



This addendum forms a part of the Request for Proposal and modifies the original Documents dated **July 7, 2025** as noted below. Acknowledge receipt of this addendum in the space provided on Attachment B – Certifications / Residency Form. Failure to do so may subject the Proposer to disqualification.

CLAIRIFICATION: ENCLOSED DESIGN SCHEDULE

*Enclosed Seven Oak Middle School Proposed Design Schedule **in it's entirety**. Please use document when creating proposal and pricing for this RFP response.*

CLAIRIFICATION: ENCLOSED DESIGN SCHEDULE

Due the changes in PACE policy coverage, please include a Beam evaluation and cost to your proposal requirements.

REVISION TO SECTION 2.7.F-N SELECTION PROCESS SCHEDULE

Change **Original**

FROM:

- ~~F. Review Responses by District August 1, 2025~~
- ~~G. Notify Firms Selected for Interviews 5:00 PM on August 4, 2025~~
- ~~H. Interviews August 6, 2025~~
 - ~~1. Consultants shall be available for possible interviews (at the District's sole discretion) on August 6, 2025. No other dates will be held.~~
- ~~I. Notification of Selected Consultant August 7, 2025~~
 - ~~1. Consultants will be selected, if at all, and sent a selection notice. The unsuccessful consultants will be sent a copy of the selection notice.~~
- ~~J. Consultant Fee Negotiations August 8, 2025~~
 - ~~1. Following the notice of selection, the District and Consultant will enter into negotiations regarding specific scope of services and fees. If a negotiated agreement cannot be reached between both parties, the District will terminate negotiations with the first chosen Consultant and begin the same negotiations with the second selected Consultant until a contract can be executed between both parties.~~
- ~~K. Selection Protest Period Ends August 14, 2025~~
 - ~~1. Any protests of the selection decision must be received 7 calendar days after consultant selection by District. Any hearing on a protest will be scheduled as soon as reasonably possible.~~
- ~~L. Board Action to Award Contract August 14, 2025~~
- ~~M. Contracts Issued August 15, 2025~~
- ~~N. Contracts Executed No Later Than August 22, 2025~~



TO:

- F. Review Responses by District August 6, 2025
- G. Notify Firms Selected for Interviews 5:00 PM on August 6, 2025
- H. Interviews August 8, 2025
 - 1. Consultants shall be available for possible interviews (at the District's sole discretion) on August 8, 2025. No other dates will be held.
- I. Notification of Selected Consultant August 11, 2025
 - 1. Consultants will be selected, if at all, and sent a selection notice. The unsuccessful consultants will be sent a copy of the selection notice.
- J. Consultant Fee Negotiations August 11, 2025
 - 1. Following the notice of selection, the District and Consultant will enter into negotiations regarding specific scope of services and fees. If a negotiated agreement cannot be reached between both parties, the District will terminate negotiations with the first chosen Consultant and begin the same negotiations with the second selected Consultant until a contract can be executed between both parties.
- K. Selection Protest Period Ends August 18, 2025
 - 1. Any protests of the selection decision must be received 7 calendar days after consultant selection by District. Any hearing on a protest will be scheduled as soon as reasonably possible.
- L. Board Action to Award Contract August 29, 2025
- M. Contracts Issued September 1, 2025
- N. Contracts Executed No Later Than September 8, 2025

REVISION TO SECTION 3.4.D.1 RELEVANT EXPERIENCE

Change **Original**

FROM: ~~1. Describe the relevant Seismic Project Experience with design and construction to add, modernize and/or remodel of K-12 schools in Oregon in the last five (5) years. Provide a case study of at least four (5) similar projects.~~

TO: 1. Describe the relevant Seismic Project Experience with design and construction to add, modernize and/or remodel of K-12 schools in Oregon in the last five (5) years. Provide a case study of at least **four (4)** similar projects.



QUESTIONS AND CLARIFICATIONS

Question: In Section 3.4 D.1 There is a request for previous case studies “Provide a case study of at least four (5) similar projects.” Do you require four or five.

Answer: Please provide four (4) similar projects

PRE-PROPOSAL MEETING SIGN IN SHEET

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

END OF ADDENDUM 1

ADDENDUM 1



7 Oak MS Seismic Retrofit
 Design Schedule
 July 18, 2025

Schematic Design	30d	9/8/25	10/17/25
50% Schematic Design Review	3d	9/29/25	10/1/25
Schematic Design Estimate & Reconciliation	7d	10/9/25	10/17/25
Schematic Design Review (District)	2d	10/20/25	10/21/25
Design Development	45d	10/20/25	12/19/25
50% Design Development Review	5d	11/19/25	11/25/25
Design Development Estimate & Reconciliation	7d	12/22/25	12/30/25
Design Development Review (District)	5d	12/22/25	12/26/25
Construction Documents	55d	12/22/25	3/6/26
50% Construction Document Review	7d	1/26/26	2/3/26
Issue for Building Permit	-	3/6/26	3/6/26
Permitting	30d	3/9/26	4/17/26
Construction Document Review (District)	5d	3/9/26	3/13/26
Constructability Review	21d	2/17/26	3/17/26
Bidding	20d	3/9/26	4/3/26
Board Approval to Award Contract	-	4/9/26	4/9/26
Issue Construction Contracts	10d	4/9/26	4/22/26
Construction	50d	6/11/26	8/19/26
Substantial Completion	-	8/19/26	8/19/26



Company: Oh Planning + Design, Architecture Contact: Miles Gabaeff
Address: 7 SE Stark Street, Portland, OR 97214

Email: miles.gabaeff@ohpd.net / deb.france@ohpd.net

Phone: 916-873-2021 Cell: 916-873-2021

Company: ZCS Contact: Kristofer Toning

Address: 524 Main Street, Suite 2, Oregon City, OR 97045

Email: kristofert@zcsea.com

Phone: 503-659-2205 Cell: 503-781-5601

Company: KCL Engineering Contact: Adam Koble

Address: 312 NW 10th Ave, Portland, OR 97209

Email: akobel@kclengineering.com

Phone: _____ Cell: 503-679-5954

Company: _____ Contact: _____

Address: _____

Email: _____

Phone: _____ Cell: _____

Company: _____ Contact: _____

Address: _____

Email: _____

Phone: _____ Cell: _____

Company: _____ Contact: _____

Address: _____

Email: _____

Phone: _____ Cell: _____