



This addendum forms a part of the Contract Documents and modifies the original Documents dated **May 5, 2025**, 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 ARTICLE 9- LIST OF AGENCIES

Change **Original**

From: ~~In compliance with ORS 279C.525, Sections 9.1 and 9.2 contain lists of federal, state and local agencies of which the Owner has knowledge that have enacted ordinances or regulations relating to environmental pollution and the preservation of natural resources that may affect the performance of the Contract, and Section 9.3 includes a nonexclusive list of laws that **Design-Build Contractor** must comply with in accordance with OAR 137-049-0200.~~

To: In compliance with ORS 279C.525, Sections 9.1 and 9.2 contain lists of federal, state and local agencies of which the Owner has knowledge that have enacted ordinances or regulations relating to environmental pollution and the preservation of natural resources that may affect the performance of the Contract, and Section 9.3 includes a nonexclusive list of laws that Contractor must comply with in accordance with OAR 137-049-0200.

REVISION TO SECTION 00 1113 – INVITATION FOR BID

Change **Original**

From: ~~The following deadlines and restrictions are applicable to the project: Estimated Project start date **June 16, 2025**. Contract must meet a Substantial Completion date of **August 5, 2025**.~~

To: The following deadlines and restrictions are applicable to the project: Estimated Project start date **June 16, 2025**. Contract must meet a Substantial Completion date of **August 29, 2025**.

REVISION TO SECTION 00 2113 – INSTRUCTIONS TO BIDDERS

Change **Original**

From: ~~**1.13 SUBSTANTIAL COMPLETION AND LIQUIDATED DAMAGES**
A. Substantial Completion shall occur at **August 5, 2025**.~~

To: **1.13 SUBSTANTIAL COMPLETION AND LIQUIDATED DAMAGES**
A. Substantial Completion shall occur at **August 29, 2025**.

REVISION TO SECTION 00 4100 — FORM OF PROPOSAL

Disregard **original** Section 00 4100 FORM OF PROPOSAL and replace with the enclosed **Section 00 4100 FORM OF PROPOSAL** in its entirety.



REVISION TO SECTION 00 5000 – AGREEMENT FOR STIPULATED SUM

Change **Original**

From: **ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION**
~~3.3 The Contractor shall continuously and diligently prosecute the Work and shall achieve Substantial Completion of the entire Work not later than August 5, 2025 (the last day of the Contract Time), subject to approved adjustments of this Contract Time as provided in the Contract Documents.~~

To: **ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION**
3.3 The Contractor shall continuously and diligently prosecute the Work and shall achieve Substantial Completion of the entire Work not later than **August 29, 2025** (the last day of the Contract Time), subject to approved adjustments of this Contract Time as provided in the Contract Documents.

ENCLOSED 01 2300 – ALTERNATES

Enclosed 01 2300 – ALTERNATES, in its entirety.

REVISION TO DRAWINGS – TECHNICAL DRAWINGS PROVIDED BY CERTA BUILDING SOLUTIONS

1. A300 – Scope of Repair Notes – removed 5
2. BE708 – Alternate added. Alternate was not clouded but should be: 07 62 00 – Sheet Metal Gutter
3. BE709 – Details added

PRE-BID MEETING SIGN IN SHEET

Please review the attached sign in sheet; if corrections are required, please send them to anita.deboard@hmkco.org.

END OF ADDENDUM 1



DATE: _____

LEGAL NAME OF BIDDER: _____

To: Redmond School District
School Board;
145 SE Salmon Drive
Redmond, OR 97756

The Undersigned, having examined the Contract Documents, including the Bidding and Contract Requirements, the General Requirements, the Technical Specifications entitled:

VERN PATRICK ELEMENTARY ROOFING PROJECT

As prepared by Certa Building Solutions and Redmond School District, as well as the premises and conditions affecting the Work, hereby proposes and agrees to perform, within the time stipulated, the Work, including all its component parts, and everything required to be performed, and to provide and furnish all labor, material, tools, expendable equipment, transportation and all other services required to perform the Work and complete in a workmanlike manner ready for use, all as required by and in strict accordance with the Contract Documents for the sums computed as follows:

BASE BIDS:

Project: Vern Patrick Elementary School Roofing Project

_____ DOLLARS \$

which lump sums are hereby designated as BASE BIDS,

ALTERNATES

Provide all labor and materials necessary for the provisions of these alternate prices as referenced in 01 2300

Alternate 1: _____ Dollars \$

Description: Sheet Metal Gutter

TIME OF COMPLETION

The Undersigned agrees if awarded the Contract to complete all the Work in an acceptable manner in conformance with the Contract Documents and within the time specified.

ADDITIONAL REQUIREMENTS

1. The Undersigned agrees that the enclosed Bid Guarantee (bid bond, certified or cashier's check) in the amount of ten percent (10%) of the Basic Bid sum made payable to the Owner, shall be kept in escrow with the Owner; that its amount shall be a measure of liquidated damages the Owner will sustain by failure of the Undersigned to execute agreement and furnish bond, and that if



REDMOND SCHOOL DISTRICT
ROOFING PROJECT
VERN PATRICK ELEMENTARY SCHOOL
FORM OF PROPOSAL
SECTION 00 4100

- the Undersigned fails to deliver the prescribed bond within ten (10) calendar days after receipt of the written notice of award, then the Bid Guarantee shall become the property of the Owner.
2. Should this proposal not be accepted within sixty (60) calendar days after the date and time of bid opening, or if the Undersigned executes Agreement and delivers bond, the Bid Guarantee shall be returned.
 3. Contractor's State of Oregon Contractors' License Registration Number.

 4. Receipt of Addenda numbered _____ is hereby acknowledged.
 5. The undersigned certifies that the Bidder is a _____ Bidder as defined in ORS 279A.120. ("Resident" or "Non-Resident", to be filled in by Bidder)
 6. References are to be submitted with Bid Form as per Section 00 2113, 1.20.

SIGNATURES

Legal Name of Bidder's Firm

By: _____ Title: _____

Address: _____ Telephone: _____

Email: _____

State of Incorporation, if Corporation: _____

Names of Partners, if Partnership:

Signed By _____

Printed Name of Bidder / Firm



PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Description of Alternates.
- B. Procedures for pricing Alternates.

1.02 RELATED REQUIREMENTS

- A. Document 00 2113 - Instructions to Bidders: Instructions for preparation of pricing for Alternates.
- B. Document 00 4100 - Bid Form: List of Alternates.

1.03 SUBMISSION REQUIREMENTS

- A. Indicate variation of Bid Price for Alternates described below. The Bid Form requests a "difference" in Bid Price by adding to or deducting from the Base Bid Price.

1.04 ACCEPTANCE OF ALTERNATES

- A. Alternates quoted on Bid Forms will be reviewed and accepted or rejected at Owner's option. Accepted Alternates will be identified in the Owner-Contractor Agreement.
- B. Coordinate related work and modify surrounding work to integrate the Work of each Alternate.
- C. Bids will be evaluated on the Base Bid price plus any or all of the Alternates intended to be exercised by the Owner. The order of the Alternates listed here does not represent the order in which any of these Alternates will be exercised.

1.05 PROCEDURES

- A. Coordination: Modify or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
 - 1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.

1.06 SCHEDULE OF ALTERNATES

- A. Alternate No. 1 – Sheet Metal Gutter

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

OR25-005 VERN PATRICK - ROOF REPLACEMENT

3001 SW OBSIDIAN AVE, REDMOND OR 97756

STEEP-SLOPE ROOFING RENEWALS

REPLACEMENT OF ASPHALT SHINGLE ROOFING AT THE ROOF ZONES ASSOCIATED WITH THE ORIGINAL (1995) CONSTRUCTION

GENERAL CONDITIONS:

- PROJECT MOBILIZATION SHALL INCLUDE ALL CONTRACTOR AND SUBCONTRACTOR MOBILIZATION COSTS.
- PROJECT GENERAL REQUIREMENTS AND ALL MISCELLANEOUS COSTS ASSOCIATED WITH THE COMPLETION OF THE WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, DEMOLITION AND DISPOSAL; WATER DAMAGE REMEDIATION; CLADDING REHABILITATION OR REPLACEMENT AS APPLICABLE; WINDOW REHABILITATION AS APPLICABLE; ROOF REHABILITATION; AND PROJECT CLEAN UP.
- CARRY PRICING FOR APPROPRIATE SITE SUPERVISION, PROJECT MANAGEMENT, OFFICE SERVICES, ON-SITE TEMPORARY OFFICE, MATERIAL STORING AND STAGING, FULL-TIME WEATHER PROTECTION, SCAFFOLDING, STAGING AND ACCESS, TEMPORARY SHORING, TEMPORARY FENCING SAFEGUARDS, PEDESTRIAN PROTECTION, WORK FACILITIES, CONSTRUCTION OFFICES, UTILITY COST, SECURITY SUBMITTALS, RFI'S, MOCK-UPS, PROJECT PROGRESS MEETINGS, RECORD DRAWINGS, ETC.
- THE CONTRACTOR SHALL PROVIDE AFTER-HOURS AND WEEKEND SECURITY TO GUARD CONSTRUCTION AT THE CONTRACTORS COST AND DISCRETION.
- CONTRACTOR SHALL PROVIDE AN ORGANIZATIONAL CHART WITH THE PROPOSAL FOR STAFFING THE PROJECT. STAFFING MUST INCLUDE A PROJECT MANAGER, A SITE SUPERINTENDENT, AND AT LEAST ONE FULL-TIME QUALITY CONTROL INSPECTOR.
- CARRY ALLOWANCES FOR APPLICABLE TRADE PERMITS AND CGL INSURANCE.
- LIMITED TRADE WORK WILL REQUIRE PERMITS. ALL SUCH WORK SHALL BE DONE UNDER PERMITS AS REQUIRED BY THE CITY OF ALBANY. INCLUDE ALL COST NECESSARY FOR SUBMISSION DOCUMENTS REQUIRED TO PERMIT AND COMPLETE THIS PROJECT INCLUDING ALL NECESSARY AS-BUILTS, SHORING AND SURVEYS. PERMITS ARE EXPECTED TO BE REQUIRED FOR EACH INDIVIDUAL BUILDING (AS OPPOSED TO A SINGLE PERMIT FOR THE ENTIRE PROJECT) AND COSTS ARE TO BE CARRIED AS SUCH.
- CONTRACTOR SHALL MAINTAIN ALL INSURANCE COVERAGES IDENTIFIED IN THE CONTRACT.
- THE WORK SHALL BE PHASED SO THAT NO MORE THAN TWO BUILDINGS WILL BE UNDER REPAIR AT ANY ONE TIME WITHOUT SPECIFIC APPROVAL FROM THE BOARD/ASSOCIATION. ALTERNATIVE PHASING OF THE WORK INTO SEPARATE OR INDIVIDUAL SECTIONS WILL BE ALLOWED UPON APPROVAL OF THE CONTRACTORS WORK PLAN BY THE CONSULTANT AND BOARD/ASSOCIATION.
- EVERY EFFORT SHALL BE MADE BY THE CONTRACTOR TO NOT RELOCATE RESIDENTS DURING THE DURATION OF THE CONSTRUCTION. CONTRACTOR IS RESPONSIBLE TO MAINTAIN FULL ACCESS TO THE RESIDENTIAL UNITS DURING THE WORK UNLESS SPECIFICALLY APPROVED BY THE ASSOCIATION. THE CONTRACTOR SHALL COORDINATE AND PROVIDE ADVANCED NOTICE TO THE ASSOCIATION IN ORDER TO COORDINATE THE REPAIR WORK WITH EACH RESIDENT AS THEIR BUILDING/UNIT COMES IN SCHEDULE. NOTICE TO BE 72 HOURS MINIMUM UNLESS SPECIFICALLY AGREED TO BY THE ASSOCIATION.
- IT WILL BE THE CONTRACTORS RESPONSIBILITY TO KEEP THE ENTIRE JOBSITE SAFE AND CLEAN DURING THIS CONSTRUCTION. DAILY CLEAN-UP WILL BE REQUIRED THROUGHOUT THE CONSTRUCTION PERIOD.
- CONTRACTOR TO SUPPLY ALL DUMPSTERS AND DUMP FEES NECESSARY TO COMPLETE PROJECT.
- ALL SUBCONTRACTOR CONTRACTS MUST BE SIGNED AND IN EFFECT PRIOR TO THE START OF CONSTRUCTION. PROOF OF EXECUTED SUBCONTRACTOR AGREEMENTS SHALL BE PRESENTED BY THE CONTRACTOR TO THE ASSOCIATION PRIOR TO ANY CONSTRUCTION OR STAGING TAKING PLACE.
- UPON REINSTATEMENT OF PERMANENT STRUCTURAL LOAD SYSTEMS, REMOVE AND DISPOSE OF ANY TEMPORARY SHORING MATERIALS IN PLACE PRIOR TO OR USED DURING THE COURSE OF CONSTRUCTION PER LOCAL REQUIREMENTS.
- PROVIDE ALL NECESSARY STAGING, HOARDING, AND WEATHER PROTECTION TO PERFORM THE WORK WITHIN THE BASE COST.
- PROVIDE ALL NECESSARY PREPARATIONS TO PERFORM THE WORK WITHIN THE BASE COST.
- WATER AND WEATHER ENTRY INTO THE UNITS THROUGHOUT THE DURATION OF CONSTRUCTION IS NOT TO OCCUR. CONTRACTOR SHALL BEAR ALL ASSOCIATED REPAIR COSTS SHOULD THIS OCCUR.

PRIMARY SCOPE ELEMENTS

THE PRIMARY REPAIR ELEMENTS OUTLINED WITHIN THE SCOPE OF REPAIR INCLUDE:

- REMOVAL OF EXISTING SEALANT AT ALUMINUM-FRAMED FENESTRATION AND TRANSLUCENT PANELS. APPLICATION OF NEW SILICONE FILLET AND JOINT SEALANT.
- REMOVAL AND DISPOSAL OF THE IN-SERVICE STEEP-SLOPE ROOFING ASSEMBLY. REPLACEMENT WITH NEW SHEET METAL SADDLES, SELF-ADHERING FLASHINGS, SYNTHETIC UNDERLAYMENT, AND NEW ASPHALT COMPOSITION SHINGLES.

THIS SCOPE DOES NOT ADDRESS UNFORESEEN STRUCTURAL DEFICIENCIES, MECHANICAL SYSTEMS, OR OTHER BUILDING SYSTEMS NOT DIRECTLY IMPACTED BY THE PROPOSED ENVELOPE RENEWALS. CONSTRUCTION DOCUMENTS WERE NOT AVAILABLE FOR REFERENCE. ASSUMPTIONS WERE MADE ABOUT THE EXISTING ROOFING ASSEMBLY TO THE BEST OF OUR ABILITY BASED ON FIELD OBSERVATIONS AND NON-DESTRUCTIVE MOISTURE SCANNING AT SELECT AREAS NOTED IN THE PHOTO APPENDIX. THIS DOCUMENT MAY BE MODIFIED AS NECESSARY TO REFLECT EXISTING CONDITIONS AND CORRESPONDING RECOMMENDATIONS AFTER EXISTING CONDITIONS ARE CONFIRMED DURING THE CONSTRUCTION PHASE.

SCOPE REQUIREMENTS - ROOF AREAS

- TEMPORARILY REMOVE AND STORE ALL MISCELLANEOUS COMPONENTS AFFIXED OR SET ON THE BUILDING ROOF THAT MAY BE IMPACTED BY THE WORK. STORE FOR REINSTALLATION UNLESS SCHEDULED FOR REPLACEMENT.
- REMOVE AND DISPOSE OF ALL EXHAUST VENTS COVERS (ROOF VENTS AND DRYER VENTS) AND REPLACE WITH NEW IN ACCORDANCE WITH THE DESIGN DOCUMENTS.
- REMOVE AND PROPERLY DISPOSE OF FLASHINGS, EDGE METALS AND ASSOCIATED COMPONENTS IMPACTED BY THE WORK AND AS NEEDED FOR PROPER INSTALLATION OF THE NEW ROOFING AND DRAINAGE SYSTEMS.
 - AT REMOVED ROOF DRAINS, PROVIDE NEW PLYWOOD SHEATHING WITH THE SAME SPAN RATING AND THICKNESS AS EXISTING. PATCH IS TO BE FROM EXISTING FRAMING MEMBERS ONLY. I.E. DO NOT SCAB IN NEW SHEATHING INTO THE EXISTING HOLE.
 - AT REMOVED FLASHINGS WHERE WOOD CURSING IS PRESENT, VERIFY CONDITION OF NEMLY EXPOSED MATERIALS AND REPLACE DAMAGED MEMBERS. SEE ROT REPAIR ALLOWANCE.
- IN COORDINATION WITH THE CONSULTANT, EVALUATE THE ROOF SHEATHING TO DETERMINE LOCATIONS WHERE UNDERLYING SHEATHING HAS BEEN DAMAGED AND REQUIRES REPLACEMENT.
- REMOVE AND SALVAGE FOR REINSTALLATION EXISTING SIDING WHERE IMPACTED BY THE WORK WHERE MORE COST EFFECTIVE. REPLACE WITH NEW FIBER CEMENT MATERIALS AND PAINT TO MATCH THE ADJACENT WALL SURFACE.
- CONSTRUCT ALL SHEET-METAL FLASHING FROM 24-GAUGE PRE-FINISHED SHEET-METAL FLASHING. ENSURE ALL SHEET-METAL FLASHING HAS A MINIMUM 15° SLOPE AND PERMANENTLY WATERTIGHT JOINTS THAT MEET THE MINIMUM SMACNA REQUIREMENTS. SECURE ALL FLASHING WITH 304 STAINLESS-STEEL FASTENERS OR HOT-DIPPED GALVANIZED FASTENERS. PLATED FASTENERS ARE NOT TO BE USED.
- INSTALL SELF-ADHERED MEMBRANE, PRE-MANUFACTURED FLASHINGS, AND SHEET-METAL FLASHING AS NEEDED TO FLASH THE VARIOUS SMALL PENETRATIONS (I.E., PIPES, EXHAUST VENTS, ROOF SCUPPER SLEEVES AND OVERFLOWS, ETC.) AS PER THE DESIGN DOCUMENTS.

ABBREVIATIONS:

AL	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
BLDG	BUILDING
BOT	BOTTOM
COL	COLUMN
C.M.U.	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONT	CONTINUOUS
CONSTR	CONSTRUCTION
CW	COMPLETE WITH
DIAM	DIAMETER
DWG	DRAWING
D.S.	DOWNSPOUT
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXT	EXTERIOR
F.C.	FIBER CEMENT
F.D.	FLOOR DRAIN
FIN	FINISH
F.R.T.W.	FIRE-RETARDANT TREATED WOOD
FURR	FLOORING OR FURRED
GA	GAUGE
GALV.	GALVANIZED
GYP	GYPSPUM
GYPSUM	GYPSPUM
HORIZ	HORIZONTAL
INT	INTERIOR
INSUL	INSULATION
MAX	MAXIMUM
MEMB	MEMBRANE
MIN	MINIMUM
MISC.	MISCELLANEOUS
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
PLY	PLYWOOD
OSB	ORIENTED STRAND BOARD
P.T.	PRESSURE TREATED
POLY	POLYETHYLENE
R	RADIUS
REF	REFERENCE
REINFC	REINFORCED
REQD	REQUIRED
REV	REVERSED
R.D.	ROOF DRAIN
R.W.A.	RAINWATER LEADER
SEAL	SELF ADHERED MEMBRANE
SECT	SECTION
SIM	SIMILAR
SPEC	SPECIFICATION
S.O.G.	SLAB-ON-GRADE
SST	STAINLESS STEEL
STRUC	STRUCTURAL
T&G	TONGUE AND GROOVE
T.B.A.	TO BE CONFIRMED
TEMP	TEMPERATURE
T.O.W.	TOP OF WALL
TYP	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
W	WITH
W/O	WITHOUT
W.R.B.	WEATHER-RESISTIVE BARRIER
&	AND
@	AT
#	NUMBER / POUNDS
±	PLUS OR MINUS
L	ANGLE

GENERAL NOTES - SHEAR AND FIRE WALLS

- SHEAR WALLS (WHERE OCCUR) FOUND THROUGH THE COURSE OF CONSTRUCTION WILL BE IDENTIFIED TO THE ARCHITECT. AS REQUIRED, REVISED PLANS AND DETAILS IDENTIFYING HOW THE EXISTING CONDITION(S) WILL BE REMEDIATED TO MAINTAIN THE INTEGRITY OF THE SHEAR WALL(S) IN QUESTION WILL BE SUBMITTED TO THE AHJ FOR REVIEW AND APPROVAL PER SECTION 107.2.1.
- UNIDENTIFIED FIRE-RESISTANT RATED WALLS FOUND THROUGH THE COURSE OF CONSTRUCTION WILL BE IDENTIFIED TO THE ARCHITECT. AS REQUIRED, REVISED PLANS AND DETAILS IDENTIFYING HOW THE EXISTING CONDITIONS WILL BE REMEDIATED TO MAINTAIN THE INTEGRITY OF THE FIRE-RESISTANT RATED CONSTRUCTION IN QUESTION WILL BE SUBMITTED TO THE AHJ FOR REVIEW AND APPROVAL PER SECTION 107.2.1.
- WHERE EXTERIOR WALLS (SHEAR, FIRE OR GENERAL USE) WALLS ARE FOUND TO HAVE DAMAGE THAT CANNOT BE TRACED TO A DEFINITIVE LEAKAGE SOURCE, THE AREA IS TO BE REVIEWED WITH THE ARCHITECT/CONSULTANT PRIOR TO DAMAGED SHEATHING REMOVAL. DO NOT PROCEED WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT/CONSULTANT.

GENERAL NOTES - ENERGY CONSERVATION

- EXISTING INSULATION WILL NOT BE EXPOSED OR DISTURBED AS PART OF THIS WORK EXCEPT WHERE REPAIRS DUE TO MOISTURE INTRUSION ARE NEEDED.
- REMOVED INSULATION SHALL BE REPLACED IN KIND TO MATCH EXISTING
- SCOPE OF WORK DOES NOT INCLUDE ADDITIONAL INSULATION AS IT IS LIMITED TO REMOVING EXISTING SHINGLES AND REPLACING WITH NEW ROOFING.

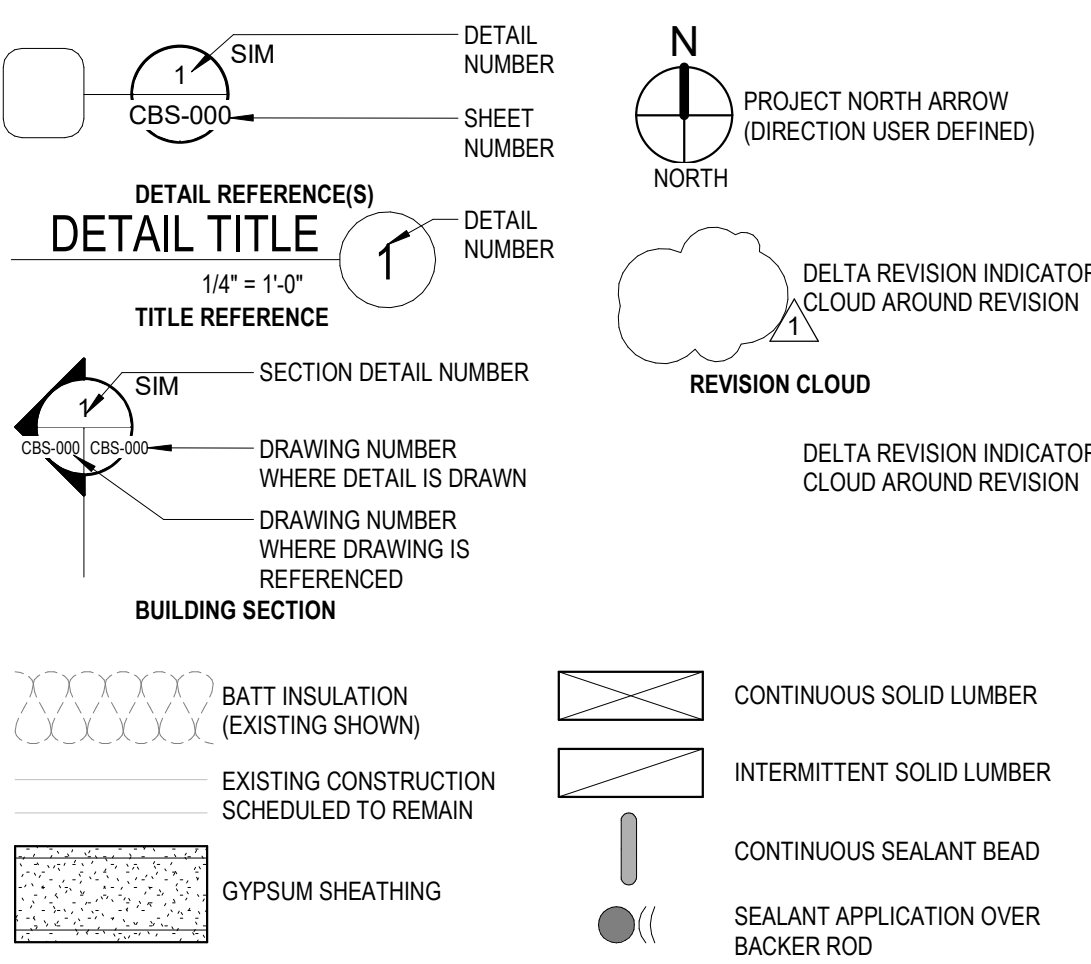
AHJ REVIEW OF REPLACED SHEATHING/FRAMING

- REPLACED SHEATHING IS TO BE NAILED PER THE FRAMING AND SHEATHING NOTES IN THESE DOCUMENTS OR PER THE ORIGINAL CONSTRUCTION DRAWINGS, WHICHEVER IS MORE STRINGENT. NOTIFY CONSULTANT IF AREAS OF FRAMING REPAIR FOUND THAT REQUIRE ENGINEERED TEMPORARY SHORING. WALL SHEATHING IS TO BE MAINTAINED UNTIL REPLACED WITH PLYWOOD WITH MINIMAL WALL AREA EXPOSED TO FRAMING AT A GIVEN TIME.
- REVIEW REPLACED SHEATHING AND FRAMING WITH THE BUILDING INSPECTOR AS REQUIRED BY THE AHJ PRIOR TO COVER.
- SHEAR WALLS FOUND THROUGH THE COURSE OF CONSTRUCTION THAT REQUIRE REPAIR WILL BE IDENTIFIED, AND REVISED PLANS AND DETAILS SHOWING HOW THE EXISTING CONDITIONS WILL BE REMEDIATED TO MAINTAIN THE INTEGRITY OF THE SHEAR WALL(S) IN QUESTION WILL BE RECORDED ON RECORD DOCUMENTS AND PROVIDED TO THE AHJ UPON COMPLETION OF THE PROJECT AS PART OF THE CLOSE-OUT PROCESS.

FRAMING & SHEATHING REQUIREMENTS

- NEW FRAMING SHALL BE OF THE SAME SIZE AS THOSE MEMBERS BEING REPLACED UNLESS SPECIFICALLY APPROVED.

REFERENCE SYMBOLS / LEGEND



DRAWING TERMS:

- DEMOLISH: COMPLETELY REMOVE AND LEGALLY DISPOSE OF OFF-SITE.
- NEW (ITEM): A TERM USED ON DRAWINGS TO INDICATE THAT AN ITEM IS PROVIDED AS NEW WORK. ASSUME ALL WORK NOT NOTED AS EXISTING IS NEW UNLESS ADDRESSED BY ALLOWANCES AND/OR ALTERNATES.
- PROTECT (ITEM): A TERM USED ON DRAWINGS TO INDICATE AN ITEM REQUIRES PROTECTION FROM THE WORK.
- REMOVE (ITEM): A TERM USED ON DRAWINGS TO INDICATE A SPECIFIC ITEM TO BE DETACHED FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSED OF OFF-SITE, UNLESS INDICATED OTHERWISE TO BE REMOVED, SALVAGED, AND REINSTALLED.
- REMOVE AND REINSTALL (ITEM): A TERM USED ON DRAWINGS TO INDICATE A SPECIFIC ITEM TO BE DETACHED FROM EXISTING CONSTRUCTION, PREPARED FOR REUSE, AND REINSTALLED BACK IN ITS EXISTING LOCATION.
- RELOCATE (ITEM): A TERM USED IN DRAWINGS TO INDICATE AN EXISTING ITEM THAT HAS BEEN REMOVED, AND TO BE REINSTALLED IN A NEW LOCATION.
- SALVAGE (ITEM): CAREFULLY DETACH FROM EXISTING CONSTRUCTION, IN A MANNER TO PREVENT DAMAGE READY FOR REUSE. INCLUDE FASTENERS OR BRACKETS NEEDED FOR REATTACHMENT IN ORIGINAL LOCATION OR ELSEWHERE.
- (E) OR EXISTING TO REMAIN (ITEM): A TERM USED ON DRAWINGS TO INDICATE EXISTING ITEMS OF CONSTRUCTION THAT ARE NOT TO BE REMOVED AND ARE REQUIRED TO REMAIN TO BE REMOVED, SALVAGED, OR REMOVED AND REINSTALLED. EXISTING TO REMAIN IS INDICATED BY GRAPHIC LINE-TYPE SYMBOL.

ENCLOSURE COMPONENT GENERAL NOTES:

- MEMBRANE INSTALLATION:**
- CLEAN AND PREPARE SURFACE PRIOR TO INSTALLATION OF ALL MEMBRANES IN ACCORDANCE TO MANUFACTURERS RECOMMENDATIONS OR AS DIRECTED BY CONSULTANT. APPLY PRIMERS TO ACHIEVE FULL ADHESION.
 - PROVIDE SADDLE FLASHING AT INTERSECTIONS AT BALCONY/ROOF PARAPET AND WALL, BALCONY EDGE TO WALL AND ALL SIMILAR TYPE TRANSITIONS THAT MAY OCCUR WITHIN THE BUILDING ENVELOPE ASSEMBLIES.

METAL FLASHING:

- FORM JOINTS ARE TO BE S-LOCK OR STANDING SEAMS UNLESS OTHERWISE APPROVED; FORM INTERNAL & EXTERNAL CORNERS IN METAL FLASHINGS WITH JOINT ASSEMBLY SHOWN IN DRAWINGS.
- TERMINATE METAL FLASHINGS WITH UPFOLDED 1/2 IN. HIGH END DAMS OR KICKERS.
- INSTALL METAL HEAD FLASHINGS WITH UPFOLDED END DAMS OVER WINDOWS AND DOORS. EXTEND FLASHING TO WALL AND ALL SIMILAR TYPE TRANSITIONS THAT MAY OCCUR WITHIN THE METAL HEAD FLASHING DOES NOT INTERFERE WITH OPERATION OF WINDOWS, DOORS OF ACCESS PANELS.
- FORM FLASHINGS WITH 15° SLOPE TO DRAIN U.N.O.

EXTERIOR OPENINGS AND PENETRATIONS:

- NO CONCERTED EFFORT HAS BEEN MADE BY CONSULTANT TO QUANTIFY THE EXTERIOR FIXTURES, SUCH AS LIGHT FIXTURES, CONVENIENCE RECEPTACLES, EXHAUST VENTS, PIPE PENETRATIONS, HOSE BIBS, ELECTRICAL OR METERS, ETC. CONTRACTOR SHALL PERFORM OWN QUANTITY SURVEY.
- INSTALL SEALANT JOINT WITH BACKER ROD AROUND INTERIOR PERIMETER OF OPENINGS FOR AIR BARRIER CONTINUITY.
- FORM EXTERIOR PERIMETER SEALANT JOINTS 3/8 IN. WIDE WITH CLOSED CELL BACKER ROD U.N.O. MAINTAIN JOINT WIDTH/DEPTH RATIO OF 2:1.

CODE SUMMARY

GOVERNING CODES: BUILDING: 2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC) ENERGY: 2021 OREGON ZERO ENERGY READY COMMERCIAL ENERGY CODE (OEEEC) ELECTRICAL: 2023 OREGON ELECTRICAL CODE (OEC) MECHANICAL: 2022 OREGON MECHANICAL SPECIALTY CODE (OMSC) PLUMBING: 2023 OREGON PLUMBING CODE (OPC)
CONSTRUCTION TYPE: TYPE VB, PER 2022 OSSC TABLE 601 STRUCTURES ARE ASSUMED TO BE CONSTRUCTED AS NOTED BELOW: MAJORITY OF THE BUILDING CONSTRUCTED ORIGINALLY UNDER THE 1993 OSSC BUILDING CODE WITH LOCAL AMENDMENTS - TYPE 5 - NO HOUR - SPRINKLERED. ADDITION CONSTRUCTED IN 2022 UNDER THE 2019 OSSC - TYPE VB - SPRINKLERED
OCCUPANCY CLASSIFICATION: GROUP E - EDUCATIONAL PER 2022 OSSC SECTION 310.3
FIRE DETECTION AND SUPPRESSION: EXISTING SMOKE DETECTION AND FIRE ALARM SYSTEMS TO REMAIN IN-SERVICE. NFPA 13
EGRESS: EXISTING PATHWAYS TO THE PUBLIC WAY TO REMAIN IN-SERVICE AND UNOBSTRUCTED THROUGHOUT THE COURSE OF THE WORK.
PARKING: NO CHANGE
BUILDING FOOTPRINT: NO CHANGE

PROJECT DATA

OWNER: OWNER CONTACT: CERTA PROJECT MANAGER: PROJECT ADDRESS: PROPERTY ID: ZONING: JURISDICTION:	REDMOND SCHOOL DISTRICT CHAD FRANKIE PHIL CORAH, pcorah@certasolutions.com 3001 SW OBSIDIAN AVE, REDMOND OR 97756 151317002800 PF (PUBLIC FACILITY) REDMOND
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LEGAL DESCRIPTION

TAX LOT NO: 151317002800
ZONING: PF (PUBLIC FACILITY)
SUBDIVISION: BLACK HAWK PHASE ONE

PROJECT TEAM

OWNER

REDMOND SCHOOL DISTRICT
145 SE SALMON DRIVE
REDMOND, OR 97756
PHONE: 503-506-7522
EMAIL: chadfrankie@rsmk.org
CONTACT: CHAD FRANKIE

ARCHITECT

CERTA BUILDING SOLUTIONS

2715 SE 8TH AVE, SUITE 100
PORTLAND, OR 97202
PHONE: 888-852-3787
EMAIL: pcorah@certasolutions.com
CONTACT: PHIL CORAH
ARCHITECT: DAN RUNDLE

DEFERRED SUBMITTALS

NO DEFERRED SUBMITTALS ARE ANTICIPATED ON THIS PROJECT

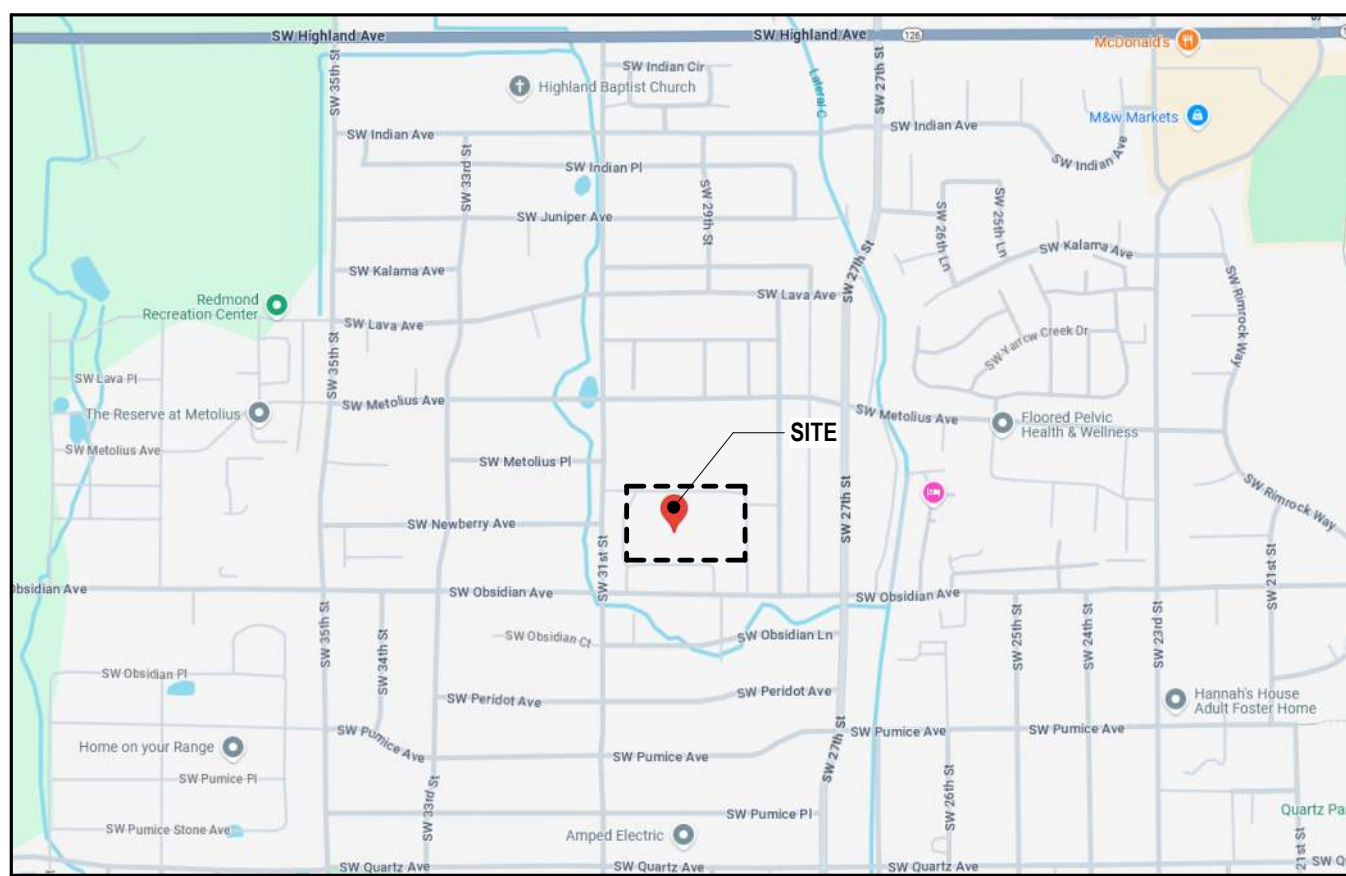
GENERAL NOTES - PROJECT

- ALL WORK IS TO COMPLY WITH THE CODES LISTED IN THE CODE SUMMARY TABLE.
- CLASSIFICATION OF WORK:
- THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE ARCHITECT OF ANY CONFLICTING INFORMATION PRIOR TO THE START OF CONSTRUCTION.
- WRITTEN DIMENSIONS HAVE PRECEDED DIMENSIONS. DO NOT SCALE THE DRAWINGS. WHERE DIMENSIONS IN DRAWINGS DIFFER FROM EXISTING CONDITIONS, NOTIFY ARCHITECT FOR CLARIFICATION OF DETAILING ADJUSTMENT FROM TO PROCESSING WITH WORK.
- EXISTING DIMENSIONS OR EXTERIOR STAIRS, UNO.
- COLUMN DIMENSIONS ARE AS FOLLOWS:
 - COLUMNS: TO CENTERLINE OF COLUMN
 - RE-ROOF OF EXISTING STRUCTURE
 - CONCRETE: FACE OF FINISHED CONCRETE
 - FLOORS: FINISHED FLOOR ELEVATION (FFE)
- READ DRAWINGS IN CONJUNCTION WITH PROJECT MANUAL (SPECIFICATIONS).
- DO NOT SCALE DRAWINGS. VERIFY DIMENSIONS ON SITE.
- DRAWINGS HAVE BEEN PRODUCED FROM AVAILABLE RECORD DOCUMENTS AND LIMITED FIELD OBSERVATION. CONTRACTOR TO BRING DISCREPANCIES BETWEEN CERTA DOCUMENTS AND ACTUAL PROJECT CONDITIONS TO THE IMMEDIATE ATTENTION OF THE ARCHITECT/ CONSULTANT AND REQUEST A REVIEW WHEN DISCREPANCIES ARE DISCOVERED.
- EXECUTION OF THE CONTRACT BY THE CONTRACTOR IS A REPRESENTATION THAT THE CONTRACTOR HAS VISITED THE SITE, BECOME GENERALLY FAMILIAR WITH THE LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CORRELATED PERSONAL OBSERVATIONS WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- CONTRACT DRAWINGS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ANY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. BEFORE STARTING EACH PORTION OF THE WORK, CAREFULLY STUDY AND COMPARE THE VARIOUS DRAWINGS AND OTHER CONTRACT DOCUMENTS RELATIVE TO THAT PORTION OF THE WORK, AS WELL AS INFORMATION FURNISHED BY OWNER. TAKE FIELD MEASUREMENTS OF ANY EXISTING CONDITIONS RELATED TO THAT PORTION OF THE WORK AND OBSERVE CONDITIONS AT THE SITE AFFECTING IT. THESE OBLIGATIONS ARE FOR THE PURPOSE OF FACILITATING CONSTRUCTION BY THE CONTRACTOR AND NOT FOR THE PURPOSE OF DISCOVERING ERRORS, OMISSIONS, OR INCONSISTENCIES IN THE CONTRACT DOCUMENTS. HOWEVER, REPORT ERRORS, OMISSIONS, OR INCONSISTENCIES DISCOVERED BY THE CONTRACTOR PROMPTLY TO THE CONSULTANT AS A REQUEST FOR INTERPRETATION IN THE FORM PROVIDED IN THE PROJECT MANUAL.
- REPETITIVE FEATURES, REGARDLESS OF ORIENTATION, NOT SHOWN ON DRAWINGS SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
- REPORT DISCREPANCIES IN CONTRACT DOCUMENTS TO ARCHITECT/ CONSULTANT FOR CLARIFICATION PRIOR TO COMMENCING WORK.
- IMMEDIATELY NOTIFY ARCHITECT/CONSULTANT UPON DISCOVERY OF ADDITIONAL UNFORESEEN DAMAGE TO EXISTING CONSTRUCTION SCHEDULED TO REMAIN AND THAT IS OUTSIDE THE CONTRACT. REQUEST A REVIEW. DO NOT COMMENCE RELATED WORK TO NEARBY WORK WITHOUT CONSULTANT APPROVAL.
- TRADE CONTRACTORS ARE RESPONSIBLE FOR THE LAYOUT OF THEIR OWN WORK, AND TO SEE THAT THEIR WORK COMES TOGETHER WITH THAT OF OTHERS WITH THE DESIGN INTENT IDENTIFIED IN THE DOCUMENTS. REPORT DISCREPANCIES ON DRAWINGS TO CONSULTANT FOR DECISIONS.
- TRADE CONTRACTORS MUST ASSURE THEMSELVES THAT THEY HAVE THE LATEST DRAWINGS ISSUED FOR CONSTRUCTION THE GENERAL CONTRACTOR IS TO MAINTAIN A WORKING SET IN THE CONTRACTOR SITE OFFICE AND MAKE IT AVAILABLE FOR SUB-CONTRACTOR USE.
- EMPLOY ORIGINAL JOURNEYMAN TRADESMAN OR ORIGINAL INSTALLERS OF NEW WORK TO PERFORM CUTTING AND PATCHING OF NEW WORK, (IF APPLICABLE).
- ALL RECONSTRUCTED WALLS TO MATCH (E) STUD FRAMING STUDY, SPACING, AND ANCHORING PATTERNS. VERIFY EACH IS CONSISTENT WITH THE ORIGINAL DESIGN DOCUMENTS.
- ALL REPAIRED, EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
- HANDRAILS ARE REQUIRED ON ALL INTERIOR OR EXTERIOR STAIRS, U.N.O. NOTIFY CONSULTANT IF FOUND TO BE MISSING.
- EXISTING BUILDING HEIGHT AND AREAS ARE NOT TO BE CHANGED.
- EXISTING EMERGENCY LIGHTING AND EXIT PATHS TO BE MAINTAINED.

DRAWING INDEX

SHEET NUMBER	SHEET NAME
01- GENERAL	
G000	COVER SHEET
02- ARCHITECTURAL	
A300	ROOF PLAN
03- BUILDING ENCLOSURE	
B0708	DETAILS - STEEP SLOPE WOOD ROOF
B0709	DETAILS - STEEP SLOPE WOOD ROOF

PROJECT IMAGE



OR25-005 VERN PATRICK - ROOF REPLACEMENT
3001 SW OBSIDIAN AVE, REDMOND OR 97756
PRICING SET

REVISIONS



CHECKED BY: BW, DR
ISSUE DATE: 5-21-25
PROJECT NO.: OR25-005

COVER SHEET
G000

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1. CONTRACTOR SHALL MAINTAIN A RECORD OR "AS-BUILT" SET OF DRAWINGS, CLEARLY IDENTIFYING SUCH DISCREPANCIES BETWEEN THE DRAWINGS AND THE AS-CONSTRUCTED CONDITIONS.

2. EDGE METAL AND DRIP ELEMENTS SHALL BE REPLACED AS PART OF THE WORK. PROVIDE MINIMUM 24 GAUGE PREFINISHED SHEET STEEL FLASHINGS PER THE DETAILS.

3. A. EDGE METAL SHALL BE ANCHORED INTO SOLID FRAMING IN COMPLIANCE WITH ANSIPR/ES-1.

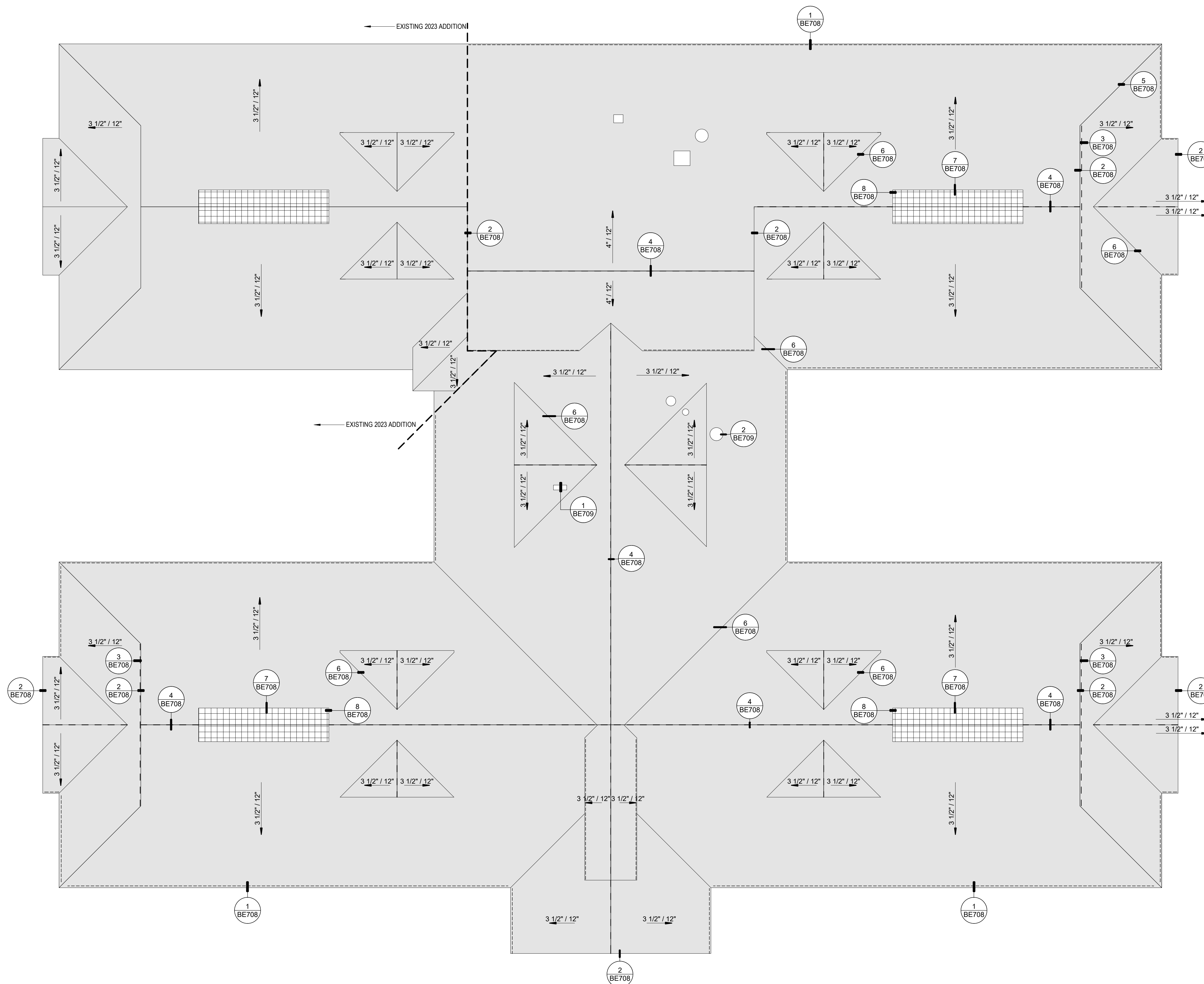
4. SALVAGE HVAC SHROUDS AT EXISTING CURBS FOR REINSTALLATION AFTER COMPLETION OF THE NEW ROOF.

5. SHEET METAL COMPONENTS DIRECTLY RELATED TO THE NEW ROOFING SYSTEM SHALL BE REPLACED PER THE DETAILS AND SPECIFICATIONS.

6. A. SHEET METAL NOT INCLUDED IN THE DETAILS SHALL BE INCLUDED AS PART OF THE BASE BID, AND AS SURVEYED BY THE CONTRACTOR IN THE FIELD.

1. ROOF PLANS HAVE BEEN DEVELOPED BASED UPON THE AVAILABLE INFORMATION PRIOR TO THE COMMENCEMENT OF THIS DESIGN PACKAGE. CONTRACTOR SHALL VISUALLY REVIEW EXISTING CONDITIONS IN THE FIELD AND MEASURE AREAS TO RECEIVE NEW ROOFING MATERIALS.
2. ROOF PLANS DO NOT PURPORT TO SHOW ALL EXISTING MECHANICAL ELEMENTS, PENETRATIONS, OR OTHER IN-SERVICE ELEMENTS. THE ROOF PLAN SHOULD BE CONSIDERED A GUIDE ONLY - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD-VERIFY ELEMENTS.
3. CONTRACTOR SHALL FIELD-VERIFY LOCATIONS PRIOR TO BID. CONTRACTOR SHALL NOTIFY CONSULTANT OF DISCREPANCIES ENCOUNTERED DURING FIELD VERIFICATION, IF ANY.

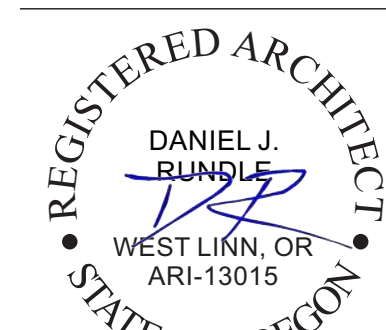
RIDGE & OFF-RIDGE VENTING CALC				
UNIT	VENT TYPE	VENT UNIT (LF)	NFA SF/LF	AREA PROVIDED (SF)
EXISTING ELEMENTARY SCHOOL ROOF	07 3113 - RIDGE VENT	775.8	0.0764	59.27
EXISTING ELEMENTARY SCHOOL ROOF	07 3113 - ROOF TO WALL VENT	149.0	0.0625	9.31
		924.8		68.58



ROOF PLAN $\frac{1}{16"} = 1'-0"$ 1

OR25-005 VERN PATRICK - ROOF REPLACEMENT
3001 SW OBSIDIAN AVE, REDMOND OR 97756
PRICING SET

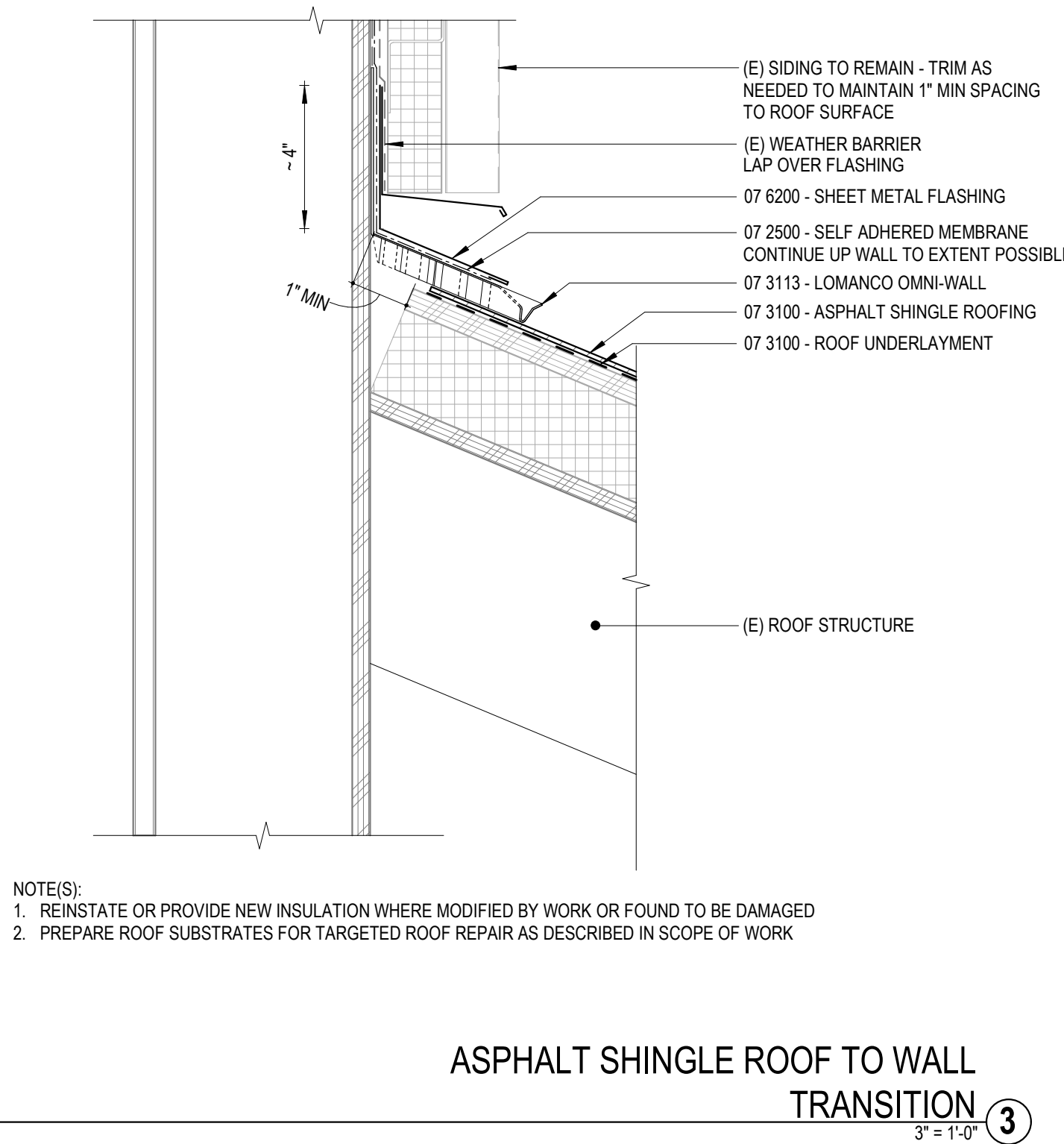
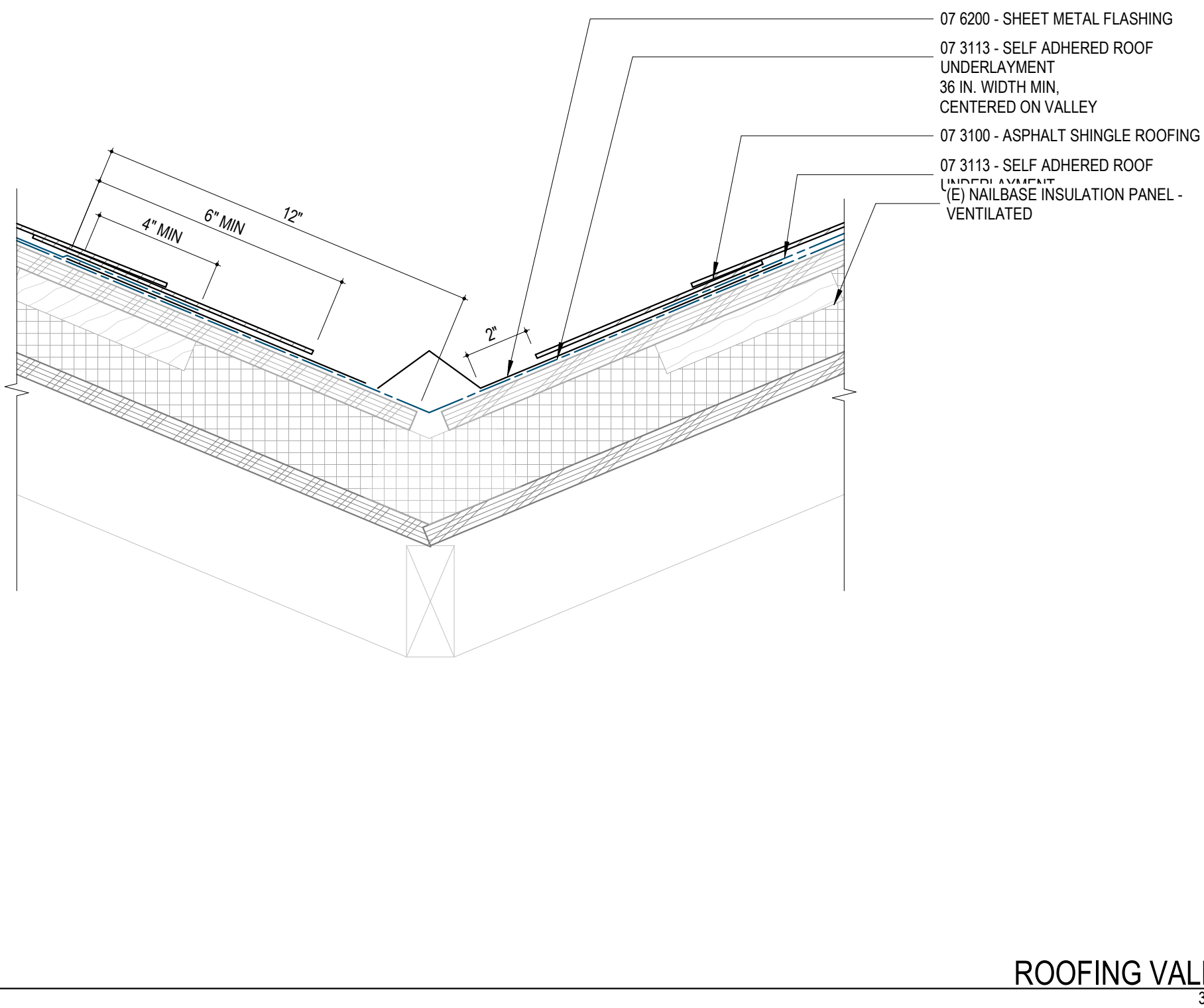
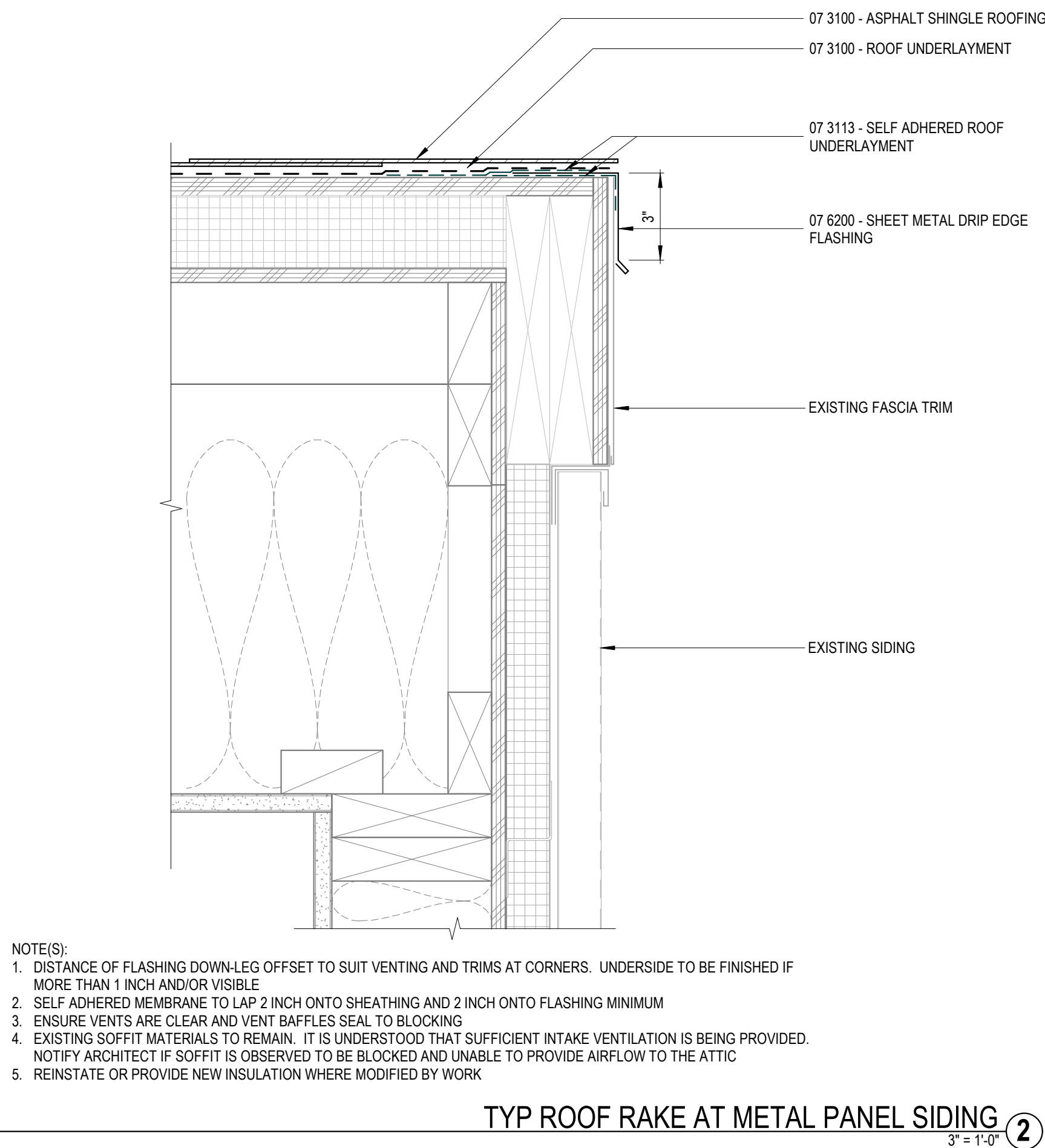
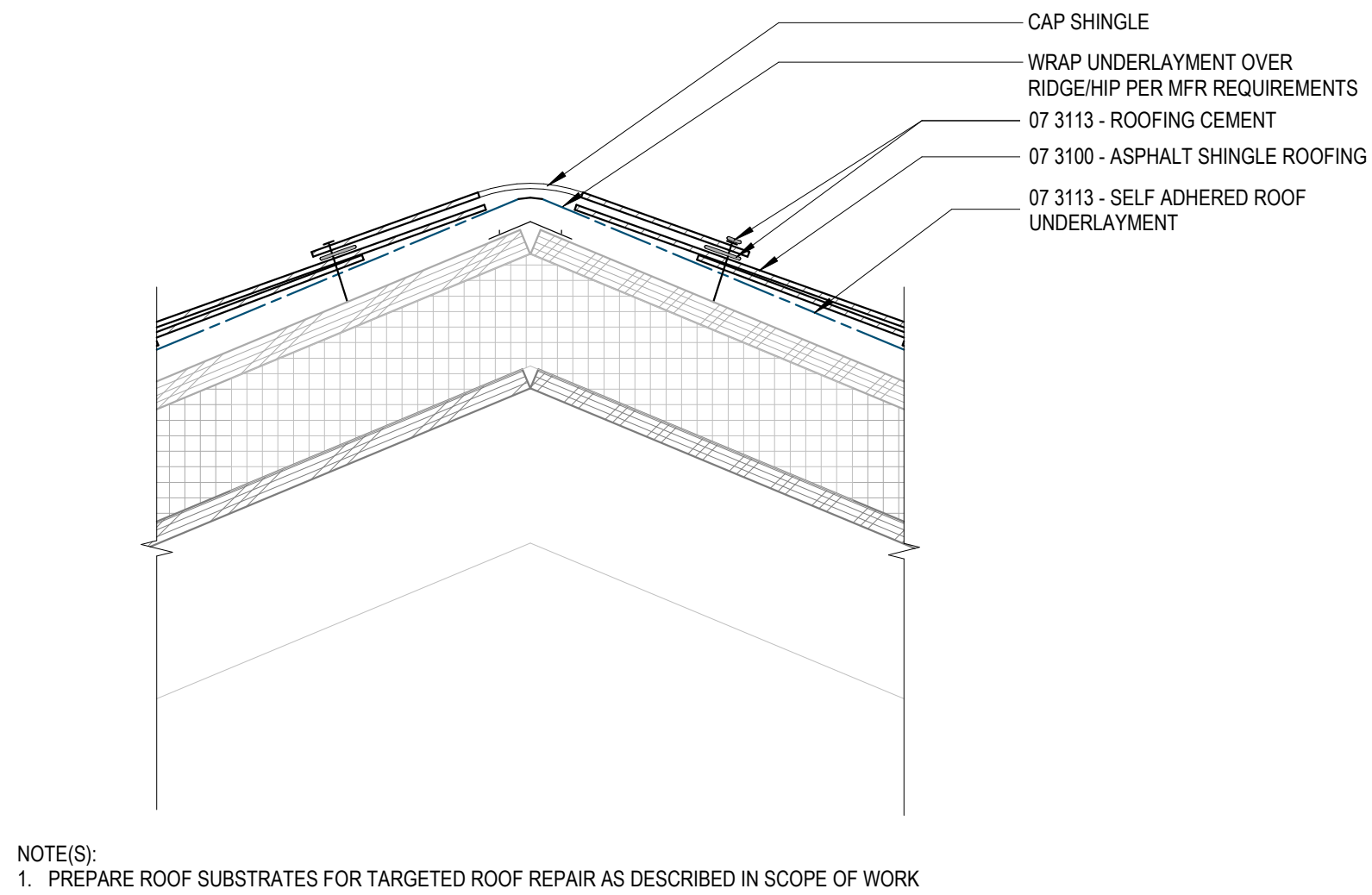
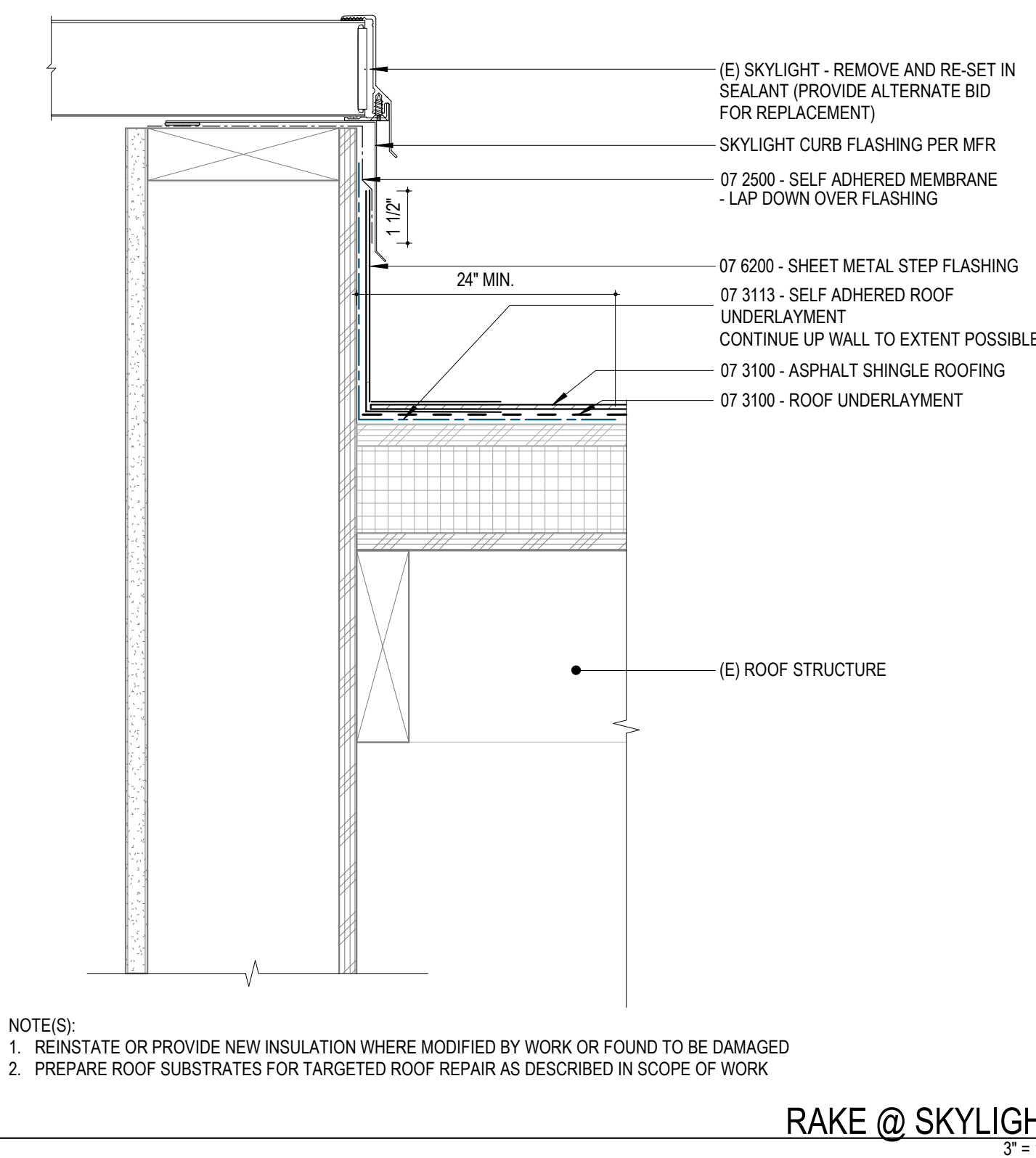
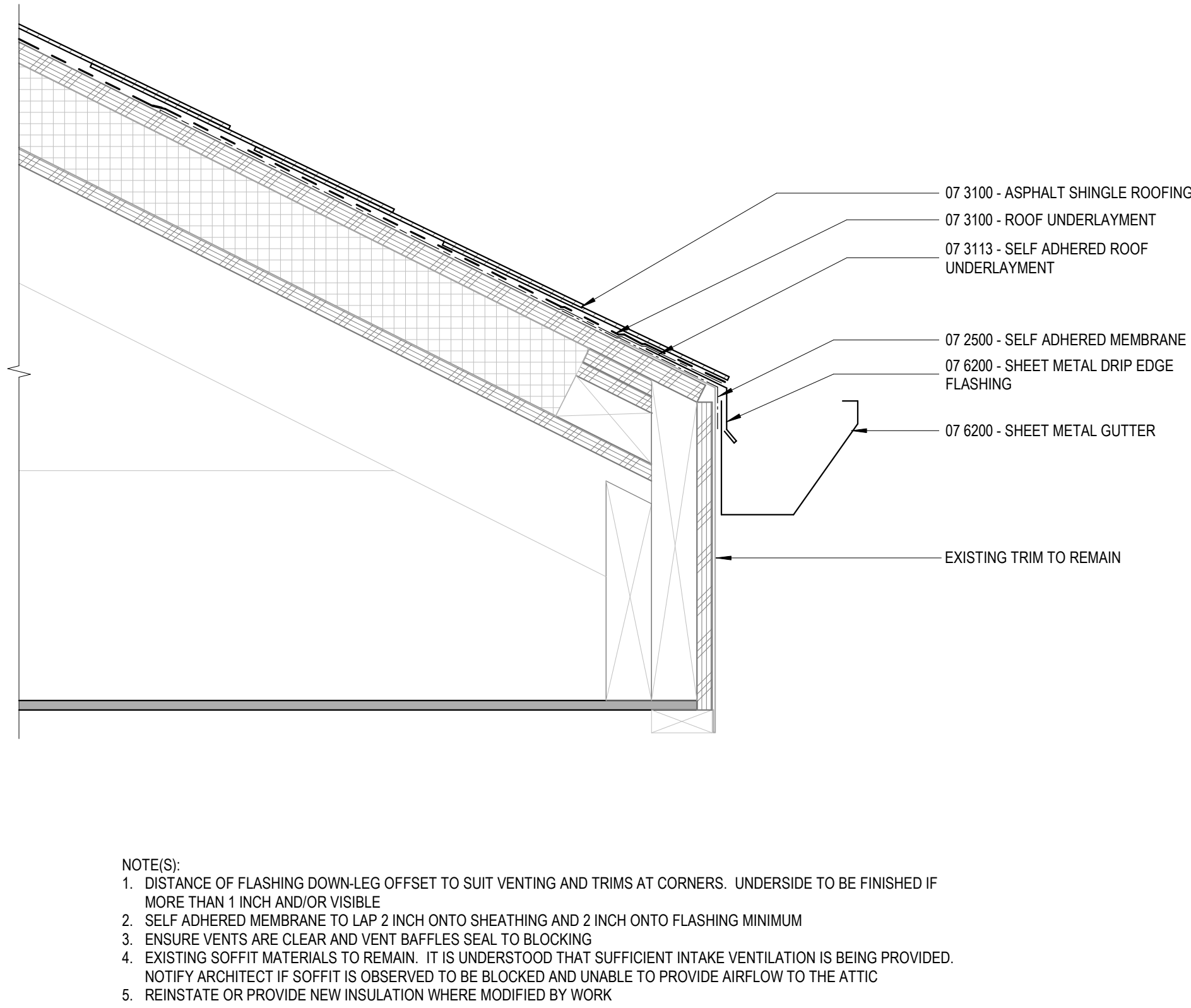
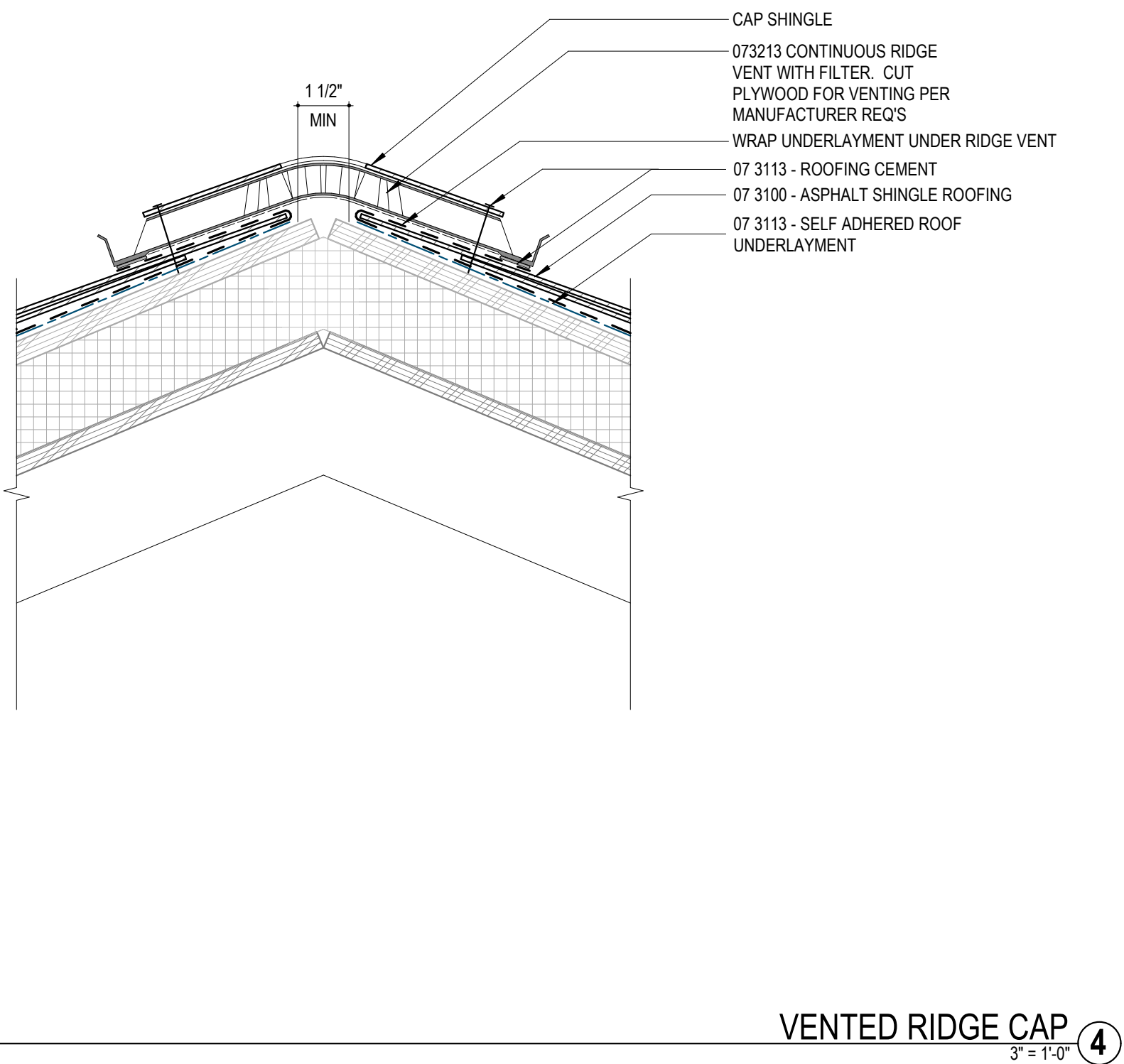
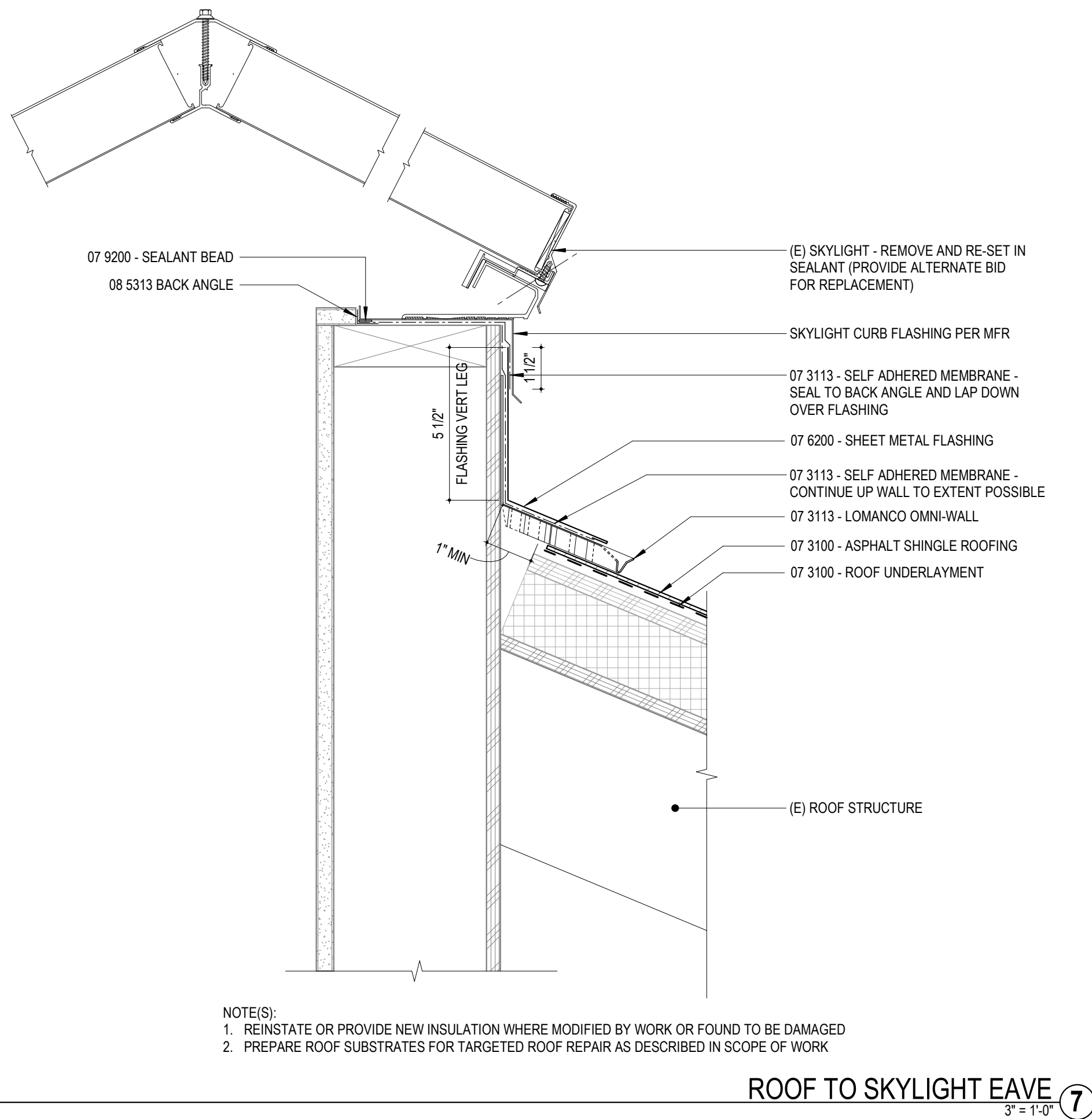
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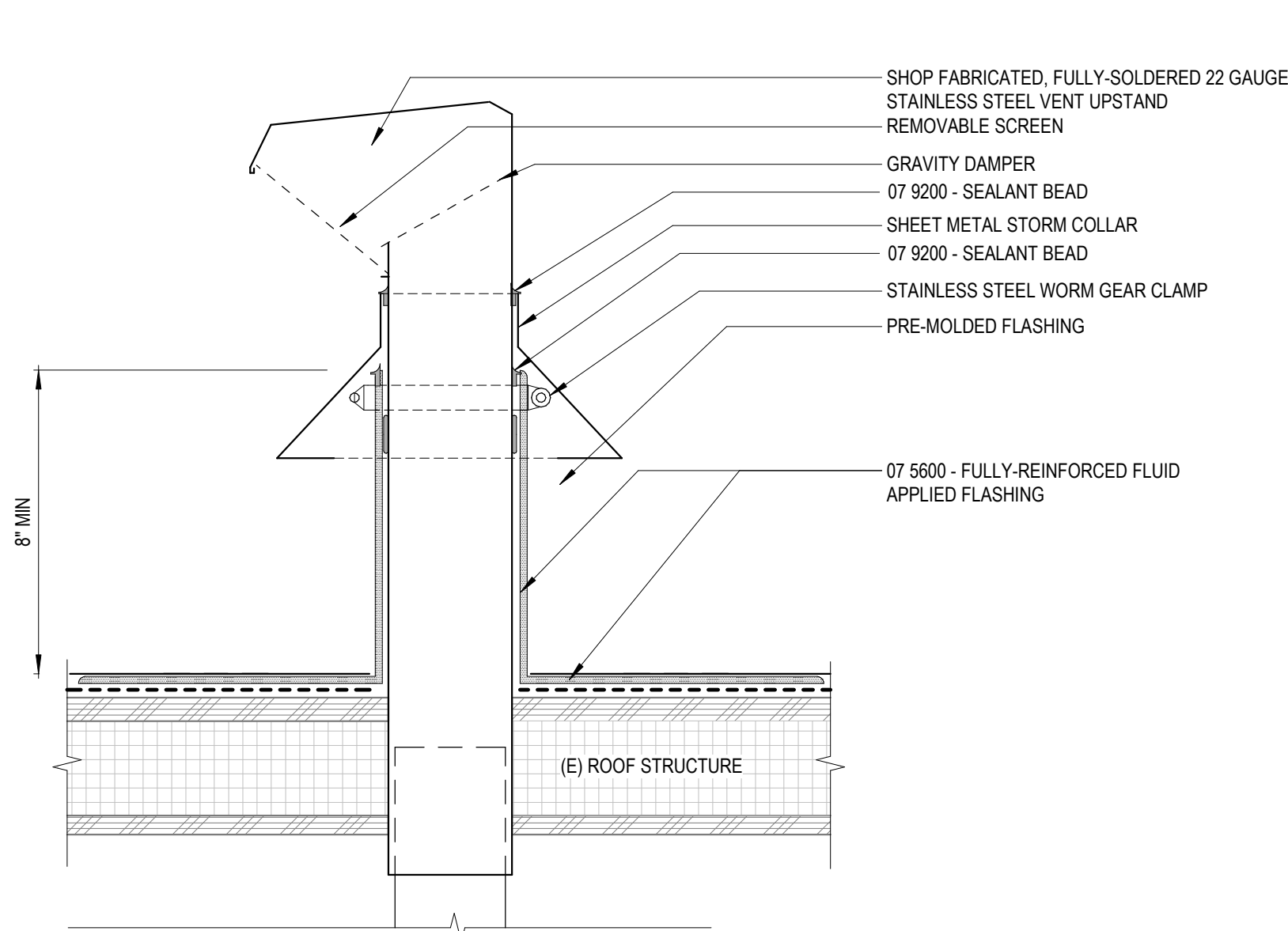


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ISSUE DATE: 5-21-25
PROJECT NO.: OR25-005

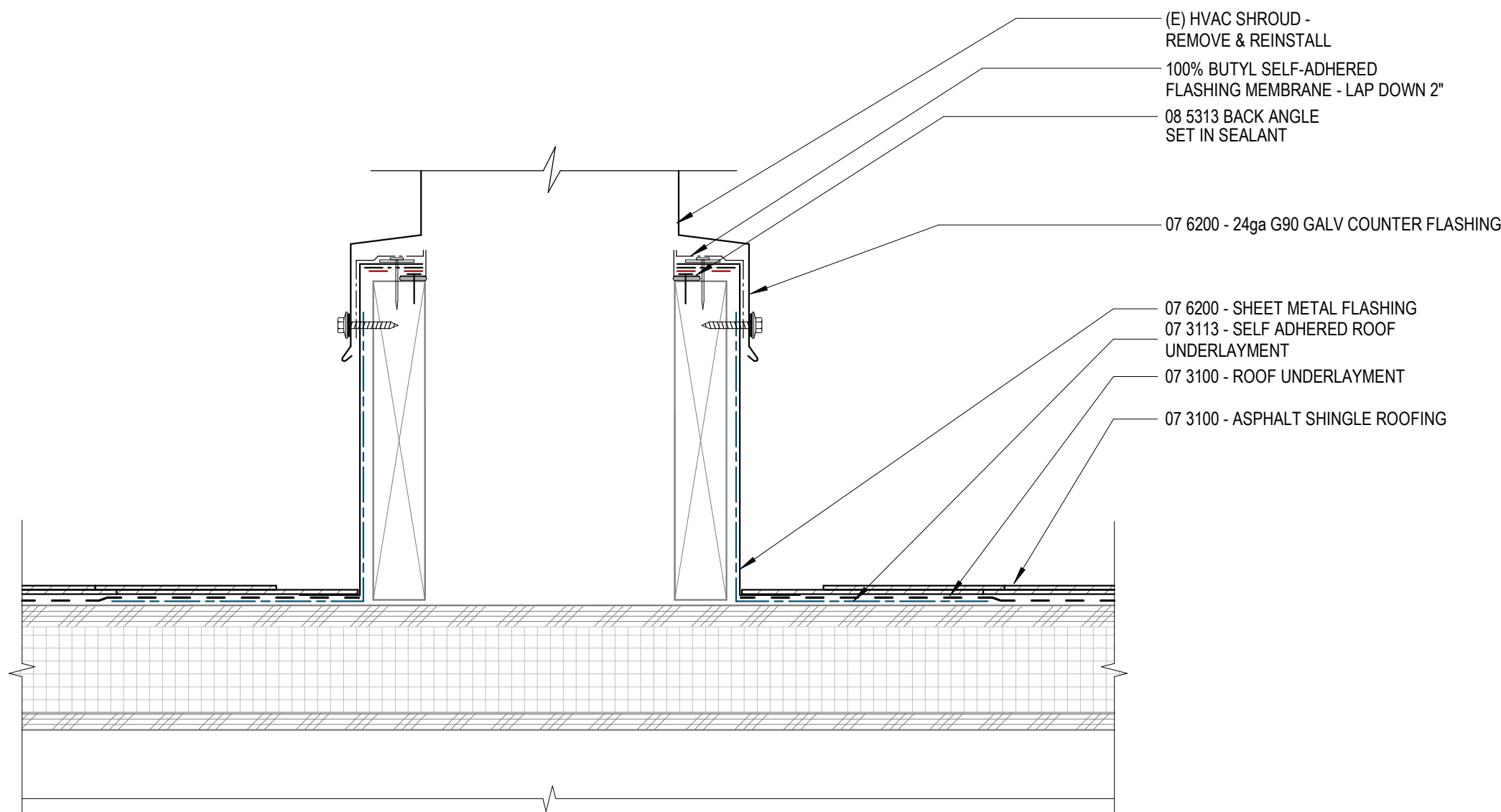
ROOF PLAN
A300

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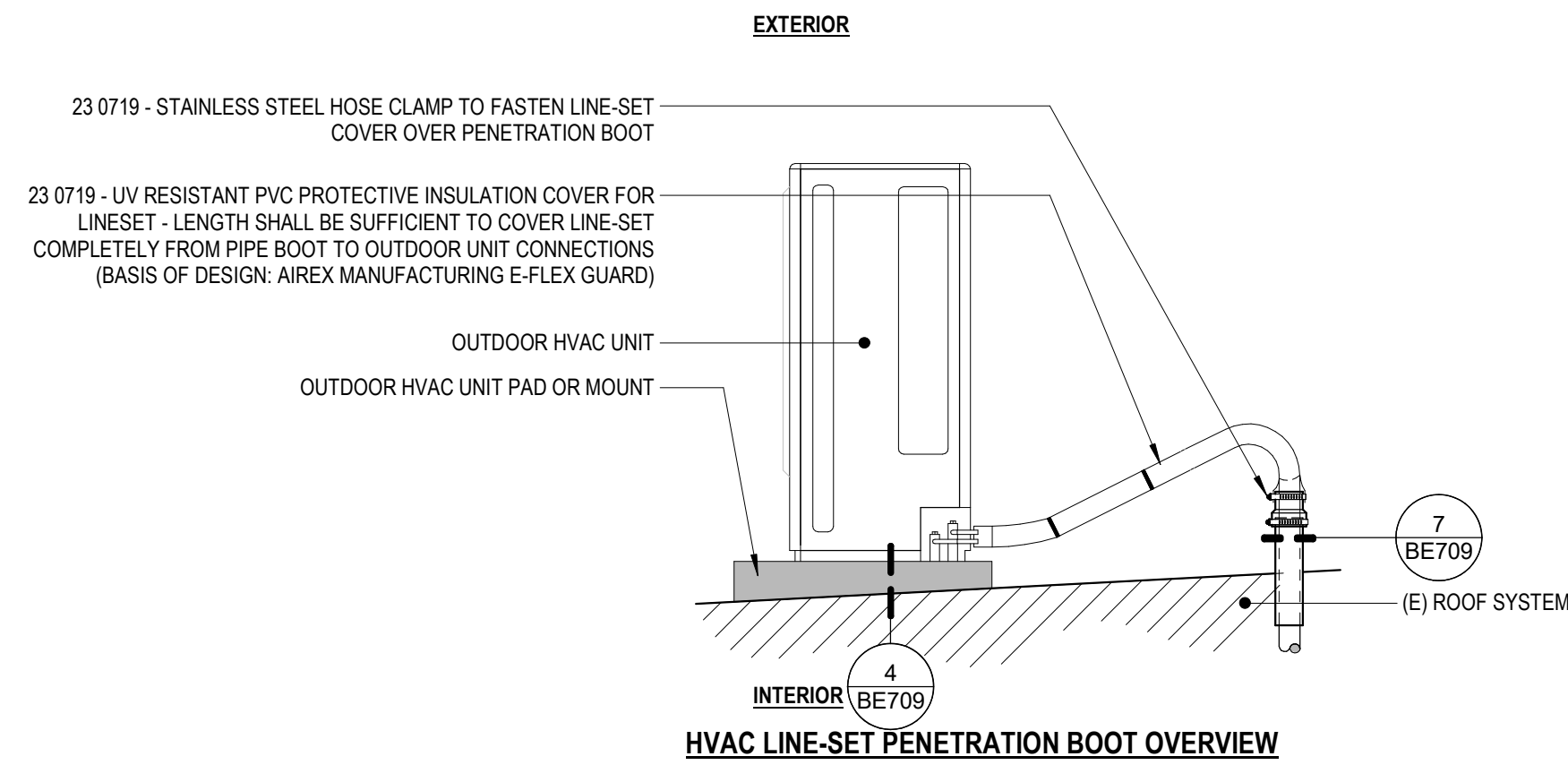




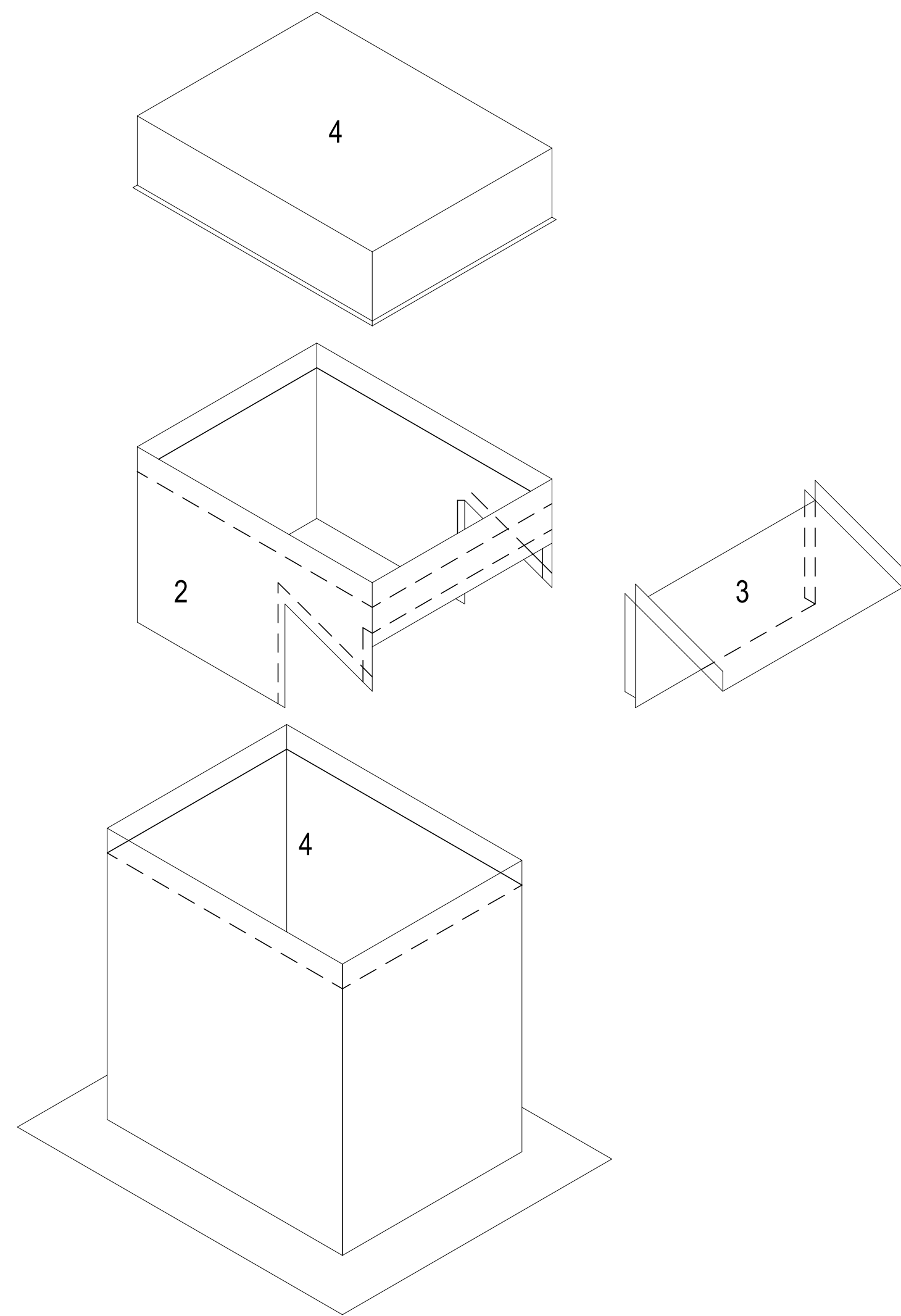
LINE-SET SHROUD PENETRATION ⑦
3" = 1'-0"



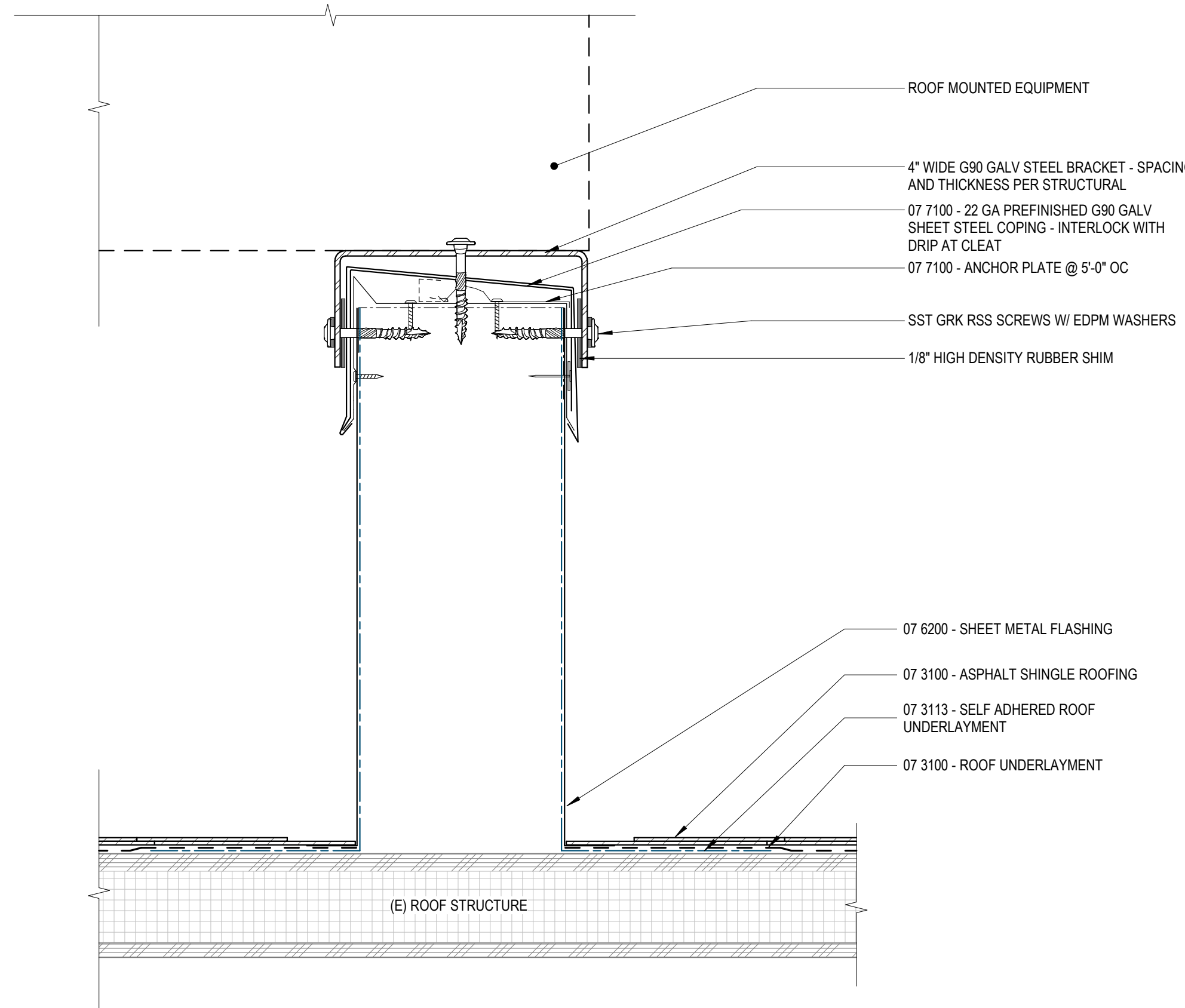
TYP MECH CURB ④
3" = 1'-0"



HVAC LINESET PENETRATION AT ROOF ①
3/4" = 1'-0"

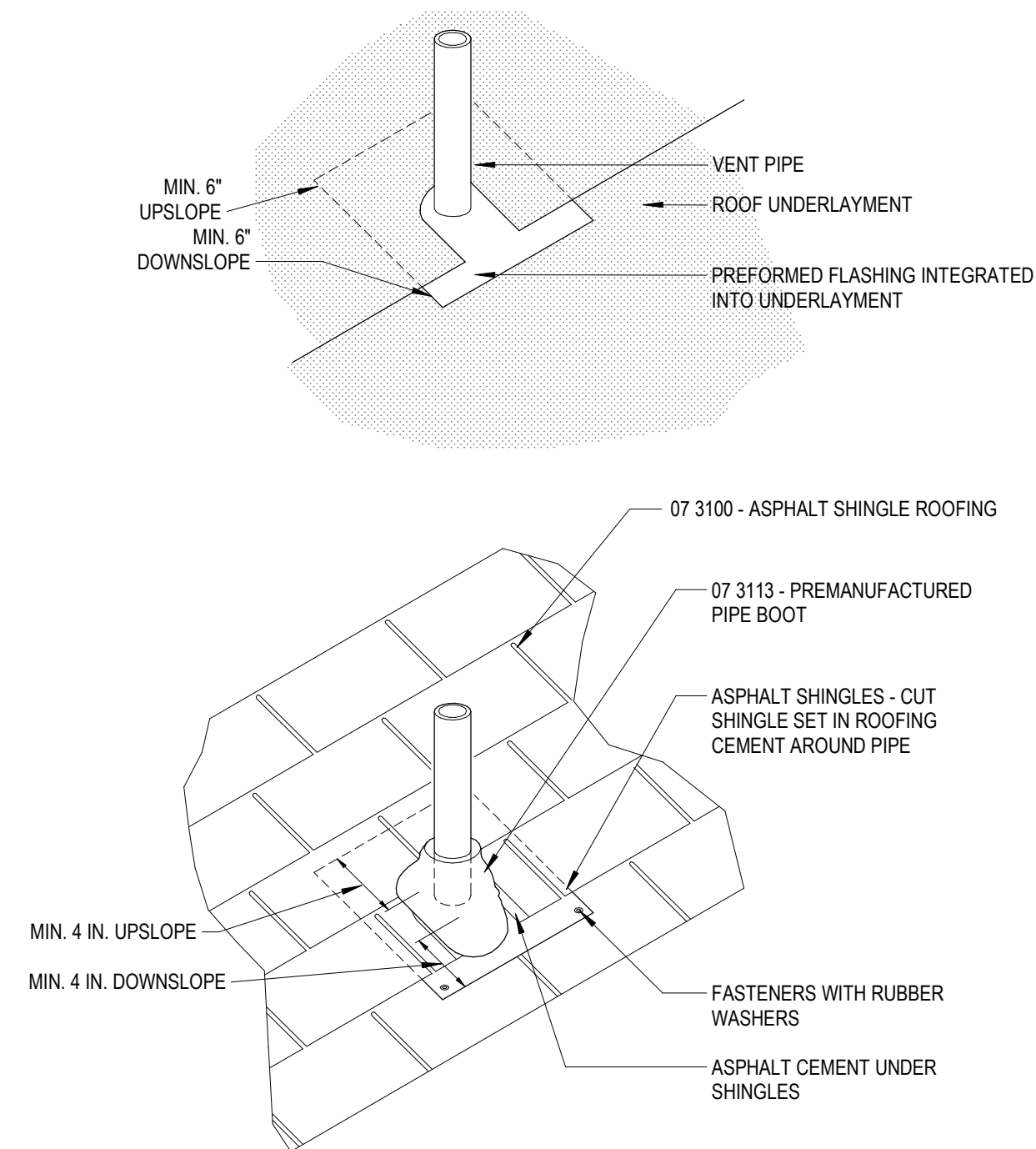


SHROUD PENETRATION SEQUENCE ⑧
1/2" = 1'-0"

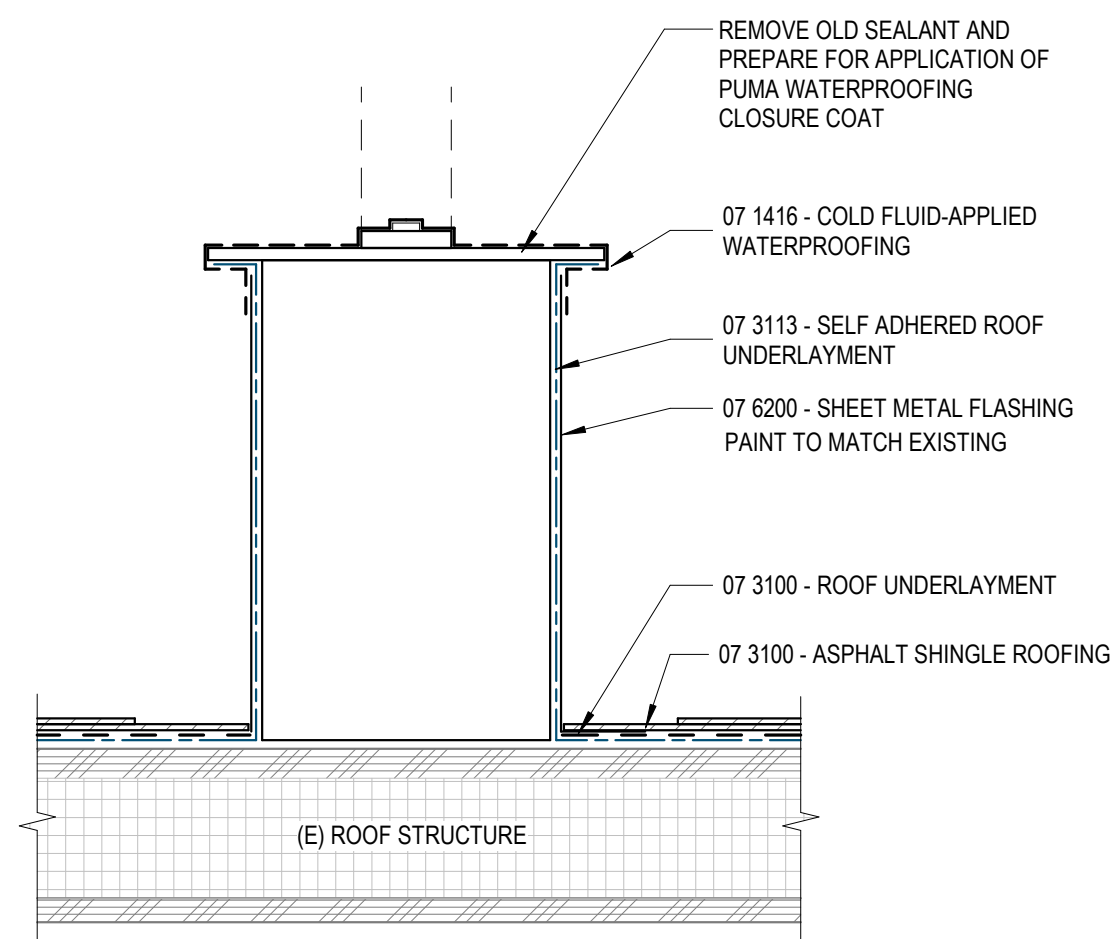


MECH CURB AT MINI SPLIT ⑤
3" = 1'-0"

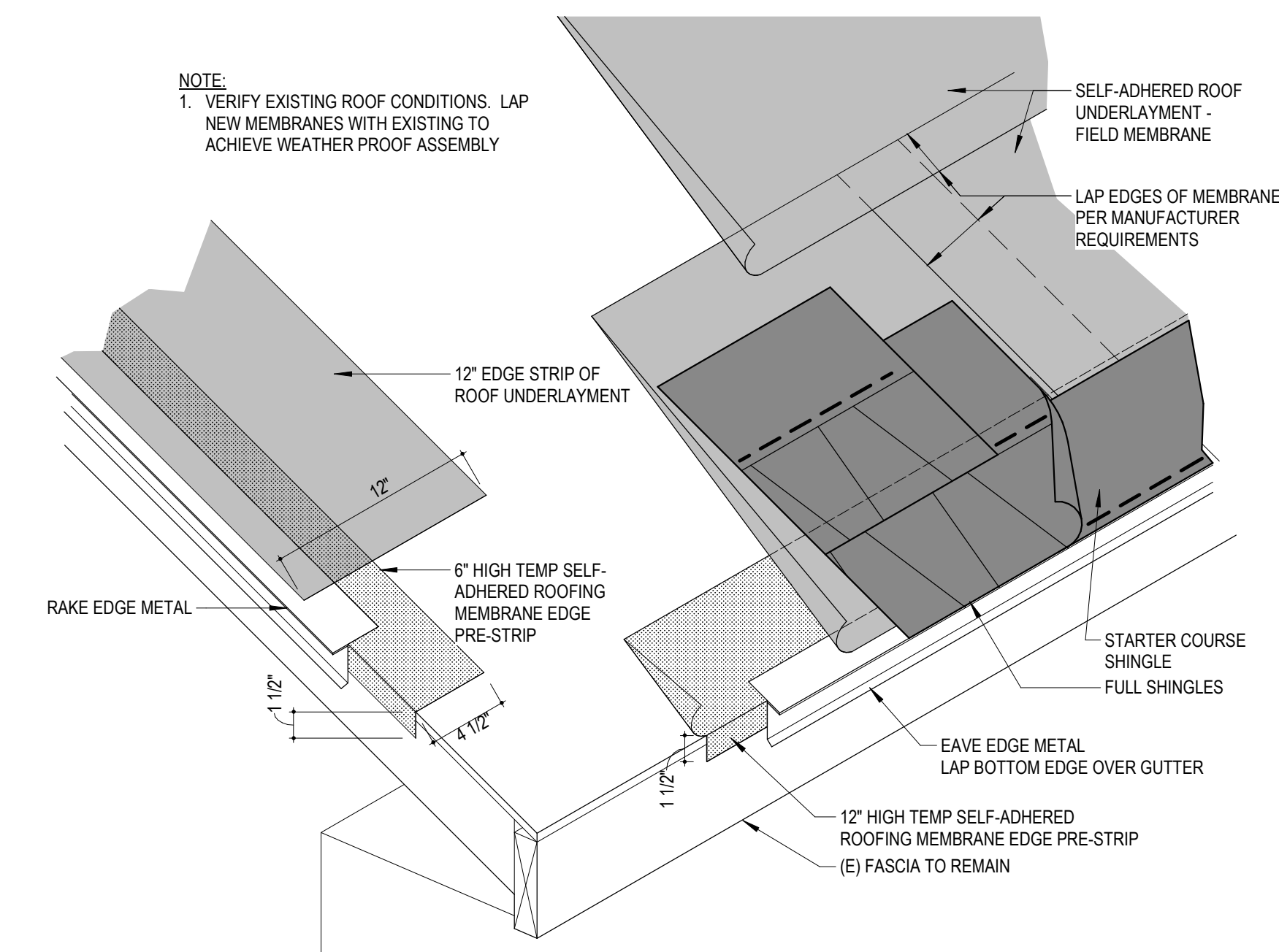
- NOTES:
1. THIS DETAIL IS CONCEPTUAL AND DESCRIBES DESIGN INTENT. IT DOES NOT PURPORT TO SHOW ALL CONDITIONS.
2. PREPARE ROOFING AND SUBSTRATES FOR FULL ROOF REPLACEMENT DESCRIBED IN SCOPE OF WORK.



TYP ROOF PIPE PENETRATION ②
3" = 1'-0"



BELL CURB ⑥
3" = 1'-0"



TYPICAL ROOF EDGE TERMINATION DIAGRAM ③
1 1/2" = 1'-0"



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