



This addendum forms a part of the Contract Documents and modifies the original Documents dated **November 18, 2022**, as noted below. Acknowledge receipt of this addendum in the space provided on the Official Bid Form. Failure to do so may subject the Bidder to disqualification.

REVISION TO ATTACHMENT H — CONCEPTUAL DESIGN PACKAGE

Disregard **original** Attachment H – Conceptual Design Package and replace with the **attached Attachment H – Conceptual Design Package September 2022**.

END OF ADDENDUM 2

ADDENDUM 2



Schematic Design

09/16/2022

- SD-00 Schematic Design Cover Page
- SD-01 Code Analysis + Outline Specification
- SD-02 Zoning Diagram
- SD-03 Schematic Site Plan
- SD-04 Schematic Floor Plan
- SD-05 Typical Classroom
- SD-06 Schematic Ceiling Plan
- SD-07 Schematic Roof Plan
- SD-08 Schematic Exterior Elevations
- SD-09 Schematic Building Sections
- SD-10 Civil Narrative
- SD-11 Mechanical Narrative
- SD-12 Electrical Narrative

Seven Oak Middle School Classroom Addition

LEBANON COMMUNITY SCHOOLS

project information

Project Name:
SEVEN OAK MIDDLE SCHOOL CLASSROOM ADDITION

PROJECT ADDRESS :
550 CASCADE DR, LEBANON, OR 97355

JURISDICTION:
CITY OF LEBANON, LEBANON, OR

TYPE CLASSIFICATION:

CONSTRUCTION TYPE:

FIRE PROTECTION:

SCHEMATIC DESIGN CODE ANALYSIS

APPLICABLE CODES AND STANDARDS:

- OREGON STRUCTURAL SPECIALTY CODE (OSSC), EDITION 2019
- OREGON MECHANICAL SPECIALTY CODE (OMSC), EDITION 2019
- OREGON PLUMBING SPECIALTY CODE (OPSC), EDITION 2021
- OREGON ELECTRICAL SPECIALTY CODE AMENDMENTS, EDITION 2021
- OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC), EDITION 2021
- OREGON FIRE CODE (OFC), EDITION 2019
- ICC A117.12009 ACCESSIBLE AND USABLE BUILDING AND FACILITIES

PROJECT SUMMARY

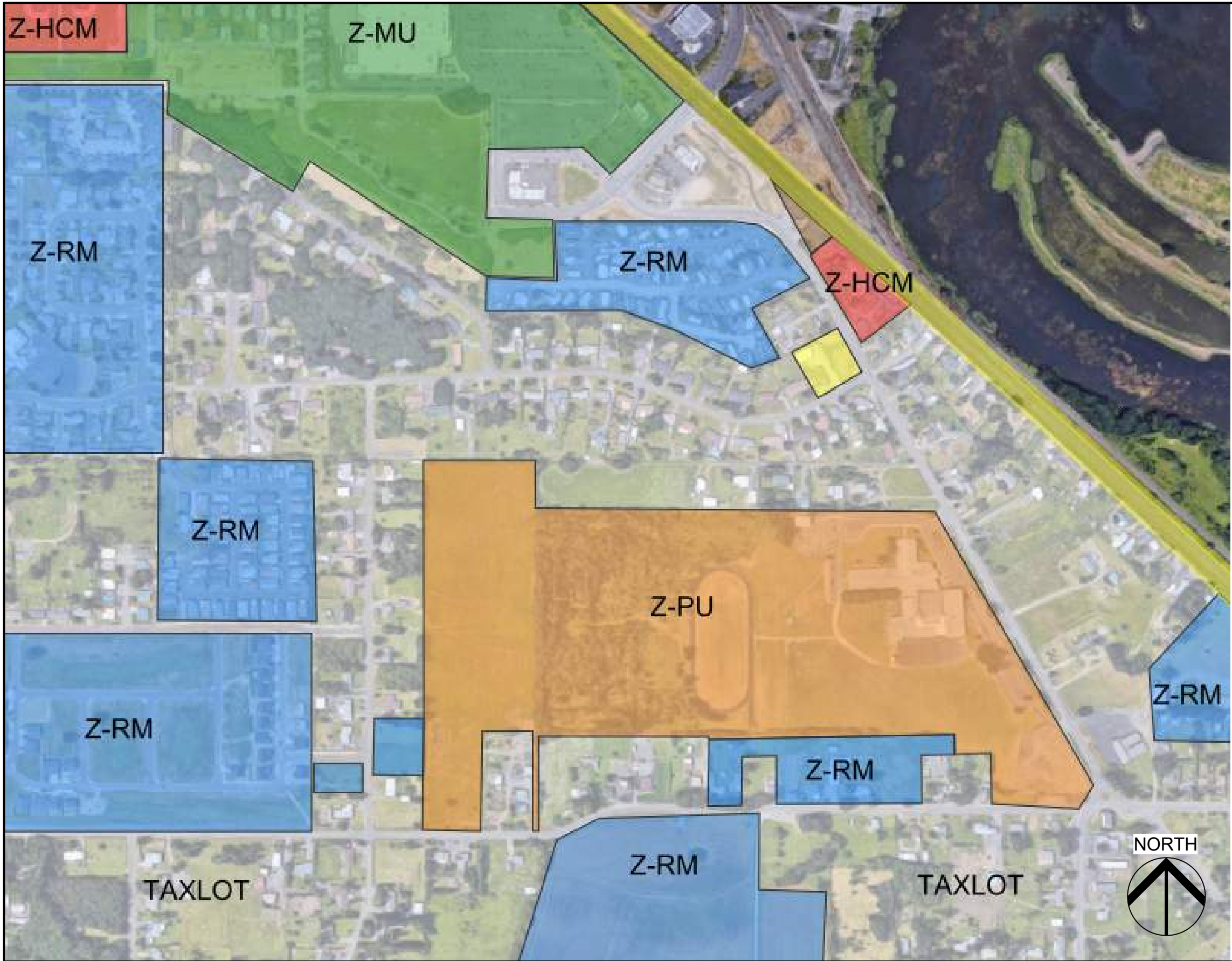
NEW ELEMENTARY SCHOOL BUILDING OF APPROXIMATELY 8,690 SF. BUILDING IS A PRE-ENGINEERED METAL BUILDING ON A CONCRETE SLAB ON GRADE.

STRUCTURAL DESIGN CRITERIA

- BUILDING RISK CATEGORY: III
- MINIMUM ROOF SNOW LOAD: (20 PSF) X (1.1 SNOW IMPORTANCE FACTOR) = 22 PSF
NO RAIN ON SNOW SURCHARGE REQUIRED DUE TO ROOF SLOPE.
- BASIC WIND SPEED: 97 MPH (3-SECOND GUST, ULTIMATE 1.0W)
WIND EXPOSURE: C
- SEISMIC DESIGN CATEGORY: D
SITE CLASS: D ASSUMED (GEOTECH REPORT WILL CLARIFY)
IMPORTANCE FACTOR 1.25

September 2022





ZONING DESIGNATION

SEVEN OAK MIDDLE SCHOOL SITE:

ZONING: PUB
ZONE CATEGORY: 107
ZONE DESCRIPTION: Z-PU : PUBLIC USE

ZONING INFORMATION RETRIEVED FROM CITY OF
LEBANON ZONING MAP,
EFFECTIVE: JANUARY 12,2009
REVISED: MAY 8, 2019
<https://www.lebanonoregon.gov>

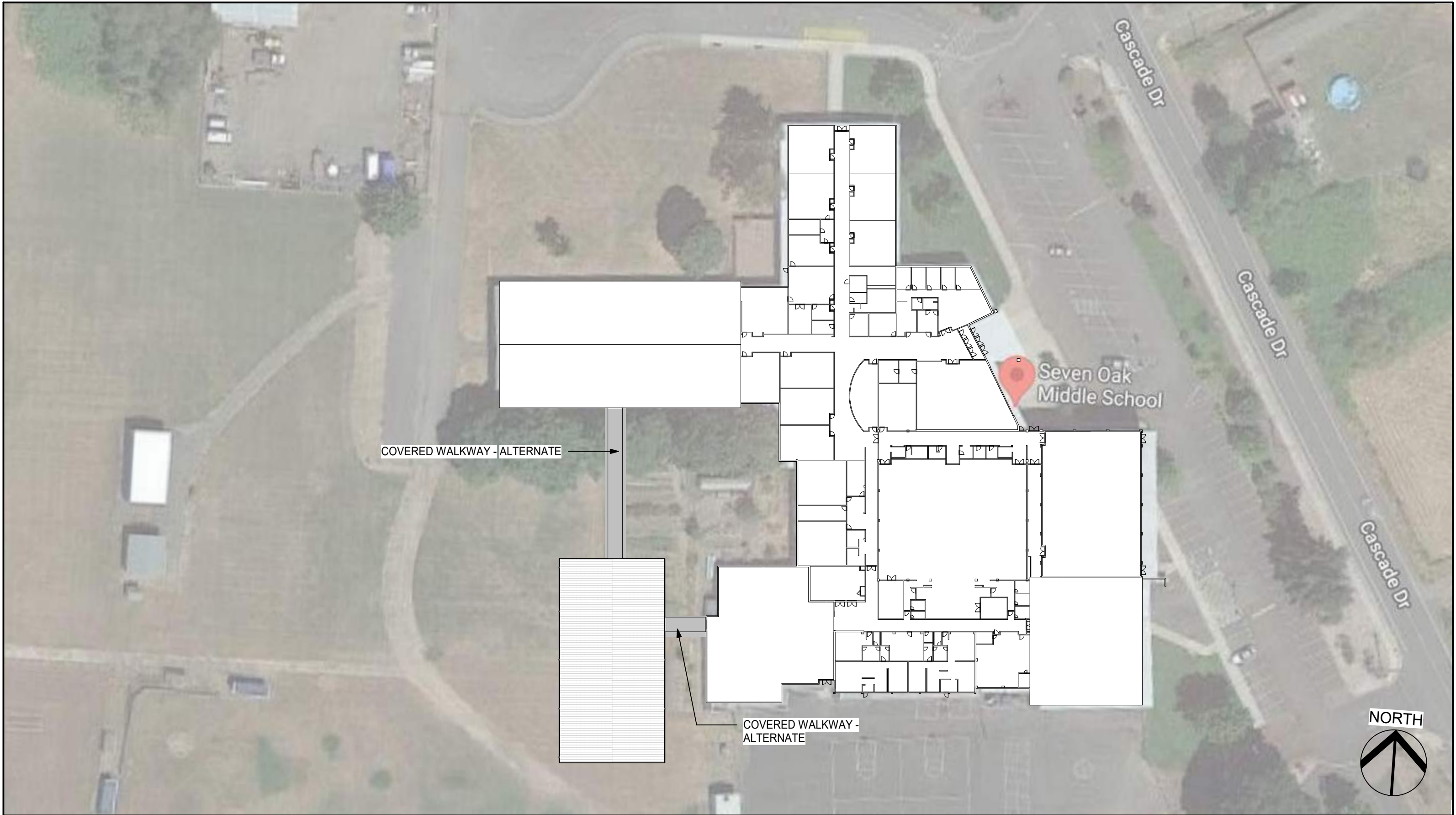
AREAL OVERLAY RETRIEVED FROM GOOGLE MAPS



Seven Oak Middle School Classroom Addition
LEBANON COMMUNITY SCHOOLS
Schematic Design
09/16/2022

Zoning Diagram | SD-02

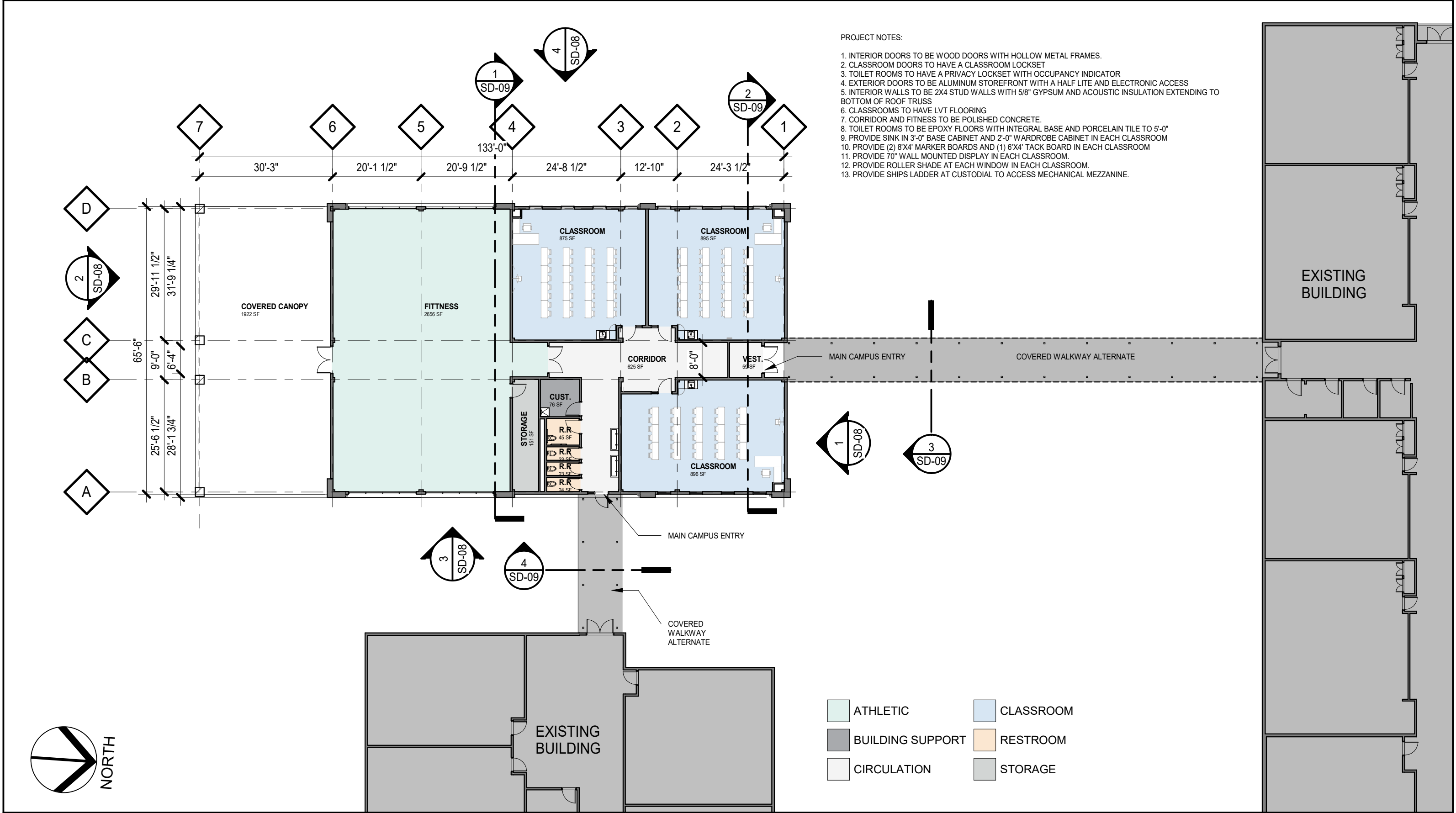
Soderstrom Architects

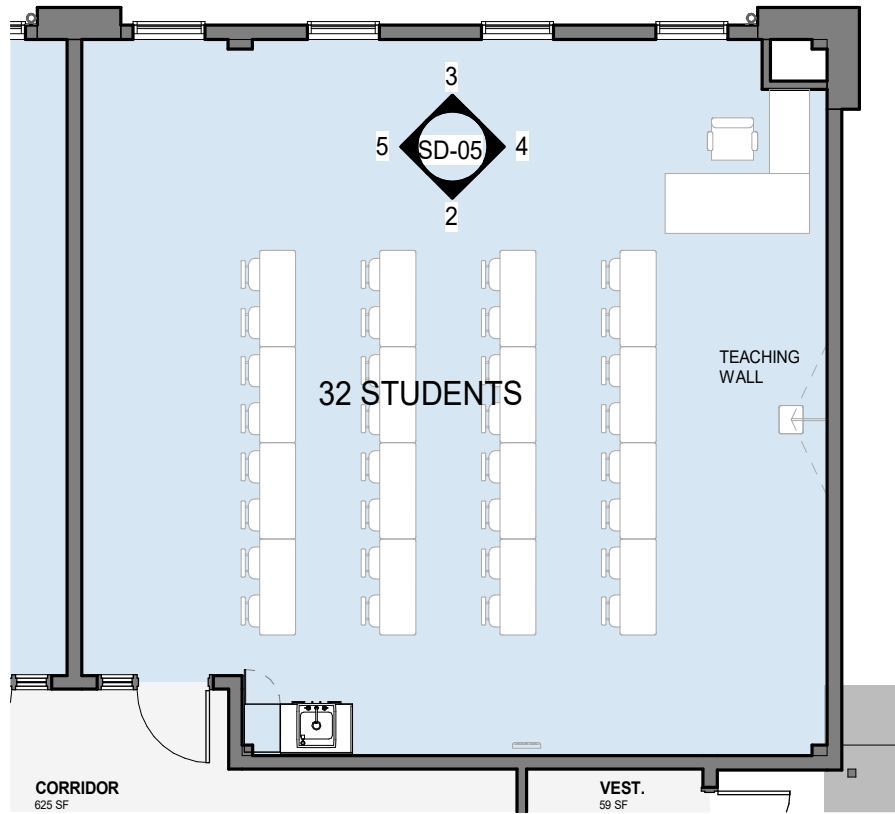


Seven Oak Middle School Classroom Addition
LEBANON COMMUNITY SCHOOLS
Schematic Design
09/16/2022

Schematic Site Plan | SD-03

Soderstrom Architects



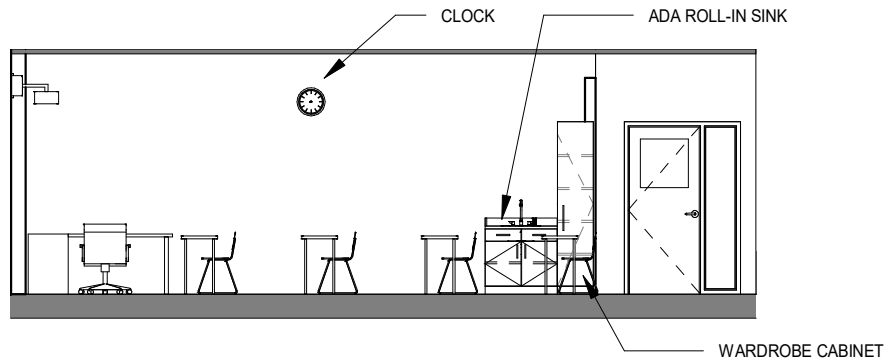


PROGRAM LEGEND

- CIRCULATION
- CLASSROOM

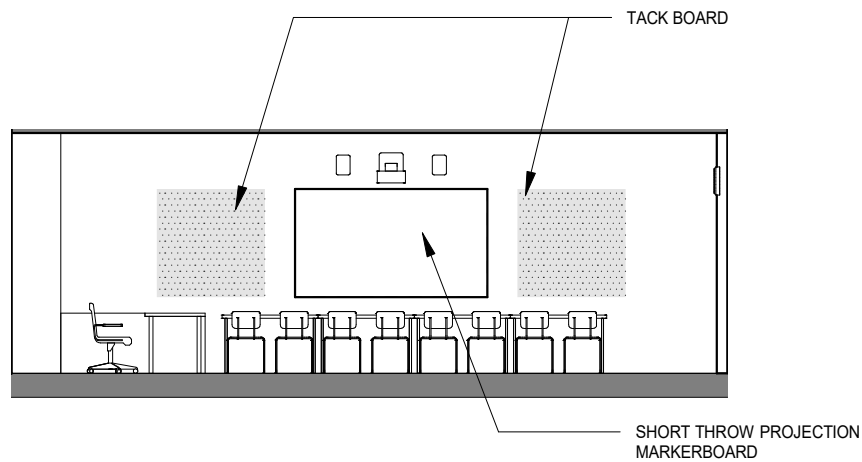
1 TYPICAL CLASSROOM FLOOR PLAN

SD-05 (1/8" = 1'-0")



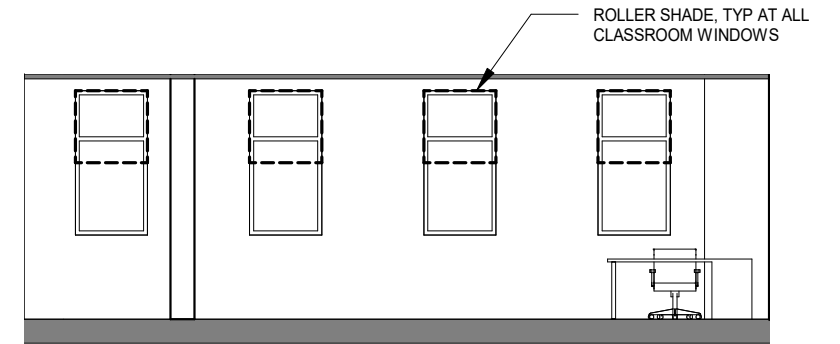
2 CLASSROOM ENTRY WALL

SD-05 (1/8" = 1'-0")



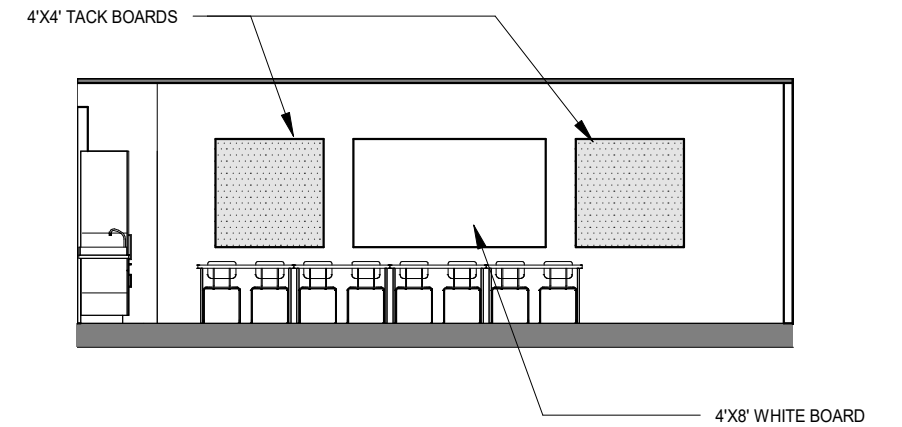
4 CLASSROOM TEACHING WALL

SD-05 (1/8" = 1'-0")



3 CLASSROOM DAYLIGHT WALL

SD-05 (1/8" = 1'-0")

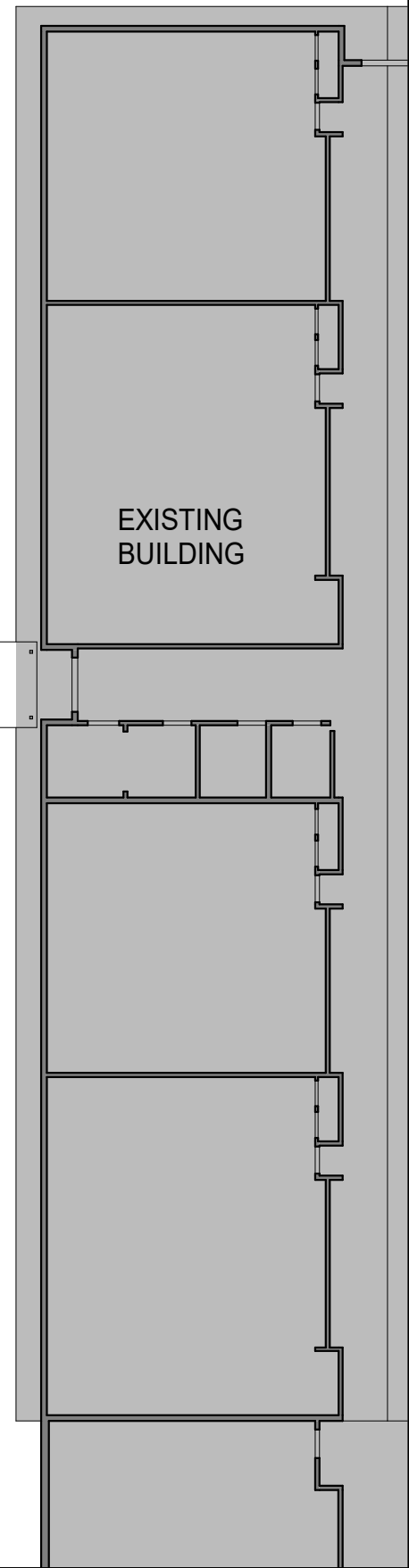
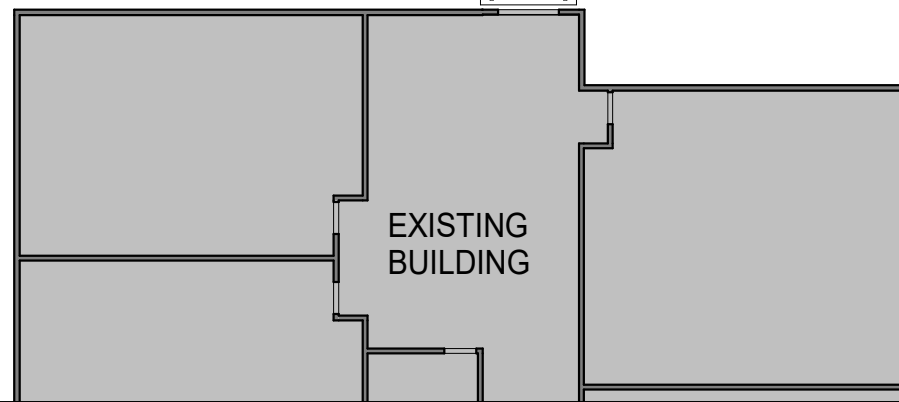
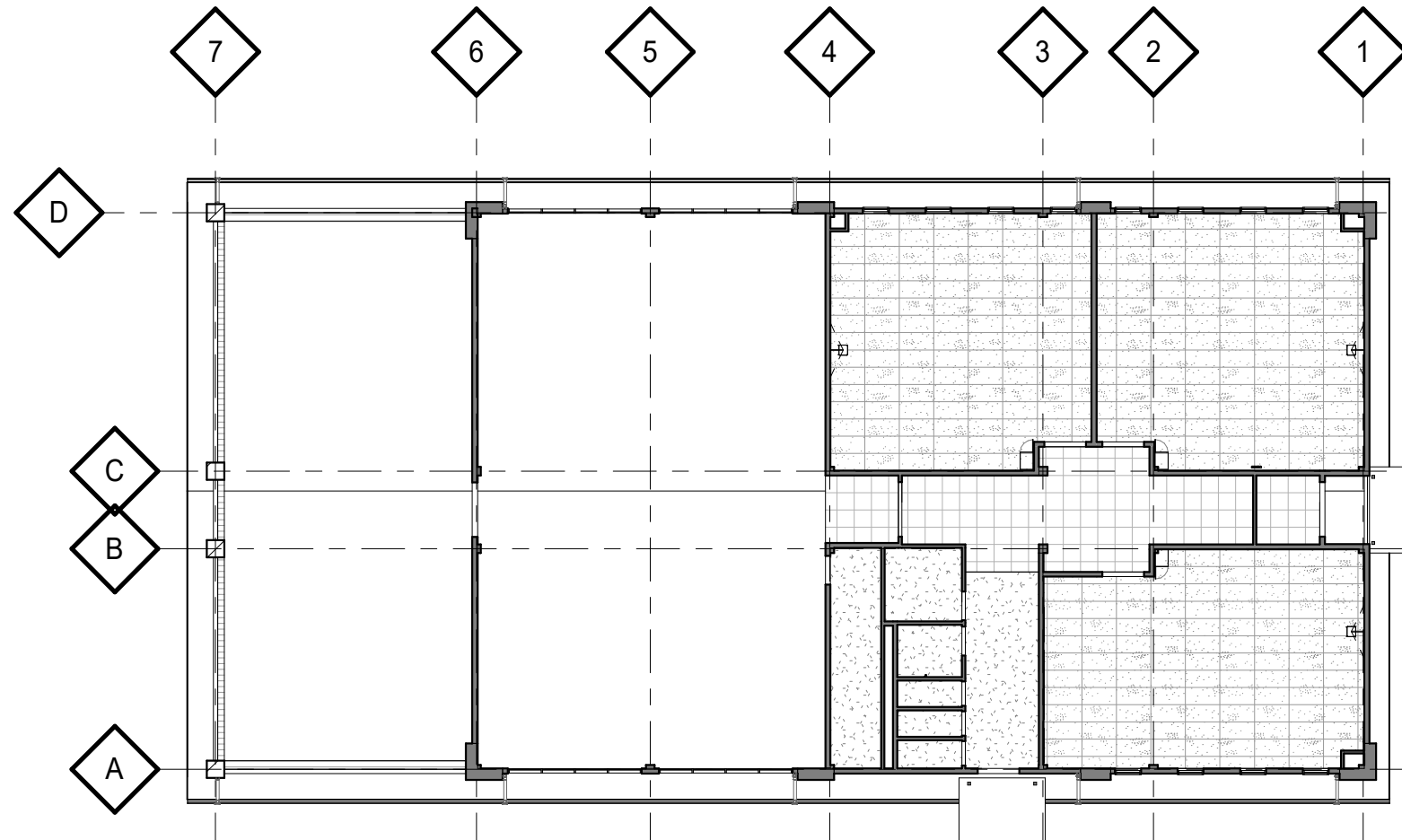


5 CLASSROOM BACK WALL

SD-05 (1/8" = 1'-0")



CEILING NOTES:
 1. PROVIDE 2X4 HIGH NRC CEILING PANELS AT 10'-0" AFF IN CLASSROOMS
 2. PROVIDE 2X4 CEILING AT 9'-0" AT CORRIDORS

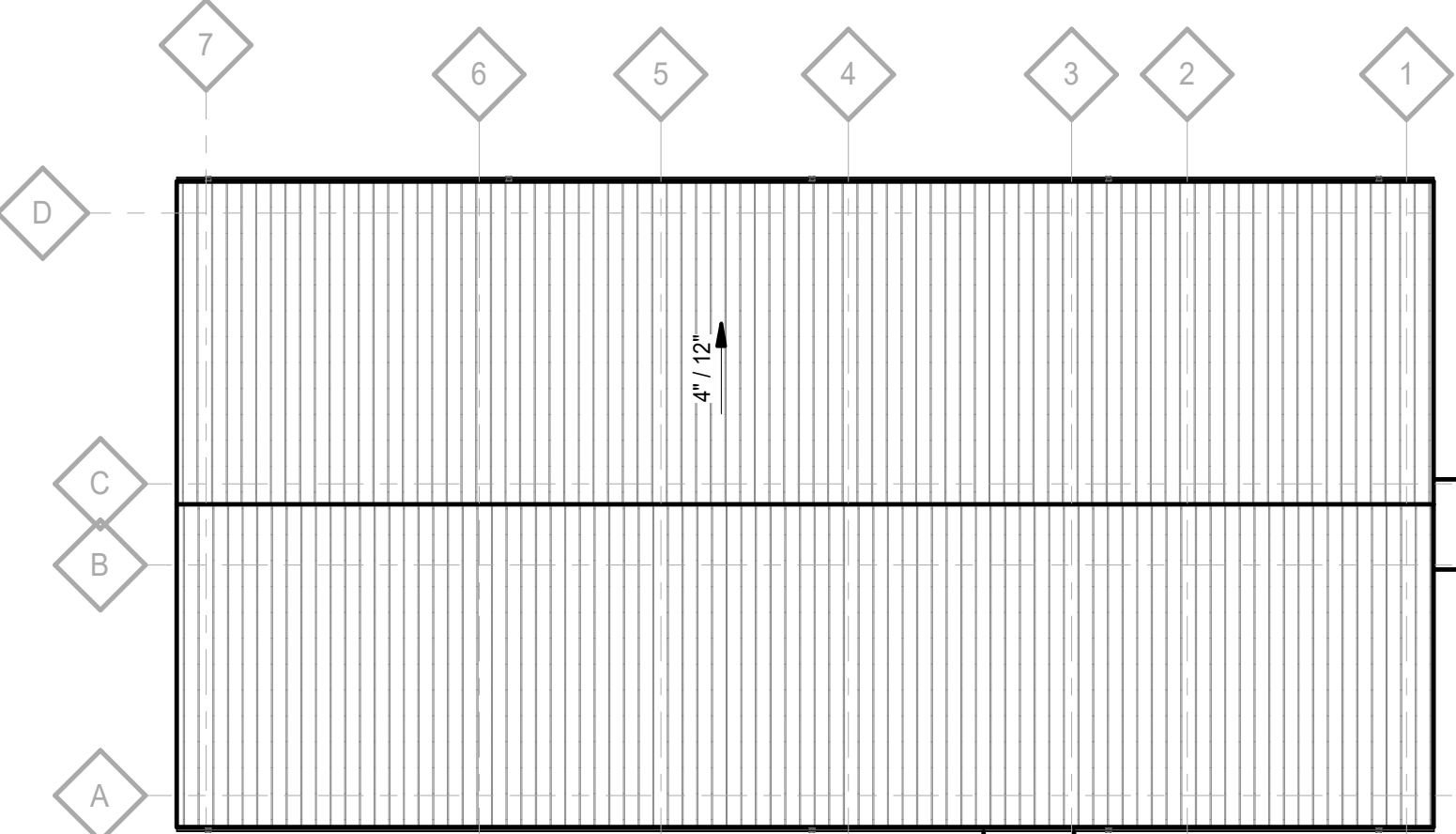


Seven Oak Middle School Classroom Addition
 LEBANON COMMUNITY SCHOOLS
 Schematic Design
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Schematic Ceiling Plan | SD-06

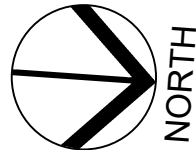
Soderstrom Architects

ROOFING ASSEMBLY NOTES:
1. STANDING SEAM METAL ROOFING ON SELF-ADHERED MEMBRANE ON
PLYWOOD ROOF SHEATHING WITH RIDGE VENT.
2. PROVIDE R-48 ATTIC INSULATION



EXISTING
BUILDING

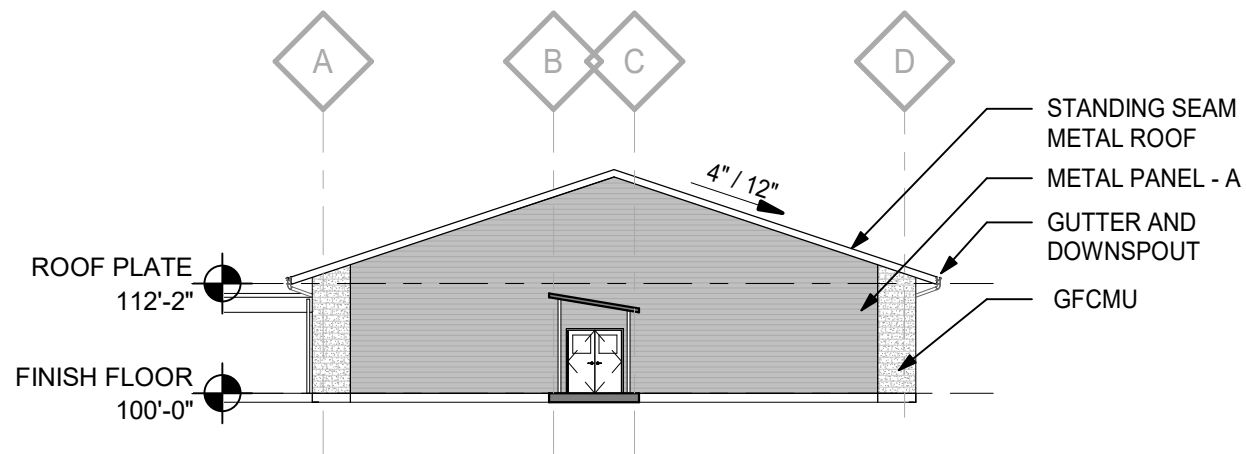
EXISTING
BUILDING



Seven Oak Middle School Classroom Addition
LEBANON COMMUNITY SCHOOLS
Schematic Design
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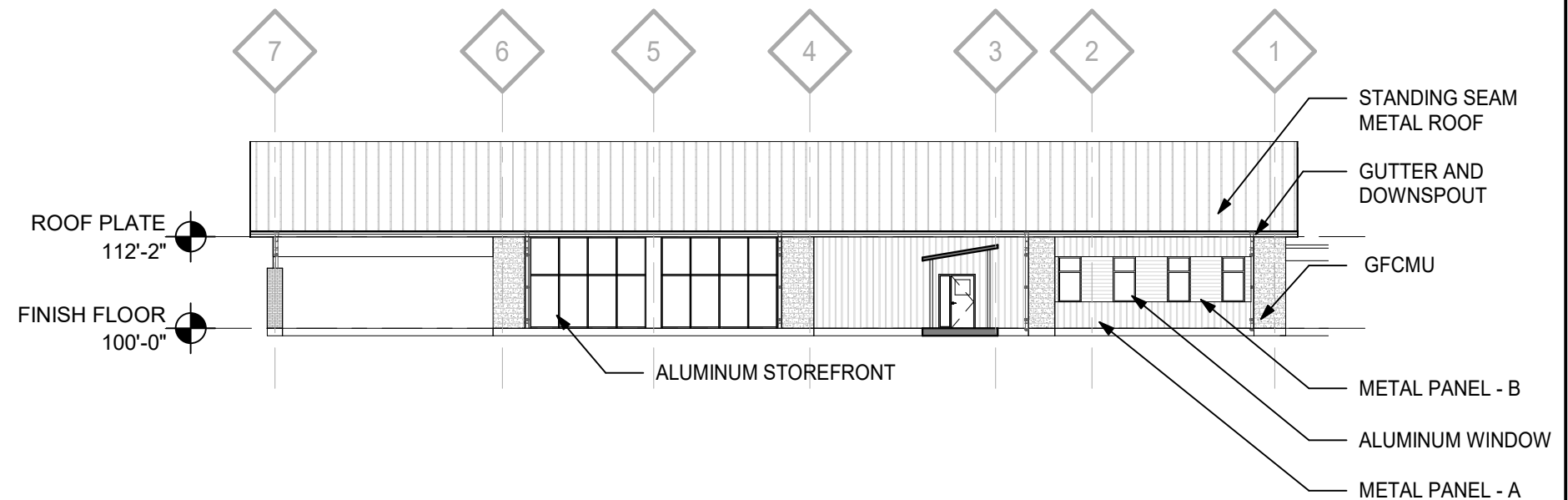
Schematic Roof Plan | SD-07

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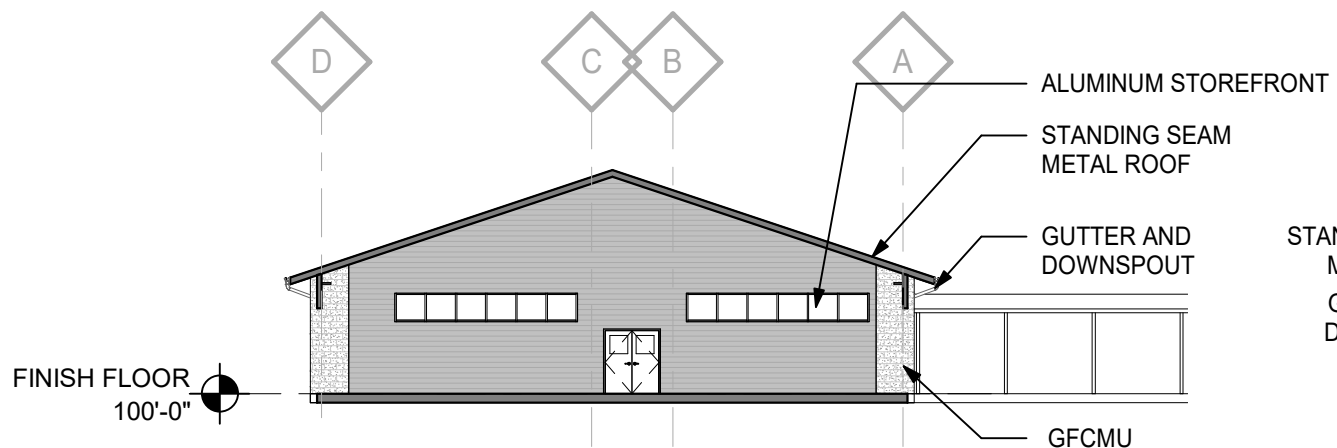
1 EXTERIOR ELEVATION - NORTH

SD-08 (3/64" = 1'-0")



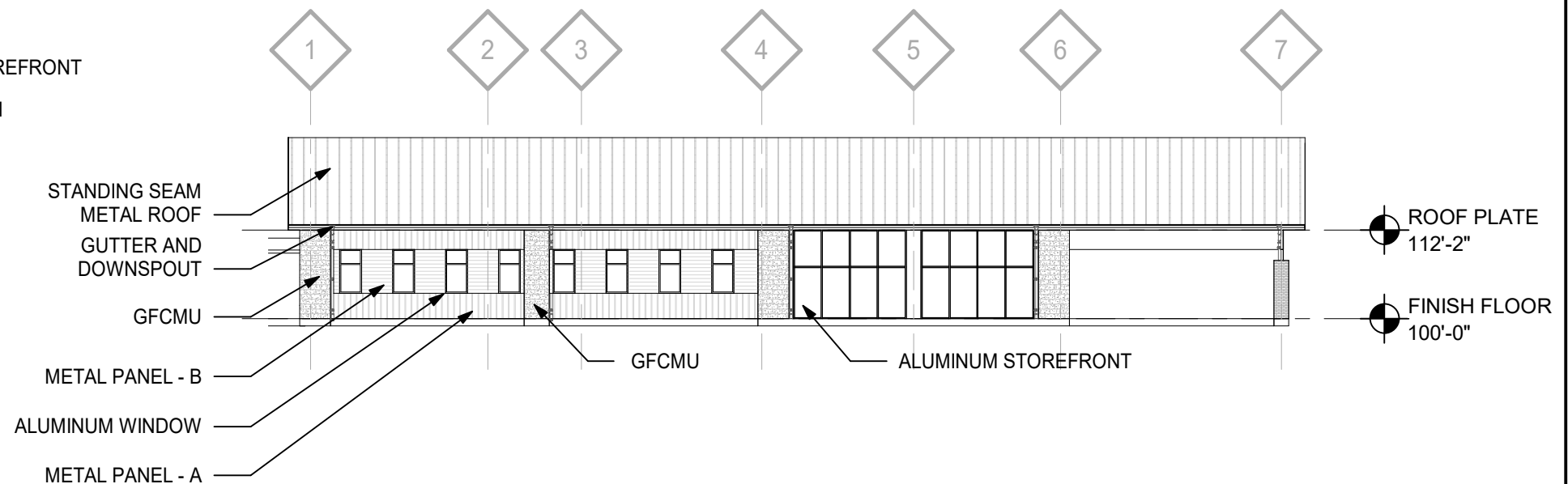
3 EXTERIOR ELEVATION - EAST

SD-08 (3/64" = 1'-0")



2 EXTERIOR ELEVATION - SOUTH

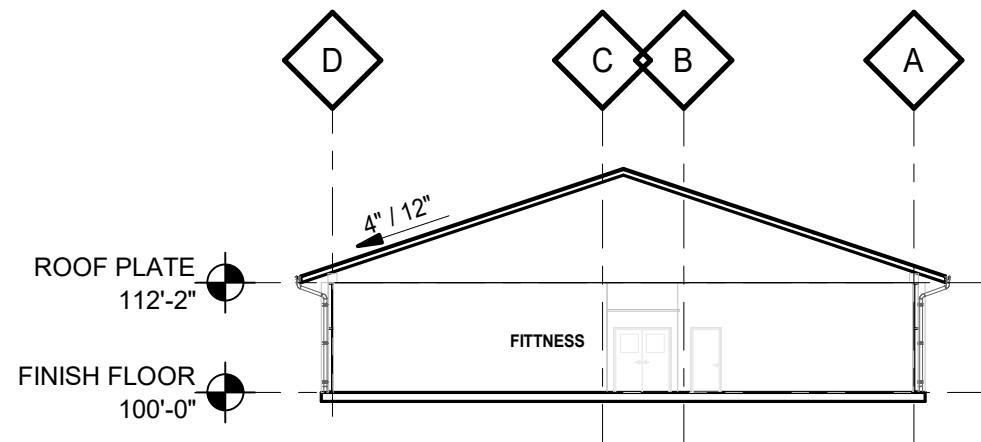
SD-08 (3/64" = 1'-0")



4 EXTERIOR ELEVATION - WEST

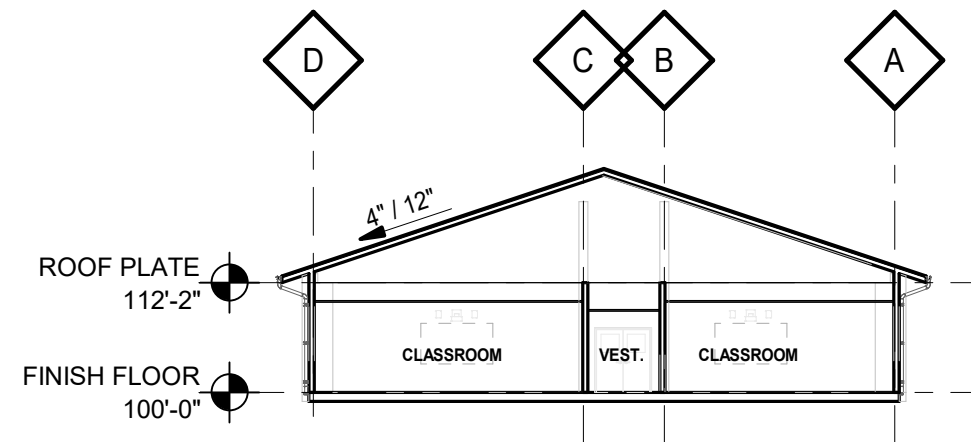
SD-08 (3/64" = 1'-0")





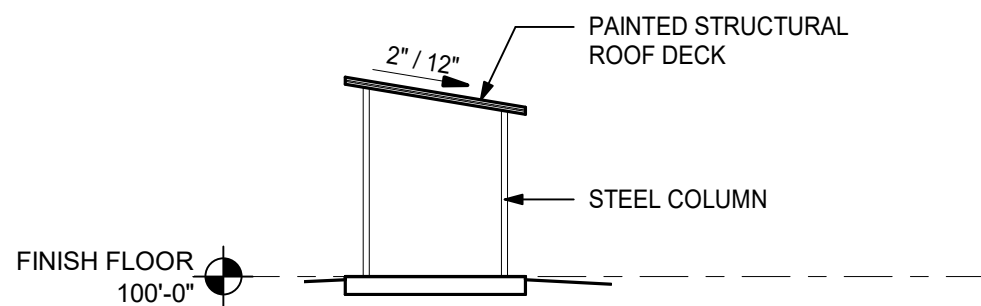
1 Section A

SD-09 (3/64" = 1'-0")



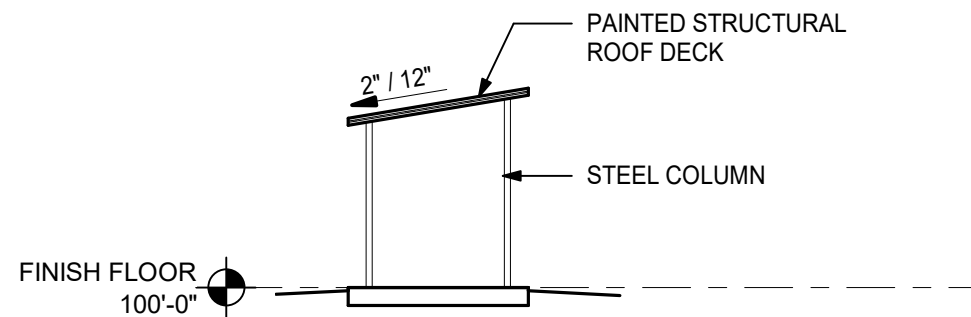
2 Section B

SD-09 (3/64" = 1'-0")



3 CANOPY SECTION

SD-09 (3/32" = 1'-0")



4 CANOPY SECTION

SD-09 (3/32" = 1'-0")

Excavation and Site Grading:

The new classroom building is located in a relatively flat area with a mildly sloping surface. Therefore, it is expected that excavation and grading be minimal. The majority of the excavation work will be related to preparation of the building pad, building footings and site utilities such as sanitary sewer, water, storm drainage and dry utilities such as power, communications and natural gas.

Surface grading and landscape restoration will occur around the perimeter of the new building.

Sanitary Sewer:

It is anticipated that sanitary sewer for the new classroom building will drain to an existing private sanitary sewer pipe north of the existing school building. The size and length of new sanitary sewer is estimated at 4-inch diameter and 400 linear feet.

See the attached sketch for illustration.

Domestic Water:

It is anticipated that the domestic water for the new classroom building will be provided from the existing onsite well that is located in the building to the east of the proposed classroom.

Fire Water Supply:

It is anticipated that the fire water supply for the new classroom building will be provided by a public waterline extension along the north campus access where a new public fire hydrant will be installed within 400 feet of the proposed building. This work will include associated pavement patch, curb replacement, sidewalk replacement and landscape restoration. The public waterline will be 8-inch diameter class 52 ductile iron for a length of 450 linear feet ±.

See the attached sketch for illustration.

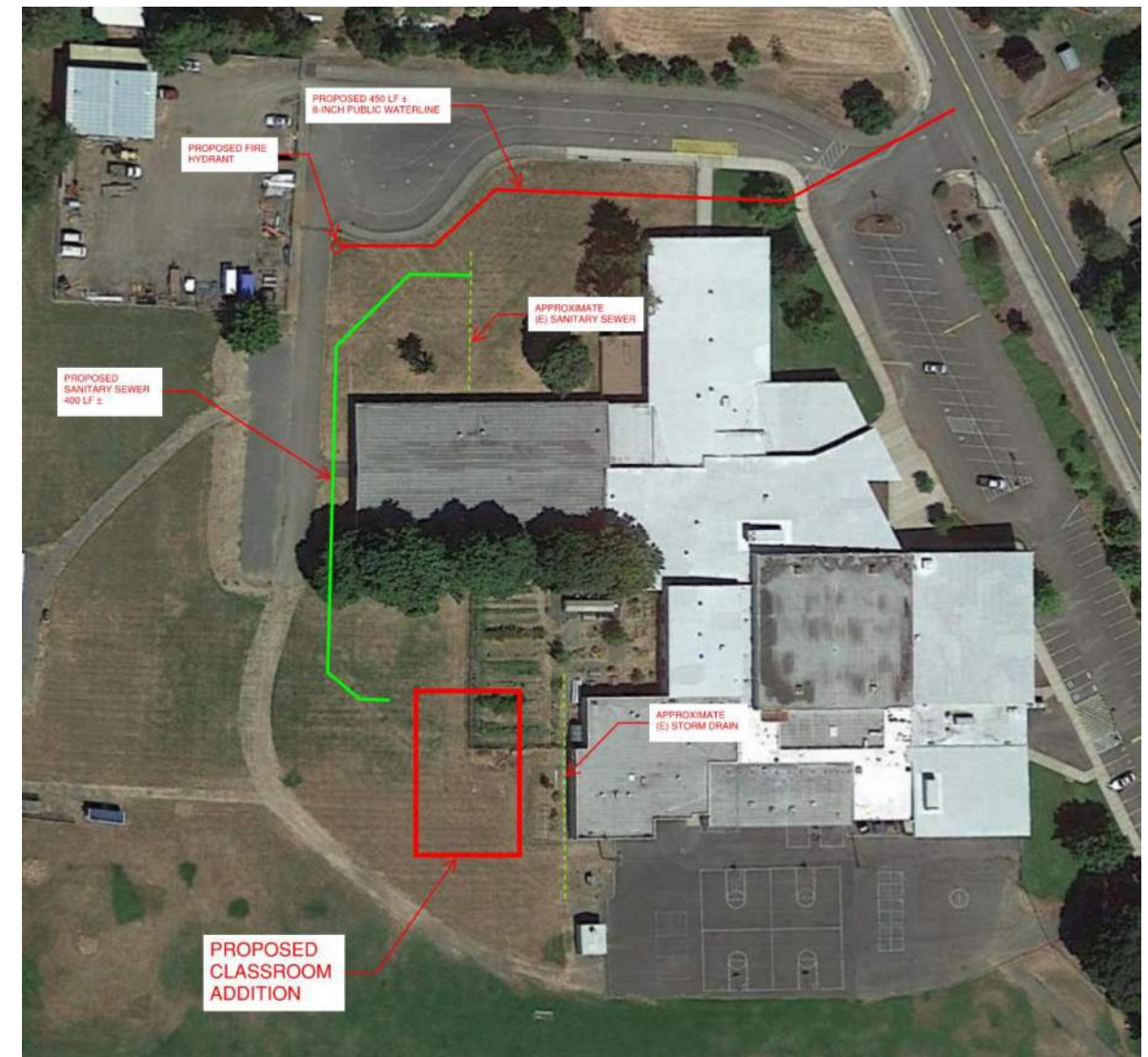
Storm Drainage:

It is anticipated that the storm drainage from the new classroom building will be provided by an existing private storm drain pipe along the east side of the proposed building.

Landscape Narrative

The landscape scope of work at Seven Oak will be focused on restoration of the disturbed construction areas. There appears to be some type of vegetative feature where the new building will be located, possibly a vegetable garden, and it is not known at this time how the School District will want to approach the landscaping in this area. We typically show grass seeding for the majority of the restoration areas, however we will design new shrub and tree plantings if this is what the School District prefers. There are existing trees in the vicinity of the new building and it is not known if any will need to be removed. The City of Lebanon regulates existing trees over 12" in trunk diameter, but the development code is not specific about the requirement for mitigation.

It is not known at this time if there is an existing irrigation system on the site. The development code requires an irrigation system for new plantings. If the extent of new landscaping is fairly minimal, we may be able to arrange a manual watering program.



MECHANICAL

HVAC Systems:

Each classroom will be conditioned with a 2-stage horizontal condensing gas furnace with a minimum efficiency of 94%. Each will be equipped with a full air-side economizer and packaged Jade economizer controls for free cooling as outdoor conditions allow. Furnace operation will be controlled by the Building Automation System. Furnaces will be located in the unconditioned attic space over the corridor within the service area of the gang nail trusses making up the roof.

Cooling will be provided by a single-stage 2.5-ton pad mounted condensing unit.

Supply ducts will be routed from the attic space down into the interstitial space between the lay-in ceiling and modular roof structure, and will discharge into the space with ceiling supply diffusers. Return ducts will be routed down inside chases to a low return grille in the classroom. Additionally, each classroom will have a ceiling mounted relief grille with motorized damper, damper being operated by the Jade economizer controller. Relief will be open to the attic space. Relief louvers will ventilate the attic space. Outside air intake louvers will be connected to a centralized duct with a connection to each furnace.

The fitness room will have a similar HVAC system to the classrooms, except will consist of two furnaces twinned together, with two 3-ton condensing units.

Restrooms, custodial closets, and other spaces requiring exhaust will be served by inline exhaust fans located in the attic space and will discharge through the roof.

PLUMBING

Piping:

Waste, vent, and storm drain piping below grade will be allowed as solid core PVC or Cast Iron. Where waste and storm drain piping slopes are 2%, PVC and Cast Iron will be allowed. Where

slopes are less than 1.5% only Cast Iron will be allowed. Waste and storm drain lines above the slab will be Cast Iron. Vent piping throughout is allowed as PVC or Cast Iron.

Domestic water distribution piping will all be above grade. Piping will be copper with brazed / soldered joints, press fittings or PEX with manufactures support channel.

Domestic Hot Water:

The domestic water heating system will be located in the custodian closet of each factory built building. It will consist of a single electric tank style water heater. The hot water system will have a recirculation loop. This allows faucets to have hot water within a few seconds of being turned on regardless of how far they are located from the water heater. Tank temperature will be set at 120 degs. F.

Fixtures:

Flush valve water closets will be 1.6 GPF units with manual flush valves. Water closets will be wall hung.

Student restrooms will have a solid surface lavatory system type fixture. Basis of design is the Sloan Designer Series Weir Deck DSWD series. The faucets will be ASSE 1070 listed Chicago or Watts single handle mixing type device without metering.

Classroom sinks will be self-rimming stainless steel 18 GA units. Faucets will be dual handle ADA type. Basis of design for faucets is Chicago.

A hose bibbs will be provided at student restrooms to aid housekeeping. Hose bibbs will also be provided about every 100 feet around the building exterior. All hose bibbs will be key operated.

A dual height water cooler with bottle fillers will be provided.

Custodial closets will have a floor mount molded stone mop sink with Chicago or equal faucet.

FIRE PROTECTION

The factory built buildings will have a wet fire sprinkler system. There will be three levels of coverage. One for the occupied spaces, one for the interstitial spaces between the factory built ceiling and roof assembly and one for the site constructed attic. A dry riser will provide protection under the covered canopy.



Power System

The existing PP&L transformer has the capacity for this new classroom building. A new 400-amp circuit breaker will be installed in existing 1,200-amp, 208/120-volt, 3-phase Main Distribution Switchboard (MDS). This will feed a new 2-section 400-amp panelboard located in the new classroom building.

A short circuit and arc flash study will be provided by the contractor.

Wiring Methods

The wiring methods permitted will have a significant impact on cost and have been selected to meet Code, ensure a quality installation, and reduce the required labor hours by an electrician. Wiring methods will consist of EMT conduit, PVC schedule 40 conduit, and MC-type cable. Feeders will consist of EMT conduit. Lighting branch circuits will consist of EMT conduit homeruns with MC-type cable to each luminaire. Receptacle branch circuits will consist of EMT conduit homeruns with MC-cable continuing to each receptacle. All new conduits will be concealed in walls and above ceilings if possible.

Aluminum conductors shall be acceptable for electrical feeders 100-amps or more.

All branch circuit conduit and wiring that is exposed or above inaccessible ceilings shall be in EMT conduit.

Low voltage workstation outlets will utilize a wall box and conduit to accessible ceiling space. Cables for workstation outlets between conduit and electrical/IDF room will be installed using j-hooks.

Boxes will be provided for all fire alarm devices. All fire alarm cabling will be plenum rated. Conduit will not be provided between devices.

Lighting System

Classroom lighting will consist of linear, 2’ x 4’ recessed LED lighting fixtures with a center basket to match the look of the existing classroom fixtures. Corridors will consist of 2’ x 4’ recessed LED troffer lighting fixtures to match the existing corridors. All luminaires, to the extent possible, will be controlled by a wireless lighting system with integral motion sensors and photocells.

Exterior lighting will consist of quarter sphere wall packs and will be compatible with a wireless lighting control system.

Interior color kelvin temperature will be 4000 kelvin. Exterior color temperature will be 5000 kelvin.

Emergency Lighting

Emergency lighting will consist of integral emergency battery drivers within luminaires located in the Means of Egress or Exits.

Low Voltage

Fiber optic cable will be installed between the existing building (IDF room 209) and new classroom building. A new 2” conduit for fiber optic cable and a new 2” conduit for fire alarm cable will be routed above the ceiling in hallway 162, transition to below grade, and enter the new classroom building in the new electrical/IDF room.

A new wall mounted swing rack will be installed in the electrical/IDF room of the new classroom building.

Horizontal cabling will be CAT6. New data outlets and cables will be provided as shown. Wi-Fi will be provided in each classroom. Each data outlet will have two (2) jacks and cables installed. Each Wi-Fi will have two (2) jacks and cables installed.

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Paging System

The paging system is currently done through the phone system. A CAT6 horizontal cable will be installed at each phone location. Each classroom will have an analog clock connected to the existing clock system. Paging speakers will be provided in corridors. Exterior horns will be provided as directed by District.

Audio / Visual and Audio Enhancement

An audio/visual system will consist of a ceiling mounted projector and connections at the teaching station.

Electronic Access Control

Electronic access control cabling will be extended from the main building to the electrical/IDF room in the new classroom building. Access control components will consist of electric strikes, card readers or FOBs, door contacts, and request-to-exit devices.

Security Surveillance

Cameras will be Owner Furnished Contractor Installed. CAT6 cabling will be provided to each camera. Cameras will be provided at all four corners of the exterior of the building, and 360-degree in the interior main corridor.

Fire Alarm System

The existing Safetech series 3000 fire alarm system will be extended to the classroom building via underground conduit. A voice-evacuation system will be provided to meet Code. The system will generally consist of pull stations at exits, interior audio (voice) and visual notification throughout, HVAC interconnection, and a new NAC and intelligent voice amplifier panel.

