

ADDENDUM NUMBER ONE
RFP 13-2133
CONSULTING SERVICES – ORIGINAL ROOF REPLACEMENT
OREGON CONVENTION CENTER

In the interest of fairness, this information is being provided to all interested proposers. The purpose of this addendum is to make clarifications and address questions from the pre-bid site walk on October 30, 2012 and additional questions during the question period.

Pre-Proposal meeting attendees:

Bill Hart	Carleton Hart Architecture	Bill.hart@carletonhart.com
Phillip Strand	McBride Architecture, PC	phil@mcbridearchitects.com
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Steven McBride	Professional Roof Consultants	Steven.Mcbride@ProfessionalRoofConsultants.com
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Ian Mickelson	Soderstrom Architects	imickelson@sdra.com
Jarkko Simonen	Wiss, Janney, Elstner Associates, Inc	jsimonen@wje.com
Thomas Puttman	Puttman Infrastructure, Inc	thomas.puttman@puttman.com
Darrell Hopkins	United Union of Roofers Waterproofers and Allied Workers - Local 49	darrellh@roofersunionlocal49.com

Clarifications

- Oregon Convention Center (OCC) is looking for a design installation for a roof system with a 20+ year life expectancy.
- OCC is also looking for potential sustainable roofing options (solar, green, eco, wind, rain water harvesting). These options including design would likely be a separate contract and not necessarily part of this roofing project. This is a LEED Certified building, and would like to achieve LEED Gold status. Regarding the sustainable options, OCC does not want design or all components as part of this proposal. OCC would like information as to whether installing certain aspects of a roofing option i.e. posts for solar system, is better to complete as part of this project. OCC would like included:
 - Potential resources/vendors/products
 - Rough estimates for budgeting
 - Potential funding available through the City of Portland
 - Rough roof capabilities to support sustainable options. (See ZGF Drawing S1 - General Structural Notes and Drawing Index, dated July 11, 1988 (*Attachment A*))
- Construction Scope of Work is to include:
 - Demolition
 - Wall flashing and porous parapet cap to keep rain out.
- Construction Scope of Work does not include:
 - Glazing issues
- Any white roof area is not included as part of this project.

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METRO

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- Current roof system is loose rocks over rubber membrane. The core below consists of 3" of foam and ½" of sheet rock sitting on top of corrugated decking. A photograph of the current roof core has been provided as (*Attachment C*).
- All construction work in this project is subject to prevailing wages, and estimates should be based on such.
- No weight in grading the proposals will be based on Proposers having and using in-house staff versus outside resources to provide sustainable options information.
- The schedule listed in the RFB is an estimate, and may be adjusted. Bidding for construction phase needs to happen by June 1, 2013 with construction to begin July 1, 2013. Although the construction of the roof will not begin until July 2013, the options for the design need to be determined now to allow for project budget adjustments for the FY 13-14 budget.
- The structural cover sheet has been included in the attachment lists general structural information and provides load capacities.

A general roofing plans drawing was included with the original RFP document. More detailed roof plans have been included as an attachment to this Addendum: large section, raised section and loading dock area, and roof parapet details (*Attachment B*).

All other terms and conditions of this solicitation remain the same.

Issued November 6, 2012

A handwritten signature in blue ink, appearing to read "G. Schuster", written over a horizontal line.

Gabriele Schuster
Procurement Manager

Attachments:

- Attachment A* - ZGF Drawing S1 - General Structural Notes and Drawing Index,
"Oregon Convention Center – Bid Package 3" - dated July 11, 1988
- Attachment B* – ZGF Drawings "Oregon Convention Center – Bid Package 3"
 - A2.11 – Plan Second Level - South –dated August 2, 1988
 - A2.12 – Plan Second Level - West – dated August 2, 1988
 - A3.1 – Elevations, Exterior - North– dated June 16, 1989
 - A3.2 – Elevations, Exterior - East – dated September 19, 1988
 - A3.11 – Sections, Glazed Towers – dated June 16, 1989
 - A3.12 – Sections, Glazed Towers – dated June 16, 1989
 - A4.3 – Details, Exterior Wall – dated August 2, 1988
 - A4.11 – Details, Exterior Wall – Dated November 30, 1988
- Attachment C* - Photograph of the Oregon Convention Center current roof core