

## SECTION 00 9113 – ADDENDUM NUMBER 1

**PARTICULARS**

DATE: MARCH 4, 2021  
 PROJECT: KALAPUYA HIGH SCHOOL RESTROOM RENOVATION  
 ARCHITECT'S PROJECT NUMBER: 20067  
 OWNER: BETHEL SCHOOL DISTRICT  
 ARCHITECT: SODERSTROM ARCHITECTS, LTD.

**TO: PROSPECTIVE BIDDERS**

THIS ADDENDUM FORMS A PART OF THE CONTRACT DOCUMENTS AND MODIFIES THE ORIGINAL PROCUREMENT DOCUMENTS AND SPECIFICATIONS DATED FEBRUARY 19, 2021, WITH AMENDMENTS AND ADDITIONS NOTED BELOW.

ACKNOWLEDGE RECEIPT OF THIS ADDENDUM IN THE SPACE PROVIDED IN THE BID FORM. FAILURE TO DO SO MAY DISQUALIFY THE BIDDER.

**CHANGES TO THE PROJECT MANUAL – PROCUREMENT AND CONTRACTING:**

## SECTION 00 0102 – PROJECT INFORMATION

**REVISED** Part 1 General, 1.04 PROCUREMENT TIMETABLE, Paragraphs C, G, H & I to read as follows:

- C. Proposal Due Date: March ~~4~~ **24**, 2021, before 3:00 PM local time.
- G. Desired Construction Start: Not later than April ~~16~~ **26**, 2021 (estimated).
- H. Desired Substantial Completion Date: June ~~15~~ **25**, 2021 (or sooner, if feasible).
- I. Desired Final Completion Date: Not later than ~~June 29~~ **July 9**, 2021.

REVISED Part 1 General, 1.05 PROCUREMENT DOCUMENT, Paragraph A to read as follows:

- A. Availability of Documents: Complete sets of procurement documents may be obtained:
  1. From ~~Owner at the Project Manager's address listed above~~ **Willamette Print & Blueprint Digital Planroom.**

## SECTION 00 0110 – TABLE OF CONTENTS

ADDED Part 1.01, Paragraph R to read as follows:

- R. 00 9113 – Addendum 1**

## SECTION 00 1000 – INVITATION TO BID

**REVISED** Part 1 General, 1.01 PROJECT DETAILS, Paragraphs H to X to read as follows:

- H. ~~Non-Mandatory Pre-Bid Conference~~ **Walk-through**: ~~None scheduled~~ **February 26, 2021 at 12:00 noon.**  
**Mandatory Pre-Bid Walk-through**: **March 8, 2021 at 3.30pm, at the Project Site.**

***Contractors required to be present in at least one of these scheduled walk-throughs. If you attended the initial walk-through, you are not required to attend the second.***

~~I. Non-Mandatory Site Tours: Available on an individual basis. Contact District Representative.~~

~~KK. Bid Closing (Bid Due to District):~~ Date and time: March 45 **24**, 2021, 3:00 PM.

~~NL. Construction Start Date:~~ April 42 **26**, 2021 (estimated).

~~OM. Substantial Completion:~~ June 44 **25**, 2021 (or sooner if feasible).

~~PN. Final Completion:~~ June 25 **July 9**, 2021.

#### SECTION 00 3000 – BID PROPOSAL FORM

**REVISED** Bids Due date, Start of Project, Substantial Completion and Final Completion dates to read as follows:

Bids DUE: March 45 **24**, 2021, 3:00 PM (unless changed by Addenda).

Start of Project: April 46 **26**, 2021 (unless changed by Addenda)

Substantial Completion: June 45 **25**, 2021 (unless changed by Addenda), or sooner if feasible.

Final Completion: June 29 **July 9**, 2021 (unless changed by Addenda).

Issuing entire specification section.

#### SECTION 00 4500 – FIRST TIER SUBCONTRACTOR FORM

**REVISED** Bid Closing Date to read as follows:

Bid Closing Date: March 45<sup>th</sup> **24<sup>th</sup>**, 2021.

Issuing entire specification section.

#### SECTION 00 9113 – ADDENDUM 1

**ADDED** New Section in Full.

#### CHANGES TO THE PROJECT MANUAL – SPECIFICATIONS:

NONE issued at this time.

#### CHANGES TO THE DRAWINGS:

NONE issued at this time.

#### GENERAL CLARIFICATIONS

District issued RFP revised per the attached, pages 1, 4, 6, 13, and 17.

END OF SECTION

SECTION 00 3000 - BID PROPOSAL FORM

Bid To: Lane County School District #52 (Bethel)  
Attn: Jason Betterley, Maintenance Supervisor  
4640 Barger Drive  
Eugene, OR 97402

PROJECT: Kalapuya High School Restroom Renovation

Bids DUE: March 45 **24**, 2021, 3:00 PM (unless changed by Addenda).

Start of Project: April 46 **26**, 2021 (unless changed by Addenda)

Substantial Completion: June 45 **25**, 2021 (unless changed by Addenda), or sooner if feasible.

Final Completion: ~~June 29~~ **July 9**, 2021 (unless changed by Addenda).

1. The undersigned,

NAME of FIRM: \_\_\_\_\_

after having carefully examined the bidding documents and addenda numbered \_\_\_\_\_ through \_\_\_\_\_ inclusive, as well as the work site and conditions affecting the work, hereby proposes and agrees to furnish all labor, materials, and all other work, required by and in strict conformance with the above documents, necessary to complete the project for the stipulated sum of:

Base Bid:

TOTAL (Figures) \$ \_\_\_\_\_ Dollars

TOTAL (Words) \_\_\_\_\_ Dollars

Alternate Bid: As described in Section 01 2300 of the Project Manual.

TOTAL (Figures) \$ \_\_\_\_\_ Dollars

TOTAL (Words) \_\_\_\_\_ Dollars

- 2. The undersigned agrees to maintain the proposal price for a period of thirty (30) calendar days after bid opening.
- 3. The undersigned agrees, if awarded a contract, to complete all work as shown in the Contract Documents by the substantial completion date listed above.
- 4. The undersigned agrees that, prior to commencement of the Work, and within seven (7) calendar days of Notice of Intent to Award, to:
  - a. Enter into and execute a contract for the work in the form of a Construction Contract, signed with the Lane County School District #52 (Bethel).
  - b. Deliver to the Owner duly executed AIA Document G705, "Certificate of Insurance," or ACORD form 25S.

- c. Deliver to the Owner duly executed AIA Document A312, "Performance Bond and Payment Bond."
5. The undersigned certifies that this Bid has been prepared independently and is not made in the interests of any undisclosed party. It is submitted without collusion or intent to limit independent, competitive bidding. The Bidder has in no way induced or solicited other Bidders to submit false bids, or to refrain from bidding.
6. The Undersigned agrees to be bound by and will comply with the provisions of ORS 279C.838 and 279C.840 pertaining to the payment of the prevailing rates of wage.
7. The undersigned agrees to comply with Oregon tax laws in accordance with ORS 305.385.
8. Indicate below whether Bidder is Resident or Non-Resident bidder.
- a. Oregon Reciprocal Preference Law (ORS 279.029): In compliance with ORS 279.029, each Bidder must state in its proposal whether it is a resident or non-resident bidder. Bids that fail to provide this information will be considered nonresponsive and will be rejected.
- b. DEFINITION - RESIDENT BIDDER: A bidder that has paid unemployment taxes or income taxes in this state during the 12 calendar months immediately preceding submission of the bid, has a business address in this state and has stated in the bid whether the bidder is a "resident bidder."
- c. DEFINITION – NON-RESIDENT BIDDER: A bidder who is not a resident bidder as defined above.
- d. Indicate by an "X" in the appropriate space whether you are an Oregon resident bidder or non-resident bidder:  
Oregon Resident Bidder                      Non-Resident Bidder
9. The undersigned certifies that you visited the site and thoroughly investigated all existing conditions. It is understood that the Bidder, before signing his/her proposal, has made a careful examination of the plans, specifications, and character of work required; that he/she has made a careful examination of the location and condition of the work, verified all measurements at the job site, and sources of supply of materials.
10. Security Deposit:
- a. Bids shall be accompanied by a security deposit as follows: Bid Bond of a sum no less than 10 percent on AIA A310 Bid Bond Form.
- b. Endorse the Bid Bond in the name of Lane County School District #52 as obligee, signed and sealed by the principal (Contractor) and surety.
- c. The security deposit will be returned after delivery to the Lane County School District #52 of the required Performance and Payment Bond by the accepted bidder.
- d. Include the cost of the bid security in the Bid Amount.
- e. If no contract is awarded, all security deposits will be returned.
11. The Undersigned certifies that it has not discriminated against minority, women, or emerging small businesses in obtaining any subcontracts for this project as required by ORS 279A.110(4).
12. Submittals are due promptly after Letter of Intent. A Pre-Construction Meeting will be held prior to commencement, Weekly Construction meetings are required.





**FIRST-TIER SUBCONTRACTOR DISCLOSURE**

PROJECT NAME: \_\_\_\_\_  
 BID #: \_\_\_\_\_  
 BID CLOSING: Date: March 24<sup>th</sup>, 2021 Time: 3:00PM

This form must be submitted at the location specified in the Invitation to Bid on the advertised bid closing date and within two working hours after the advertised bid closing time.

List below the name of each subcontractor that will be furnishing labor and materials and that is required to be disclosed, the category of work that the subcontractor will be performing and the dollar value of the subcontract. Enter "NONE" if there are no subcontractors that need to be disclosed.  
 (ATTACH ADDITIONAL SHEETS IF NEEDED.)

NAME	DOLLAR VALUE	CATEGORY OF WORK
(1)	\$	
(2)	\$	
(3)	\$	
(4)	\$	
(5)	\$	
(6)	\$	
(7)	\$	
(8)	\$	
(9)	\$	

Failure to submit this form by the disclosure deadline will result in a non-responsive bid. A non-responsive bid will not be considered for award.

Form submitted by (bidder name): \_\_\_\_\_

Contact name: \_\_\_\_\_ Phone no.: ( ) \_\_\_\_\_

- ORS 279C.370 First-tier subcontractor disclosure.** (1)(a) Within two working hours after the date and time of the deadline when bids are due to a contracting agency for a public improvement contract, a bidder shall submit to the contracting agency a disclosure of the first-tier subcontractors that:
- (A) Will be furnishing labor or will be furnishing labor and materials in connection with the public improvement contract; and
  - (B) Will have a contract value that is equal to or greater than five percent of the total project bid or \$15,000, whichever is greater, or \$350,000 regardless of the percentage of the total project bid.
- (b) For each contract to which this subsection applies, the contracting agency shall designate a deadline for submission of bids that has a date on a Tuesday, Wednesday or Thursday and a time between 2 p.m. and 5 p.m., except that this paragraph does not apply to public contracts for maintenance or construction of highways, bridges or other transportation facilities.
- (c) This subsection applies only to public improvement contracts ("projects") with a value, estimated by the contracting agency, of more than \$100,000.
  - (d) This subsection does not apply to public improvement contracts that have been exempted from competitive bidding requirements under ORS 279C.335 (2).
- (2) The disclosure of first-tier subcontractors under subsection (1) of this section must include the name of each subcontractor, the category of work that each subcontractor will perform and the dollar value of each subcontract. The information shall be disclosed in substantially the following [above] form:
- (3) A contracting agency shall accept the subcontractor disclosure. The contracting agency shall consider the bid of any contractor that does not submit a subcontractor disclosure to the contracting agency to be a non-responsive bid and may not award the contract to the contractor. A contracting agency is not required to determine the accuracy or the completeness of the subcontractor disclosure.
  - (4) After the bids are opened, the subcontractor disclosures must be made available for public inspection.
  - (5) A contractor may substitute a first-tier subcontractor under the provisions of ORS 279C.585.
  - (6) A subcontractor may file a complaint under ORS 279C.590 based on the disclosure requirements of subsection (1) of this section.

REQUEST FOR PROPOSALS (RFP)  
CONSTRUCTION MANAGER / GENERAL CONTRACTOR SERVICES  
FOR KALAPUYA HIGH SCHOOL, RESTROOM RENOVATION

Issued by: Bethel School District,

~~Monday, February 22, 2021~~

**Revised Thursday, March 4, 2021**

Project Manager for Bethel School District:

Jason Betterley

([541-689-3280](tel:541-689-3280) ext. 4159).

[jason.betterley@bethel.k12.or.us](mailto:jason.betterley@bethel.k12.or.us)

4640 Barger Drive

Eugene, Oregon 97402

Proposal Due Date: ~~Monday~~ **Wednesday**, March 4~~5~~ **24**, 2021 at 3:00pm

REQUEST FOR PROPOSALS (RFP)  
CONSTRUCTION MANAGER / GENERAL CONTRACTOR SERVICES  
FOR KALAPUYA HIGH SCHOOL, RESTROOM RENOVATION

## Part 1 - Introduction

Bethel School District is requesting sealed responses from qualified firms licensed in Oregon to provide Construction Manager/General Contractor (CM/GC) services for the remodeling of the Restroom of Kalapuya High School, 1200 N Terry Street, Eugene, Oregon. The District, the Architect, their team, and the selected CM/GC will all be active members of the project team throughout the design and construction of the projects.

This RFP is for CM/GC services during both the pre-construction and construction phases of the Kalapuya High School, Restroom Renovation. Work may include, but is not limited to, design review, planning, scheduling, cost estimating, value-engineering, constructability reviews, construction sequencing options, site logistics. The CM/GC will also serve as general contractor for the project, at-risk. The anticipated construction bid amount is \$81,580. The total budgeted amount of \$127,800 includes hard-costs, soft-costs, and contingencies.

Requests for Proposals (RFP) may be obtained from the Bethel School District Website: [Bethel Bond – Bethel School District](#) The project will also be published through Willamette Print & Blueprint Digital Planroom. Proposers may contact Willamette Print & Blueprint at the following web address: <http://www.wpbin.com>

Proposers must check the District website for all current solicitation documents and any potential addenda.

A **non**-mandatory ~~pre-proposal walk-through~~ **site tour** has been scheduled for Friday, February 26<sup>th</sup>, 2021 at noon. We will meet at the front entry of Kalapuya High School, 1200 N Terry Street. This is not a conference and there will be no presentation or question and answer period. This is just a time for interested proposers to make themselves familiar with the project site and its surroundings. Any statements made by the District's representatives at the conference are not binding upon the District unless confirmed by Written Addendum.

***A mandatory pre-proposal walk-through has been scheduled for Monday, March 8<sup>th</sup>, 2021 at 3.30pm. We will meet at the front entry of Kalapuya High School. Contractors should be present in at least one of these scheduled walk-throughs.***

Bid Proposals are due: ~~Monday~~ **Wednesday**, March 4<sup>th</sup> **24<sup>th</sup>**, 2021 at 3:00pm. Deliver in a sealed envelope at the address indicated below. Please observe the social distancing requirements of the District during proposal delivery.

Address the proposals to:

**Jason Betterley, Maintenance Supervisor**

Bethel School District #52  
4640 Barger Drive,  
Eugene, Oregon 97402.

Late submittals will not be accepted.

The District reserves the right, without prejudice, to reject any or all proposals, if it is determined to be in the best interest of the District, or for non-conformance with public contracting procedures. All Proposers are required to comply with Oregon Revised Statutes. Submittals will not be accepted from Proposers who fail to certify to non-discrimination in employment practices or to identify resident status.



REQUEST FOR PROPOSALS (RFP)  
CONSTRUCTION MANAGER / GENERAL CONTRACTOR SERVICES  
FOR KALAPUYA HIGH SCHOOL, RESTROOM RENOVATION

**Part 4 – Anticipated Dates**

CM/GC Selection Process Schedule

Publish RFP: \_\_\_\_\_ February 22<sup>nd</sup>, 2021  
~~Non-Mandatory pre-proposal walk-through~~ **Site Tour**: February 26<sup>th</sup>, 2021, Noon  
**Mandatory pre-proposal walk-through: March 8<sup>th</sup>, 2021, 3:30pm**  
Last Date for Questions Submitted: \_\_\_\_\_ March 3<sup>rd</sup> **12<sup>th</sup>**, 2021  
Last Date for Addenda Issue: \_\_\_\_\_ March 4<sup>th</sup> **19<sup>th</sup>**, 2021  
Proposal Due Date: \_\_\_\_\_ March 4<sup>th</sup> **24<sup>th</sup>**, 2021 at 3pm  
Notice to Proceed: \_\_\_\_\_ March 22<sup>nd</sup> **31<sup>st</sup>**, 2021  
Start of Construction: \_\_\_\_\_ April 4<sup>th</sup> **26<sup>th</sup>**, 2021  
Substantial Completion Notice: \_\_\_\_\_ June 15<sup>th</sup> **25<sup>th</sup>**, 2021

REQUEST FOR PROPOSALS (RFP)  
CONSTRUCTION MANAGER / GENERAL CONTRACTOR SERVICES (CM/GC)  
FOR KALAPUYA HIGH SCHOOL RESTROOM RENOVATION

## Part 8 – Miscellaneous Provisions

### Comments and Appeals:

Comments and requests for modifications concerning the specifications and requirements of the RFP must be received in writing, delivered by email or mail by March 3<sup>rd</sup> 12<sup>th</sup>, 2021. No comments or requests for modification will be received or considered after this date and time.

The Superintendent or designee will consider all appeals and render a prompt and final decision.

All bidders or proposers are required to comply with the provisions of Oregon Revised Statutes.

Any actual bidder or proposer who is adversely affected by the Owner's notice of award of the contract to another bidder or proposer on the same solicitation shall have five (5) calendar days from the date of the written notice of intent to award to file a written protest. In order to be an adversely affected or aggrieved bidder or proposer with a right to submit a written protest, a bidder or proposer must itself claim to be eligible for award of the contract as the lowest responsible bidder or best proposer and must be next in line for award.

The written notice of award of the contract shall constitute a final decision of the Owner to award the contract if no written protest of the notice of award is filed with the Owner within the designated time.

All costs of the submittal process, interview (if scheduled) contract negotiation and related expenses are solely the responsibility of the Proposer. The District reserves the right to reject any submittal that is non-responsive to the requirements of this solicitation. Any change to the submittal or proposed team after the date of submission is grounds for being declared non-responsive.

Notwithstanding the above, the District reserves the right, at the sole discretion of the District, to request modifications to submittals that are in the best interest of the District.

### Modifications:

Submittals may be withdrawn and/or modified any time until the due date and time. After that time, Proposers may neither withdraw nor submit. However, notwithstanding the above the District reserves the right, at the sole discretion of the District, to request additional information and permit modifications if the District believes that such modifications will be in the best interest of the District and that competition will not be impaired.

The District reserves the right:

- to reject any or all submittals not in compliance with all public procedures and requirements
- to reject any submittal(s) not meeting the specifications set forth herein
- to waive any or all irregularities in submittals submitted
- to consider the competency of proposers in making any award
- to follow the provisions of Section 137-046-0300 of the Oregon Attorney General's Model Public Contract Manual, in the event two or more proposals are for the same amount for the same work
- to reject all submittals and cancel the RFP, including after Notice of Intent, prior to contract issuance
- to award any or all parts of any submittal
- to request references and other data to determine responsiveness
- to award any or all parts of a solicitation
- to request interviews of highest or all proposers

REQUEST FOR PROPOSALS (RFP)  
CONSTRUCTION MANAGER / GENERAL CONTRACTOR SERVICES (CM/GC)  
FOR KALAPUYA HIGH SCHOOL RESTROOM RENOVATION

## **PART 9 – FORM OF THE PROPOSAL**

Questions or comments pertaining to this RFP should be raised in written form by March 3<sup>rd</sup> 12<sup>th</sup>, 2021. Written questions (preferably Email) should be sent to [Jason.betterley@bethel.k12.or.us](mailto:Jason.betterley@bethel.k12.or.us)

Any changes or modifications to the RFP will be issued by Email. Proposers are responsible for addressing all Addenda posted. All Addenda will be issued no less than five (5) days prior to RFP due date.

Proposers shall submit proposal in a sealed envelope. A flash drive containing a complete copy of the submittal shall also be provided (max 10 MB). The submittal shall be organized in separate sections and labeled to match the requirements identified in Part 10-Form of the Proposal. All materials shall be in 8-1/2" x 11" format. Submittals should be no larger than 10 double-sided sheets or 20 single sided pages with font size 11 point or larger. Please limit content to what is requested as part of the RFP. Items that are not included in the page count are listed here: Cover page, Table of Contents, Cover Letter (optional), Resumes, Proposal Certification Statement Form, and Contract exceptions/ modification requests.

The format of the submittal should follow the outline of Part -9 Form of the Proposal.

### **9.1 Firm Information 15 Points**

Provide a brief description of your firm including:

- Firm Legal Name
- Year formed
- Ownership structure
- Oregon CCB License Number's
- Total bonding capacity
- Current available bonding capacity
- Annual gross revenue of the firm for each of the past five years.
- Safety Ratings for the last three years - Current Experience Modification Rate (EMR), Recordable Incident Rate (RIR), and Lost Time Incident Rate (LTIR)
- General Liability and Builder's Risk Insurance as a percentage of contract value based on \$81,580 for six (6) months. Include Insurance carrier and their AM Best rating (or other equivalent rating service)
- Bonding rate as a percentage of construction cost based on \$81,580 for six (6) months.