

_____ Dollars

and _____ Cents (\$ _____) complete.

BASIC BID SCHEDULE B:

_____ Dollars

and _____ Cents (\$ _____) complete.

Note: Bidder may bid Bid Schedule A or Bid Schedule B or both.

Bidder further agrees to be bound by the entire Contract Documents, including:

- Issued Addenda
- Bid Form (this document)
- General Conditions - AIA 201 and Supplementary Conditions
- Technical Specifications
- Plans/Drawings
- Issued Change Orders and Architects Supplemental Instructions
- All Applicable State and Federal Laws

1.07 ACCEPTANCE

- A. This offer shall be open to acceptance and is irrevocable for thirty days from the bid closing date.

1.08 COMPLETION DATE

- A. It is understood that time is of the essence in the execution of this Contract in order to avoid undue hardship upon the Owner. It is the desire of the Owner to have the project completed within **Ninety (90)** calendar days following Notice to Proceed.
 - 1. The Undersigned agrees that he will have the work Substantially Complete on or before _____ calendar days after Notice to Proceed *(Bidder to fill in the number of days they will require to complete the Work and this will be the agreed upon construction time period)*.

- B. The Contractor agrees that said Work shall be prosecuted regularly, diligently, at such rate of progress as will insure Substantial Completion thereof within the time specified. It is expressly understood and agreed, by the Contractor and the Owner, that the time for the completion of the Work described herein is reasonable taking into consideration the average climatic range and usual industrial conditions prevailing in this locality.

1.09 OWNER RIGHTS

- A. The Owner reserves the right to reject any or all bids and to waive all informalities.

1.10 ADDENDA

- A. The following Addenda have been received. The modifications to the Bid Documents noted below have been considered and all costs are included in the Bid Sum.
 - 1. Addendum # _____ Dated _____.
 - 2. Addendum # _____ Dated _____.
 - 3. Addendum # _____ Dated _____.

1.11 BID FORM SIGNATURE(S)

- A. Name of Firm (*please print*): _____
- B. Mailing Address: _____
- C. Physical Address (*if different*): _____
- D. Construction Contractor Board Registration Number: _____
- E. Telephone Number: _____
- F. Fax Number: _____
- G. Email Address: _____
- H. Signature (*if bid is by a partnership, one of the partners must sign*):

- I. Name and Official Capacity of Signatory (*please print*):

- J. If Corporation, Attest (*Secretary of Corporation*):

- K. SEAL (if Corporation):

END OF SECTION

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SEASCAPE REGIONAL CENTER REROOF

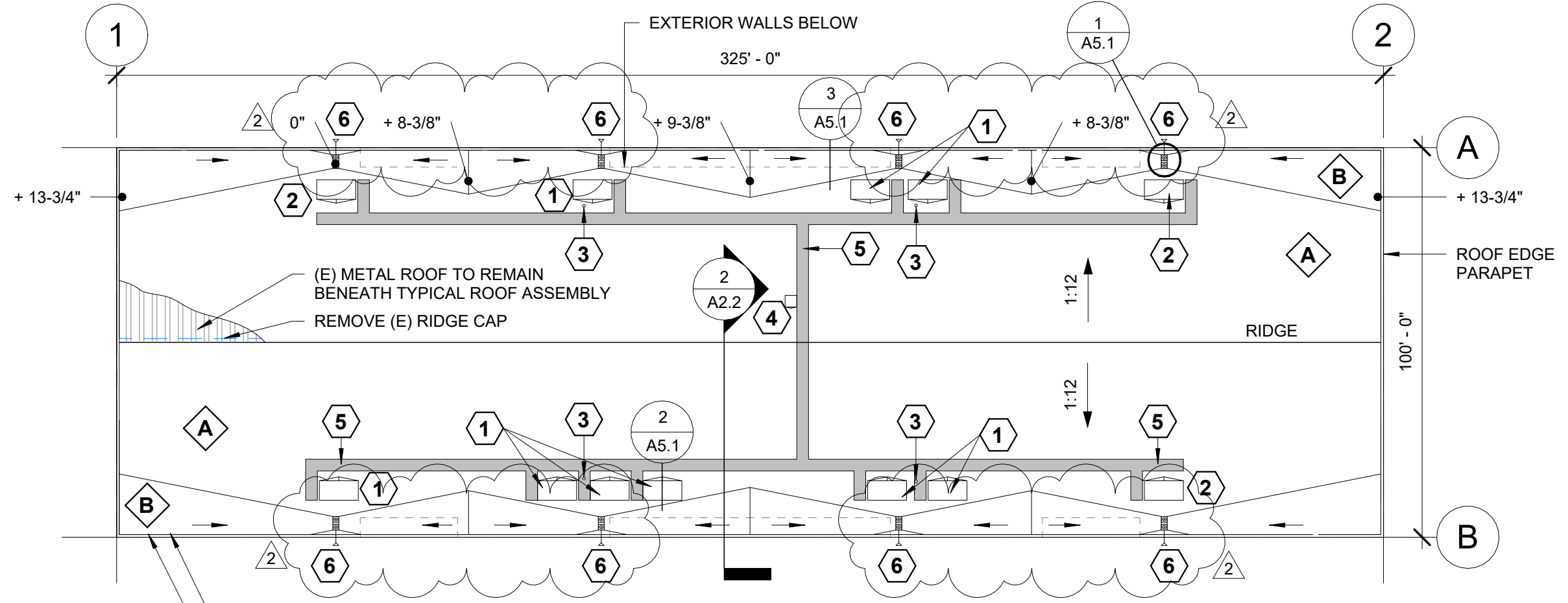
98158 W BENHAM LN, BROOKINGS, OREGON

SHEET INDEX

A2.1	ROOF PLAN - BID SCHEDULE A
A2.2	ROOF PURLINS - BID SCHEDULE A
A5.1	ROOF DETAILS - BID SCHEDULE A
A5.2	ROOF DETAILS - BID SCHEDULE A



333 S. 4TH STREET
COOS BAY, OR 97420
P: 541.269.1166
general@hge1.com
www.hge1.com



1 ROOF PLAN
1/32" = 1'-0"

APPROX. ROOF AREA: 32,500 SQ. FT.

KEYNOTES:

- CURB-MOUNTED PLATFORM W/ ROOF CRICKET. MECHANICAL EQUIPMENT NOT IN CONTRACT; OWNER TO RELOCATE MECHANICAL EQUIPMENT AND EXTEND CONNECTIONS. COORDINATE W/ OWNER'S HVAC CONTRACTOR TO ENSURE PROPER SEQUENCING. VERIFY SIZE REQUIRED FOR EQUIPMENT.
- CURB-MOUNTED PLATFORM W/ ROOF CRICKET FOR FUTURE MECHANICAL EQUIPMENT.
- PROVIDE SINGLE-PLY BOOT AT (E) PLUMBING VENTS. VERIFY QUANTITY.
- EXISTING ROOF HATCH TO REMAIN. REMOVE AND REINSTALL TO FACILITATE WORK. ADD ROOF CRICKET.
- ROOF WALKWAY PROTECTION PADS. CONFIRM HVAC SERVICE LOCATIONS & ADJUST WALKWAY PAD LOCATIONS AS NEEDED.
- OVERFLOW "COW'S TONGUE" NOZZLE BELOW PARAPET WALL. COMPLY WITH PLUMBING CODE. REFER TO DETAIL 3/A5.2.

ROOF ASSEMBLIES:

- A. TYPICAL ROOF ASSEMBLY**
- MECHANICALLY-FASTENED SINGLE-PLY ROOF MEMBRANE
 - 1/2" ROOF COVER BOARD
 - 1" BOARD INSULATION
 - SELF-ADHERED AIR & VAPOR BARRIER
 - 1/2" PLYWOOD SHEATHING
 - "FLUTE FILL" RIGID INSULATION OVER (E) METAL ROOF
 - SUB-PURLINS OVER (E) METAL ROOF
- B. ROOF ASSEMBLY @ TAPERED AREAS**
- MECHANICALLY-FASTENED SINGLE-PLY ROOF MEMBRANE
 - 1/2" ROOF COVER BOARD
 - TAPERED BOARD INSULATION AT 1/4:12 MIN. SLOPE
 - SELF-ADHERED AIR & VAPOR BARRIER
 - 1/2" PLYWOOD SHEATHING
 - "FLUTE FILL" RIGID INSULATION OVER (E) METAL ROOF
 - SUB-PURLINS OVER (E) METAL ROOF

PROJECT NO.: 23.60

SEASCAPE REGIONAL CENTER REROOF

98158 W BENHAM LN
BROOKINGS, OR 97415

CONSTRUCTION

REVISIONS:

#	DATE	DESCR.
1	2/5/24	ADD. #1
2	2/22/24	ADD. #2

DATE: JAN. 2024

SHEET TITLE:
ROOF PLAN - BID SCHEDULE A

A2.1

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CONSTRUCTION

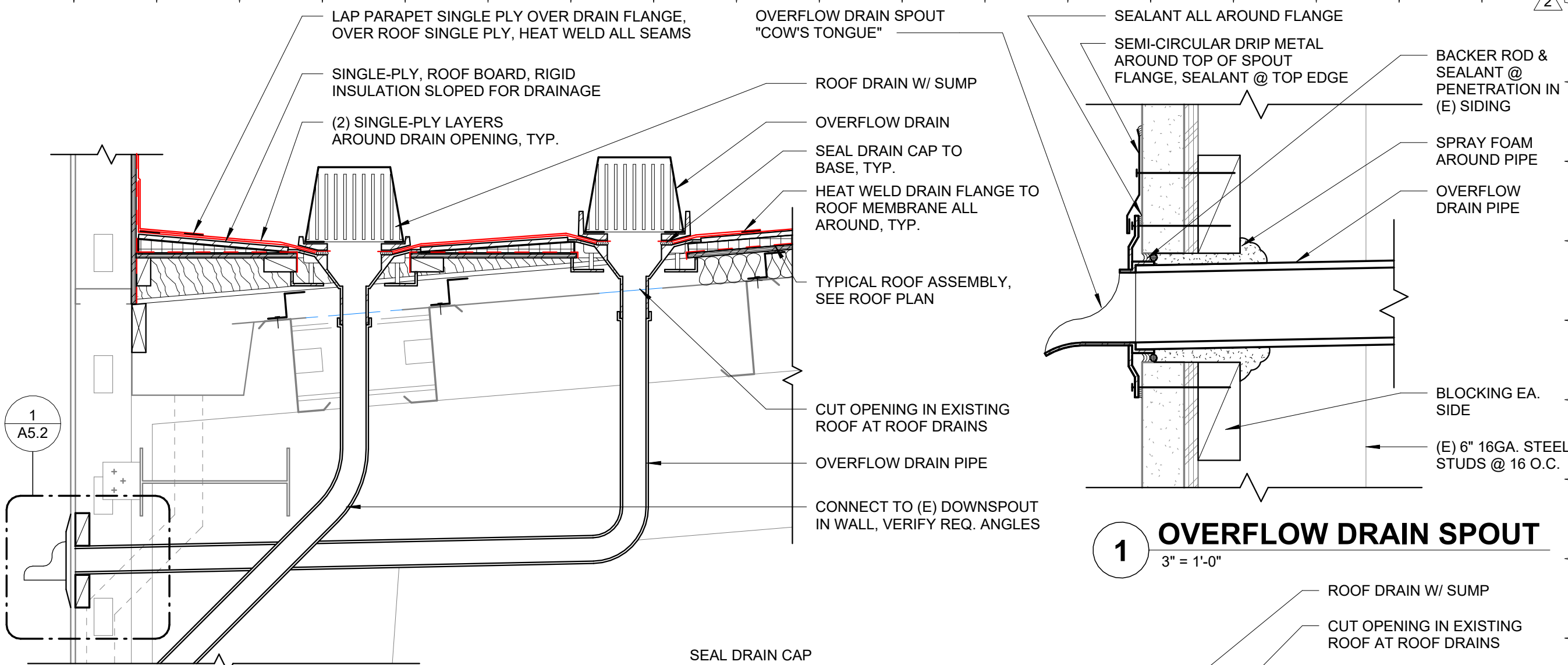
REVISIONS:

#	DATE	DESCR.
2	2/22/24	ADD. #2

DATE: JAN. 2024

SHEET TITLE: **2**
ROOF DETAILS - BID SCHEDULE A

A5.2

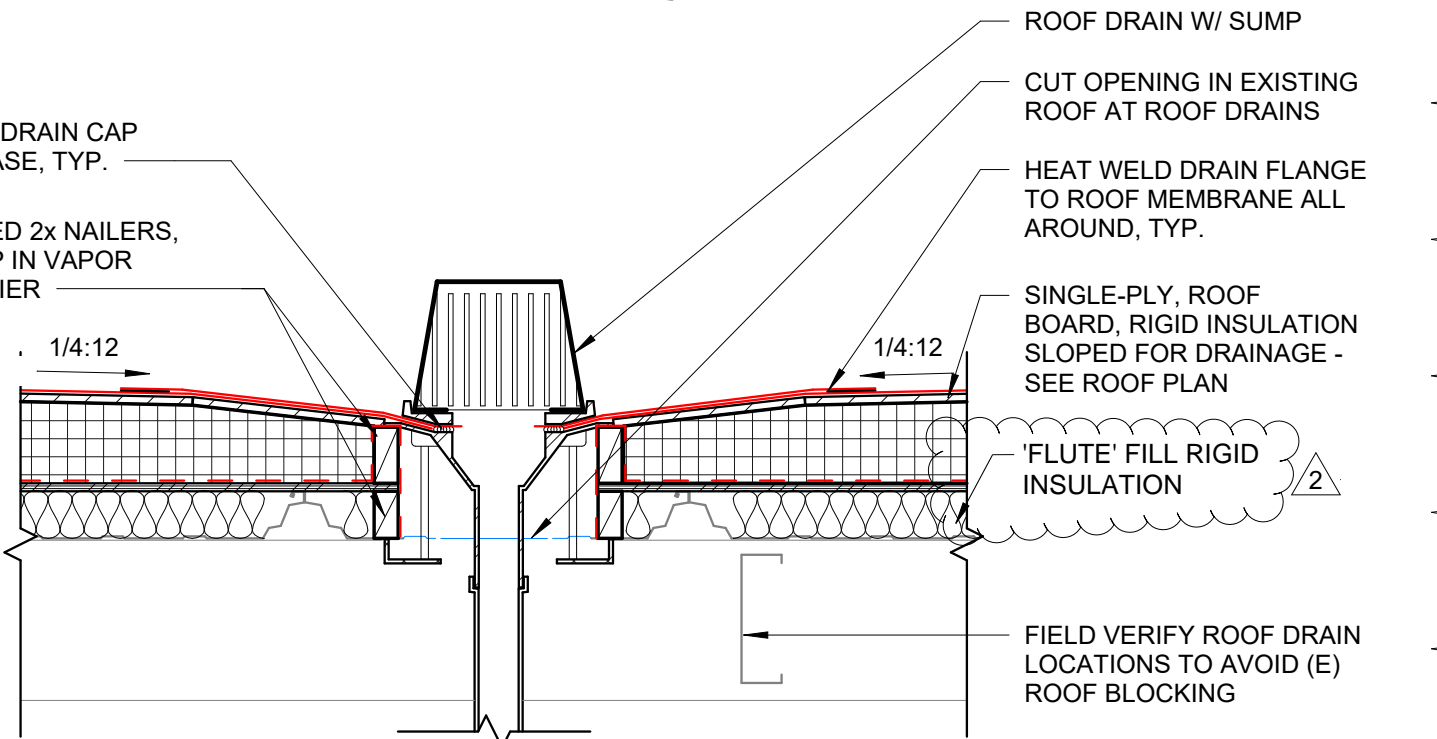


1 OVERFLOW DRAIN SPOUT
3" = 1'-0"

3 ROOF DRAIN LONGITUDINAL SECTION
1" = 1'-0"



2 ROOF DRAIN CROSS SECTION
1" = 1'-0"



SEASCAPE REGIONAL CENTER REROOF

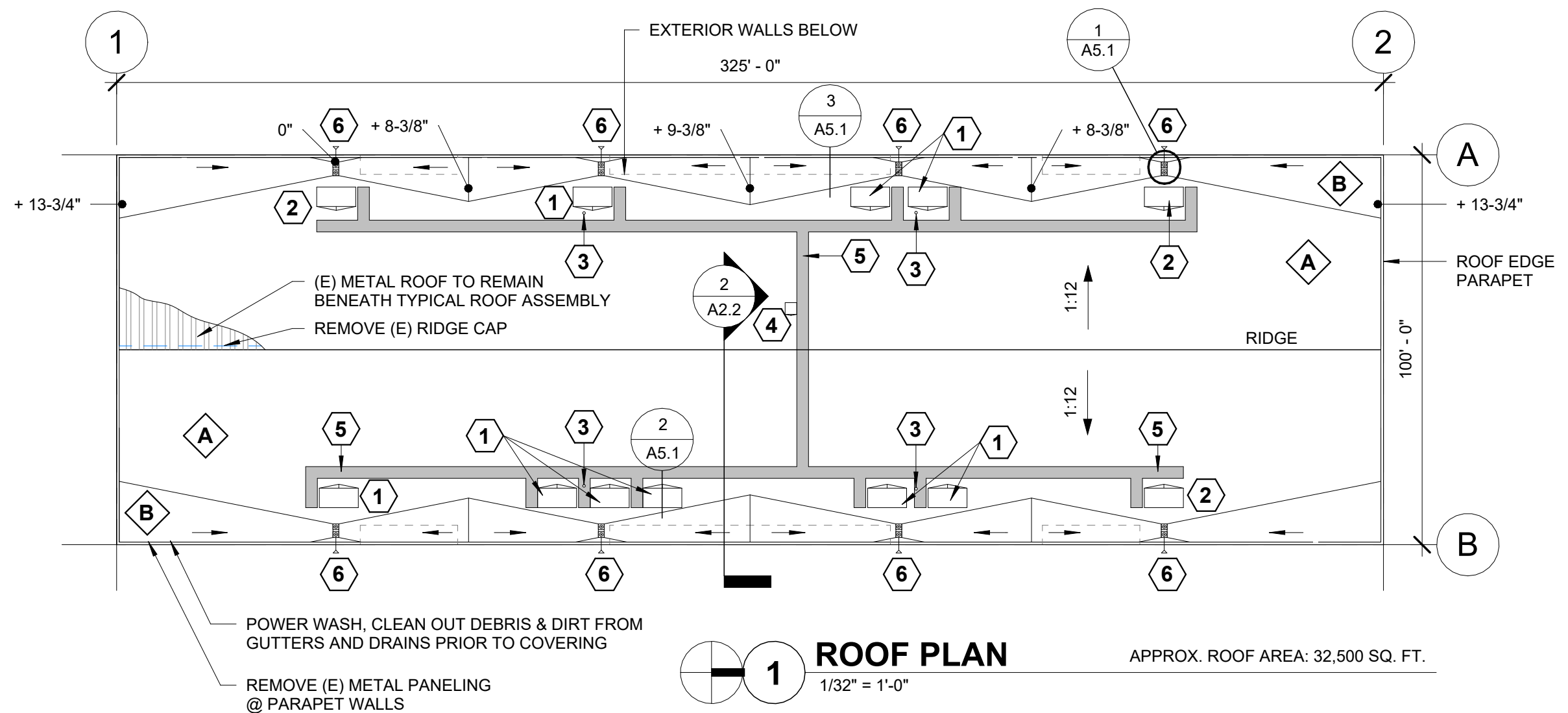
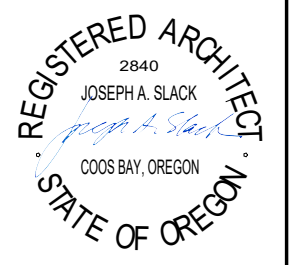
98158 W BENHAM LN, BROOKINGS, OREGON

SHEET INDEX

A2.1	ROOF PLAN - BID SCHEDULE B
A2.2	ROOF PURLINS - BID SCHEDULE B
A5.1	ROOF DETAILS - BID SCHEDULE B
A5.2	ROOF DETAILS - BID SCHEDULE B



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1 ROOF PLAN
1/32" = 1'-0"

KEYNOTES:

1. CURB-MOUNTED PLATFORM W/ ROOF CRICKET. MECHANICAL EQUIPMENT NOT IN CONTRACT; OWNER TO RELOCATE MECHANICAL EQUIPMENT AND EXTEND CONNECTIONS. COORDINATE W/ OWNER'S HVAC CONTRACTOR TO ENSURE PROPER SEQUENCING. VERIFY SIZE REQUIRED FOR EQUIPMENT.
2. CURB-MOUNTED PLATFORM W/ ROOF CRICKET FOR FUTURE MECHANICAL EQUIPMENT.
3. PROVIDE SINGLE-PLY BOOT AT (E) PLUMBING VENTS. VERIFY QUANTITY.
4. EXISTING ROOF HATCH TO REMAIN. REMOVE AND REINSTALL TO FACILITATE WORK. ADD ROOF CRICKET.
5. ROOF WALKWAY PROTECTION PADS. CONFIRM HVAC SERVICE LOCATIONS & ADJUST WALKWAY PAD LOCATIONS AS NEEDED.
6. OVERFLOW "COW'S TONGUE" NOZZLE BELOW PARAPET WALL. COMPLY WITH PLUMBING CODE. REFER TO DETAIL 3/A5.2.

ROOF ASSEMBLIES:

- A. **TYPICAL ROOF ASSEMBLY**
 - MECHANICALLY-FASTENED SINGLE-PLY ROOF MEMBRANE
 - 1/2" ROOF COVER BOARD
 - FLUTE FILLER BOARD INSULATION
- B. **ROOF ASSEMBLY @ TAPERED AREAS**
 - MECHANICALLY-FASTENED SINGLE-PLY ROOF MEMBRANE
 - 1/2" ROOF COVER BOARD
 - TAPERED BOARD INSULATION AT 1/4:12 MIN. SLOPE
 - FLUTE FILLER BOARD INSULATION

PROJECT NO.: 23.60

SEASCAPE REGIONAL CENTER REROOF

98158 W BENHAM LN
BROOKINGS, OR 97415

CONSTRUCTION

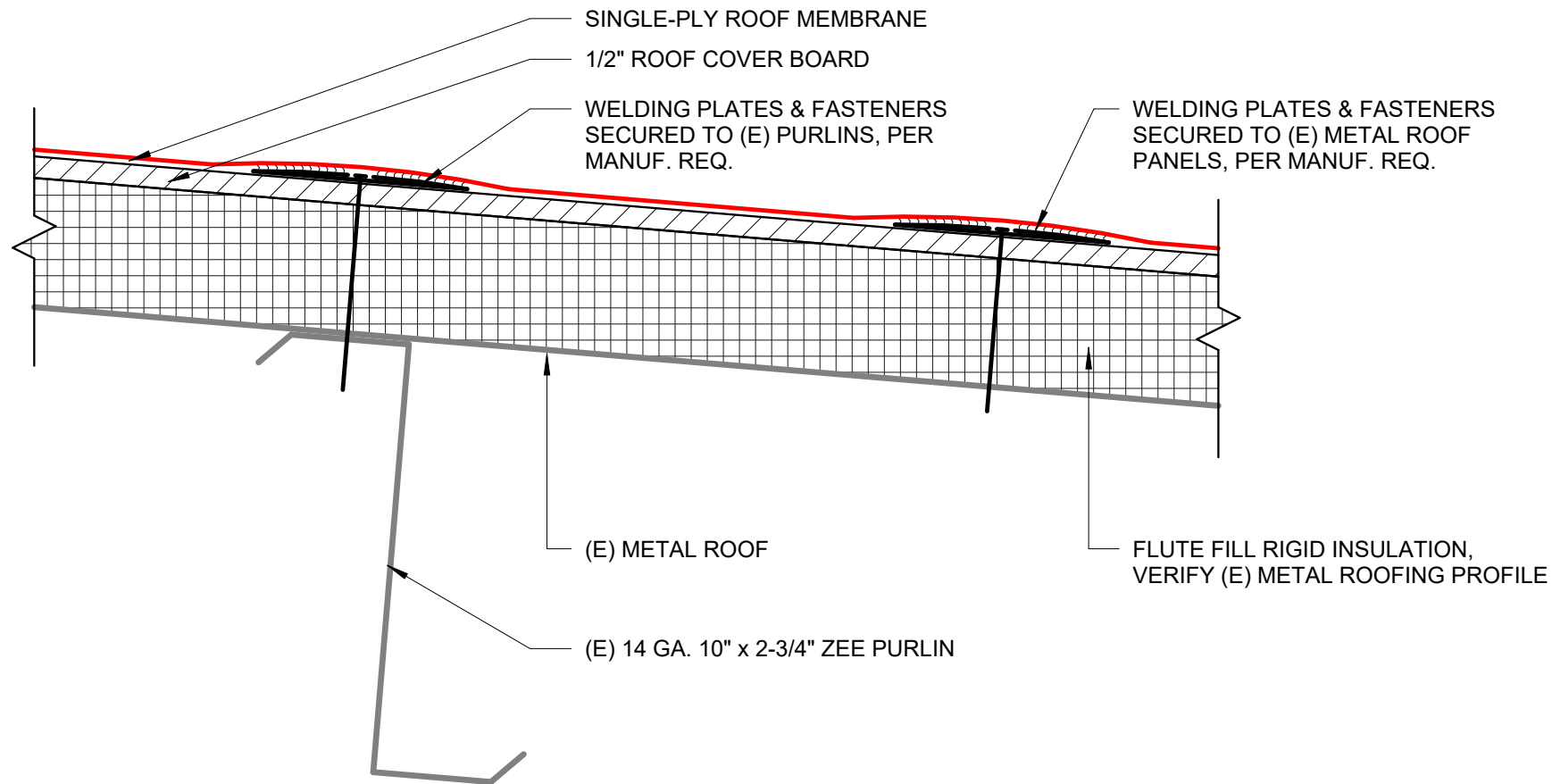
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DATE: JAN. 2024

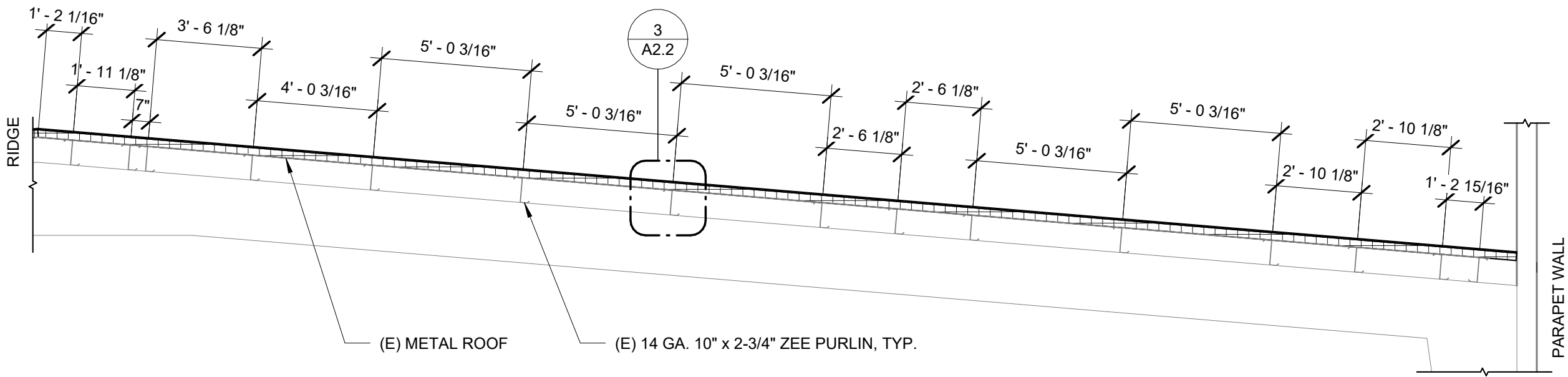
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ROOF PLAN - BID SCHEDULE B

A2.1

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3 TYP. FASTENERS
3" = 1'-0"



2 SECTION - PURLINS
1/4" = 1'-0"

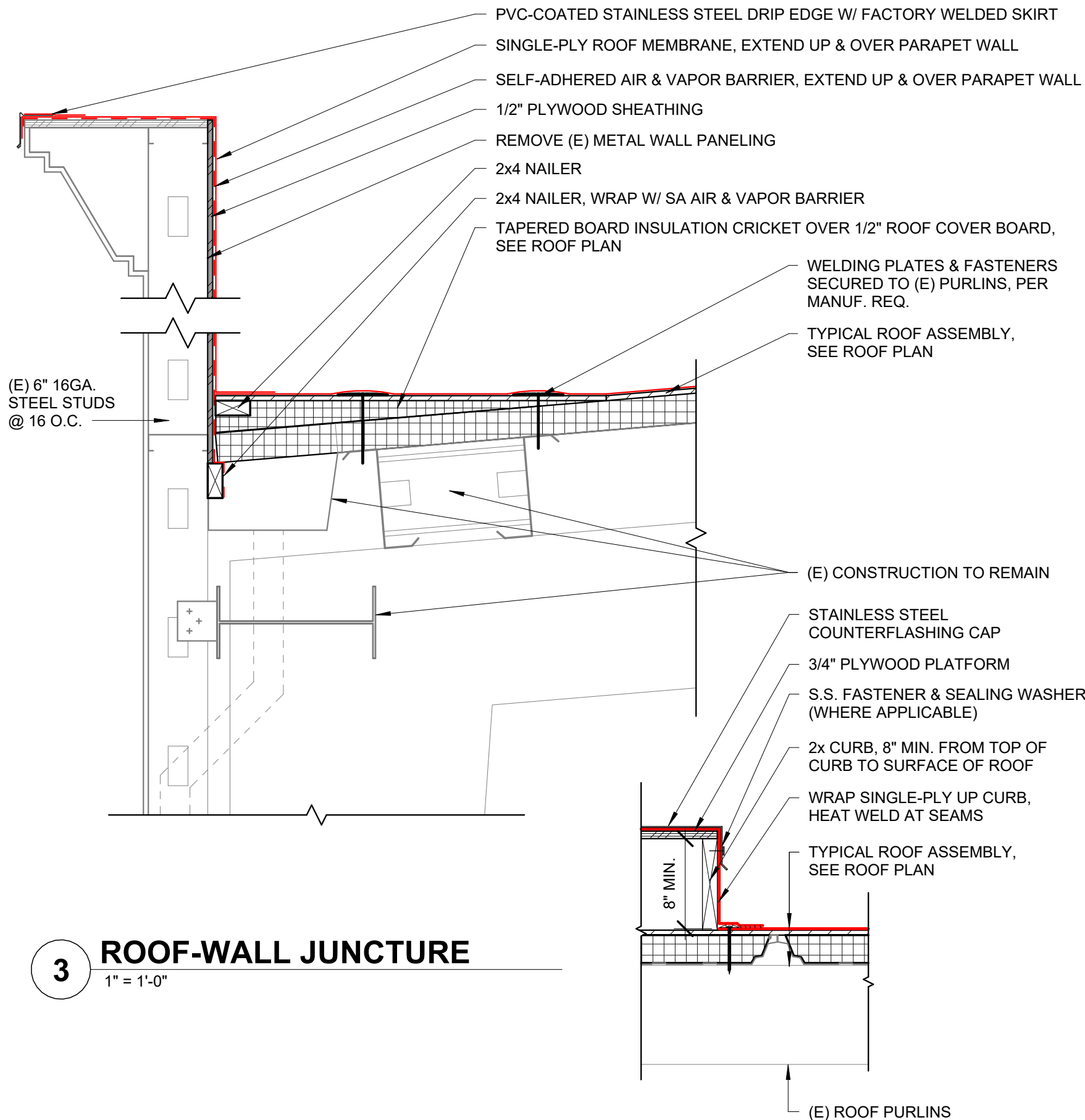
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REVISIONS:	#	DATE	DESCR.

DATE: JAN. 2024

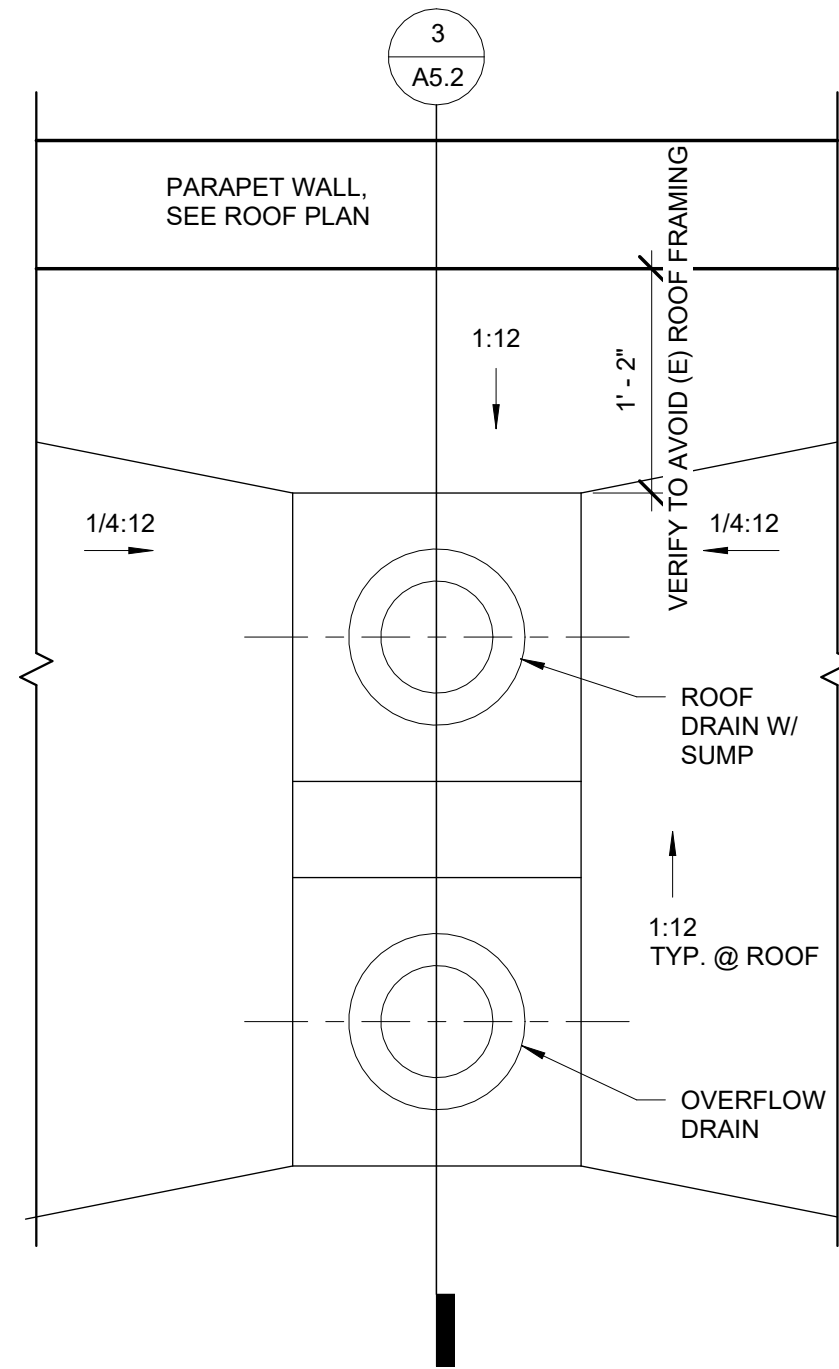
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**ROOF PURLINS -
BID SCHEDULE B**

A2.2

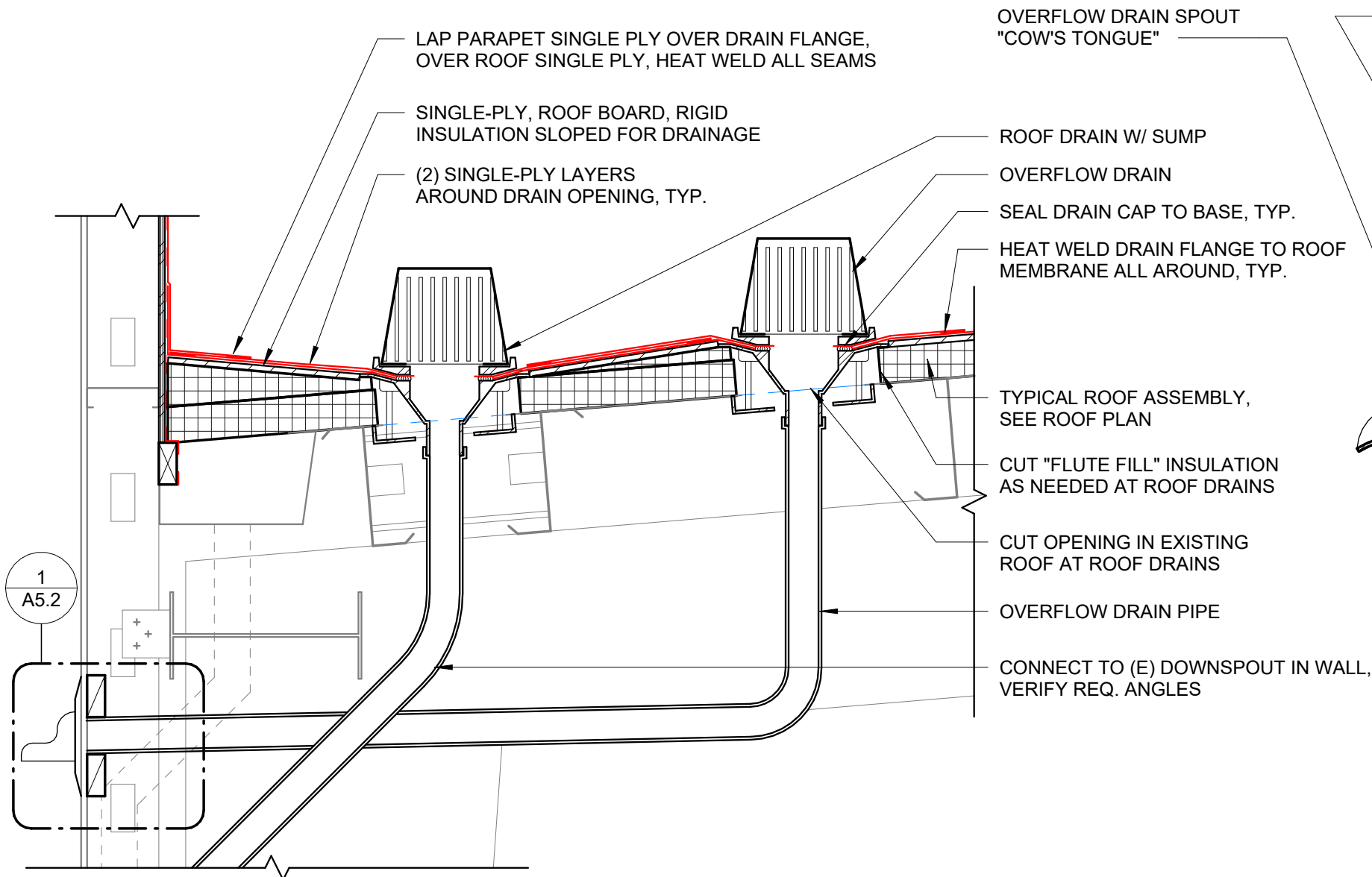


3 ROOF-WALL JUNCTURE
1" = 1'-0"

2 ROOF CURB
1" = 1'-0"

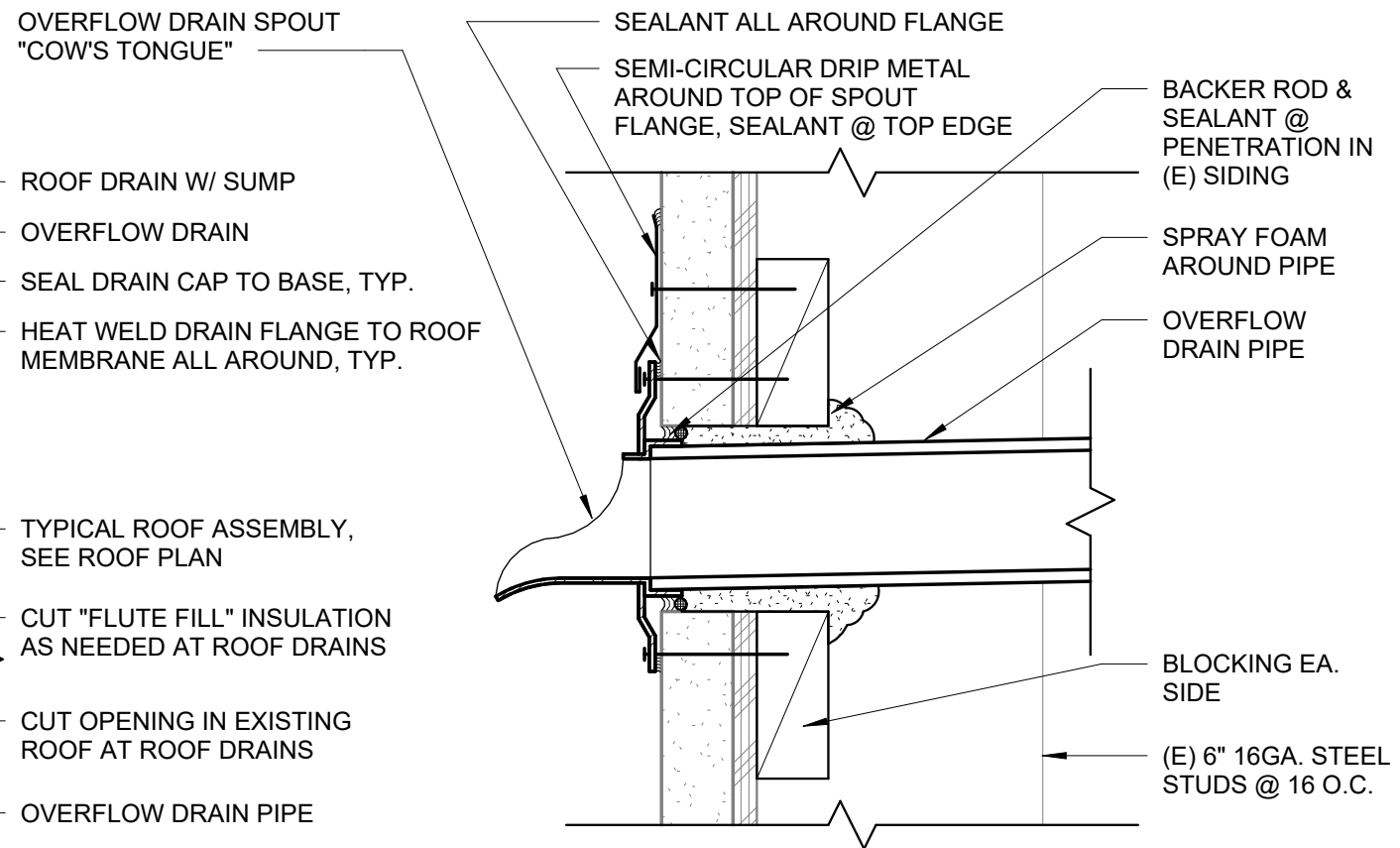


1 ROOF DRAIN PLAN
1" = 1'-0"

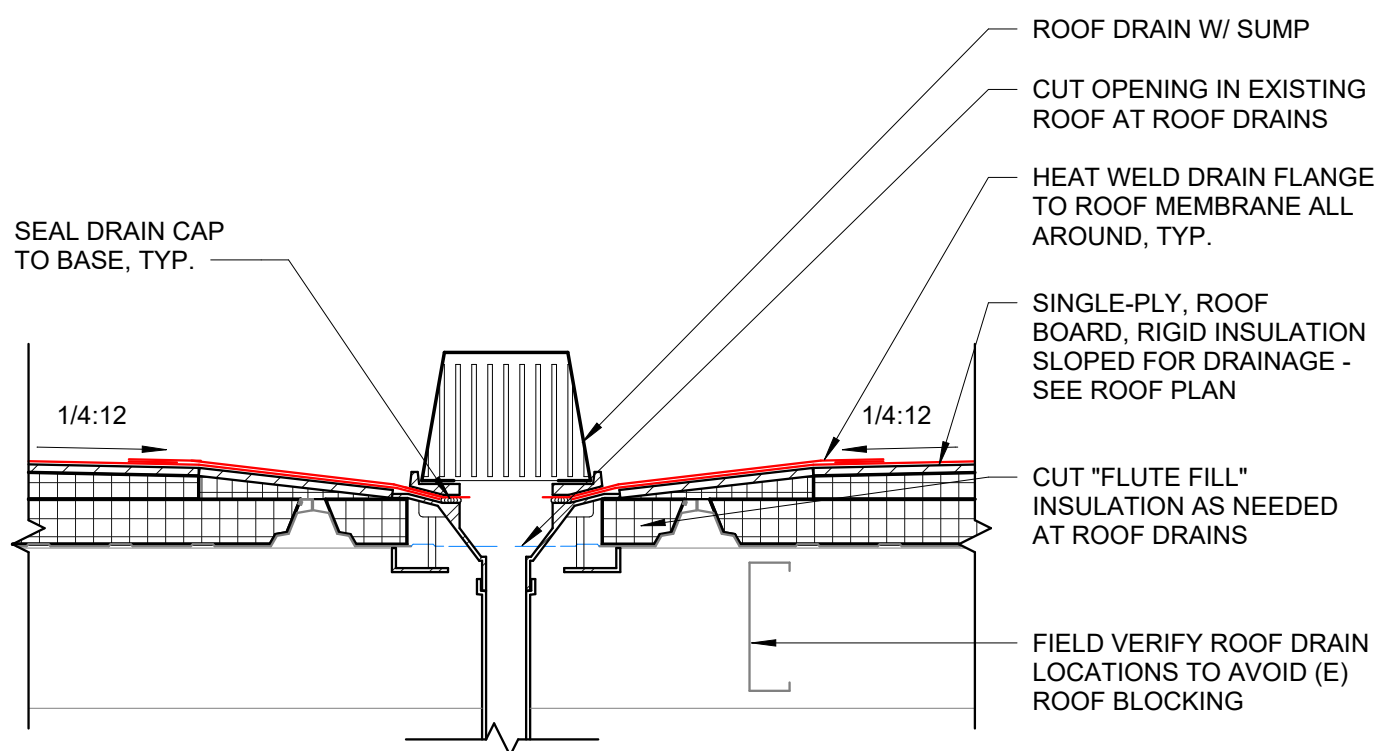


1
A5.2

3 ROOF DRAIN LONGITUDINAL SECTION
1" = 1'-0"



1 OVERFLOW DRAIN SPOUT
3" = 1'-0"



2 ROOF DRAIN CROSS SECTION
1" = 1'-0"

CONSTRUCTION

REVISIONS:	#	DATE	DESCR.

DATE: JAN. 2024

SHEET TITLE:
**ROOF DETAILS -
BID SCHEDULE B**

A5.2

PLANHOLDERS LIST

Project Number and Name: 23.60 Seascape Regional Center - Reroof

Bid Closing Date and Time: 4:00 PM , March 12, 2024

Deposit Amount: \$50

Company Name	Category	Contact Person	Address	Email	Phone/Fax
OWNER / ARCHITECT / ETC.					
Seascape Regional Shopping Center	Owner	Zeke Harms	98158 W Benham Ln, Brookings, OR 97415	zeke.harms@gmail.com	541.661.2333
Owner's Mechanical Contractor: Frank's Heating & Refrigeration	HVAC	Steve Borges	900 Northcrest Dr, Crescent City, CA 95531	steve@franks-1.com	707.460.3107
HGE ARCHITECTS, Inc.	Architect/ Project Manager	Joseph A. Slack	333 South 4th St., Coos Bay, OR 97420	joeslack@hge1.com	541.269.1166 / 541.269.1833 fax
BIDDERS					
Lawless Roofing	GC	Matt Witt	501 Lawless Ln Grants Pass, OR 97526	cherayne@lawlessroofing.com	541.441.0975 541.479.1839
C&R Homes and Construction Services	GC	Nicholas Chaney	714 S 72nd Street Springfield, OR 97478	nicholasachaney@gmail.com	541.222.9481
Ausland Group	GC	Aaron Ausland	3935 Highland Ave. Grants Pass, OR 97526	aausland@auslandgroup.com	541.476.3788
Rich Rayburn Roofing	GC	Rich Rayburn	1185 S 1st Street Coos Bay, OR 97420	donna@richrayburnroofing.com	541.267.7476
Scott Partney Construction	GC	Scott Partney	720 Chappell Pkwy., North Bend, Oregon 97459	office@partneyconstruction.net	541.756.7060
Northwest Building Specialists	GC	Zach Wallace	66577 N Bay Rd North Bend, OR 97459	office@nwbsroofing.com	541.756.4331
Sage Bruce Construction	GC	Sage Bruce	960 Brooke Ln Brookings, OR 97415	sagebruceconstruction@hotmail.com	541.412.9362
Mattern Tribby	GC	Thomas Fristed	15943 Oceanview Dr., Brookings, OR 97415	thomas@matterntribby.com	832.466.1162
Red Sky Roofing	GC	Colin Wakefield	1890 Northcrest Dr., Brooking, OR 97415	office@redskyteam.com	541.412.8866
S&B James Construction	GC	Tim Bowden	8425 Agate Road, White City, OR 97503	timbowden@sbjames.com	541.414.1310
Hoag Roofing	GC	Susan Scott	842 Enterprise Dr, Central Point, OR 97502	susan@hoagroofing.com	541.779.7743

PLANHOLDERS LIST

Project Number and Name: 23.60 Seascape Regional Center - Reroof

Bid Closing Date and Time: 4:00 PM , March 12, 2024

Deposit Amount: \$50

Company Name	Category	Contact Person	Address	Email	Phone/Fax
Professional Quality Roofing	☞	Phil Gambaldo	870 McClaine St NE, Silverton, OR 97381	phil@proqualityroofing.com	503.776.0535
Umpqua Roofing	☞	Pat Gay	1010 S Danebo Ave, Eugene, OR 97402	patrick@umpquarroofing.com	541.302.6850
Tru North Construction	☞	Lorin Lynch	1130 N Coast Hwy, Newport, OR 97365	trunorthconstruction@gmail.com	541.231.0686
Evergreen Roofing	☞	Juan Navarrete	3237 W 1st Ave, Eugene, OR 97402	juan@evergreenroofing.com	541.344.1415
Ideal Roofing	☞	Brad Allen	1201 S Pacific Ave, Kelso, WA 98626	brad@idealroofingpros.com	509.824.3978
Vitan Construction	☞	Vitaliy Ponomarev	PO Box 507, Gresham, OR 97030	admin@vitanconstruction.com	971-263-8434