



This addendum forms a part of the Contract Documents and modifies the original Documents dated **January 2, 2026**, 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 SUBSTANTIAL COMPLETION DUE DATE – ACROSS ENTIRETY OF INVITATION TO BID

Change all references to Substantial Completion Due Date and Time as follows

Change **original**

FROM:

June 1, 2026

TO:

July 15, 2026

REVISION TO 00 4100 – BID FORM

Disregard **original** – 00 4100 – Bid Form and replace with the **ENCLOSED 00 4100 - BID FORM**, in its entirety.

REVISION TO 00 4110 – BID CHECKLIST

Disregard **original** – 00 4110 – Bid Checklist and replace with the **ENCLOSED 00 4110 – BID CHECKLIST**, in its entirety.

ENCLOSED 01 2300 – Alternates

Enclosed 01 2300 – Alternates, in its entirety.

REVISION TO 02 4100 – DEMOLITION

Replace “Exhibit A” attachment in Specification Section “02 4100 - Demolition” per the attached.

REMOVE 09 6813 – TILE CARPETING

Remove 09 6813 – Tile Carpeting, in its entirety.

ENCLOSED 09 6816 – SHEET CARPETING

Enclosed 09 6816 – Sheet Carpeting, in its entirety.

REVISION TO 09 6500 – RESILIENT FLOORING

Revise Specification Section “096500 Resilient Flooring,” Part 2, Article 2.01 Paragraph (A) to the following:

- A. **Vinyl Tile - LVT-1: Surface-decorated, with wear layer.(ADDENDUM No. 2)**
 1. Manufacturers:
 - a. ~~Interface; Luxury Vinyl Tile.~~ **Tarkett, Event+ Wood (QS) ADDENDUM NO. 2**
 - b. Substitutions: See Section 016000 - Product Requirements.
 2. Minimum Requirements: Comply with ASTM F1700, of Class corresponding to type specified.
 3. ~~Square Tile Size: 19.69 by 19.69 inch.~~
 4. **Plank Tile Size: 6 by 48 inch. (ADDENDUM NO. 2)**
 5. **Total Thickness: 0.120 inch.(ADDENDUM NO. 2)**
 6. Color: To be selected by Architect from manufacturer’s full range.

ENCLOSED 31 2323 - FILL

Enclosed 31 2323 – Fill, in its entirety.

ENCLOSED 32 3113 – CHAIN LINK FENCES AND GATES

Enclosed 32 3113 – Chain Link Fences and Gates, in its entirety.

REVISION TO DRAWINGS

Replace the following with enclosed revised sheets

MODIFICATIONS TO SHEET G-002:

- a) Revise Wall Types to include option for Type X gypsum board where code requires.
- b) Add Wall Type E1A for alternate exterior wall assembly to include T1-11 siding and weather resistive barrier directly over (e) wood framing. This wall assembly is **ALTERNATE NO. 1**. Provide trim and flashing consistent with exterior finish - see existing for reference.

MODIFICATIONS TO SHEET G-003:

- a) Revise Code Summary for a no sprinklered building. Delete requirements for an automatic fire sprinkler system.

MODIFICATIONS TO SHEET G-004:

- a) Add UL Design U305 Wall Partition Detail.
- b) Revise the Code Plan to include revised 1-Hour Fire Resistance Rated Construction at corridor walls, revised exit door separation distances and exit widths at doors. These revisions are the result of eliminating the automatic fire sprinkler system.

MODIFICATIONS TO SHEET AD001:

- a) Revise Keynote 32-04. The keynote indicates location of new fencing.
- b) Revise keynote in adjacent lot. Per "Exhibit A," the north and east portions of the fence to be demolished.

MODIFICATIONS TO SHEET AS001:

- a) Add Chain Link Fence Detail 2/AS001.

MODIFICATIONS TO SHEET A-101:

- a) Delete the stand-alone bidet fixture.
- b) Delete the vertical chase for fire sprinkler riser.

MODIFICATIONS TO SHEET A-111:

- a) Add note for all exterior lighting to comply with City of Redmond requirements.

MODIFICATIONS TO SHEET A-121:

- a) Delete the stand-alone bidet fixture.

MODIFICATIONS TO SHEET A-131:

- a) Delete the stand-alone bidet fixture.
- b) Add power outlet for bidet toilet seat.
- c) Add exterior power outlet along East Elevation where shown.
- d) Add hose bid at East Elevation. Verify location with hose bib type.
- e) Add camera to North Elevation.
- f) Add Keynote 22-47. Sink to be (3) basin type.

MODIFICATIONS TO SHEET A-201:

- a) Add T1-11 exterior wall finish to legend. **ALTERNATE No. 1** is T1-11 siding in lieu of fiber cement.

MODIFICATIONS TO SHEET A-202:

- a) Add T1-11 exterior wall finish to legend. **ALTERNATE No. 1** is T1-11 siding in lieu of fiber cement.

MODIFICATIONS TO SHEET A-411:

- a) Delete the stand-alone bidet fixture.

MODIFICATIONS TO SHEET A-501:

- a) Revise note in Detail 3/A-501. Provide new fascia at roof eave, typical.

MODIFICATIONS TO SHEET A-502:

- a) Add casework detail 7/A-502 for Tech Cabinet.

MODIFICATIONS TO SHEET A-601:

- a) Revise door schedule to include fire-ratings for openings.
- b) Add Appliance Schedule.

CLARIFICATIONS

The spelling in the following keynotes was corrected. These keynotes are not clouded.

- a) Sheet A-131: 22-44 ROLL-IN SHOWER KIT FOR RENOVATION PROJECTS SIMILAR TO **FREEDOM** ADA
ROLL-IN SHOWER MODEL: APF6238BF5P.75.
- b) Sheet A-131: 23-02 PROPOSED HEAT PUMP LOCATION. COORDINATE **FINAL** LOCATION
W/ ARCHITECT

END OF ADDENDUM 2



DATE: _____

LEGAL NAME OF BIDDER: _____

To: Redmond School District
Board of Directors
145 SE Salmon Drive
Redmond, Oregon 97756

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

SPECIAL EDUCATION BUILDING PROJECT

As prepared by Rhizo Architecture and the 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: Special Education Building 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: T1-11 Exterior Finishes – replace like for like T1-11 siding

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



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



REDMOND SCHOOL DISTRICT
SPECIAL EDUCATION BUILDING PROJECT
BID FORM CHECK LIST
SECTION 00 4110

Company Name: _____

The following attachments are the only items to be included with your Bid Package for the Redmond School District Special Education Building Project. All items need to be submitted individually. There are to be **NO** additional items included with your Bid. This checklist **MUST** be signed and dated to make your bid complete. **All Bids are to be submitted in sealed envelope to Erin Donoghue, Project Manager, at HMK Company Office, 916 SW 17th Street, Suite 204, Redmond, OR 97756 by 2:00 PM on February 11, 2026.**

Attachment 1: Bid Form – Addendum 2

Attachment 2: Bid Bond

Attachment 3: First Tier Sub Contractors List

Attachment 4: Reference's

Attachment 5: Checklist

Signature: _____

Date: _____

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 – T1-11 Exterior Finishes – replace like for like T1-11 siding

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

Redmond School District

SPECIAL EDUCATION BUILDING PROJECT

Redmond, Oregon



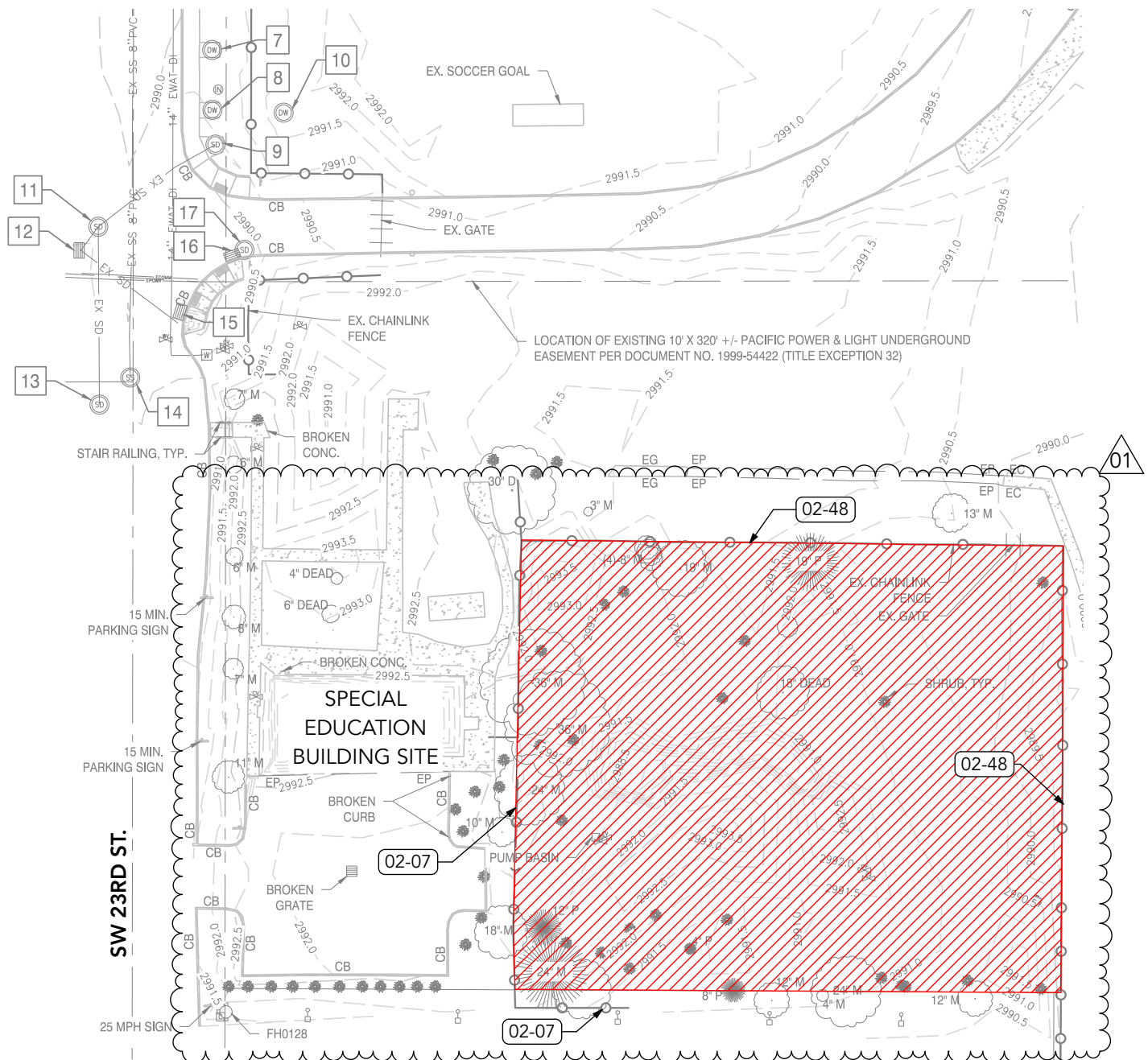
ADDENDUM No. 2

January 20, 2026

PART 1: Revisions to Project Manual
PART 2: Revisions to Working Drawings
PART 3: Substitution Requests
PART 4: Clarifications

Rhizo Architecture
920 NW Bond St., Ste. 205
Bend, Oregon 97703

541.604.2353



IN THE AREA INDICATED, PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, PERMITS, AND SUPERVISION NECESSARY TO DEMOLISH AND REMOVE EXISTING SITE INFRASTRUCTURE (INCLUDING PONDS, PIPING & PUMPS), SHRUBS AND PLANTINGS, FENCES & GATES TO THE NORTH AND EAST AND TO LEAVE THE SITE FLAT, LEVEL AND READY FOR FUTURE CONSTRUCTION. ALL EXISTING TREES AND FENCING TO THE WEST AND SOUTH TO REMAIN.



KEYNOTES

02 EXISTING CONDITIONS

- 02-07 (E) CHAIN LINK FENCE TO REMAIN
- 02-48 (E) CHAIN LINK FENCE TO BE DEMOLISHED

DRAWING REFERENCE: REDMOND HIGH SCHOOL TOPO, EXISTING CONDITIONS, SHEET P1.5, EXISTING CONDITIONS WEST SPORTS FIELD SOUTH PREPARED BY H.A. M^CCOY DATED 04/18/2025. SEE ALSO C1.2 IN CONTRACT DOCUMENT SET.

**SECTION 096816
SHEET CARPETING**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Carpet, RS Adhesive System - Full Coverage Peel & Stick.

1.02 RELATED REQUIREMENTS

- A. Section 016116 - Volatile Organic Compound (VOC) Content Restrictions.

1.03 REFERENCE STANDARDS

- A. CRI 104 - Standard for Installation of Commercial Carpet; 2018.

1.04 SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Product Data: Provide data on specified products, describing physical and performance characteristics; sizes, patterns, colors available, and method of installation.
- C. Installer's Qualification Statement.

1.05 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing specified carpet with minimum three years documented experience.

1.06 FIELD CONDITIONS

- A. Store materials in area of installation for minimum period of 24 hours prior to installation.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Carpet:
 - 1. Tarkett: <https://commercial.tarkett.com>.
- B. Cushion:
 - 1. Tarkett, Powerbond Cushion RS.

2.02 CARPET

- A. Carpet, Type CPT-1:
 - 1. Product: Create Balance 11770 manufactured by Tarkett.
 - 2. Roll Width: 6 ft.
- B. Carpet, Type WOM-1:
 - 1. Product: Abrasive Action II 02578 manufactured by Tarkett.
 - 2. Roll Width: 6 ft.

2.03 CUSHION

- A. Cushion: Solid vinyl bonded to closed-cell PVC foam.
 - 1. Product: Powerbond Cushion manufactured by Tarkett.

2.04 ACCESSORIES

- A. Adhesives:
 - 1. Compatible with materials being adhered; maximum VOC content as specified in Section 016116.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that subfloor surfaces are smooth and flat within the tolerances specified for that type of work and are ready to receive carpet.

- B. Verify that subfloor surfaces are dust-free and free of substances that could impair bonding of adhesives to subfloor surfaces.

3.02 PREPARATION

- A. Prepare floor substrates as recommended by flooring and adhesive manufacturers.

3.03 INSTALLATION - GENERAL

- A. Starting installation constitutes acceptance of subfloor conditions.
- B. Install carpet and cushion in accordance with manufacturer's instructions and CRI 104 (Commercial).
- C. Verify carpet match before cutting to ensure minimal variation between dye lots.
- D. Lay out carpet and locate seams in accordance with shop drawings.
 - 1. Locate seams in area of least traffic, out of areas of pivoting traffic, and parallel to main traffic.
 - 2. Do not locate seams perpendicular through door openings.
 - 3. Align run of pile in same direction as anticipated traffic and in same direction on adjacent pieces.
 - 4. Locate change of color or pattern between rooms under door centerline.
 - 5. Provide monolithic color, pattern, and texture match within any one area.
- E. Install carpet tight and flat on subfloor, well fastened at edges, with a uniform appearance.

3.04 CLEANING

- A. See Section 017000 - Execution and Closeout Requirements for additional requirements.
- B. Remove excess adhesive from floor and wall surfaces without damage.
- C. Clean and vacuum carpet surfaces.

END OF SECTION

SECTION 312323 FILL

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Filling, backfilling, and compacting for building volume below grade, footings, slabs-on-grade, paving, and utilities within the building.

1.02 RELATED REQUIREMENTS

- A. Section 033000 - Cast-in-Place Concrete.

1.03 DEFINITIONS

- A. Finish Grade Elevations: Indicated on drawings.
- B. Subgrade Elevations: Indicated on drawings.

1.04 SUBMITTALS

- A. See Section 013000 - Administrative Requirements, for submittal procedures.
- B. Compaction Density Test Reports.

PART 2 PRODUCTS

2.01 FILL MATERIALS

- A. General Fill - Fill Type ____: Subsoil excavated on-site.
- B. Structural Fill - Fill Type 3/4": Complying with State of Oregon Highway Department standard.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Identify required lines, levels, contours, and datum locations.
- B. Verify areas to be filled are not compromised with surface or ground water.

3.02 PREPARATION

- A. Scarify and proof roll subgrade surface to a depth of 6 inches to identify soft spots.
- B. Cut out soft areas of subgrade not capable of compaction in place. Backfill with general fill.
- C. Compact subgrade to density equal to or greater than requirements for subsequent fill material.
- D. Until ready to fill, maintain excavations and prevent loose soil from falling into excavation.

3.03 FILLING

- A. Fill to contours and elevations indicated using unfrozen materials.
- B. Employ a placement method that does not disturb or damage other work.
- C. Systematically fill to allow maximum time for natural settlement. Do not fill over porous, wet, frozen or spongy subgrade surfaces.
- D. Maintain optimum moisture content of fill materials to attain required compaction density.
- E. Slope grade away from building minimum 2 inches in 10 feet, unless noted otherwise. Make gradual grade changes. Blend slope into level areas.
- F. Correct areas that are over-excavated.
 - 1. Other areas: Use general fill, flush to required elevation, compacted to minimum 97 percent of maximum dry density.
- G. Compaction Density Unless Otherwise Specified or Indicated:
- H. Reshape and re-compact fills subjected to vehicular traffic.
- I. Maintain temporary means and methods, as required, to remove all water while fill is being placed as required, or until directed by the Architect. Remove and replace soils deemed

unsuitable by classification and which are excessively moist due to lack of dewatering or surface water control.

3.04 FILL AT SPECIFIC LOCATIONS

- A. Use general fill unless otherwise specified or indicated.
- B. Structural Fill at vehicle, utility and building locations:
 - 1. Maximum depth per lift: 6 inches, compacted.
 - 2. Compact to minimum 95 percent of maximum dry density.

3.05 FIELD QUALITY CONTROL

- A. See Section 014000 - Quality Requirements, for general requirements for field inspection and testing.

3.06 CLEANING

- A. See Section 017419 - Construction Waste Management and Disposal, for additional requirements.
- B. Remove unused stockpiled materials, leave area in a clean and neat condition. Grade stockpile area to prevent standing surface water.

END OF SECTION

**SECTION 323113
CHAIN LINK FENCES AND GATES**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Posts, rails, and frames.
- B. Wire fabric.
- C. Concrete.
- D. Manual gates with related hardware.
- E. Accessories.

1.02 REFERENCE STANDARDS

- A. ASTM A153/A153M - Standard Specification for Zinc Coating (Hot-Dip) on Iron and Steel Hardware; 2023.
- B. ASTM A392 - Standard Specification for Zinc-Coated Steel Chain-Link Fence Fabric; 2011a (Reapproved 2022).
- C. ASTM C94/C94M - Standard Specification for Ready-Mixed Concrete; 2025.
- D. ASTM F567 - Standard Practice for Installation of Chain-Link Fence; 2023.
- E. CLFMI CLF-PM0610 - Product Manual; 2017.
- F. FS RR-F-191/1D - Fencing, Wire and Post Metal (Chain-Link Fence Fabric); 1990.

1.03 SUBMITTALS

- A. See Section 013000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Provide data on fabric, posts, accessories, fittings and hardware.
- C. Samples: Submit two samples of fence fabric, 8 inch by 8 inch in size illustrating construction and colored finish.

1.04 QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section, with not less than three years of documented experience.

PART 2 PRODUCTS

2.01 COMPONENTS

- A. Materials and Components: In accordance with Redmond School District Construction Standards and Section 01050 of the Oregon Standard Specifications for Construction, latest edition, as supplemented by the 2010 City of Redmond Standards and Specifications.
- B. Line Posts: 2.38 inch diameter.
- C. Corner and Terminal Posts: 2.88 inch diameter.
- D. Gate Posts: 3-1/2 inch diameter.
- E. Top and Brace Rail: 1.66 inch diameter, plain end, sleeve coupled.
- F. Gate Frame: 1.66 inch diameter for welded fabrication.
- G. Fabric: 2 inch diamond mesh interwoven wire, 6 gauge, 0.1920 inch thick, top selvage knuckle end closed, bottom selvage twisted tight.
- H. Tension Wire: 7 gauge, ____ inch thick steel, single strand.
- I. Tie Wire: Aluminum alloy steel wire.

2.02 MATERIALS

- A. Posts, Rails, and Frames:
 - 1. Line Posts: Type I round in accordance with FS RR-F-191/1D.

2. Terminal, Corner, Rail, Brace, and Gate Posts: Type I round in accordance with FS RR-F-191/1D.
 3. Comply with CLFMI CLF-PM0610.
- B. Wire Fabric:
1. ASTM A392 zinc coated steel chain link fabric.
 2. Comply with CLFMI CLF-PM0610.
- C. Concrete:
1. Ready-mixed, complying with ASTM C94/C94M; normal Portland cement; 3,000 psi strength at 28 days, 4 inch slump; 3/4 inch nominal size aggregate.

2.03 MANUAL GATES AND RELATED HARDWARE

- A. Hardware for Single Swinging Gates: 180 degree hinges, 2 for gates up to 60 inches high, 3 for taller gates; fork latch with gravity drop and padlock hasp; keeper to hold gate in fully open position.
- B. Hardware for Double Swinging Gates: 180 degree hinges, 2 for gates up to 60 inches high, 3 for taller gates; drop bolt on inactive leaf engaging socket stop set in concrete, active leaf latched to inactive leaf preventing raising of drop bolt, padlock hasp; keepers to hold gate in fully open position.

2.04 ACCESSORIES

- A. Caps: Cast steel galvanized; sized to post diameter, set screw retainer.
- B. Fittings: Sleeves, bands, clips, rail ends, tension bars, fasteners and fittings; steel.

2.05 FINISHES

- A. Hardware: Hot-dip galvanized to weight required by ASTM A153/A153M.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verification of Conditions: Verify that areas are clear of obstructions or debris and review existing site conditions to determine full extent of fencing needed for secure yard..

3.02 INSTALLATION

- A. Install framework, fabric, accessories and gates in accordance with ASTM F567.
- B. Place fabric on outside of posts and rails.
- C. Set intermediate posts plumb . Slope top of concrete for water runoff.
- D. Brace each gate and corner post to adjacent line post with horizontal center brace rail and diagonal truss rods. Install brace rail one bay from end and gate posts.
- E. Provide top rail through line post tops and splice with 6 inch long rail sleeves.
- F. Install center brace rail on corner gate leaves.
- G. Do not stretch fabric until concrete foundation has cured 28 days.
- H. Position bottom of fabric 1 inches above finished grade.
- I. Attach fabric to end, corner, and gate posts with tension bars and tension bar clips.

3.03 TOLERANCES

- A. Maximum Variation From Plumb: 1/4 inch.
- B. Maximum Offset From True Position: 1 inch.
- C. Do not infringe on adjacent property lines.

END OF SECTION