This addendum forms a part of the Request for Proposal and modifies the original Documents dated **September 2, 2020** as noted below. Acknowledge receipt of this addendum in the space provided on Appendix C – Certifications / Residency Form. Failure to do so may subject the Proposer to disqualification.

A non-mandatory site walkthrough will take place at 2:00 PM on Thursday, September 24, 2020 at the Ashland High School quad located at 201 S Mountain Ave, Ashland, OR 97520.

ATTACHMENT: PRE-PROPOSAL CONFERENCE SIGN IN SHEET

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

ATTACHMENT: ASHLAND HIGH SCHOOL 50% SD DRAWINGS

End of Addendum 2

ASHLAND SCHOOL DISTRICT
ASHLAND HIGH SCHOOL
PRE-PROPOSAL CONFERENCE
SIGN IN
SEPTEMBER 18, 2020

Company: Kirby Nagelhout Construction Company Contact: Richard Breke
Address:
Email: richb@kirbynagelhout.com
Phone: 541-977-1422 Cell:

Company: S+B James Contact: Kyle Wilkins
Address:
Email: kylewilkins@sbjames.com
Phone: 541-826-5668 Cell:

Company: Griffin Construction Contact: Samuel Griffin
Address:
Email: info@griffinconstructionllc.com
Phone: 541-447-7237 Cell:

Company: Ausland Group Contact: Kelsey Ausland
Address:
Email: kausland@auslandgroup.com
Phone: 541-476-3788 Cell:

Company: Ausland Group Contact: Scott Cerovac
Address:
Email: scerovac@auslandgroup.com
Phone: 541-476-3788 Cell:

Company: Outlier Construction Contact: Ryan Beugli
Address:
Email: ryan@outlierbuilt.com
Phone: 541-622-2042 Cell:

The District will only accept Proposals from those firms who signed in at the Mandatory Pre-Proposal Conference. The District will not accept responses where an attendee subrogates their attendance to a firm not in attendance.

ASHLAND SCHOOL DISTRICT
ASHLAND HIGH SCHOOL
PRE-PROPOSAL CONFERENCE
SIGN IN
SEPTEMBER 18, 2020

Company: Gerding Builders Contact: Stacy Rogers
Address:
Email: stacyr@gerdingcompanies.com
Phone: 541-753-2012 Cell:

Company: Bogatay Construction Contact: Matt Bogatay
Address:
Email: mbogatay@bci.us
Phone: 541-882-5370 Cell:

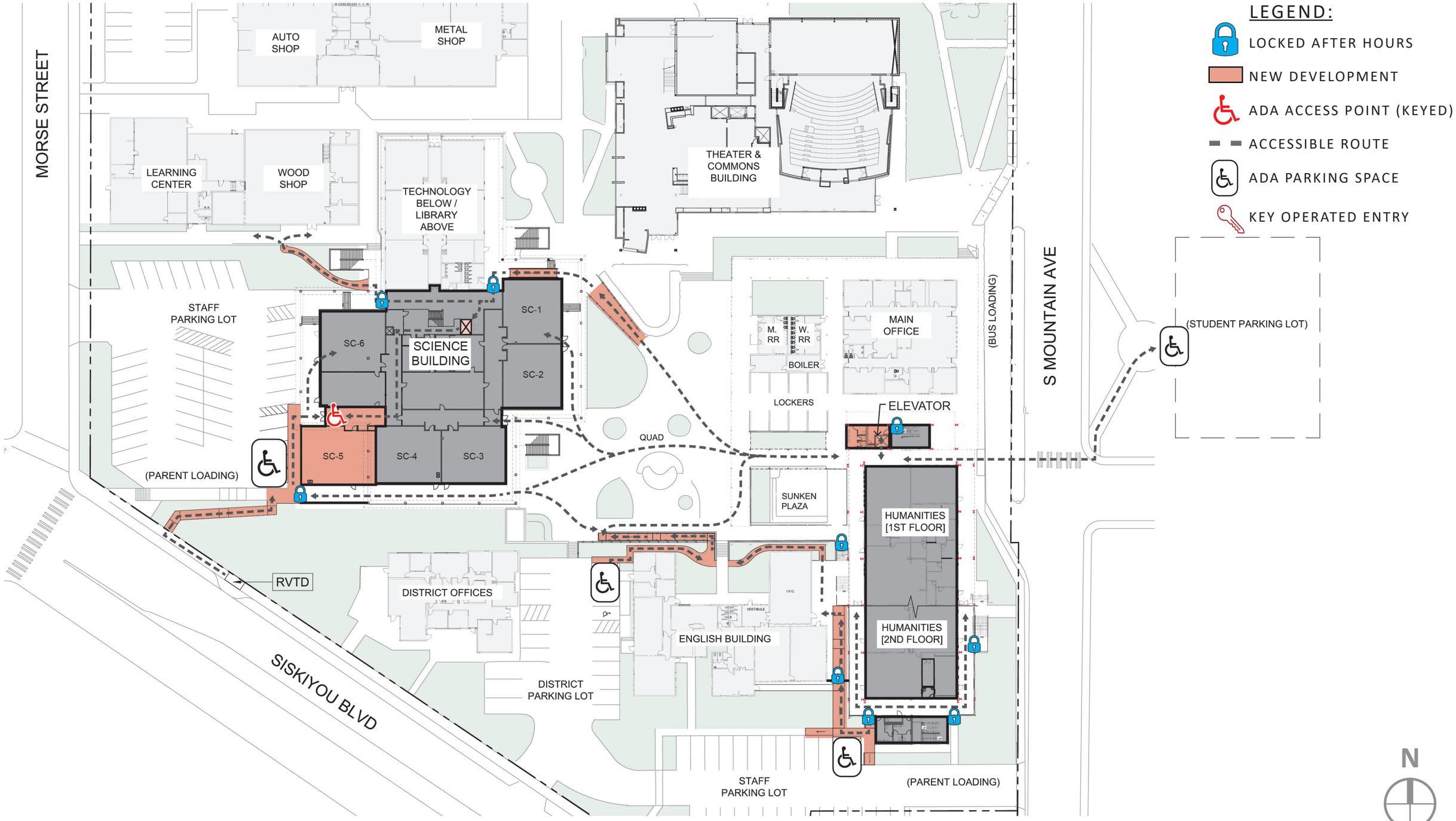
Company: Adroit Contact: Tom Walker
Address:
Email: tomw@adroitbuilt.com
Phone: 541-482-4098 Cell:

Company: Vitus Construction Contact: Shalina Hamlet
Address:
Email: shalina@vitusconstruction.com
Phone: 541-855-7177 Cell:

Company: Contact:
Address:
Email:
Phone: Cell:

Company: Contact:
Address:
Email:
Phone: Cell:

The District will only accept Proposals from those firms who signed in at the Mandatory Pre-Proposal Conference. The District will not accept responses where an attendee subrogates their attendance to a firm not in attendance.

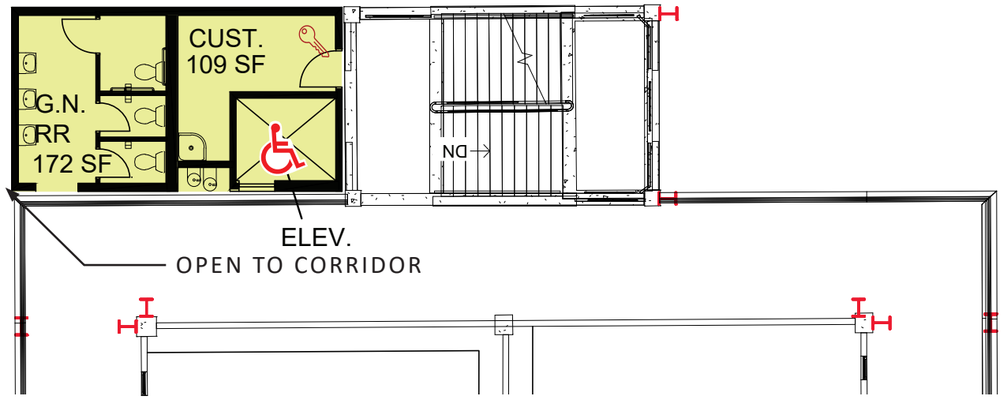


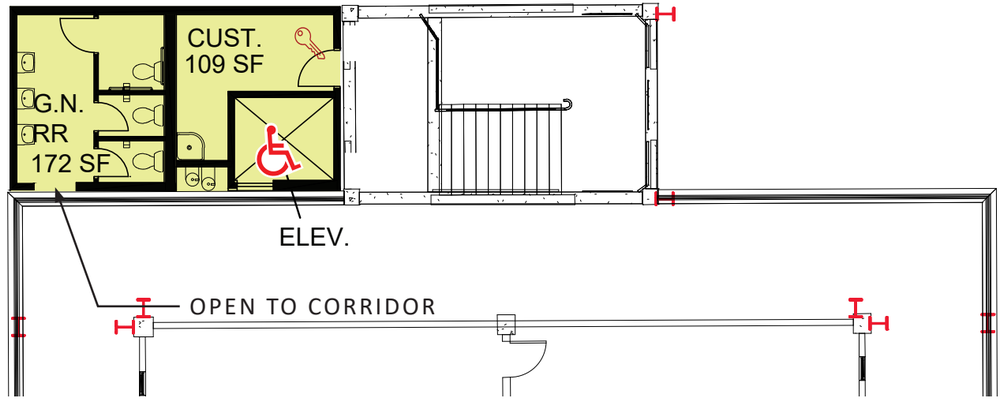
Ashland High School Modernization Project
Ashland School District
8.21.2020

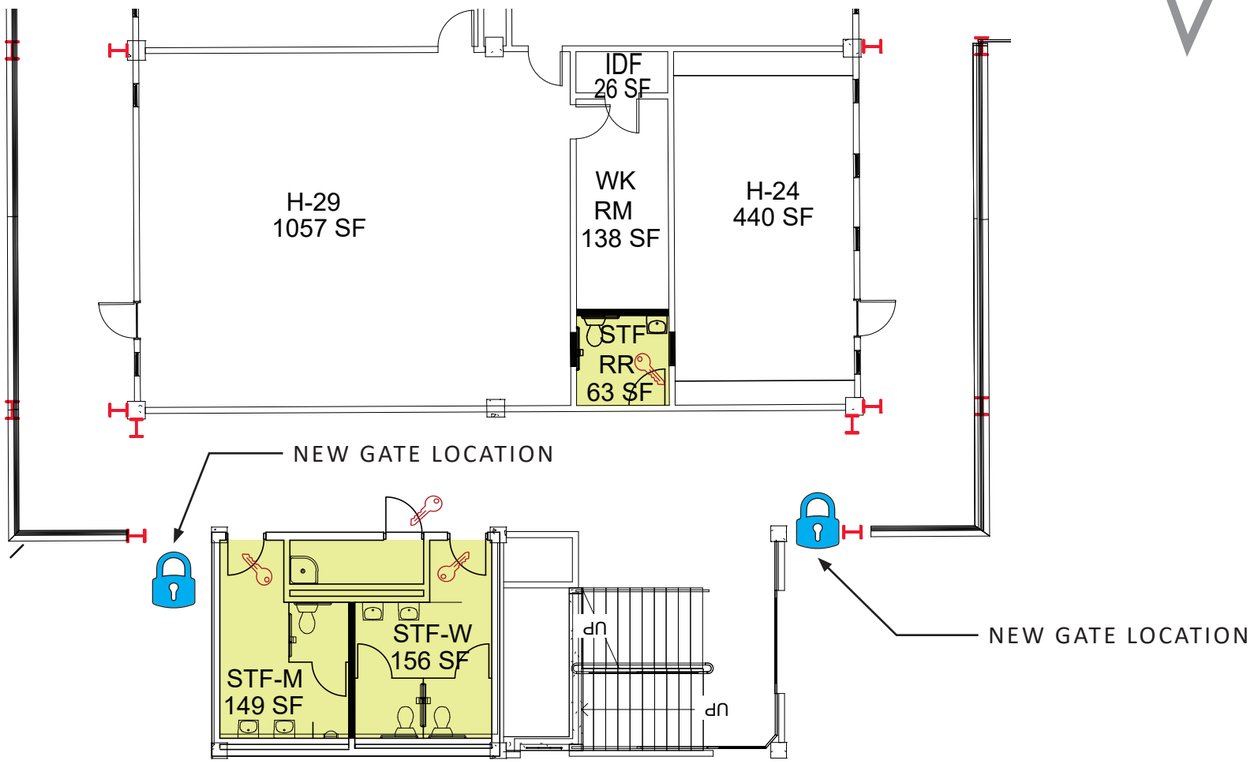
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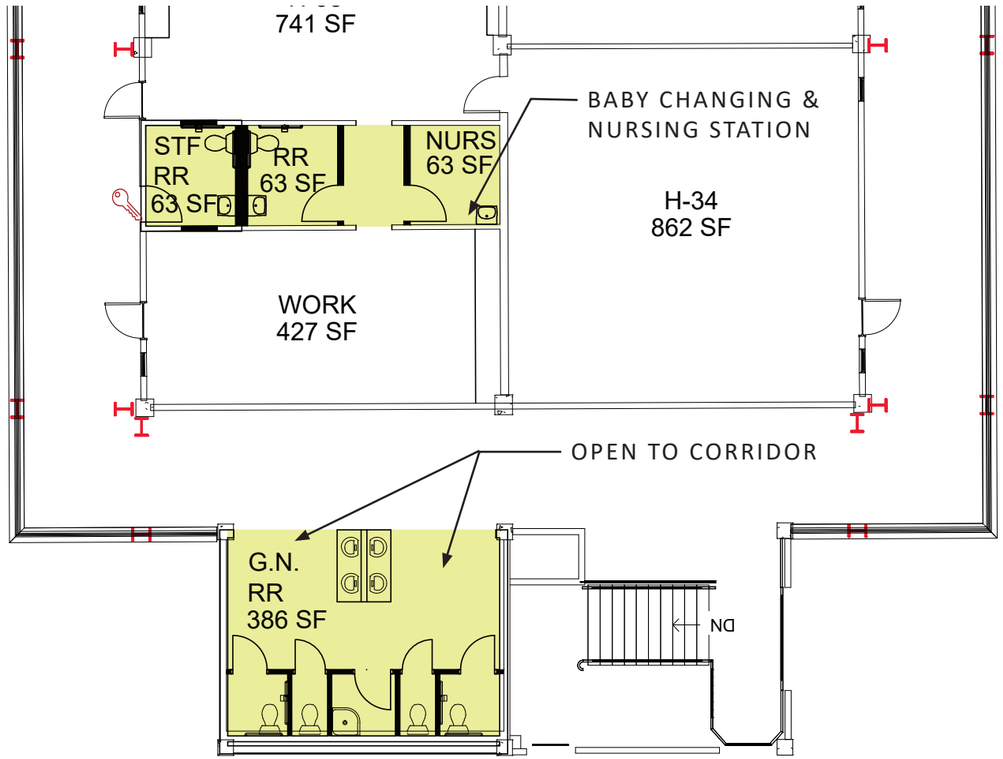
arkitek design&architecture

kistler+small+white architects









LEVEL 2

LEVEL 3

N

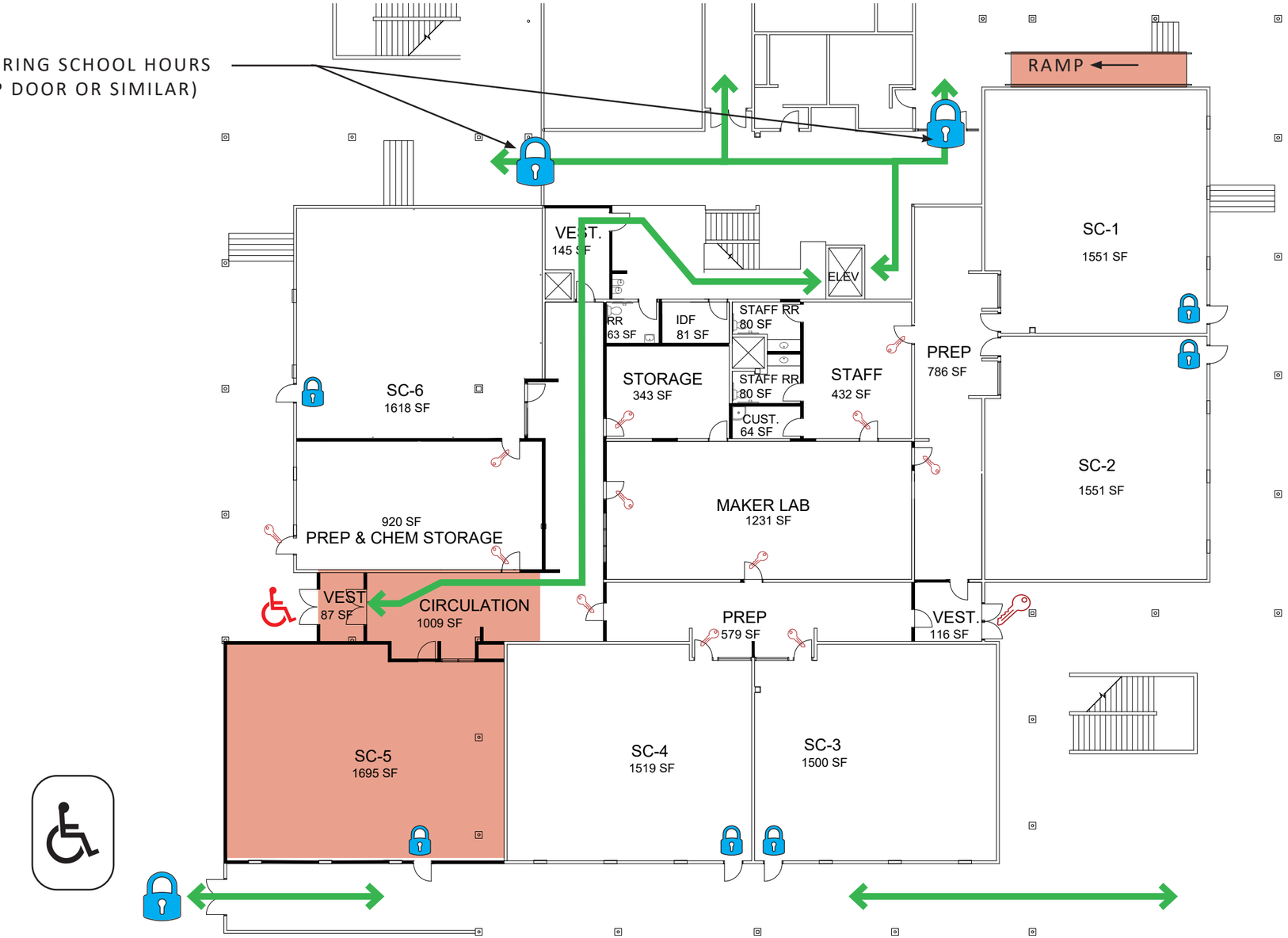
Ashland High School Modernization Project
Ashland School District
8.21.2020

HUMANITIES RESTROOM LAYOUTS

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design&architecture

kistler+
small
+white
architects

OPEN DURING SCHOOL HOURS
(ROLL-UP DOOR OR SIMILAR)



LEGEND:

- LOCKED AFTER HOURS
- NEW DEVELOPMENT
- ADA ACCESS POINT (KEYED)
- ADA PARKING SPACE
- KEY OPERATED ENTRY

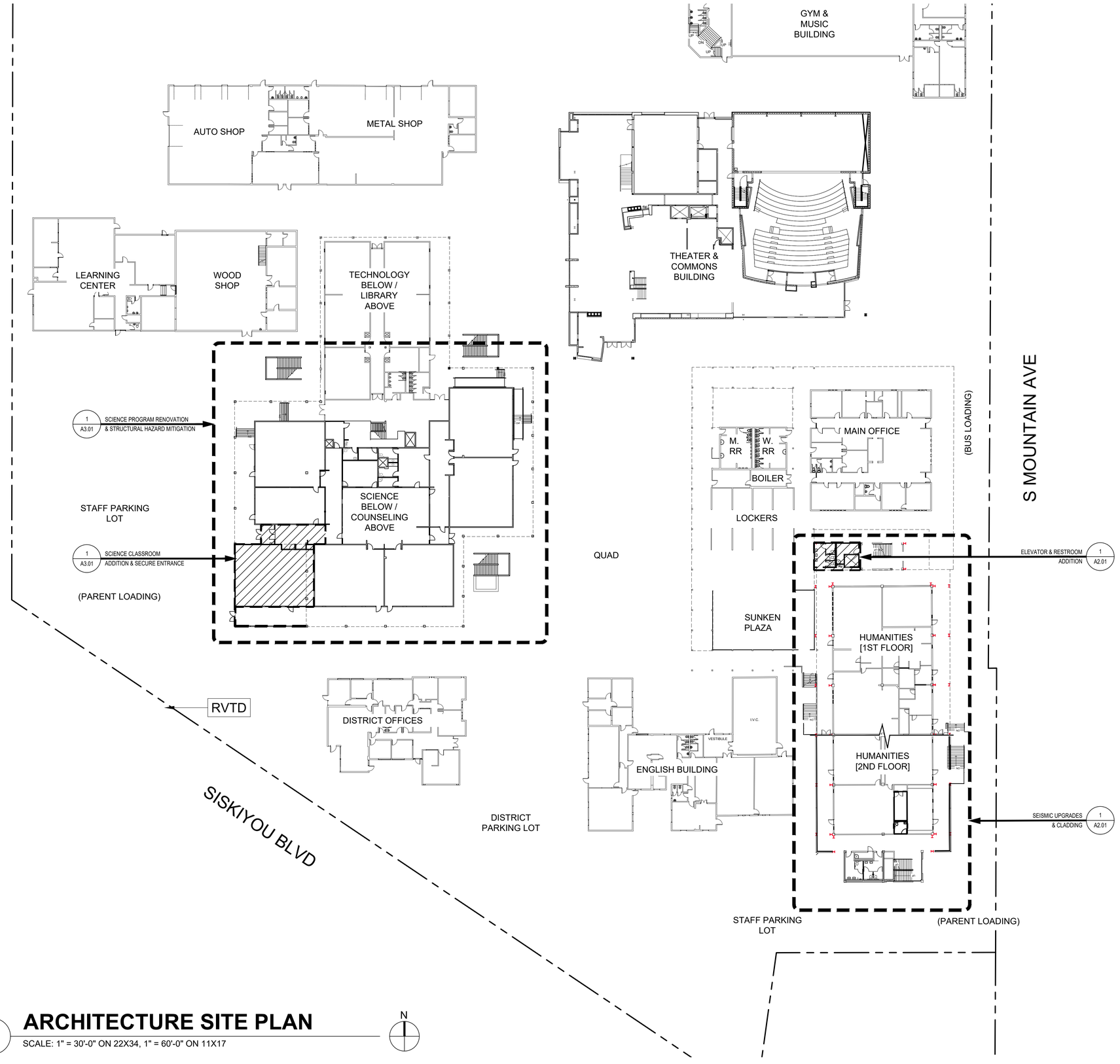
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Ashland High School Modernization Project
Ashland School District
8.21.2020

SCIENCE BUILDING ACCESS & SECURITY

arkitek design&architecture

kistler+small+white architects



1 **ARCHITECTURE SITE PLAN**

SCALE: 1" = 30'-0" ON 22X34, 1" = 60'-0" ON 11X17

N

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PROJECT INFORMATION

PROJECT NAME:	ASHLAND HIGH SCHOOL
PROJECT DESCRIPTION:	SCIENCE & HUMANITIES BUILDINGS MODERNIZATION
ADDRESS:	201 S MOUNTAIN AVE ASHLAND, OR 97520
MAP & TAX LOT:	391E09DA 100

CLIENT INFORMATION

NAME:	ASHLAND SCHOOL DISTRICT NO. 5
ADDRESS:	885 SISKIYOU BLVD ASHLAND, OR 97520

NARRATIVE

THIS PROJECT INCLUDES INTERIOR RENOVATION AND SINGLE STORY ADDITION OF THE SCIENCE BUILDING; SEISMIC UPGRADES EXTERIOR CLADDING AND A NEW 3-STORY ELEVATOR ADDITION IS PROPOSED FOR THE HUMANITIES BUILDING.

ZONING INFORMATION

ZONING: R-2
SETBACKS:
FRONT: 15 FT
SIDE: 6 FT
REAR: 10 FT, 5 feet per Half Story
CORNER: 10 FT
BUILDING HEIGHT: 35 ft or 2 ½ stories
MAX LOT COVERAGE: 65%

BUILDING AREA SUMMARY

EXISTING SCIENCE/LIBRARY BUILDING	54530 SF
NEW SCIENCE CLASSROOM	2276 SF
EXISTING HUMANITIES BUILDING	31547 SF
NEW ELEVATOR / RESTROOM ADDITION	1263 SF
TOTAL SQUARE FEET	89616 SF

PARKING CALCULATIONS

NUMBER OF ADDITIONAL CLASSROOMS:	1
NUMBER OF REQUIRED ADDITIONAL SPACES:	2

arkitek:
design and architecture, llc.
426 a street
ashland, or 97520
tel.: 541.591.9988

kistler+small+white architects

CONSULTANT:

REGISTERED ARCHITECT
CHRISTOPHER PLUMMER BROWN
6023
ASHLAND, OREGON
STATE OF OREGON
NOT FOR CONSTRUCTION

ASHLAND HIGH SCHOOL
SCIENCE & HUMANITIES MODERNIZATION PROJECT

Ashland School District
201 S Mountain Ave,
Ashland, OR 97520

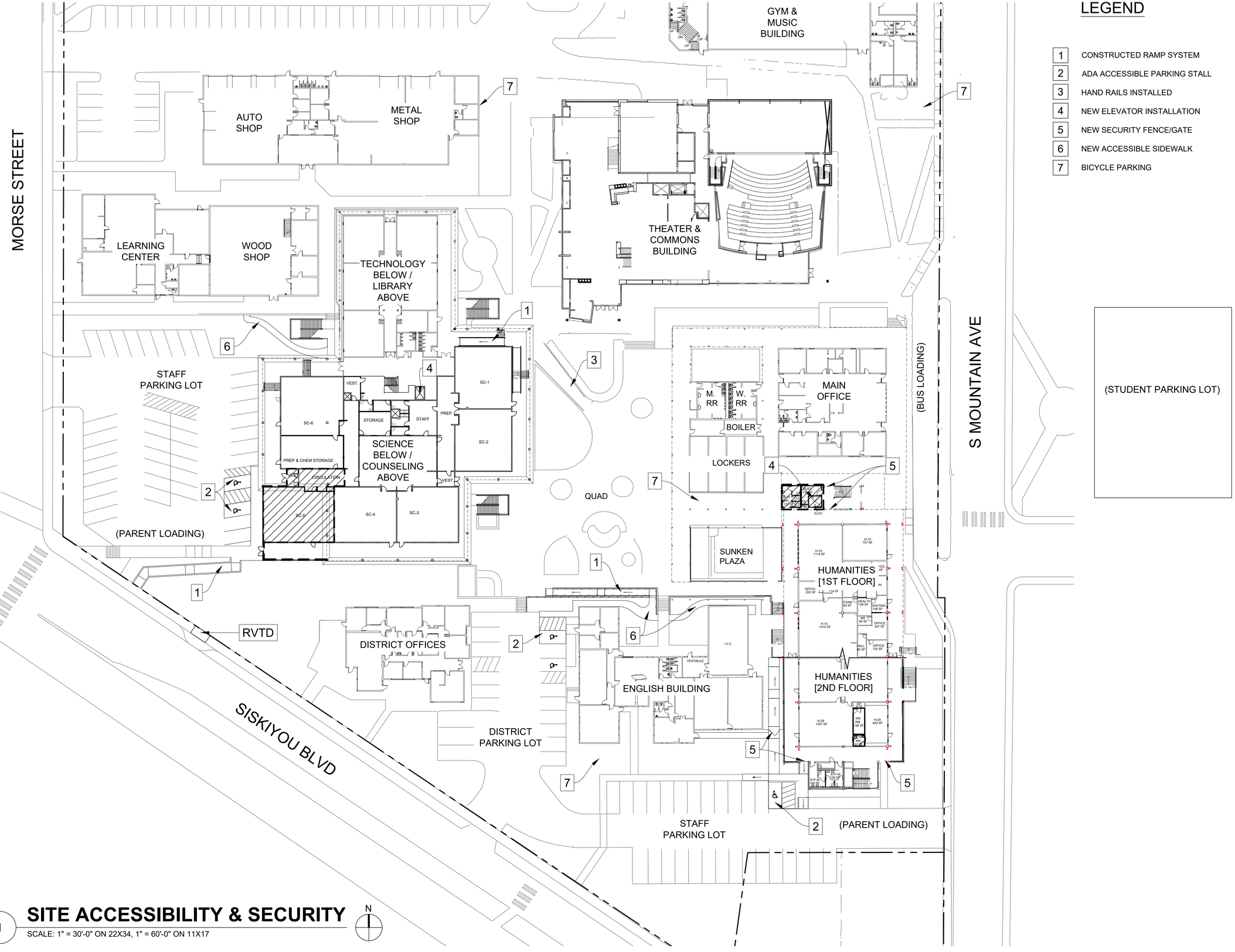
Revision	Date

Date	8.21.20
Job	19-031
Drawn By	JKA
Checked By	N/A
Scale	1" = 30'-0"

50% SD

Drawing Title
ARCHITECTURE SITE PLAN

Drawing No.
A1.01



LEGEND

1	CONSTRUCTED RAMP SYSTEM
2	ADA ACCESSIBLE PARKING STALL
3	HAND RAILS INSTALLED
4	NEW ELEVATOR INSTALLATION
5	NEW SECURITY FENCE/GATE
6	NEW ACCESSIBLE SIDEWALK
7	BICYCLE PARKING

1 SITE ACCESSIBILITY & SECURITY

SCALE: 1" = 30'-0" ON 22X34, 1" = 60'-0" ON 11X17

N

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STATE OF OREGON
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ASHLAND HIGH SCHOOL
SCIENCE & HUMANITIES MODERNIZATION PROJECT

Ashland School District
201 S Mountain Ave,
Ashland, OR 97520

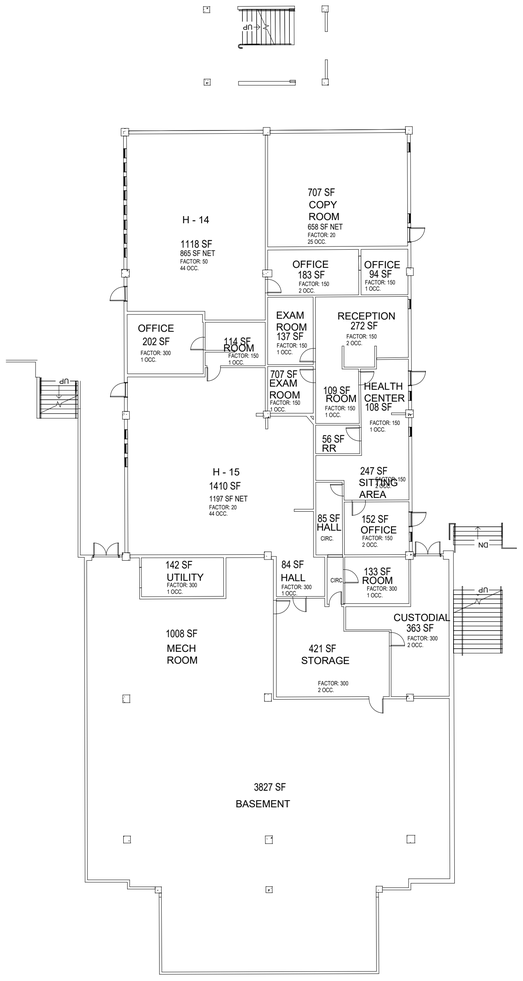
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Job	19-031
Drawn By	JKA
Checked By	N/A
Scale	1" = 30'-0"

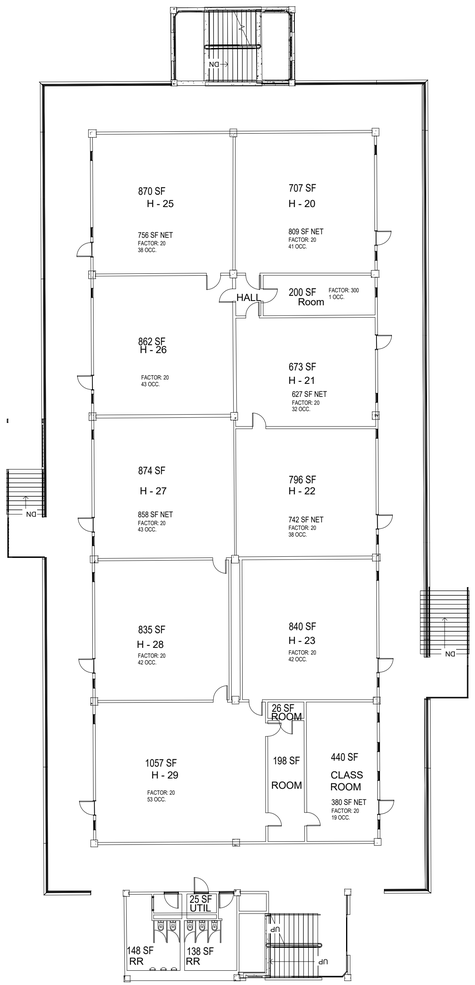
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Drawing Title
SITE UPGRADES

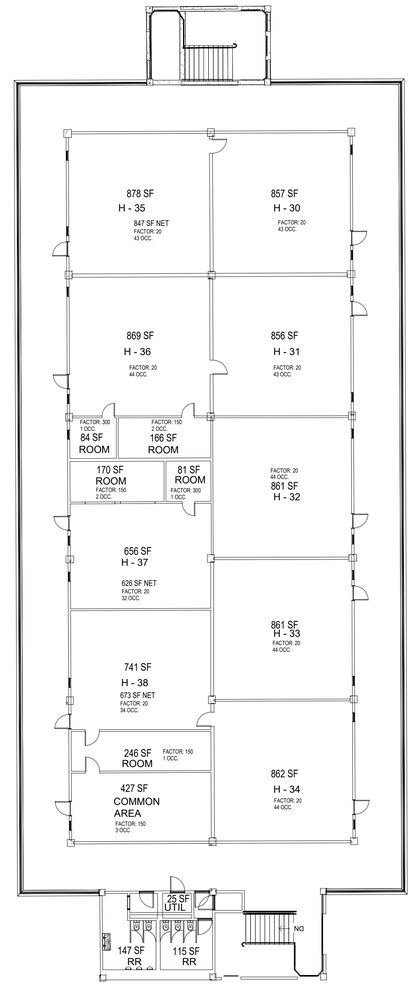
Drawing No.
A1.02



LEVEL 1



LEVEL 2



LEVEL 3

PRELIMINARY BLDG. ANALYSIS

BUILDING TYPE: (OSSC. 602.5)
TYPE-IIIB

BUILDING OCCUPANCY: (OSSC. 305)
E-OCCUPANCY

ALLOWABLE BUILDING HEIGHT: (OSSC. TABLE 504.3)
55'-0"

ALLOWABLE STORIES: (OSSC. 504.4)
2

BASIC ALLOWABLE: (OSSC. TABLE 506.2)
14,500 SF

ACTUAL SF:
LEVEL 1: 11,824 SF
LEVEL 2: 9,671 SF
LEVEL 3: 8,595 SF

PLUMBING ANALYSIS

TOTAL OCCUPANCY (OSSC. TABLE 1004.5): 918
CLASSROOM: 880
LAB / VOCATIONAL: 0
LIBRARY: 0
STORAGE: 14
OFFICE / BUSINESS: 24

TOTAL PLUMBING FIXTURES PROVIDED:
WATER CLOSETS: 11
URINALS: 6 (URINAL CONVERSION = 4 W/C)
LAVATORIES: 12
DRINKING FOUNTAINS: 2

NOT FOR CONSTRUCTION
DDS REVIEW

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tel.: 541.591.9988

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+white
architects

CONSULTANT:

REGISTERED ARCHITECT
CHRISTOPHER
PLUMMER BROWN
6023
ASHLAND, OREGON
STATE OF OREGON

ASHLAND HIGH SCHOOL
SCIENCE & HUMANITIES
MODERNIZATION PROJECT

Ashland School District
201 S Mountain Ave,
Ashland, OR 97520

Revision	Date

Date	8.21.20
Job	19-031
Drawn By	PKS
Checked By	N/A
Scale	1/16" = 1'-0"

50% SD

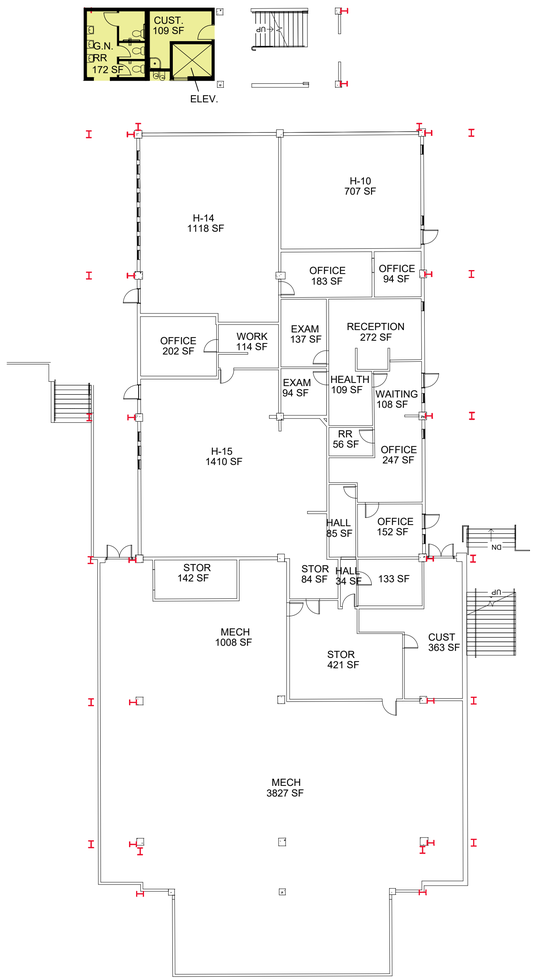
Drawing Title
HUMANITIES BLDG.
EXISTING FLOOR PLAN
& ANALYSIS

Drawing No.
A2.01

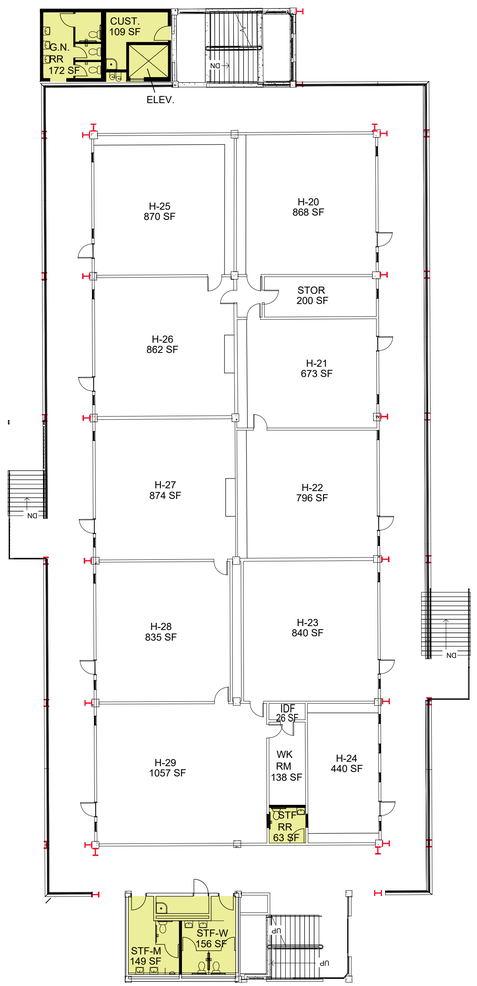
1 **HUMANITIES BUILDING - EXISTING**
SCALE: 1/16" = 1'-0" ON 22X34, 1/32" = 1'-0" ON 11X17

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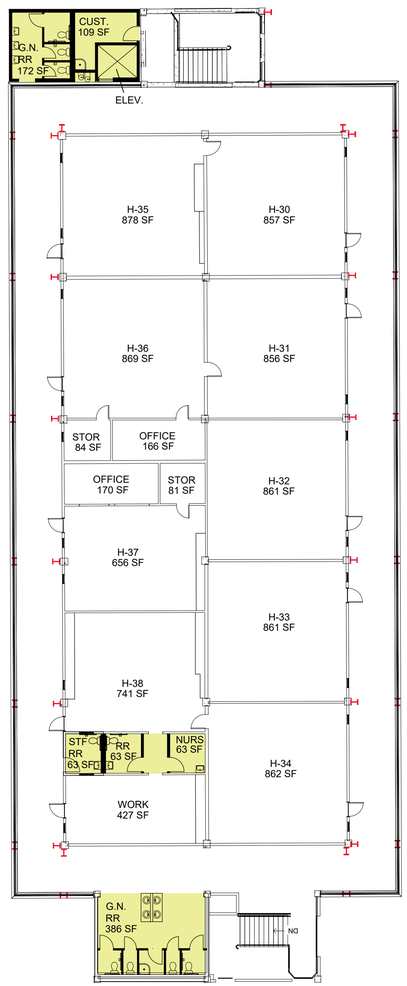
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LEVEL 1



LEVEL 2



LEVEL 3

PRELIMINARY BLDG. ANALYSIS

BUILDING TYPE: (OSSC. 602.5)
TYPE-IIIB

BUILDING OCCUPANCY: (OSSC. 305)
E-OCCUPANCY

ALLOWABLE BUILDING HEIGHT: (OSSC. TABLE 504.3)
55'-0"

ALLOWABLE STORIES: (OSSC. 504.4)
2

BASIC ALLOWABLE: (OSSC. TABLE 506.2)
14,500 SF

ACTUAL SF:
LEVEL 1: 12,078 SF
LEVEL 2: 9,847 SF
LEVEL 3: 8,771 SF

PLUMBING ANALYSIS

TOTAL OCCUPANCY: (OSSC. TABLE 1004.5): 918
CLASSROOM: 880
LAB / VOCATIONAL: 0
LIBRARY: 0
STORAGE: 14
OFFICE / BUSINESS: 24

TOTAL PLUMBING FIXTURES REQ'D: (OSSC. TABLE 2902.1)
WATER CLOSETS: 19
LAVATORIES: 19
DRINKING FOUNTAINS: 3

TOTAL PLUMBING FIXTURES PROVIDED:
WATER CLOSETS: 19
URINALS: 6 (URINAL CONVERSION = 4 W/C)
LAVATORIES: 18
DRINKING FOUNTAINS: 3

MASS REVIEW

HUMANITIES BUILDING - PROPOSED

1

SCALE: 1/16" = 1'-0" ON 22X34, 1/32" = 1'-0" ON 11X17

N

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CONSULTANT:

REGISTERED ARCHITECT
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PLUMMER BROWN
6023
ASHLAND, OREGON
STATE OF OREGON
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ASHLAND HIGH SCHOOL
SCIENCE & HUMANITIES
MODERNIZATION PROJECT

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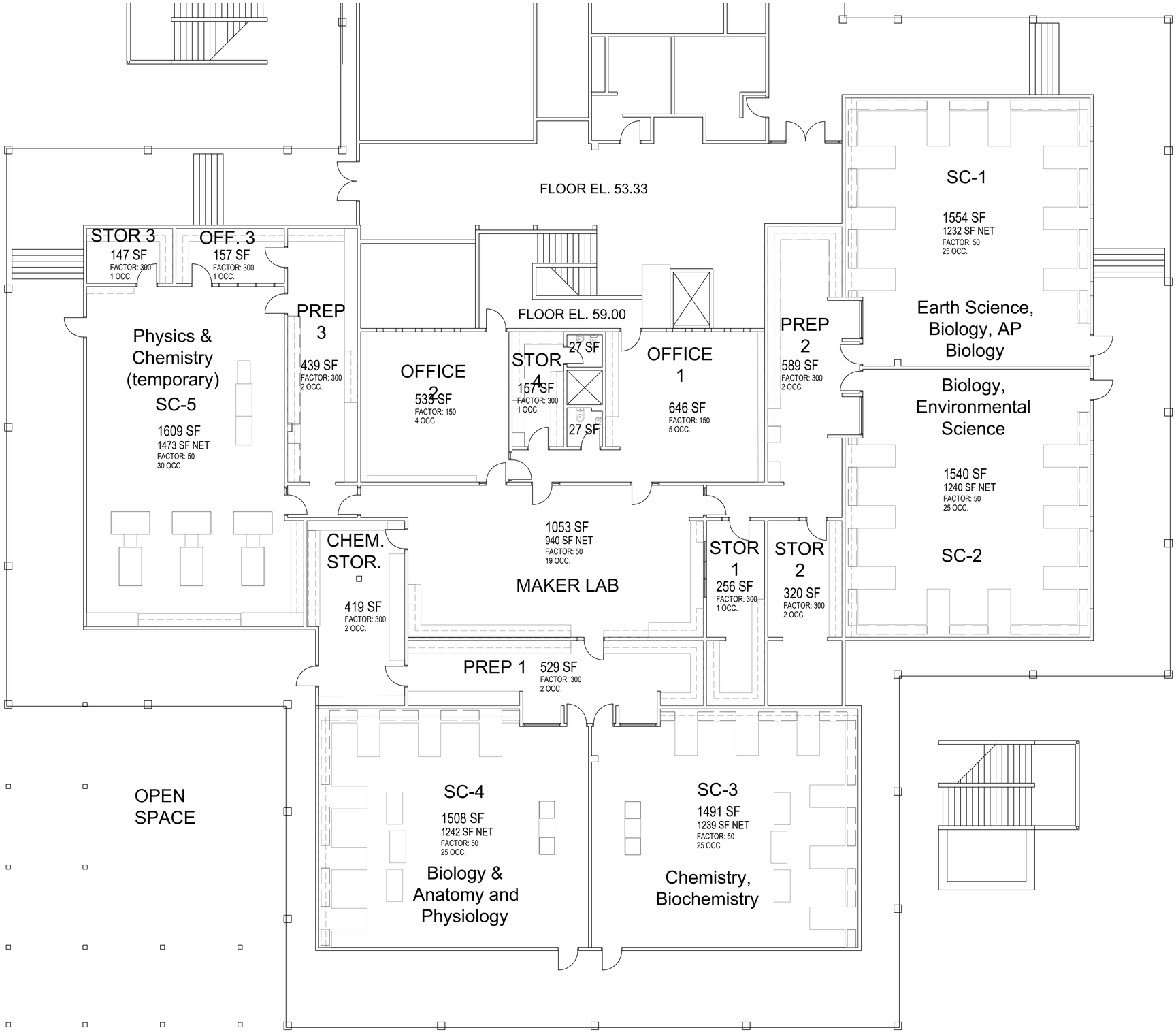
Revision	Date

Date	8.21.20
Job	19-031
Drawn By	PKS
Checked By	N/A
Scale	1/16" = 1'-0"

50% SD

Drawing Title
HUMANITIES BLDG.
PROPOSED
FLOOR PLAN

Drawing No.
A2.02



1 **SCIENCE BUILDING - EXISTING**

SCALE: 1/8" = 1'-0" ON 22X34, 1/16" = 1'-0" ON 11X17

N

PRELIMINARY BLDG. ANALYSIS

BUILDING TYPE: (OSSC. 602.5)
TYPE-VB

BUILDING OCCUPANCY: (OSSC. 305)
E-OCCUPANCY

ALLOWABLE BUILDING HEIGHT: (OSSC. TABLE 504.3)
60'-0"

ALLOWABLE STORIES: (OSSC. 504.4)
2

BASIC ALLOWABLE: (OSSC. TABLE 506.2)
9,500 SF

ALLOWABLE BUILDING SF INCREASES: (OSSC. TABLE 506.2)
SPRINKLERED: YES - 28,500 SF

FRONTAGE: (OSSC. 506.3.3)
I = F/P-.25(W/30)
I = 322/784 -.25 (30/30)
I = .41-.25(1)
I = .16

TOTAL ALLOWABLE BUILDING SF PER FLOOR:
Aa = At + (NsXIf)
Aa = 28,500 + (9,500 x .161)
Aa = 28,500 + 1520
Aa = 30,020 SF PER FLOOR

ACTUAL SF:
LEVEL 1: 27,939 SF
LEVEL 2: 28,941 SF

PLUMBING ANALYSIS

TOTAL OCCUPANCY (OSSC. TABLE 1004.5): 1,097
CLASSROOM: 743
LAB / VOCATIONAL: 166
LIBRARY: 125
STORAGE: 24
OFFICE / BUSINESS: 32

TOTAL PLUMBING FIXTURES REQ'D: (OSSC. TABLE 2902.1)
WATER CLOSETS: 22
LAVATORIES: 22
DRINKING FOUNTAINS: 2

TOTAL PLUMBING FIXTURES PROVIDED:
WATER CLOSETS: 21
URINALS: 7 (URINAL CONVERSION = 4 W/C)
LAVATORIES: 21
DRINKING FOUNTAINS: 3

NOT FOR CONSTRUCTION
UNDER REVIEW

arkitek:
design and architecture, llc.
426 a street
ashland, or 97520
tel.: 541.591.9988

kistler+ small +white architects

CONSULTANT:

REGISTERED ARCHITECT
CHRISTOPHER PLUMMER BROWN
6023
ASHLAND, OREGON
STATE OF OREGON

ASHLAND HIGH SCHOOL
SCIENCE & HUMANITIES MODERNIZATION PROJECT

Ashland School District
201 S Mountain Ave,
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Revision	Date

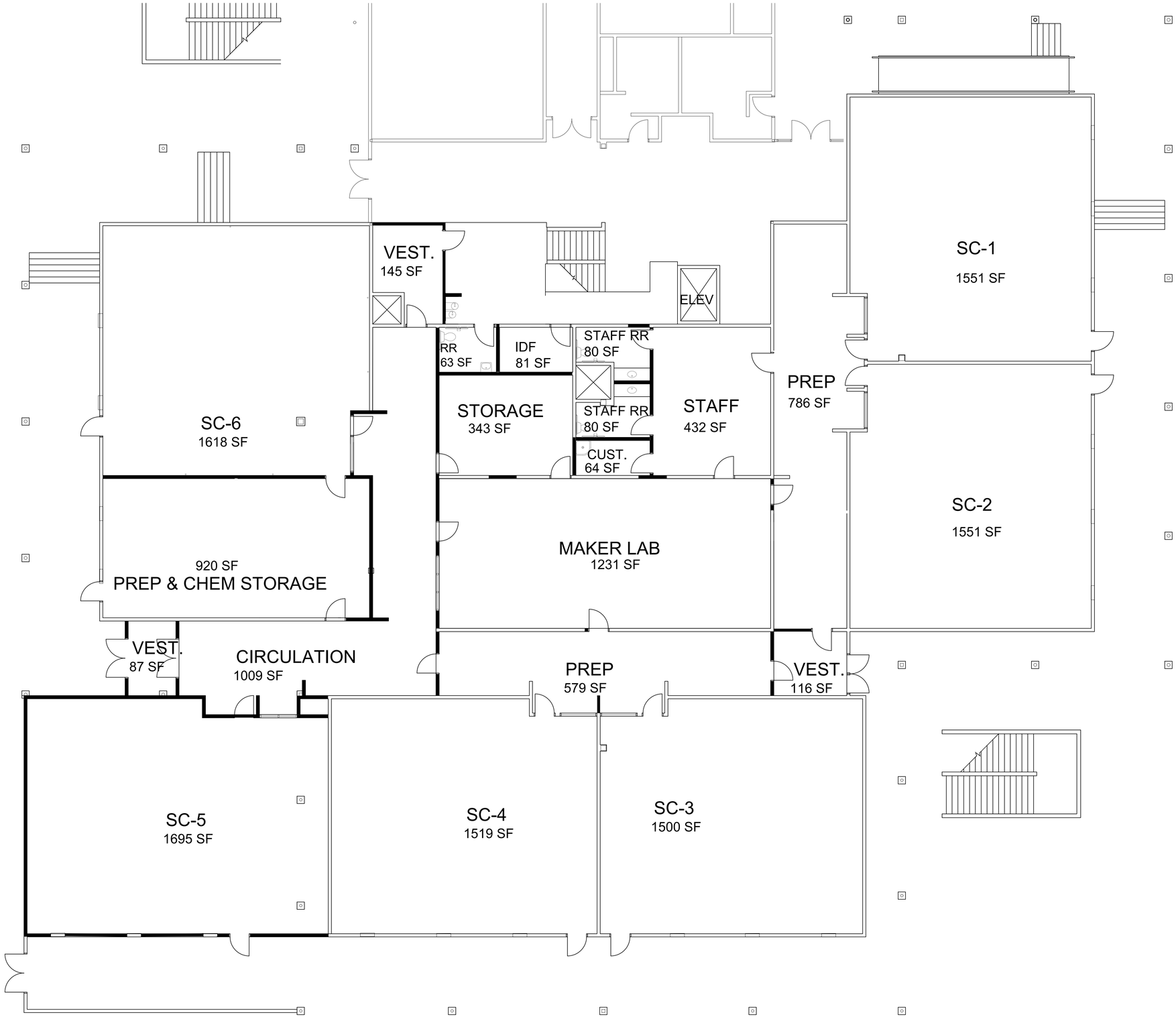
Date	8.21.20
Job	19-031
Drawn By	PKS
Checked By	N/A
Scale	1/8" = 1'-0"

50% SD

Drawing Title
SCIENCE BUILDING EXISTING FLOOR PLAN

Drawing No.
A3.01

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1 **SCIENCE BUILDING - PROPOSED**

SCALE: 1/8" = 1'-0" ON 22X34, 1/16" = 1'-0" ON 11X17

PRELIMINARY BLDG. ANALYSIS

BUILDING TYPE: (OSSC. 602.5)
TYPE-VB

BUILDING OCCUPANCY: (OSSC. 305)
E-OCCUPANCY

ALLOWABLE BUILDING HEIGHT: (OSSC. TABLE 504.3)
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ALLOWABLE STORIES: (OSSC. 504.4)
2

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I = 322/784-.25(30/30)
I = .41-.25(1)
I = .16

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Aa = At + (NsXIf)
Aa = 28,500 + (9,500 x .161)
Aa = 28,500 + 1520
Aa = 30,020 SF PER FLOOR

ACTUAL SF:
LEVEL 1: 27,939 SF
LEVEL 2: 28,941 SF

PLUMBING ANALYSIS

TOTAL OCCUPANCY (OSSC. TABLE 1004.5): 1,097
CLASSROOM: 743
LAB / VOCATIONAL: 166
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STORAGE: 24
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WATER CLOSETS: 22
LAVATORIES: 22
DRINKING FOUNTAINS: 2

TOTAL PLUMBING FIXTURES PROVIDED:
WATER CLOSETS: 21
URINALS: 7 (URINAL CONVERSION = 4 W/C)
LAVATORIES: 21
DRINKING FOUNTAINS: 3

NEED REVIEW

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design and
architecture, llc.
426 a street
ashland, or 97520
tel.: 541.591.9988

kistler+
small
+white
architects

CONSULTANT:

REGISTERED ARCHITECT
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STATE OF OREGON
NOT FOR CONSTRUCTION

ASHLAND HIGH SCHOOL
SCIENCE & HUMANITIES
MODERNIZATION PROJECT

Ashland School District
201 S Mountain Ave,
Ashland, OR 97520

Revision	Date

Date	8.21.20
Job	19-031
Drawn By	PKS
Checked By	N/A
Scale	1/8" = 1'-0"

50% SD

Drawing Title
SCIENCE BUILDING PROPOSED FLOOR PLAN

Drawing No.
A3.02

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