

This addendum forms a part of the Contract Documents and modifies the original Documents dated **January 9, 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 00 4100 – FORM OF PROPOSAL (AKA BID FORM)**

Disregard ***original*** – 00 4100 – Form of Proposal (aka Bid Form) and replace with the **00 4100 – Form of Proposal (aka Bid Form)** in its entirety.

**REVISION TO 01 2100 – ALLOWANCES**

Disregard ***original*** – 01 2100 – Allowances and replace with the **01 2100 – Allowances** in its entirety.

**ADD 01 2200 – UNIT PRICES**

Add 01 2200 -Unit Prices in its entirety.

**REVISION TO 07 0150.19 – PREPARATION FOR REROOFING**

Disregard ***original*** – 07 0159.19 – PREPARATION FOR REROOFING and replace with the **07 0150.19 – PREPARATION FOR REROOFING** in its entirety.

END OF ADDENDUM 4



DATE: \_\_\_\_\_

LEGAL NAME OF BIDDER: \_\_\_\_\_

To: Linn Benton Community College  
Board of Directors;  
6500 Pacific Blvd. SW  
Albany, OR 97321

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

**ALBANY CAMPUS GYM ROOFING PROJECT**

As prepared by Professional Roof Consultant Inc and Linn Benton Community College, 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:** Albany Campus Gym 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: Hook and loop membrane attachment system.

- 1. Provide 135-mil fleece-back PVC membrane and VELCRO® Brand hook and loop composite insulation as specified in Section 07 5419 "Polyvinyl-Chloride (PVC) Roofing" in lieu of base bid products.

**UNIT PRICING ADDITIVE OR DEDUCTIVE**

Provide all labor, equipment and materials necessary for the provisions of these unit prices as referenced in Section 01 2200.

Unit prices shall be for any additive or deductive work. The unit price shall include full compensation for the cost of labor, materials, equipment, overhead, profit, and any additional costs associated with the unit price bid.



Unit Price 1: \_\_\_\_\_ Dollars \$ \_\_\_\_\_ Each  
Description: Requests a unit price for LF of walkway to adjust Allowance #1 (see Specifications 01 2100 and 01 2200)

**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:  
\_\_\_\_\_



LINN BENTON COMMUNITY COLLEGE  
ROOFING PROJECT  
GYM ROOF  
ALBANY CAMPUS  
FORM OF PROPOSAL  
SECTION 00 4100

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Signed By \_\_\_\_\_

\_\_\_\_\_  
Printed Name of Bidder / Firm

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**SECTION 01 2100****ALLOWANCES****PART 1 - GENERAL**

## 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

## 1.2 SUMMARY

- A. Section includes administrative and procedural requirements governing allowances.
- B. Types of allowances include the following:
  - 1. Quantity allowances.
  - 2. Testing and inspecting allowances.

## 1.3 DEFINITIONS

- A. Allowance: A quantity of work or dollar amount included in the Contract, established in lieu of additional requirements, used to defer selection of actual materials and equipment to a later date when direction will be provided to Contractor. If necessary, additional requirements will be issued by Change Order.

## 1.4 SELECTION AND PURCHASE

- A. At the earliest practical date after award of the Contract, advise Consultant of the date when final selection, or purchase and delivery, of each product or system described by an allowance must be completed by the Owner to avoid delaying the Work.
- B. At Consultant's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.
- C. Purchase products and systems selected by Consultant from the designated supplier.

## 1.5 ACTION SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances in the form specified for Change Orders.

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**1.6 INFORMATIONAL SUBMITTALS**

- A. Submit invoices to show actual services performed at the site for use in fulfillment of each allowance.
- B. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

**1.7 QUANTITY ALLOWANCES**

- A. Allowance shall include cost to Contractor of specific products and materials ordered by Owner or selected by Consultant under allowance and shall include taxes, freight, and delivery to Project site.
- B. Unless otherwise indicated, Contractor's costs for receiving and handling at Project site, labor, installation, overhead and profit, and similar costs related to products and materials ordered by Owner or selected by Consultant under allowance shall be included as part of the Contract Sum and not part of the allowance.
- C. Unused Materials: Return unused materials purchased under an allowance to manufacturer or supplier for credit to Owner, after installation has been completed and accepted.

**1.8 TESTING AND INSPECTING ALLOWANCES**

- A. Testing and inspecting allowances include the cost of engaging testing agencies, actual tests and inspections, and reporting results.
- B. The allowance does not include incidental labor required to assist the testing agency or costs for retesting if previous tests and inspections result in failure. The cost for incidental labor to assist the testing agency shall be included in the Contract Sum.
- C. Costs of testing and inspection services not specifically required by the Contract Documents are Contractor responsibilities and are not included in the allowance.
- D. At Project closeout, credit unused amounts remaining in the testing and inspecting allowance to Owner by Change Order.

**1.9 ADJUSTMENT OF ALLOWANCES**

- A. Allowance Adjustment: To adjust allowance amounts, prepare a Change Order proposal based on the difference between purchase amount and the allowance, multiplied by final measurement of work-in-place where applicable. If applicable, include reasonable allowances for cutting losses, tolerances, mixing wastes, normal product imperfections, required maintenance materials, and similar margins.
  - 1. Include installation costs in purchase amount only where indicated as part of the allowance.
  - 2. If requested, prepare explanation and documentation to substantiate distribution of overhead costs and other markups.

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- B. Submit claims for increased costs due to a change in the scope or nature of the allowance described in the Contract Documents, whether for the purchase order amount or Contractor's handling, labor, installation, overhead, and profit.

**PART 2 - PRODUCTS (Not Used)****PART 3 - EXECUTION****3.1 EXAMINATION**

- A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

**3.2 PREPARATION**

- A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

**3.3 SCHEDULE OF ALLOWANCES**

- A. Allowance No. 1: Quantity Allowance: Include 250 Lineal Feet (LF) of walkway material as specified in Section 07 5419 "Polyvinyl-Chloride (PVC) Roofing". Final layout of walkway shall be at the direction of the Owner. This quantity allowance shall be in addition to the walkway locations depicted on Sheet R100 "Overall Roof Plan".
1. Coordinate quantity allowance adjustment with unit-price requirements in Section 012200 "Unit Prices."
- B. Allowance No. 2: Testing and Inspection Allowance: Include the sum of \$20,000.00 for utility location and mockup testing of the existing Lightweight Aggregate Insulating Concrete roof deck. Testing and mockup services to be provided by Contractor as specified in Section 07 0150.19 "Preparation for Reroofing."

**END OF SECTION**

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**SECTION 01 2200****UNIT PRICES****PART 1 - GENERAL**

## 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

## 1.2 SUMMARY

- A. Section includes administrative and procedural requirements for unit prices.
- B. Related Requirements:
  - 1. Section 01 2100 "Allowances" for procedures for using unit prices to adjust quantity allowances.

## 1.3 DEFINITIONS

- A. Unit price is an amount incorporated into the Agreement, applicable during the duration of the Work as a price per unit of measurement for materials, equipment, or services, or a portion of the Work, added to or deducted from the Contract Sum by appropriate modification, if the scope of Work or estimated quantities of Work required by the Contract Documents are increased or decreased.

## 1.4 PROCEDURES

- A. Unit prices include all necessary material, plus cost for delivery, installation, insurance, applicable taxes, overhead, and profit.
- B. List of Unit Prices: A schedule of unit prices is included in Part 3. Specification Sections referenced in the Part 3 "Schedule of Unit Prices" Article contain requirements for materials described under each unit price.

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**PART 2 - PRODUCTS (Not Used)****PART 3 - EXECUTION**

## 3.1 SCHEDULE OF UNIT PRICES

- A. Unit Price No. 1: Manufacturer's Standard Walkway.
1. Description: Installation of new walkway according to Section 07 5419 "Polyvinyl-Chloride (PVC) Roofing" at locations shown in the Drawings or as directed by Owner's Representative.
  2. Unit of Measurement: Installation of one (1) lineal foot of walkway
  3. Quantity Allowance: Coordinate unit price with allowance adjustment requirements in Section 01 2100 "Allowances."

**END OF SECTION**

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**SECTION 07 0150.19****PREPARATION FOR REROOFING****PART 1 - GENERAL**

## 1.1 SUMMARY

## A. The Work of This Section Includes:

1. Full roof tear-off.
2. Base flashing removal.
3. Fastener pull-out testing.
4. Utility Location.
5. Disposal.

## B. Related Requirements:

1. Section 01 1000 "Summary" for use of premises, temporary construction, and environmental protection measures for reroofing preparation.

## 1.2 DEFINITIONS

- A. Roofing Terminology: Definitions in ASTM D1079 and glossary of NRCA's "The NRCA Roofing Manual: Membrane Roof Systems" apply to work of this Section.

## 1.3 FIELD CONDITIONS

- A. Existing Roofing System: As indicated on the Drawings.

- B. Owner will occupy portions of building immediately below reroofing area.

1. Conduct reroofing so Owner's operations are not disrupted.
2. Provide Owner with not less than 72 hours' written notice of activities that may affect Owner's operations.
3. Coordinate work activities daily with Owner so Owner has adequate advance notice to place protective dust and water-leakage covers over sensitive equipment and furnishings, shut down HVAC and fire-alarm or -detection equipment if needed, and evacuate occupants from below work area.

- C. Protect building to be reroofed, adjacent buildings, walkways, site improvements, exterior plantings, and landscaping from damage or soiling from reroofing operations.

- D. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities.

- E. Limit construction loads on existing roof areas to remain, and existing roof areas scheduled to be reroofed to prevent excessive deflection and/or damage to the structure.

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- F. Weather Limitations: Proceed with reroofing preparation only when existing and forecasted weather conditions permit Work to proceed without water entering existing roofing system or building.
1. Remove only as much roofing in one day as can be made watertight in the same day.
- G. Hazardous Materials:
1. It is not expected that hazardous materials, such as asbestos-containing materials, will be encountered in the Work.
    - a. If materials suspected of containing hazardous materials are encountered, do not disturb; immediately notify Consultant and Owner.

#### 1.4 UTILITY LOCATION

- A. Scope: The Contractor shall locate, identify, and mark all utilities located within the existing LWIC roof deck by nondestructive testing (NDT) means prior to installing any fasteners of the new roof system.
- B. Submittals:
1. Qualifications: Submit documentation of experience for nondestructive testing (NDT) operator.
  2. Reporting: Provide annotated roof plan showing the location of all identified utilities and a disclaimer for any areas not scanned.
  3. Safety Plan: Procedures to be followed if utility is struck (including, but not limited to, power down procedures, lockout/tagout, and immediate reporting).
- C. Quality Assurance
1. Qualifications: Utility location shall be performed by a professional, third-party utility firm specialized in Ground Penetrating Radar (GPR) for concrete imaging or other acceptable location method.

### **PART 2 - PRODUCTS (Not Used)**

### **PART 3 - EXECUTION**

#### 3.1 PREPARATION

- A. Protection of In-Place Conditions:
1. Protect existing roofing system that is not to be reroofed.
  2. Limit traffic and material storage to areas of existing roofing that have been protected.
  3. Maintain temporary protection and leave in place until replacement roofing has been completed. Remove temporary protection on completion of reroofing.
  4. Comply with requirements of existing roof system manufacturer's warranty requirements.
- B. Seal or isolate windows that may be exposed to airborne substances created in removal of existing materials.

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- C. Shut off rooftop utilities and service piping before beginning the Work.
  - D. Test existing roof drains to verify that they are not blocked or restricted.
    - 1. Immediately notify Consultant of any blockages or restrictions.
  - E. Coordinate with Owner to shut down air-intake equipment in the vicinity of the Work.
    - 1. Cover air-intake louvers before proceeding with reroofing work that could affect indoor air quality or activate smoke detectors in the ductwork.
  - F. During removal operations, have sufficient and suitable materials on-site to facilitate rapid installation of temporary protection in the event of unexpected rain.
  - G. Maintain roof drains in functioning condition to ensure roof drainage at end of each workday.
    - 1. Prevent debris from entering or blocking roof drains and conductors.
      - a. Use roof-drain plugs specifically designed for this purpose.
      - b. Remove roof-drain plugs at end of each workday, when no work is taking place, or when rain is forecast.
    - 2. If roof drains are temporarily blocked or unserviceable due to roofing system removal or partial installation of new roofing system, provide alternative drainage method to remove water and eliminate ponding.
      - a. Do not permit water to enter into or under existing roofing system components that are to remain.

### 3.2 WATERTIGHT PERFORMANCE REQUIREMENTS

- A. The Contractor shall maintain the building in a watertight and weathertight condition, free of all leaks, throughout the entire construction period.
- B. At the end of each workday, seal all exposed perimeters and penetrations to maintain the roof system in a watertight manner.
- C. Remove only as much of the existing roof assembly as can be reinstalled during a continuous workday.

### 3.3 ROOF TEAR-OFF

- A. Notify Owner each day of extent of roof tear-off proposed for that day.
- B. Lower removed roofing materials to ground and onto lower roof levels, using dust-tight chutes or other acceptable means of removing materials from roof areas.
- C. Full Roof Tear-off: Where indicated on Drawings, remove existing roof system in its entirety down to the existing self-adhered vapor retarder at the Upper Gymnasium Roof and down to the existing concrete substrate at the Ticketing Canopy.
  - 1. Remove existing penetration flashings, accessory roof system components, and other impediments to installation of replacement system, including but not limited to fasteners and other attachment devices / remnants.

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2. At concrete decks, remove asphalt to the maximum extent practicable using mechanical means.
    - a. Prepare concrete surface according to ASTM D4259 and manufacturer requirements to achieve specified wind uplift resistance and provide a sound surface free of laitance, glaze, and asphalt residue.
    - b. At existing cast-iron roof drain, abrasive blast clean (shot-blast, bead-blast, or sand-blast) or otherwise mechanically abrade as necessary to achieve the following results:
      - 1) At metal surfaces on and within the drain body, uniformly abrade down to bare (bright) metal.

### 3.4 DECK PREPARATION

- A. Inspect deck after tear-off of roofing system.
- B. If deck surface is unsuitable for receiving new roofing or if structural integrity of deck is suspect, immediately notify Consultant.
  1. Do not proceed with installation until directed by Consultant.

### 3.5 BASE FLASHING REMOVAL

- A. Remove existing base flashings.
  1. Clean substrates of contaminants, such as asphalt, sheet materials, dirt, and debris.
- B. Where damaged, deteriorated, or wet, replace wood blocking, curbs, nailers, and sheathing to comply with Section 061000 "Rough Carpentry."

### 3.6 FASTENER PULL-OUT TESTING

- A. Perform fastener pull-out tests according to SPRI FX-1, and submit test report to Consultant and roofing manufacturer before installing new roofing system.
  1. Obtain roofing manufacturer's approval to proceed with specified fastening pattern.
    - a. Roofing manufacturer may furnish revised fastening pattern commensurate with pull-out test results.

### 3.7 UTILITY LOCATION

- A. Locating Procedures
  1. Primary method (GPR): Perform GPR scanning to detect utilities located within LWIC roof deck.
    - a. Conduct scan in both directions (X and Y axes) to identify utilities.
  2. Alternate methods: Any non-destructive locating method, including but not limited to, Electromagnetic Locating, Infrared Thermography, or other non-destructive method.
  3. Marking: Clearly mark the path of all identified utilities on the LWIC surface and on the substrate board prior to installation of fasteners.

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**B. Utility Location Mockup**

1. Establish a 1000 square foot area (approximately 25-feet x 40-feet) within the field of the roof to verify locating procedures.
  - a. Remove existing roof system down to the self-adhered vapor retarder and perform locating procedures within mockup boundary.
  - b. Verify results of utility location by localized removal of existing LWIC above identified utility (approximately 6" x 6" opening); minimum two openings per identified utility.
  - c. Coordinate utility location mockup and verification with Owner and Consultant, allowing minimum 72 hours' notice to allow Owner and Consultant to attend and observe operations.
  - d. Restore mockup area to a watertight condition immediately following completion of utility location mockup.

**3.8 DISPOSAL**

- A. Collect demolished materials and place in containers.
  1. Promptly dispose of demolished materials.
  2. Do not allow demolished materials to accumulate on-site.
  3. Storage or sale of demolished items or materials on-site is not permitted.
- B. Transport and legally dispose of demolished materials off Owner's property.

**END OF SECTION**