

**Project:** Klamath Community College Childcare Learning Center (2331.00)

**Date:** August 15, 2025

**To:** Interested Bidders

**Prepared by:** John Stapleton, AIA

This Addendum modifies the Project Manual, Specifications, and Drawings as follows:

**1. General Information**

- 1.1. Addenda #1 – This addenda redirected the substitution requests to a single contact email, issued on August 7, 2025.
- 1.2. Addenda #2 – This addendum provides as updated summary of Owner furnished items.

**2. Changes to the Project Manual**

- 2.1. Section 01 1000 Summary
  - 2.1.1. – Revised section 01 1000 1.03 Work by owner

**3. Changes to the Drawings**

- 3.1. NONE

**4. Substitution Approvals**

- 4.1 None at this time

**5. Attachments**

- 5.1. Section 01 1000 Summary

**6. Bidder Questions**

- 6.1. NONE

-----End of Addenda-----

## SECTION 01 1000 SUMMARY

### PART 1 GENERAL

#### 1.01 PROJECT

- A. Project Name: Klamath Community College Childcare Learning Center.
- B. Owner's Name: Klamath Community College.
- C. Architect's Name: PIVOT Architecture.
- D. The Project consists of the construction of construction of a 28,000 SF new childcare learning center building and associated site improvements.

#### 1.02 CONTRACT DESCRIPTION

- A. Project will be procured as a design-bid-build contract. Owner will utilize the AIA document cluster.

#### 1.03 WORK BY OWNER

- A. Items noted OFOI (Owner-Furnished, Owner-Installed) will be supplied and installed by Owner before Substantial Completion. Some items include:
  - 1. Playground equipment
  - 2. IT equipment
  - 3. Carpet and resilient flooring will be purchased by the Owner from State purchasing contracts and applied by approved vendor.
- B. Items noted OFCI (Owner-Furnished, Contractor-Installed) will be supplied by the Owner for installation by Contractor before Substantial Completion. Some items include:
  - 1. Not applicable
- C. CFCI, OFOI and OFCI item summary:

	CFCI	OFCI	OFOI	NOTES
A. Cameras			X	Conduit pathway provided; Pull Wire
B. Fire Alarm			X	Conduit pathway provided; Pull Wire
C. Access Control (DSX)			X	Conduit pathway provided; Pull Wire
D. Data			X	Conduit pathway provided; Vendor to Pull Wire
E. Security (Burglar)			X	Conduit pathway provided; Pull Wire
F. Conduit/ Pathway	X			Serves the installation of A - I
G. Backbone/ Junction boxes	X			Serves the installation of A - I
H. UPS			X	KCC and OCDC
I. Projector			X	
J. Projector Screen	X			
K. Phones and Computers, etc.			X	KCC/ OCDC standard
L. Playground Equipment			X	By OCDC. Supplier and OCDC to coordinate Installation schedule with contractor.
M. Carpet/ resilient flooring			X	Single source from Oregon State Contract. 3 approved subs for installation.
N. Furniture			X	By OCDC and KCC for their respective spaces
O. Toilet Accessories	X		X	Owner vendor supplies and installs. Contractor responsible for suitable backing in walls. See addition description below.
P. Signage	X		X	Contractor Code and monument sign
Q. Residential Appliances			X	Microwaves, refrigerators

#### Toilet Accessories -

**Contractor Furnished:** Specified items - Commercial toilet accessories, changing tables, Utility room accessories, etc.

**Owner Vendor:** Toiletpaper dispenser, paper towel holder, soap dispenser, sanitary napkin disposal, seat cover etc.

#### **1.04 OWNER OCCUPANCY**

- A. Owner intends to occupy the Project upon Substantial Completion.
- B. Cooperate with Owner to minimize conflict and to facilitate Owner's operations.
- C. Schedule the Work to accommodate Owner occupancy.

#### **1.05 CONTRACTOR USE OF SITE AND PREMISES**

- A. Construction Operations: Limited to areas noted on Drawings.
- B. Arrange use of site and premises to allow:
  - 1. Owner occupancy.
  - 2. Work by Others.
  - 3. Work by Owner.
  - 4. Use of site and premises by the public.
- C. Provide access to and from site as required by law and by Owner:
  - 1. Do not obstruct roadways, sidewalks, or other public ways without permit.
- D. Utility Outages and Shutdown:
  - 1. Do not disrupt or shut down life safety systems, including but not limited to fire sprinklers and fire alarm system, or security and access control systems, without 7 days notice to Owner and authorities having jurisdiction.
  - 2. Prevent accidental disruption of utility services to other facilities.
- E. Except as otherwise stipulated herein, Contractors will have complete use of the Premises within the boundaries of the project as shown on the Drawings for the execution of the Work.
- F. The possession, use, or distribution of illicit drugs and alcohol on the Owner's premises is prohibited. Prescription medications brought to the project site shall be in the original container bearing the name of the drug, the name of the physician, the name of the patient, and the prescribed dosage.
- G. NO SMOKING POLICY: Smoking is not allowed on the construction site and as additionally limited by city or county ordinance.
- H. Tools and building materials shall never be left out when an unsecured work area is vacated.
- I. Ladders and scaffolding will be taken down when an unsecured work area is vacated.
- J. Open holes and other tripping hazards shall be fenced or barricaded when an unsecured work area is vacated.
- K. "Secured Work Area" is defined as an exterior area having a perimeter cyclone fence at least 6 feet in height, with gates which close and lock so that no casual entrance is possible by unauthorized personnel, or an interior area protected by locked doors that reasonably prohibit unauthorized entry.
- L. Operations resulting in vapors, emissions or flying objects shall be conducted in such a way as to prevent exposure to any unprotected parties or property.

#### **1.06 REGULAR BUSINESS HOURS**

- A. Regular Business Hours shall be the hours between 7 AM and 6 PM, Monday through Friday.

#### **1.07 PRODUCTS ORDERED IN ADVANCE**

- A. Products Ordered in Advance: None

#### **1.08 COORDINATION AND PERMITS**

- A. Coordination
  - 1. The Contractor is responsible for overall coordination of the Project.
  - 2. The Drawings and Specifications are arranged for convenience only and do not necessarily determine which trades perform the various portions of the Work.
  - 3. Coordinate sequence of work to accommodate agreed-upon Owner occupancy.
  - 4. Perform all necessary work to receive and/or join the work of all trades.
  - 5. Verify location of existing utilities and protect from damage.

B. Permits and Fees

1. The Owner will be responsible for filing and paying for building permits and all fees associated with the building permit, system development charges, impact fees, etc. The Contractor will be responsible for picking up all Project permits and will have full responsibility for requirements of and payments for all trade permits (i.e. electrical, plumbing, mechanical).

**1.09 DELEGATED DESIGN REQUIREMENTS**

- A. Certain components of the Work under this project are Delegated Design. It is the Contractor's responsibility to coordinate and assume or assign to subcontractors the complete responsibilities for the design, calculation, submittals, fabrication, transportation and installation of the Delegated Design portions or components as required. Delegated Design components of the Work are defined as complete operational systems, provided for their intended use.
- B. Submit deferred submittals for delegated design elements to the governing agency for the separate approval of each Delegated Design item as defined in Section 01 3300 - Submittal Procedures.
- C. Owner shall not be responsible to pay for any delays, additional products, additional hours of work or overtime, restocking or rework required due to failure by the Contractor or the subcontractor to coordinate their work with the work of the other trades on the project or to provide the Delegated Design portion or component in a timely manner to meet the schedule of the project.
- D. Delegated Design components include, but are not limited to the following:
  1. Steel Joists, Section 05 2100 - Steel Joist Framing.
  2. Structural Design of Wood Trusses: As described in Section 06 1753 - Shop-Fabricated Wood Trusses
  3. Metal Roof Panels, Section 07 4113 - Metal Roof Panels.
  4. Firestopping, Section 07 84 00 - Firestopping.
  5. Aluminum Storefront, Section 08 4313 - Aluminum-Framed Storefronts.
  6. Glazed Aluminum Curtain Walls, Section - 08 4413.
  7. Seismic Anchorage for Suspended Acoustical Ceilings, Section 09 5100 - Acoustical Ceilings.
  8. Seismic Anchorage Foodservice Equipment, Section 11 4000 - Foodservice Equipment.
  9. Canopy Hood/Fire Protection, Section 11 4000 - Foodservice Equipment.
  10. Walk-in Cold Storage Rooms, Section 11 4000 - Foodservice Equipment.
  11. Seismic Anchorage Divisions 21, 23, 26, 27 and 28 equipment, hoods, panels and other components of mechanical, plumbing, gas and electrical systems.
  12. Fire Suppression, Division 21.
  13. Fire Alarm System, Division 28.
  14. Additional requirements from specific specification sections in this Project Manual and as shown on the Drawings.

**1.10 DUST PROTECTION AND SAFETY BARRIERS**

- A. The Contractor shall place and maintain throughout the construction period, High-tack Disposable Floor Mats at all construction egress points leading to finished spaces.
- B. The Contractor shall erect temporary Dust and Safety Barriers around all of the Construction Operations to keep dust and debris within the localized work area, and to protect the owner, staff, and the public from construction activities. Additional requirements may be required if airborne dust is judged by the Owner to be a problem.
- C. The Contractor shall take precautions to protect existing smoke detectors from damage or deterioration from dust caused by work of this contract.
- D. Without disabling these devices, the Contractor shall take precautions to protect existing smoke detectors to prevent dust or non-fire related smoke or fumes from initiating an alarm.

### **1.11 OVERTIME WORK**

- A. The Contractor shall notify the Owner in writing, at least 48 hours in advance of any overtime work, including nights, weekends, and holidays. No overtime work shall be performed without the Owner's prior approval.
- B. The Contractor shall reimburse the Architect and Owner for any expenses incurred by them because of Contractor's overtime work unless the overtime work is due to Owner initiated Change Orders.

### **1.12 WORK IN PUBLIC RIGHT-OF-WAY**

- A. Improvements in the Public Right of Way are to be performed under a Lane County Facility Permit. Drawings prepared under standards for Privately Engineered Public Improvements (PEPI) are included in the Work of this Contract. Follow referenced standards for Public Right of Way work including but not limited to inspections, procedures, testing, standard specifications, standard details, and requirements. The requirements of the County Facility Permit notwithstanding, the Contractor shall be bound by the General and Supplementary General Conditions and to the Agreement between Owner and Contractor.

### **1.13 PROTECTING EXISTING UTILITIES**

- A. Original Building Drawings and Site Survey Drawings indicate approximate location of any known, concealed Utility Lines. Before starting work, Contractor shall determine exact location of any of these Lines that could be damaged by Contract Work.
- B. Contractor shall assume that other unknown Utility Lines do exist, and Contractor shall proceed with caution when working in areas that could conceal unknown Utilities.
- C. If such Utility Lines are encountered, immediately request disposition instructions from Architect.
- D. If Utility Lines are damaged; remove, repair, or replace Lines as directed. Additional compensation and/or extension of time, if any, caused by removing, repairing, or replacing Lines will be determined in accordance with General Conditions.

### **1.14 PROTECTING EXISTING LANDSCAPING & TREES**

- A. Protect existing Trees, not designated for removal, against damage caused by work of this contract.
- B. Provide necessary Fencing and Barricades. Erect prior to Work, and unless otherwise instructed, remove after Work completion. For any work around trees in the Right of Way, obtain approval of local jurisdiction's Urban Forester.
- C. Prohibit Earth stockpiling, Material storage, and Vehicle Parking and Traffic within Drip-line of Trees.
- D. Prohibit dumping of Refuse, Chemicals, and other Materials and puddling or running Water which may injure Plant growth including Root systems.
- E. Prohibit Foot and Vehicle Traffic which may compact Soil over Root Systems.
- F. Prohibit any unnecessary cutting, breaking and skinning of Branches and Roots, and prohibit skinning and bruising of Bark. All tree pruning activities shall be conducted by a certified arborist.
- G. Prohibit all cutting, breaking, and skinning of branches and roots, and skinning or bruising of bark of any trees within the street Right of Way. Consult with a certified arborist and the City of Eugene Urban Forester prior to starting and construction activities that may threaten to damage street trees.
- H. Prohibit Fires, High-heat and Smoke adjacent to Trees.
- I. Repair or replace with plants of equal size, any material damaged by Construction Operations.
- J. Where damaged Trees cannot realistically be repaired or replaced, pay Owner, as Liquidated Damage, value of Trees as determined by Council of Tree & Landscape Appraisers and as

distributed by International Society of Arboriculture. Copies can be obtained from Society at Box 71, Urbana, IL 61801. <http://treeandlandscapeappraisal.com/>

**1.15 PROTECTING EXISTING SUBGRADE**

- A. Contractor shall protect existing Subgrade and Earthwork against damage caused by work provided under this Contract.
- B. Where necessary to accomplish required protection, provide additional Temporary Fill or other approved Cover over Work to be protected.

**1.16 PROTECT EXISTING STRUCTURES**

- A. Contractor shall protect against damage to existing building parts not scheduled for repair or remodel under this contract.
- B. Where necessary to accomplish required protection, provide additional Temporary barricades, cushioning, or other approved Cover over material to be protected.

**1.17 ASBESTOS**

- A. The Contractor and Sub-contractors, and their workers shall be extremely careful when working around any asbestos or encapsulated asbestos materials, and take any necessary precautions to avoid disturbing the asbestos or the encapsulation materials. If the asbestos or the encapsulation is disturbed, immediately stop work in the area, and notify the Engineer and the Owners Facility Manager of the location and condition.

**PART 2 PRODUCTS - NOT USED**

**PART 3 EXECUTION - NOT USED**

**END OF SECTION**