

May 10, 2021

SOLICITATION ADDENDUM NO. 1
ITB 20-0038
Aloha High School Modular Roof Replacement

THE FOLLOWING CHANGES/ADDITIONS TO THE ABOVE CITED SOLICITATION ARE ANNOUNCED:

This Addendum modifies the Invitation to Bid (ITB) document(s) only to the extent indicated herein. All other areas not changed or otherwise modified by this Addendum shall remain in full force and effect. This Addendum is hereby made an integral part of the ITB document. Bidder must be responsive to any requirements of this Addendum as if the requirements were set forth in the ITB. Failure to do so may result in Bid rejection. See the ITB regarding requests for clarification or change and protests of this Addendum, and the deadlines for the foregoing.

This addendum is to be acknowledged in the space provided on the Bidder Certification form supplied in the solicitation document. Failure to acknowledge receipt of this addendum may be cause to reject your offer.

The Closing date and time **IS HEREBY CHANGED to May ,13 2021 at 2:00 PM Pacific Time**
The Disclosure Deadline **IS HEREBY CHANGED to May 13, 2021 at 4:00 PM Pacific Time**

OTHER CHANGES:

- 1) The Revised Drawings attached to this Addendum 1 hereby replace any corresponding pages in ATTACHMENT J Drawings. If any pages in the Revised Drawings do not have a corresponding page in ATTACHMENT J Drawings, such pages are hereby added to ATTACHMENT J Drawings. Refer to the attached Engineer's Summary for a summary of any changes/additions to the Drawings.**
- 2) The following section is hereby removed from ATTACHMENT K Specifications:
Specification 07 56 30 – Fluid Applied Roofing Restoration.**

CLARIFICATIONS:

- 1) The Architect's Summary attached to this Addendum 1 summarizes and describes Changes made to the Solicitation Documents.**

ARCHITECT'S SUMMARY

Architecture Planning Design LEED Consulting
115 NW First Ave, Suite 300
Portland, OR 97209
tel 503.280.8000
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ADDENDUM #1 TO CONTRACT DOCUMENTS FOR:

BEAVERTON SCHOOL DISTRICT
ALOHA HIGH SCHOOL
MODULAR ROOFING

05/05/2021

This ADDENDUM supersedes the original SPECIFICATIONS and DRAWINGS dated April 6, 2021, wherein it contradicts them; all other conditions remain unchanged.

Prior Addenda:
None

Acknowledgement of receipt of this ADDENDUM is required.

ITEM 1: MODIFICATIONS TO SPECIFICATIONS:

1. **REMOVE** Specification 07 56 30 – Fluid Applied Roofing Restoration

ITEM 2: MODIFICATIONS TO PLANS

1. Sheet A-221:
 - a. **ADD** Elevation tag to 6/A-301
2. Sheet A-301:
 - a. **ADD** Elevation #6, "A6 ENLARGED SECTION"
 - b. **ADD** Keynote X8 to elevation #2
 - c. **ADD** Keynote X7 to elevation #3
 - d. **ADD** Keynote X8 to elevation #5
3. Sheet A-721:
 - a. **ADD** Detail #21 to show rail connection to (E) ladder
 - b. **REVISE** Detail #17 to show structural elements
 - c. **REVISE** Detail #18 to show structural elements
 - d. **REVISE** Detail #20 to show structural elements

ITEM 3: RESPONSES TO BIDDER QUESTIONS

1. None

ITEM 4: ATTACHMENTS

1. Specifications:

NONE

2. Drawings:

A-221 ROOF PLAN

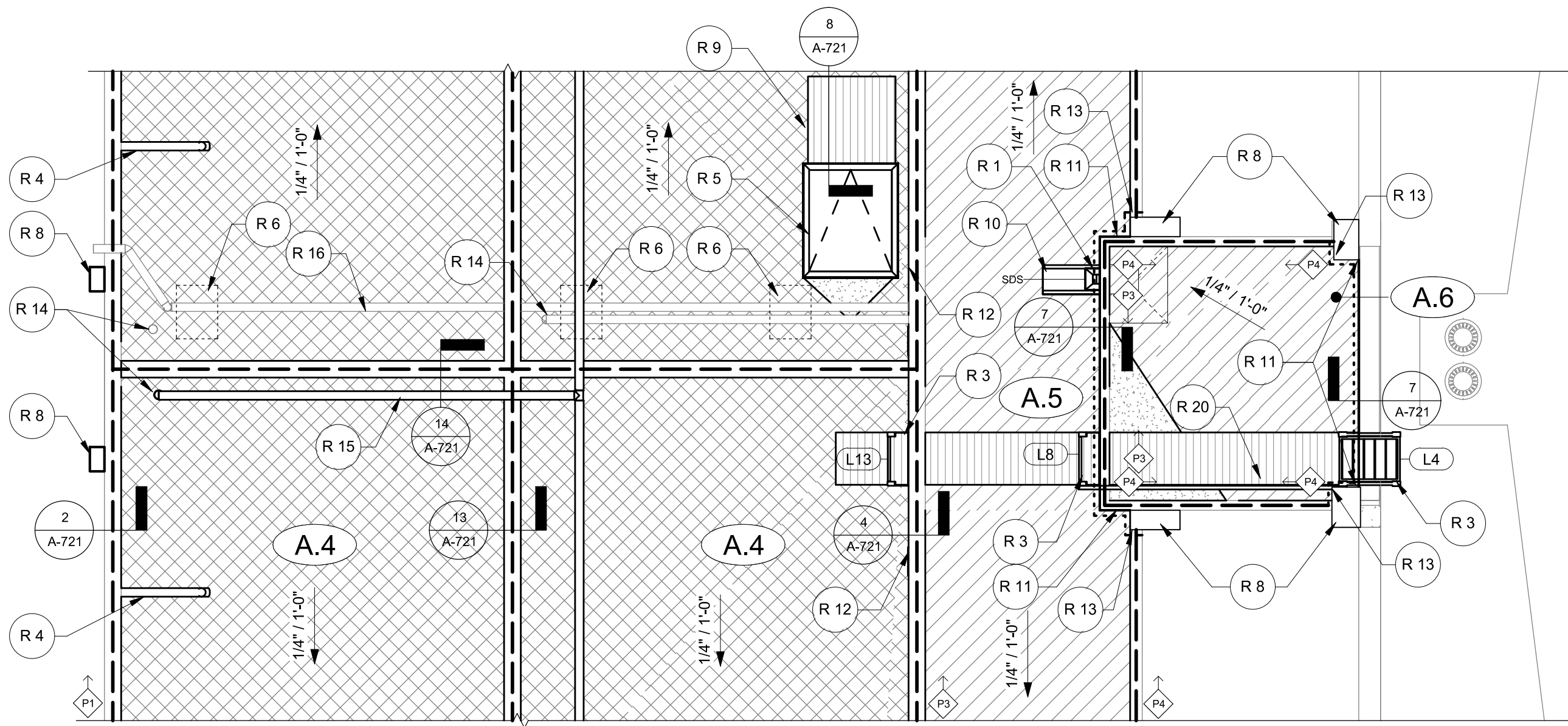
A-301 EXTERIOR ELEVATIONS

A-721 ROOF & LADDER DETAILS

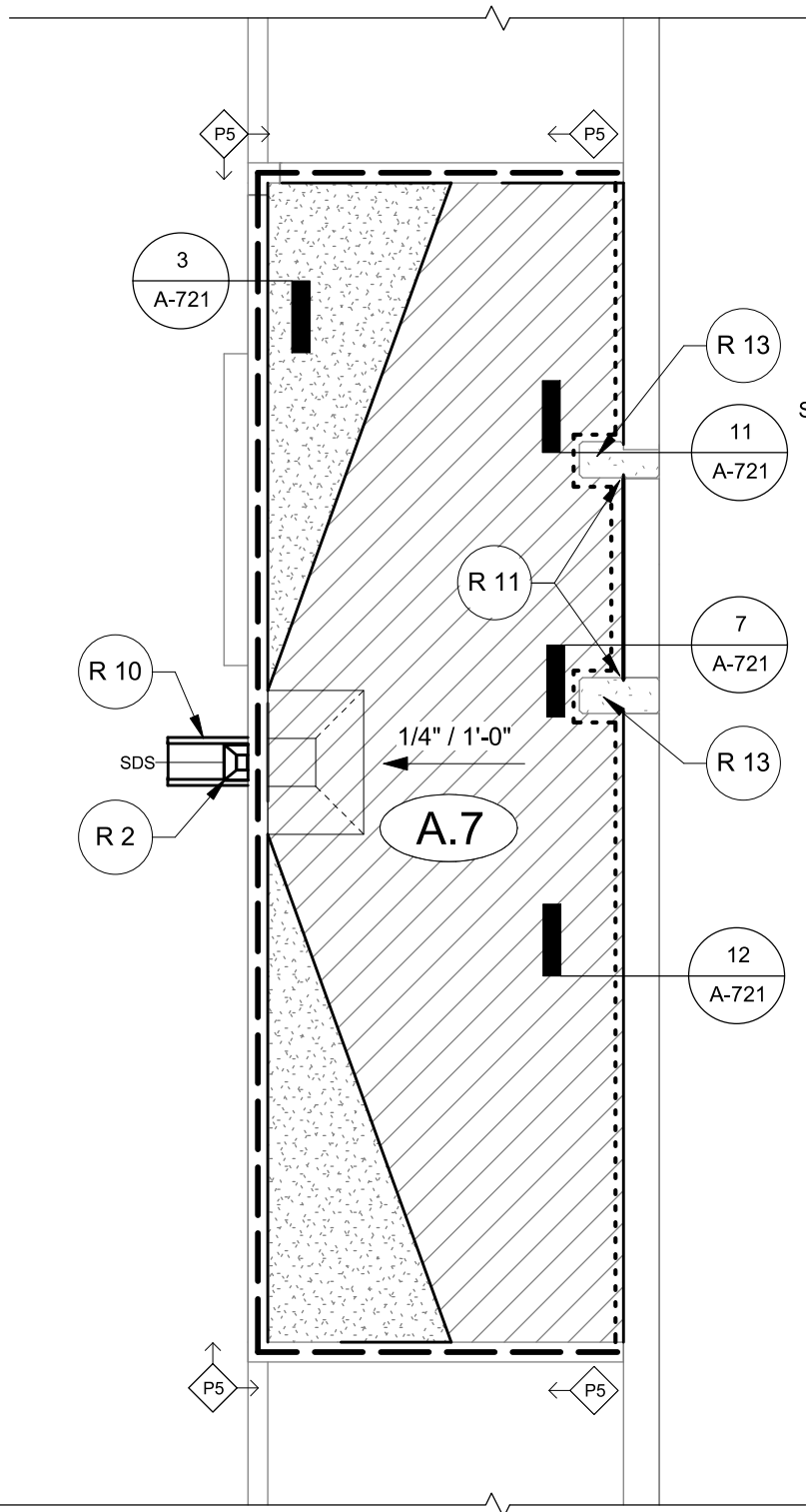
END OF ADDENDUM #1

REVISED DRAWINGS

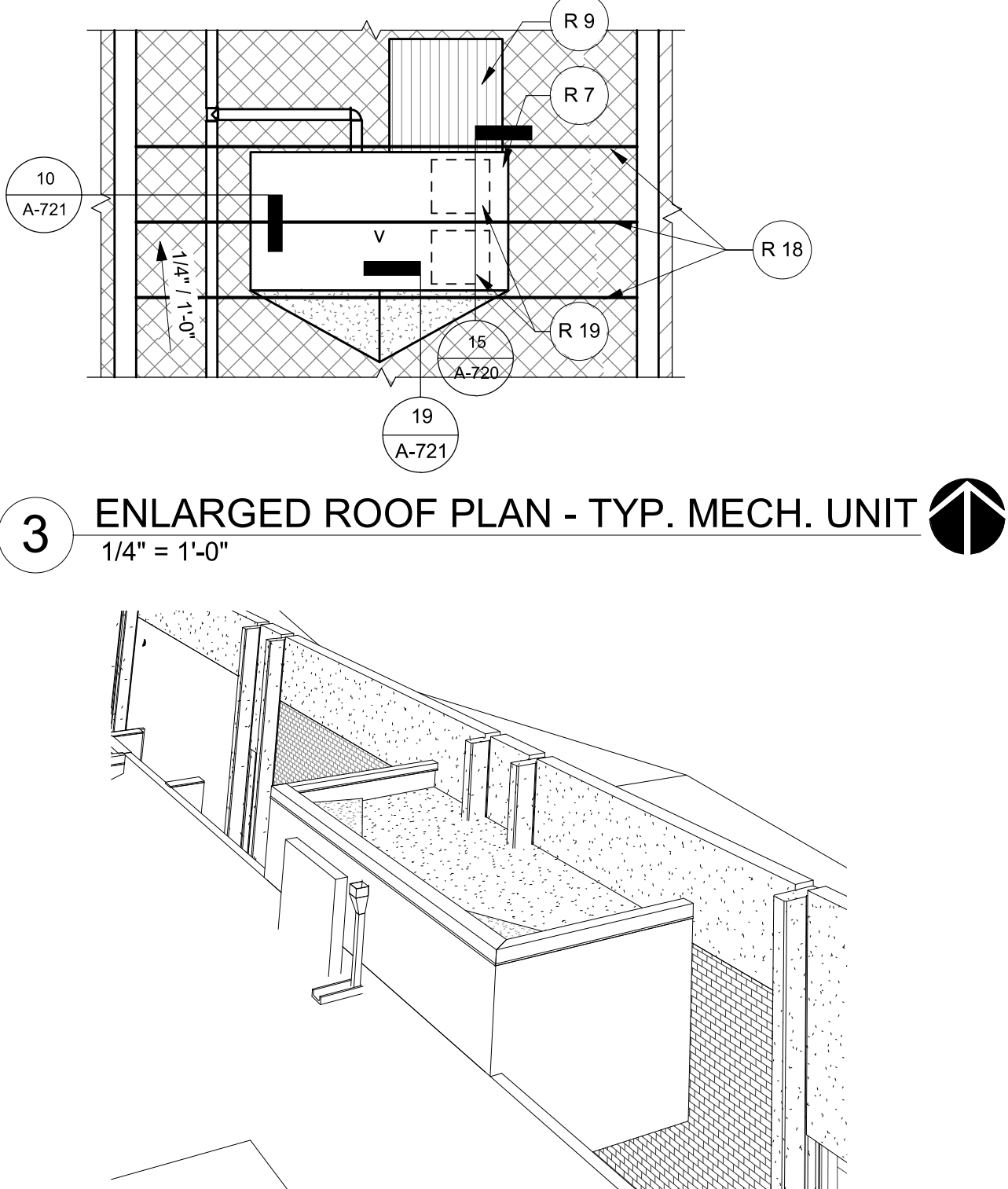
The Remainder of this page is intentionally left blank. The Revised Drawings begin on the following page.



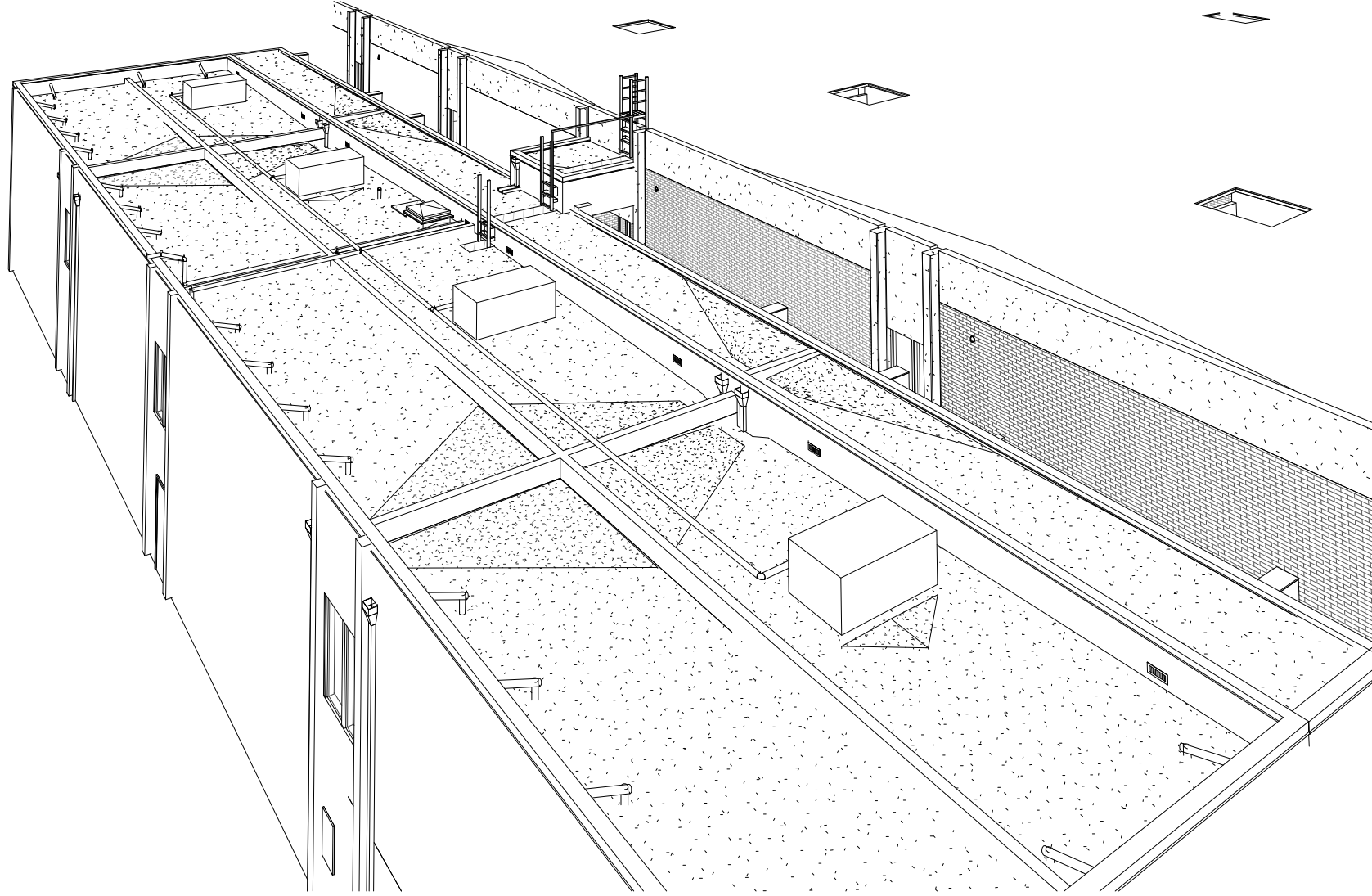
2 ENLARGED ROOF PLAN - ROOF AREA A.6
1/4" = 1'-0"



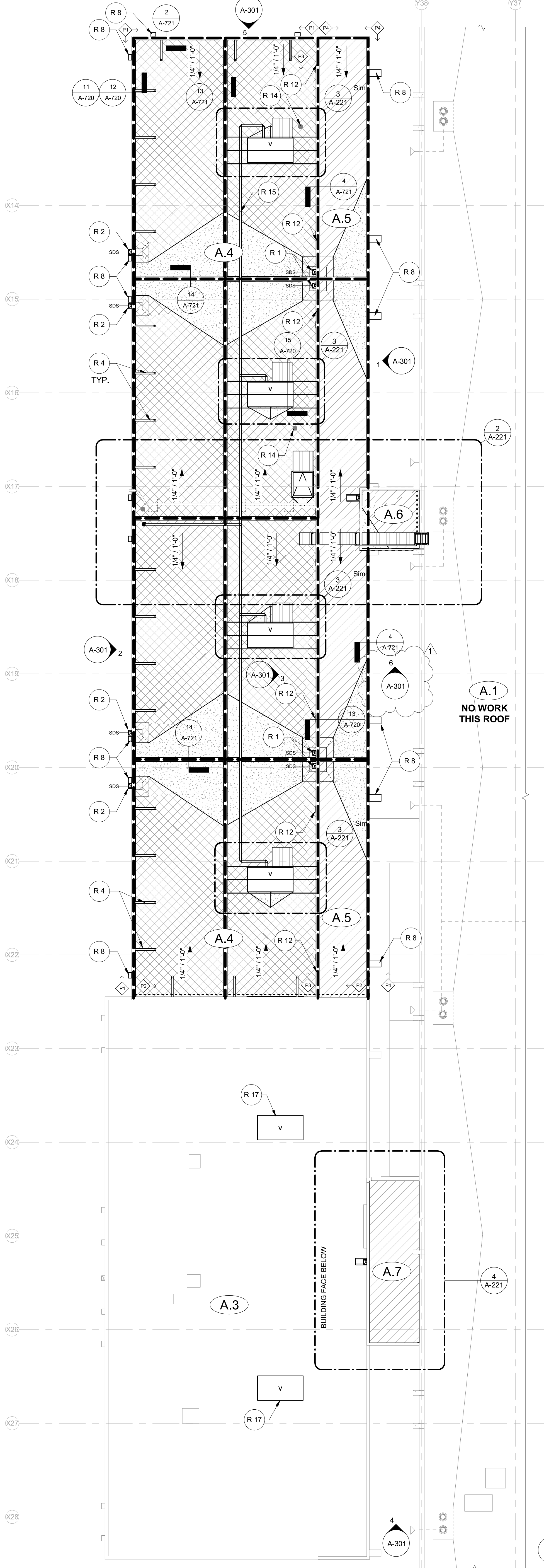
4 ENLARGED ROOF PLAN - ROOF AREA A.7
1/4" = 1'-0"



3 ENLARGED ROOF PLAN - TYP. MECH. UNIT
1/4" = 1'-0"



6 3D PERSPECTIVE - ROOF AREA A.4, A.5, A.6



1 ROOF PLAN - MODULAR
1/8" = 1'-0"

KEYNOTES

- R 1 Reinstall modified leaderhead and downspout at A.5, A.6, A.7 through-wall scupper flashing, see detail 2 / A-720
- R 2 Reinstall modified leaderhead and downspout at roof A.4 through-wall scupper flashing, see detail 3 / A-720
- R 3 Reinstall salvaged ladder after modifying to fit above new roof level, see Ladder Schedule.
- R 4 Existing parapet brace to remain in place, clean all surfaces and repaint Typ. at all braces. See detail 12 / A-720 for attachment to roof deck, and detail 11 / A-720 for flashing at parapet attachment.
- R 5 Reinstall salvaged hatch on modified existing curb per detail 8 / A-721
- R 6 New loose laid pipe support frame for reinstalled conduit cable - see Electrical.
- R 7 New mechanical unit on new curb, 650 lbs max - see Mechanical. See detail 10 / A-721 for curb requirements.
- R 8 New cap flashing at existing column. S-lock to adjacent roof edge cap flashing at standing seam.
- R 9 New PVC walkpad. Locate on operating side of mechanical units and hatches, Typ.
- R 10 New precast concrete splashblock at existing downspouts, see detail 8 / A-720
- R 11 New vertical sheet metal panel flashing, see detail 7 / A-721
- R 12 Reinstall salvaged sidewall vent grill and apply new flashing per manufacturer's requirements, typical. See detail 13 / A-720
- R 13 Continue reglet flashing around all columns and wall protrusions per detail 11 / A-721. Height from finish roof surface to align across face of wall and set at 8" min. above highest point of finish roof surface, typical.
- R 14 Pipe boot at pipe penetrations, see detail 10 / A-720
- R 15 New gas piping, Typ. see Mechanical.
- R 16 Raise (E) conduit as needed to sit on sleepers. Coordinate location with new gas pipe. See Electrical.
- R 17 New mechanical unit on (E) curb, 800lbs max - see Mechanical. Refer to detail 9 / A-721 for curb requirements.
- R 18 Continuous 2x4 along entire length of (E) 2x8 joist. Patch in roof insulation flush against 2x4, no voids. Typ. at all joists under mechanical unit. See detail 19 / A-721.
- R 19 Provide square pipe boot at metal duct roof penetrations per detail 15 / A-720, Typ.
- R 20 Provide new metal bar +/- 8' - 11" in length, weld each end to ladder per detail 18 / A-721. Plug all holes in bar, Typ.

ROOF PLAN SHEET NOTES

- A. Keynotes are not sheet specific.
- B. General Contractor is responsible for verifying all existing conditions and notifying Architect of any discrepancies.
- C. Coordinate all work with other disciplines; see Mechanical, Plumbing and Electrical drawings for additional scope.
- D. See Plumbing drawings for plumbing vent locations; provide new pipe flashing per detail 10 / A-720
- E. Repair ceiling where new roof drains and overflow drains and piping are installed. See RCP for extents of ceiling scope.
- F. Roof drain and overflow drain tags are for identification purposes only, verify drain quantities; see Plumbing.
- G. Parapet tags are for identification purposes only, verify quantities; see 'Parapet Schedule' on this sheet.
- H. Ladder tags are for identification purposes only, verify quantities; see 'Ladder Schedule' sheet A-721.
- I. Remove corrosion from all (E) stormwater and roof drainage piping to remain, and apply high-performance coating.
- J. Hydro jet all roof drains within area of work at completion of project.
- K. Existing roof structure slope is shown on roof demolition union.
- L. Where sheet metal coping terminates at walls, provide saddle flashing and counterflash per detail 15 / A-721. Verify all locations and conditions.
- M. Tapered insulation to be installed as crickets at all mechanical equipment and rooftop penetrations that exceed 1'-0" in width.
- N. All crickets sloped to 1/4" / 12".
- O. Walkpads to be installed at top and bottom of all ladders and on the service side of all serviceable rooftop mechanical units.
- P. Use pressure-treated lumber for wood construction on roofs, parapets, and walls.
- Q. All (E) mechanical unit wood curbs to remain unless otherwise noted. Modify and raise (E) wood curbs as required to meet 8" minimum height above finished roof surface, see detail 10 / A-721
- R. Column cap flashing to remain in place if possible U.N.O.
- S. Refer to Roof Layout Plans and Roof Schedule on those sheets for type and extent of each roofing system.
- T. Contractor to field verify (E) vents provide a total of 6.5 SF of ventilation opening.

ROOF PLAN LEGEND

TYPE 1A - NOT USED

TYPE 1B - (N) PVC ROOF ASSEMBLY:
(AT FULL DEMOLITION ROOFS) SINGLE PLY PVC
MEMBRANE OVER 1/2" COVERBOARD WITH RIGID
INSULATION ON (E) WOOD DECK. APPLY R-30 AT
ALL LOCATIONS.

TYPE 1C - (N) PVC ROOF ASSEMBLY:
(AT FULL DEMOLITION CANOPIES) SINGLE PLY
PVC MEMBRANE OVER 1/2" COVERBOARD
TAPERED INSULATION AS REQUIRED FOR SLOPE.

NEW CRICKET - TAPERED INSULATION. SLOPE
OF 1/4 PER FOOT

ROOF AREA REFERENCE
ROOF PARAPET / EDGE REFERENCE TAG
SEE PARAPET SCHEDULE THIS SHEET

ROOF SLOPE / CRICKET SLOPE
NEW SHEET METAL COPING. SEE PARAPET
TYPES AND TYPICAL DETAIL. 9 / A-720

NEW REGLET FLASHING

REINSTALL SALVAGED DOWNSPOUT AND
LEADERHEAD. PROVIDE NEW MEMBRANE CLAD
METAL SCUPPER

EXISTING DOWNSPOUT TO REMAIN

REINSTALL SALVAGED HVAC FAN OR VENT ON
MODIFIED (E) WOOD CURB UNLESS OTHERWISE
NOTED. SEE DETAIL 9 / A-721 AND 10 / A-721
FOR CURB REQUIREMENTS.

REINSTALL ROOF HATCH. SEE DETAIL 8 / A-721
LADDER TAG FOR REFERENCE ONLY. SEE
SHEET A-721 FOR SCHEDULE AND DETAILS

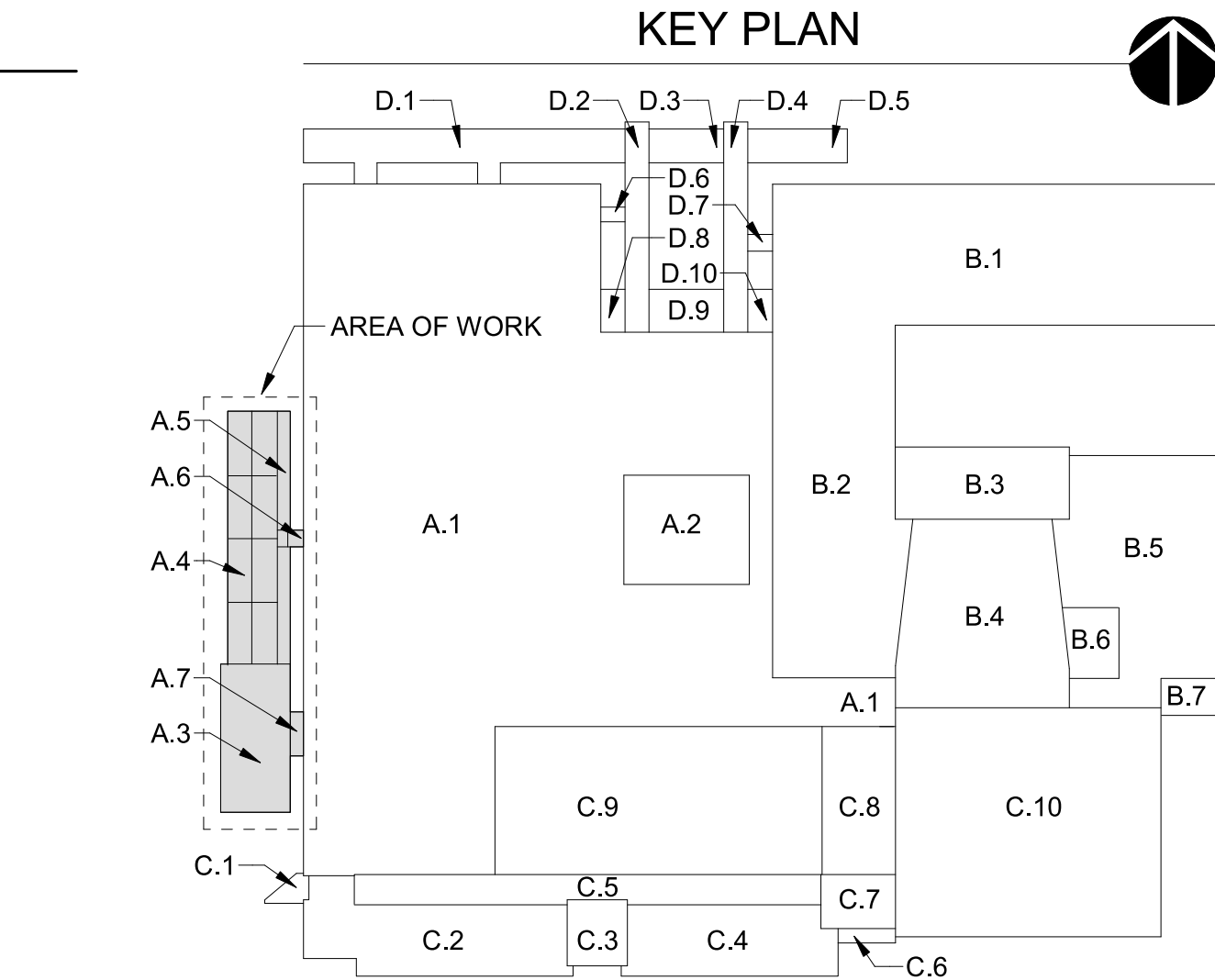
NEW PVC WALKPAD

PARAPET SCHEDULE

TYPE	DETAIL	TYPE	DETAIL
P1	2 / A-721	P2	3 / A-721
P3	4 / A-721	P4	5 / A-721
P5	6 / A-721		

PARAPET SCHEDULE NOTES:

- Coordinate membrane securement methods at bottom of walls with structural work and manufacturer's requirements to avoid conflict.
- Rigid insulation crickets not shown on roof edge details for clarity. Refer to plans for locations. All crickets to be a minimum of 1/4" / 12" slope.



KEY PLAN

ROOF SCHEDULE - ZONE A									
ROOF AREA	AREA SQ.FT.	DECK		INSULATION		ROOFING			
		DECK MATERIAL	NEW SHEATHING	(N) INSULATION VALUE *	TAPERED INSULATION	(N) MATERIAL	TYPE	UL CLASS	COMMENTS
A.3	3246 SF	(E) TO REMAIN	(E) TO REMAIN	(E) TO REMAIN	(E) TO REMAIN	(E) TO REMAIN	(E) TO REMAIN	A	1998 addition
A.4	3862 SF	PLYWOOD DECK	NO	R-30 (6" ISO)	YES, NOTE 2	PVC SINGLE-PLY	TYPE 1B	A	1986 addition
A.5	996 SF	PLYWOOD DECK	NO	NONE	YES, NOTE 2	PVC SINGLE-PLY	TYPE 1C	A	1986 addition - canopy
A.6	74 SF	PLYWOOD DECK	NO	NONE	YES, NOTE 2	PVC SINGLE-PLY	TYPE 1C	A	1987 original - canopy
A.7	179 SF	PLYWOOD DECK	NO	NONE	YES, NOTE 2	PVC SINGLE-PLY	TYPE 1C	A	1998 addition - canopy

New Roof 5,111 SF
Area.

SCHEDULE NOTES:

- New sheathing to be installed under demolished wood framed crickets and at other locations.
- Install tapered insulation crickets for drainage at all rooftop curbs, skylights, equipment greater than 1' wide and where indicated on plans and details. Tapered slopes to be a minimum of 1/4" / 12".
- New insulation levels vary, refer to plans for approximate areas.



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Consultants:

ALOHA HIGH SCHOOL
MODULAR REROOFING

PERMIT / BID SET



Date: 04/06/2021
Project Number: 90065
Drawn By: DET
Checked By: TA

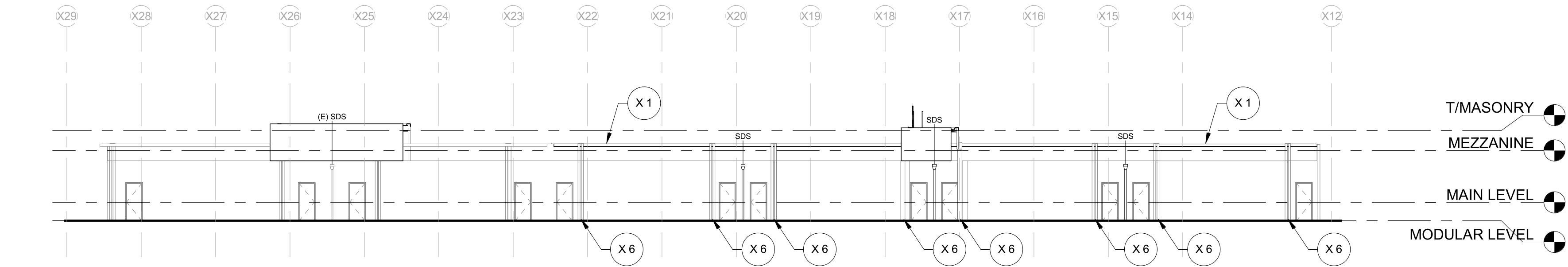
Revision Schedule:
1 ADD 1 05/05/2021

Sheet Title:
ROOF PLAN

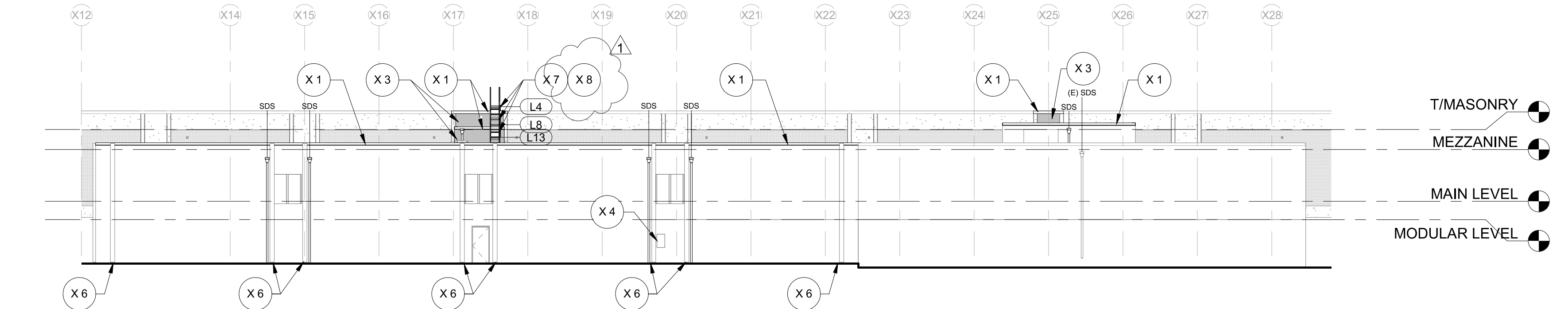
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A-221

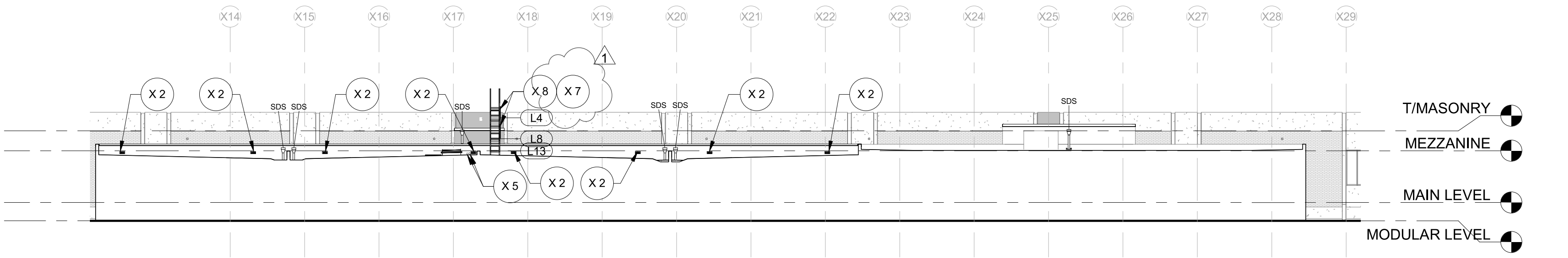
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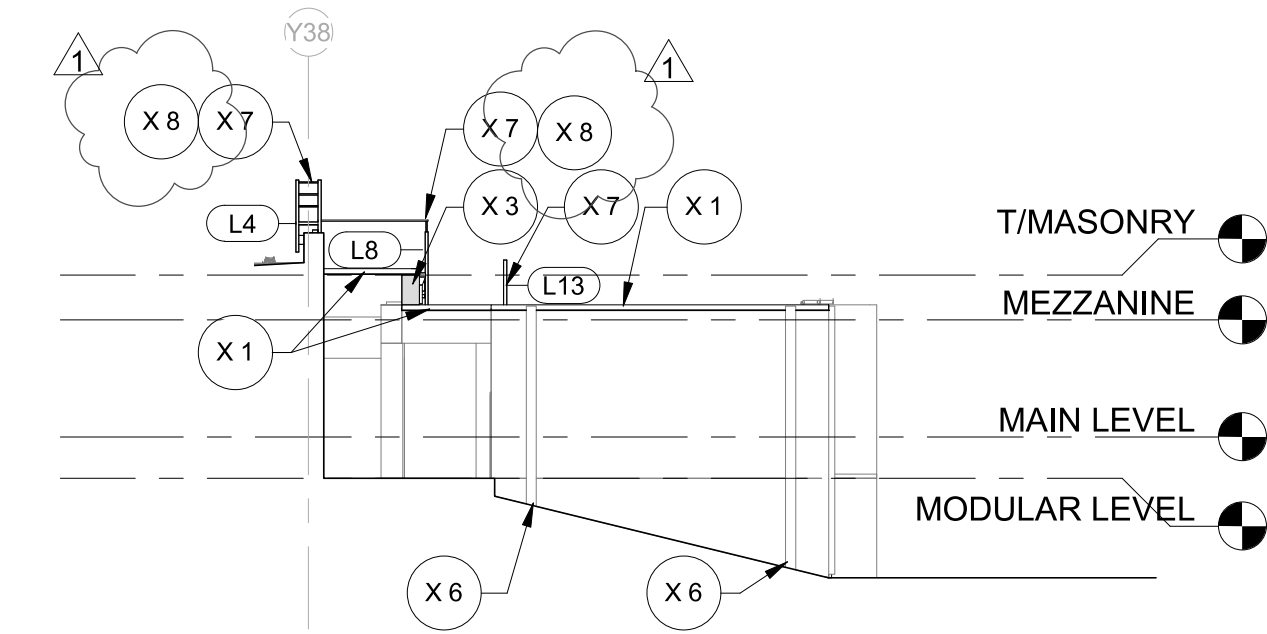
1 A3-A4 EAST ELEVATION
1/16" = 1'-0"



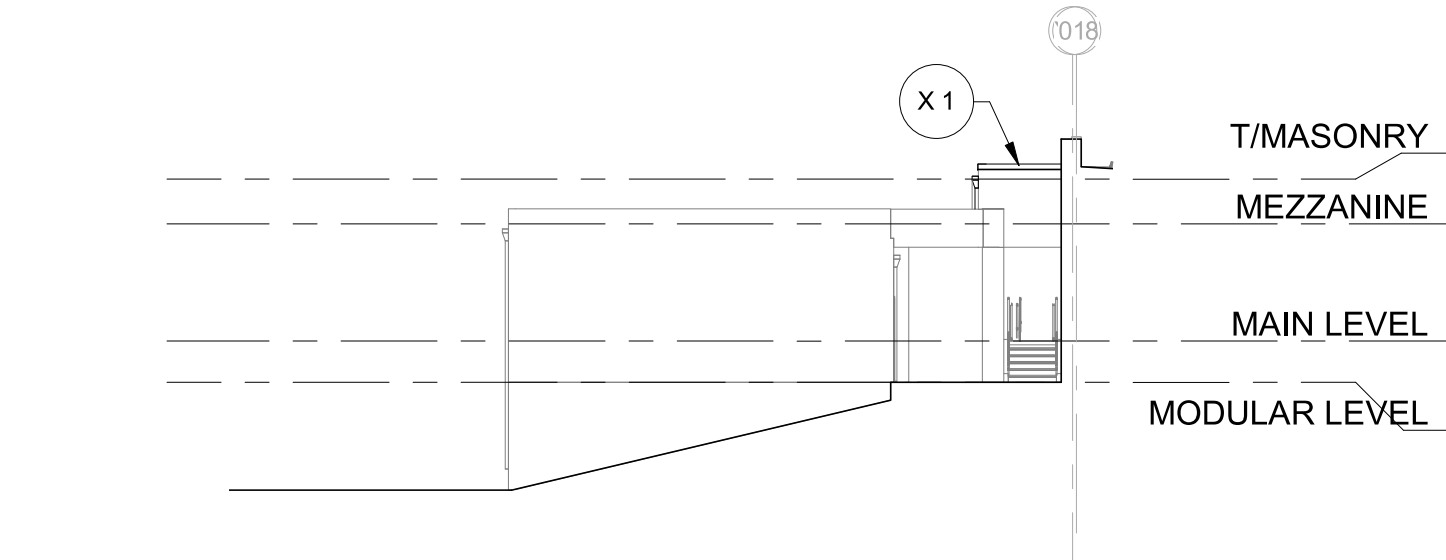
2 A3-A4 WEST ELEVATION
1/16" = 1'-0"



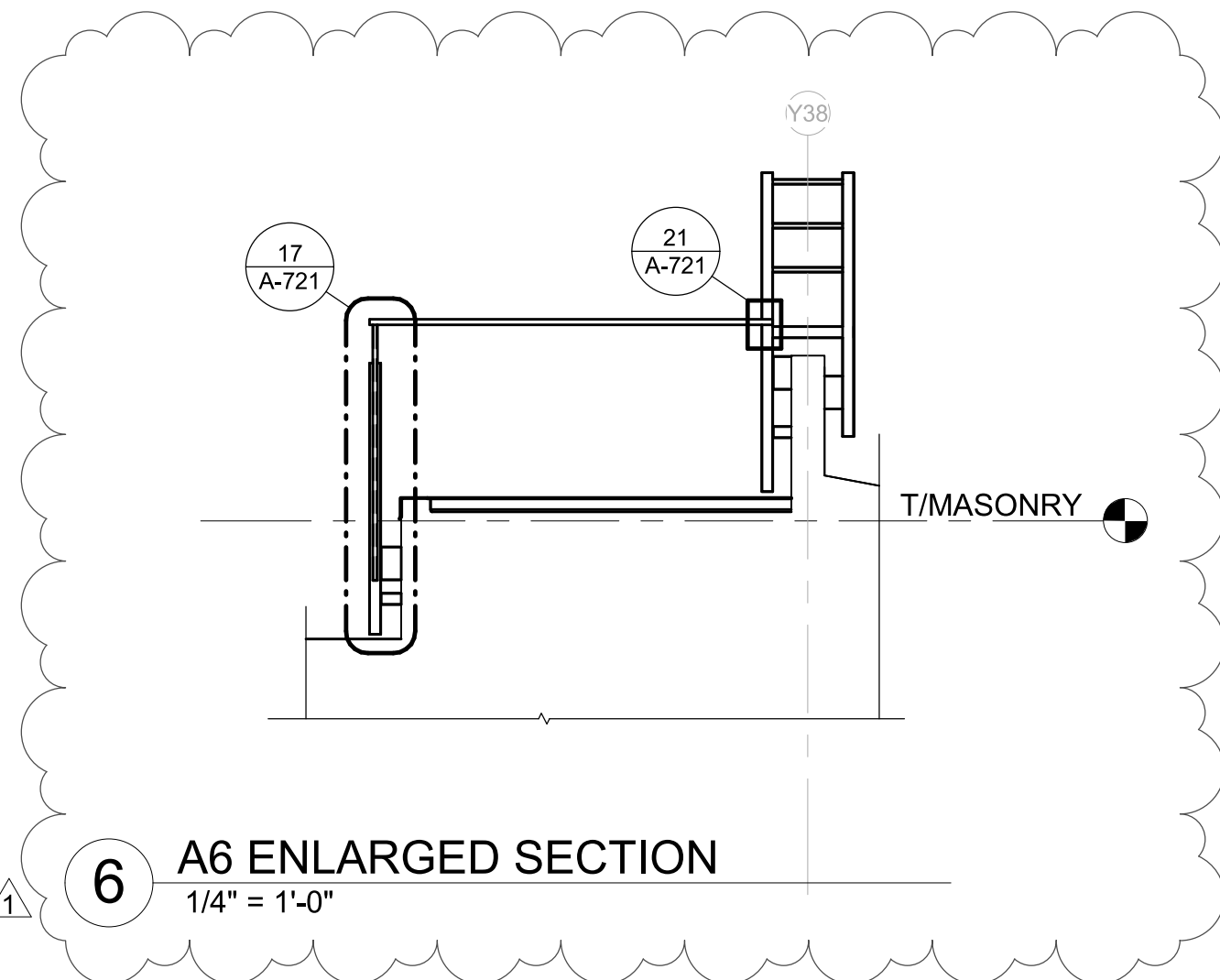
3 A3-A4 SECTION
1/16" = 1'-0"



5 A3-A4 NORTH ELEVATION
1/16" = 1'-0"



4 A3-A4 SOUTH ELEVATION
1/16" = 1'-0"



6 A6 ENLARGED SECTION
1/4" = 1'-0"

EXTERIOR ELEVATION SHEET NOTES

- A. Exterior Elevations Keynotes (X#) are consistent across all Exterior Elevation Sheets. Not all keynotes are used on each sheet.
B. For additional information, see Mechanical, Plumbing and Electrical drawings.
C. All new elements to be painted or pre-finished to match (E); U.N.O.
D. Mechanical Equipment not depicted for clarity. For more information on roof related mechanical scope see Mechanical.
E. All elevations are existing and should be verified in field.

EXTERIOR ELEVATION LEGEND

(L#) LADDER TAG FOR REFERENCE ONLY, SEE SHEET A-722 FOR SCHEDULE AND DETAILS

DS - REINSTALL SALVAGED DOWNSPOUT

SDS - REINSTALL MODIFIED SALVAGED DOWNSPOUT AND LEADERHEAD, PROVIDE MEMBRANE CLAD METAL THROUGH-WALL SCUPPER. SEE ROOF PLANS FOR MORE INFORMATION

(E) SDS - EXISTING LEADERHEAD AND DOWNSPOUT TO REMAIN - PROTECT.

NEW VERTICAL METAL PANELS

KEYNOTES

- X 1 New sheet metal coping, paint to match (E).
X 2 Raise attic vent 8" Min. above roof surface. Infill wall.
X 3 New vertical sheet metal panels.
X 4 (E) gas meter, see Mechanical.
X 5 Liquid flash around pipe penetration through parapet wall, Typ. Similar to detail 12 / A-720.
X 6 New metal cap on columns, Typ.
X 7 Reinstall modified (E) ladder, see Ladder Schedule.
X 8 Provide vertical steel tube bolted to ladder. Plug all holes. Connect to new metal bar per detail 18 / A-721

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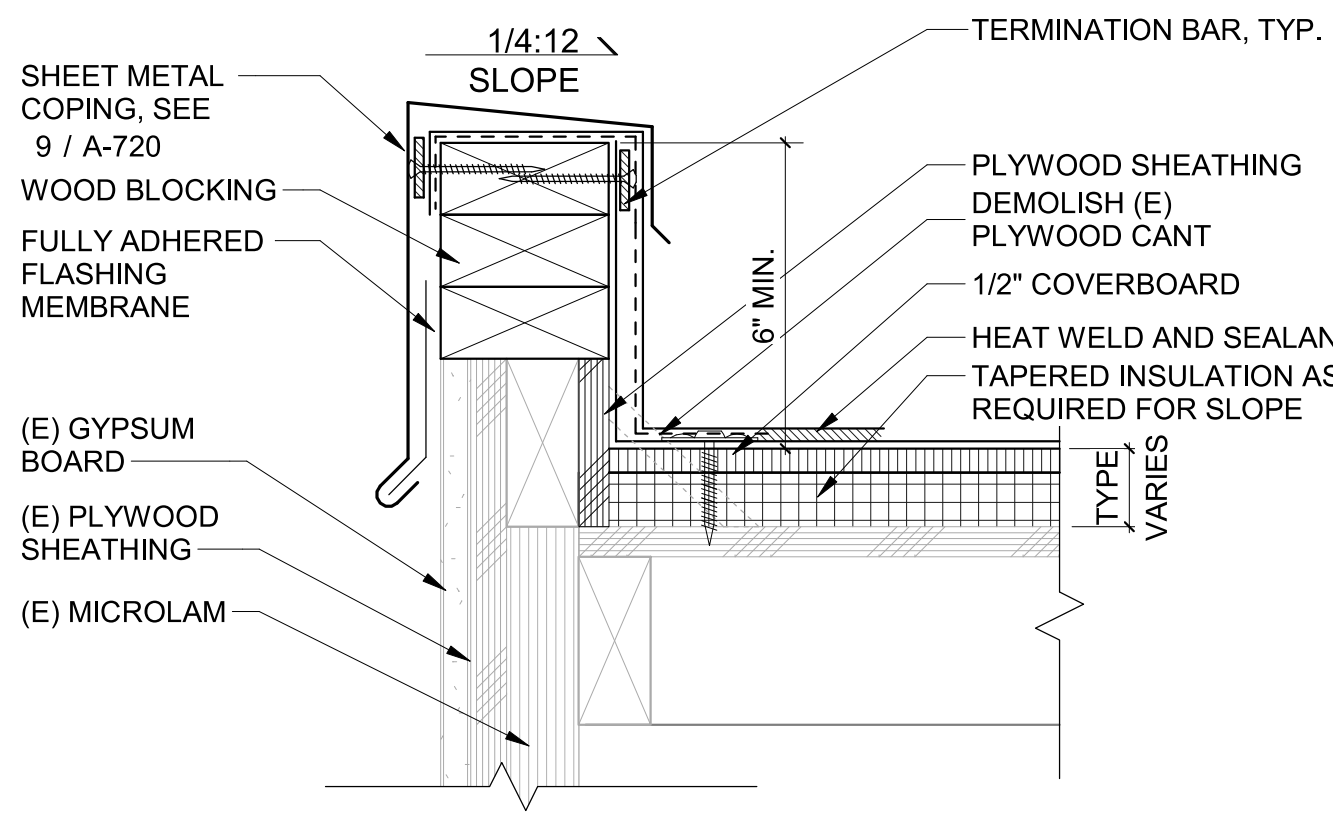


Date: 04/06/2021
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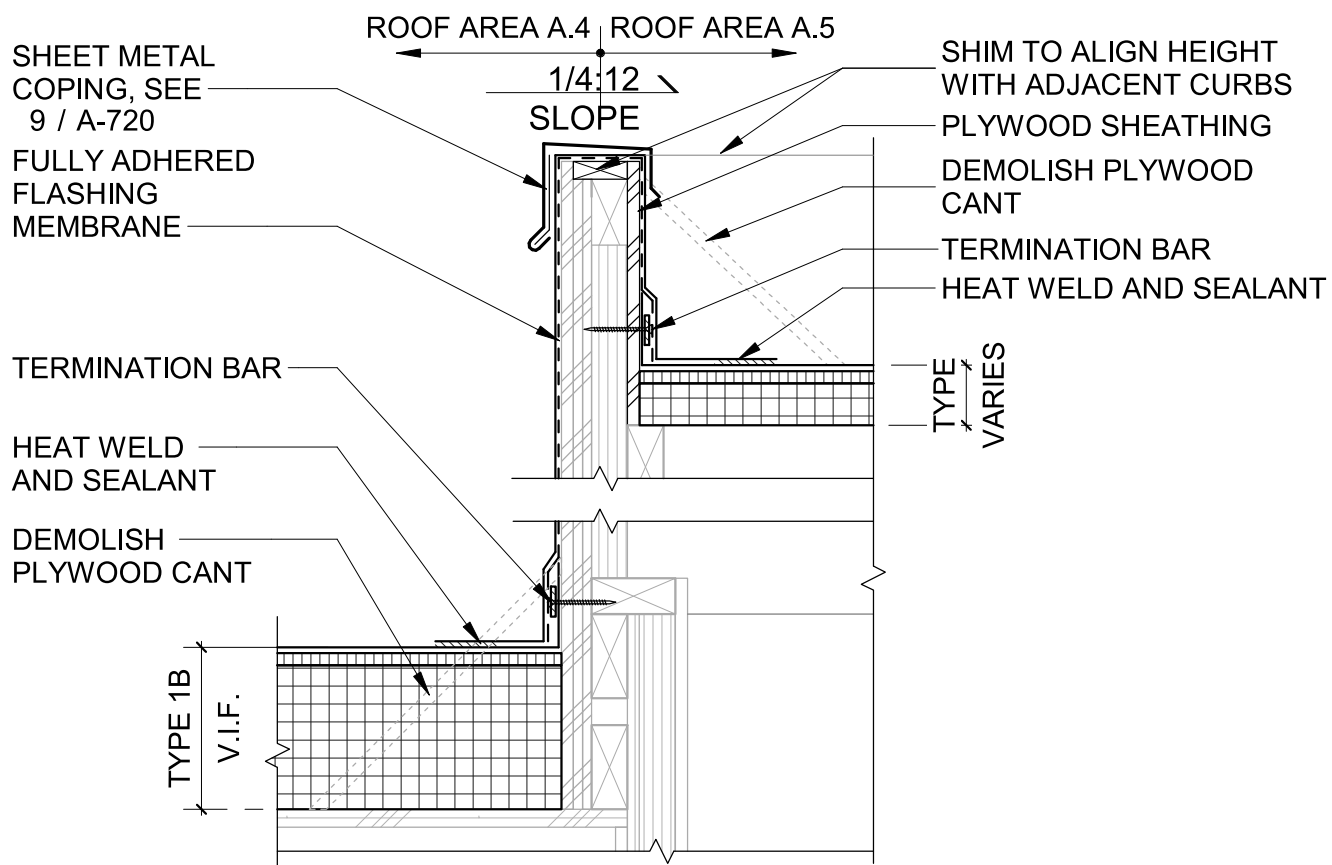
Revision Schedule:
1 ADD 1 05/05/2021

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EXTERIOR ELEVATIONS

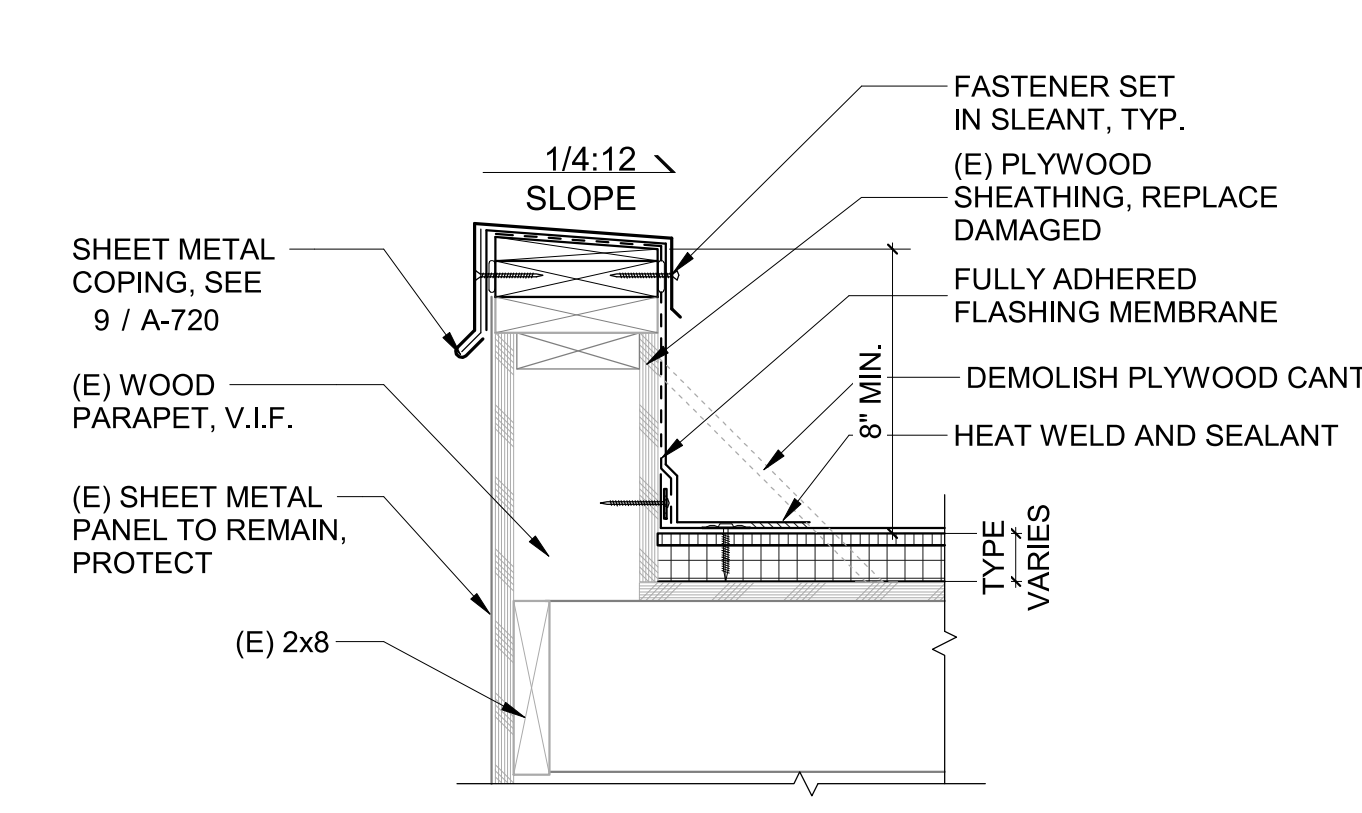
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PERMIT / BID SET



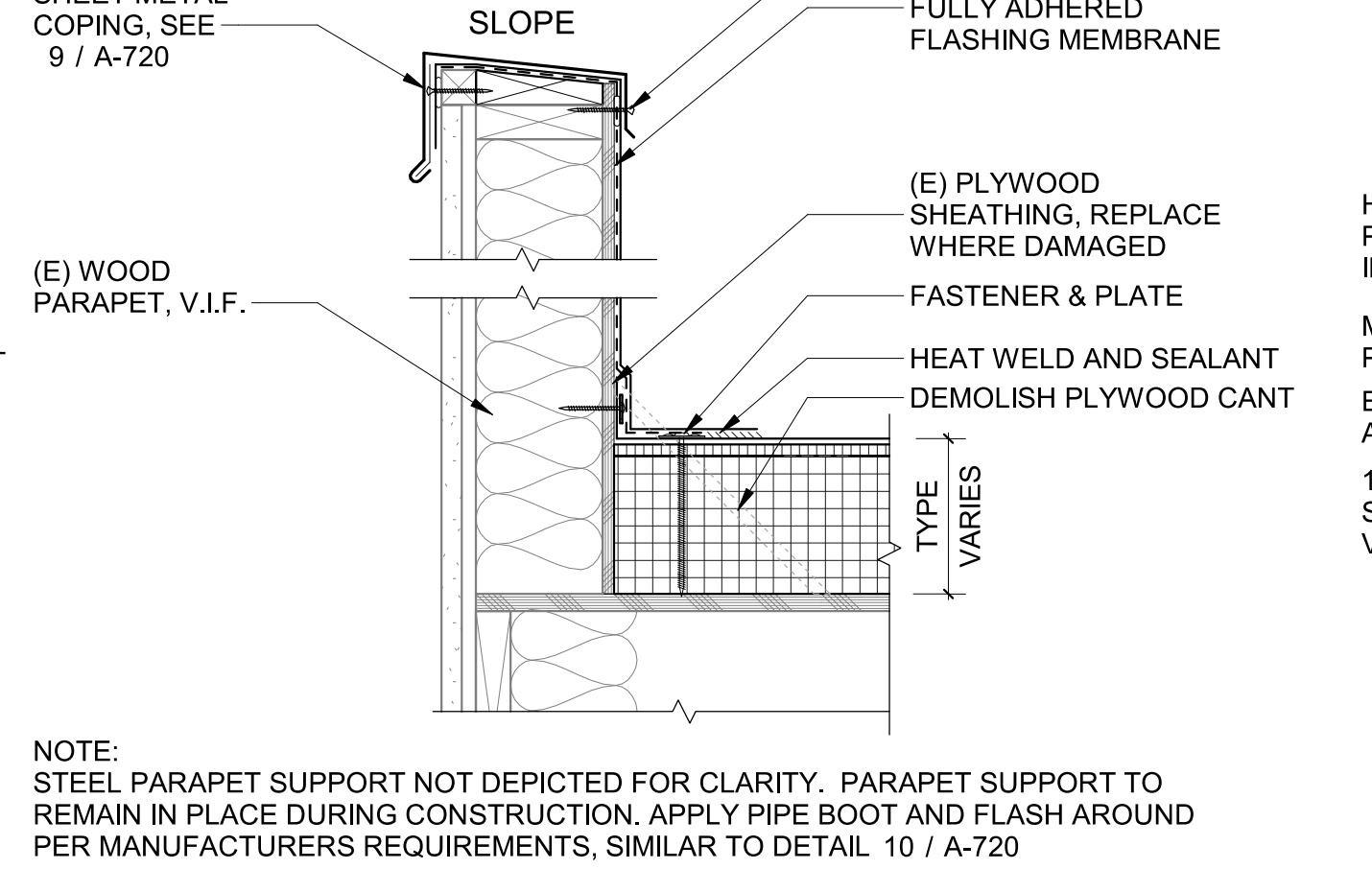
5 ROOF EDGE - TYPE P4
3" = 1'-0"



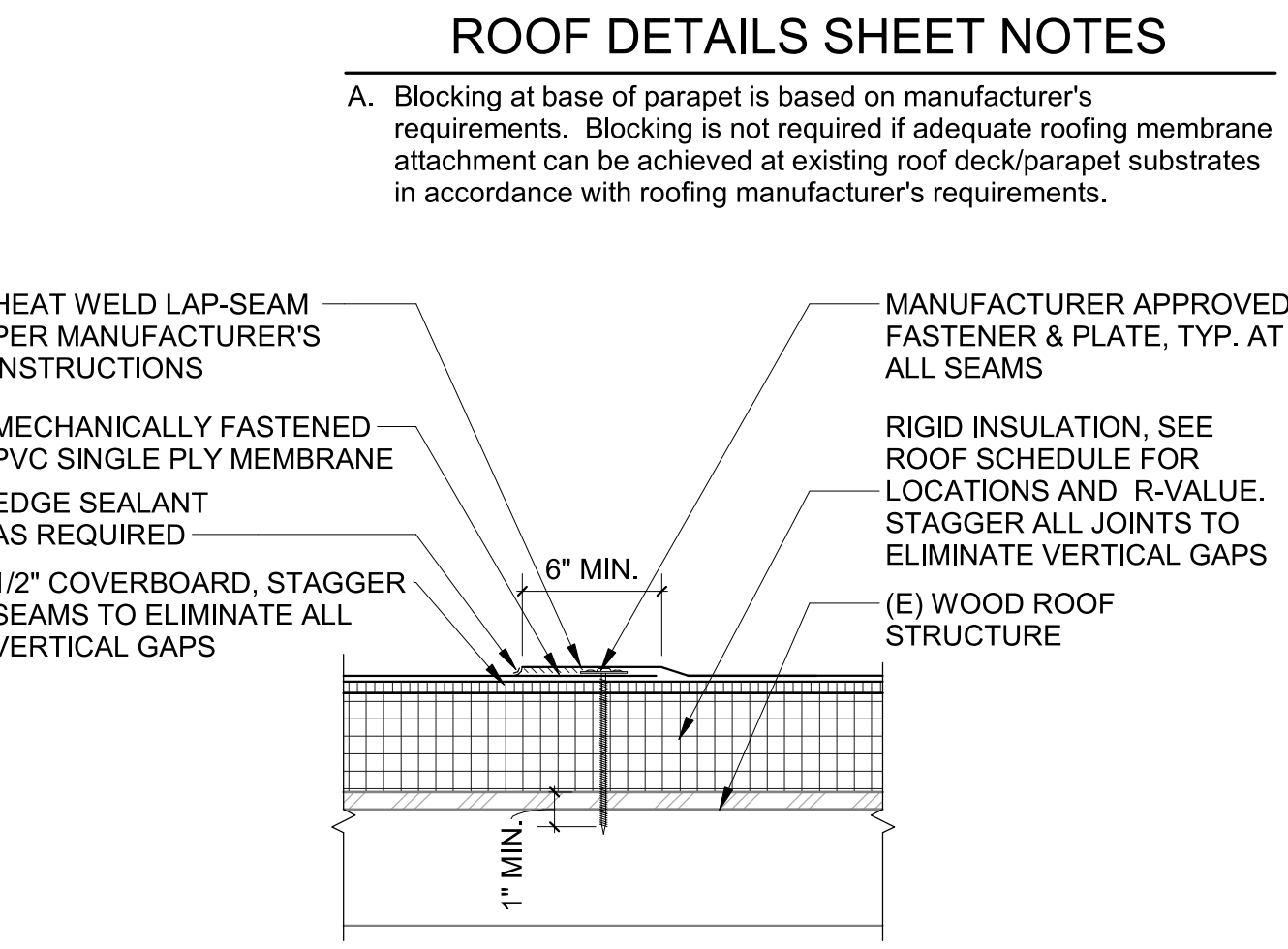
4 ROOF EDGE - TYPE P3
1 1/2" = 1'-0"



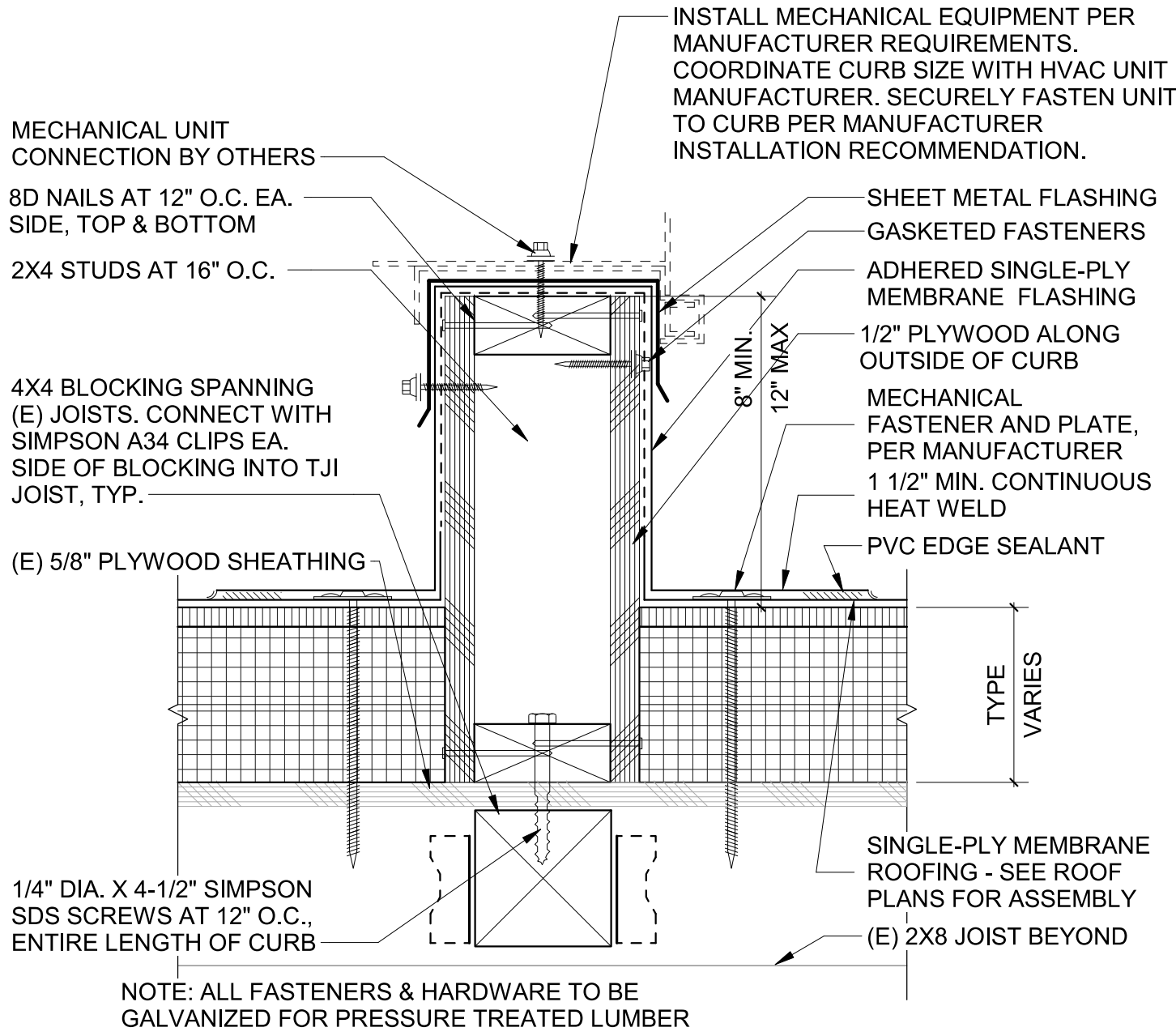
3 ROOF EDGE - TYPE P2
1 1/2" = 1'-0"



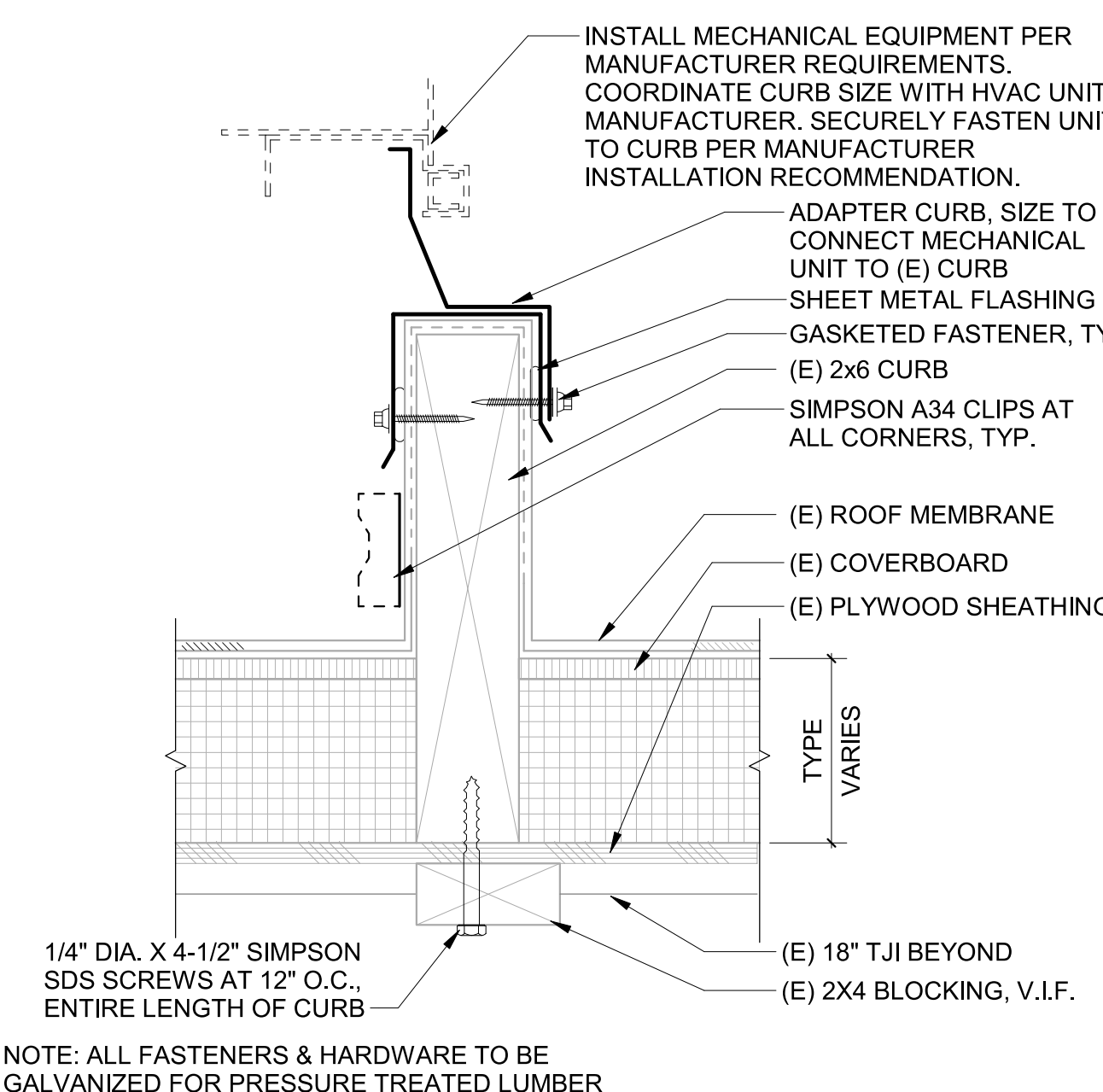
2 ROOF EDGE - TYPE P1
1 1/2" = 1'-0"



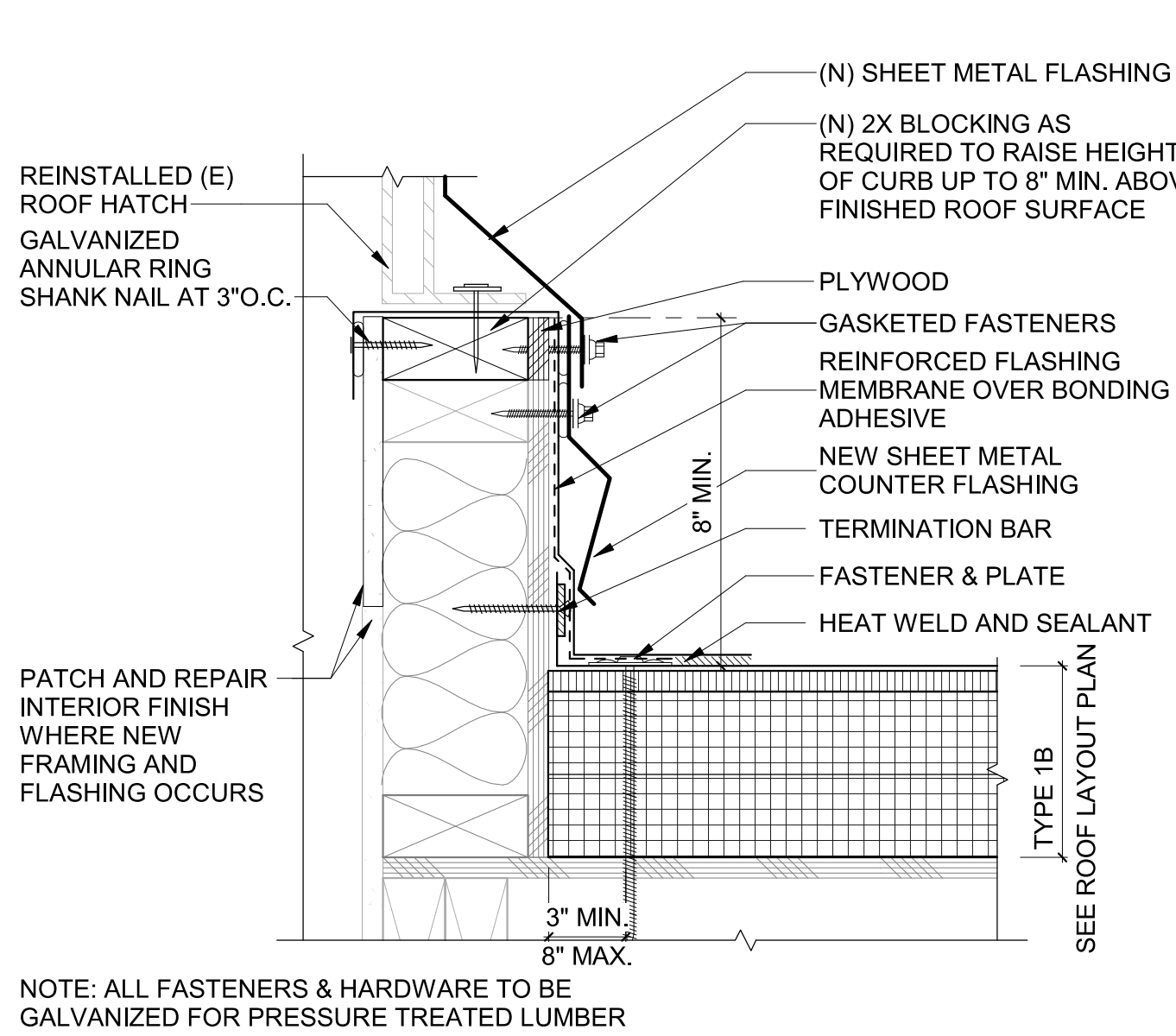
1 TYPICAL PVC SEAM
1 1/2" = 1'-0"



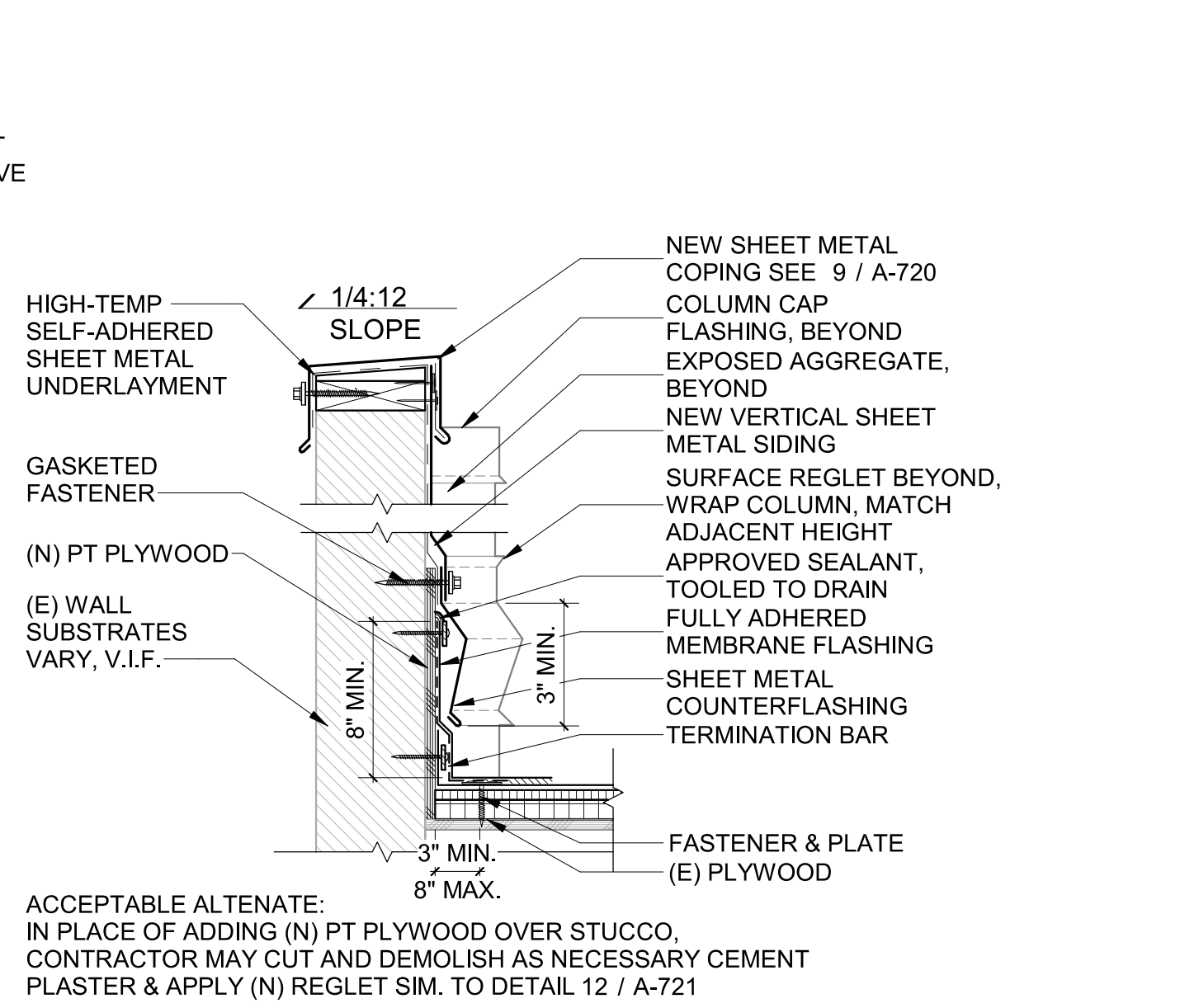
10 MECHANICAL CURB AT NEW BLOCKING
3" = 1'-0"



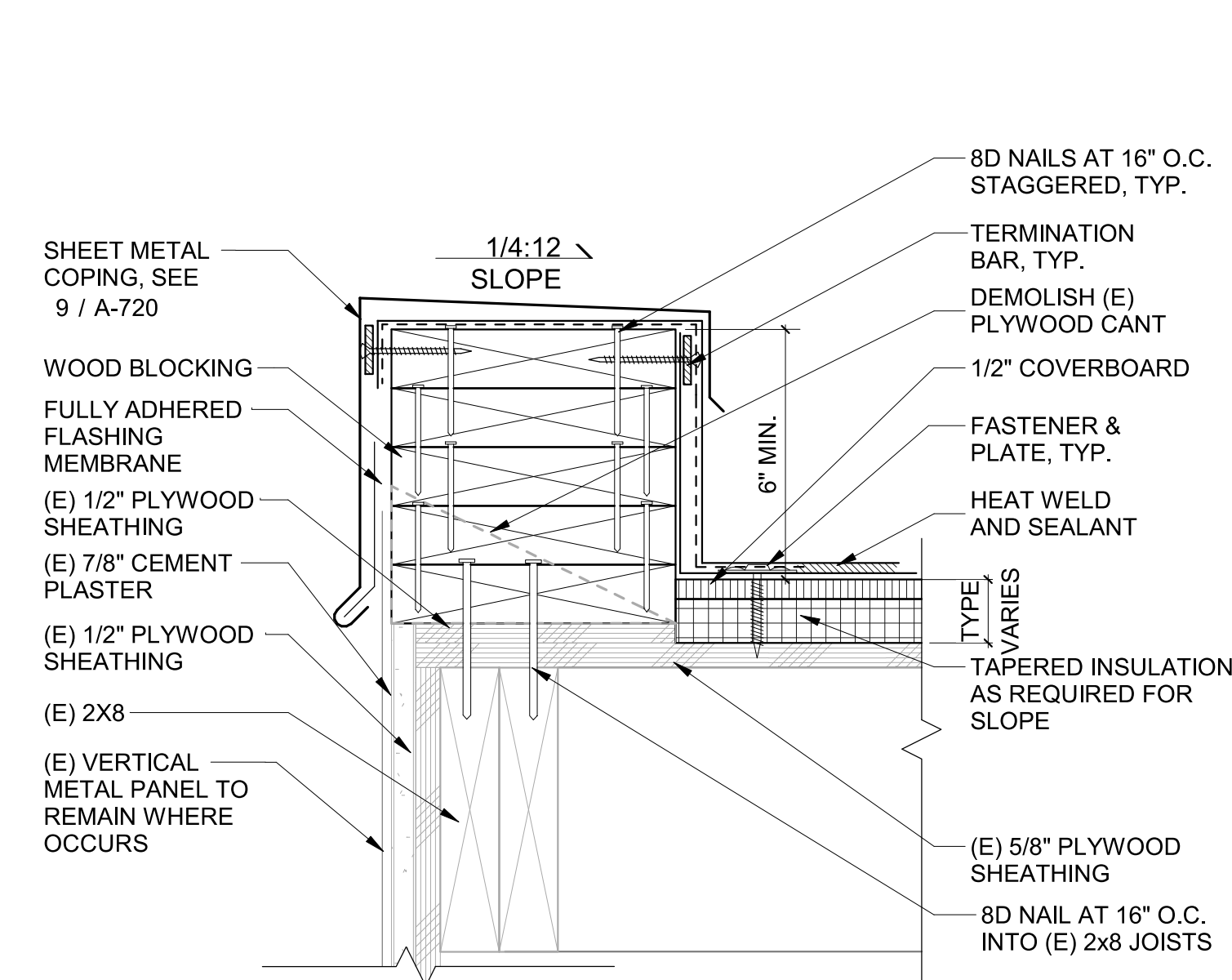
9 FLASHING AT EXISTING CURB
3" = 1'-0"



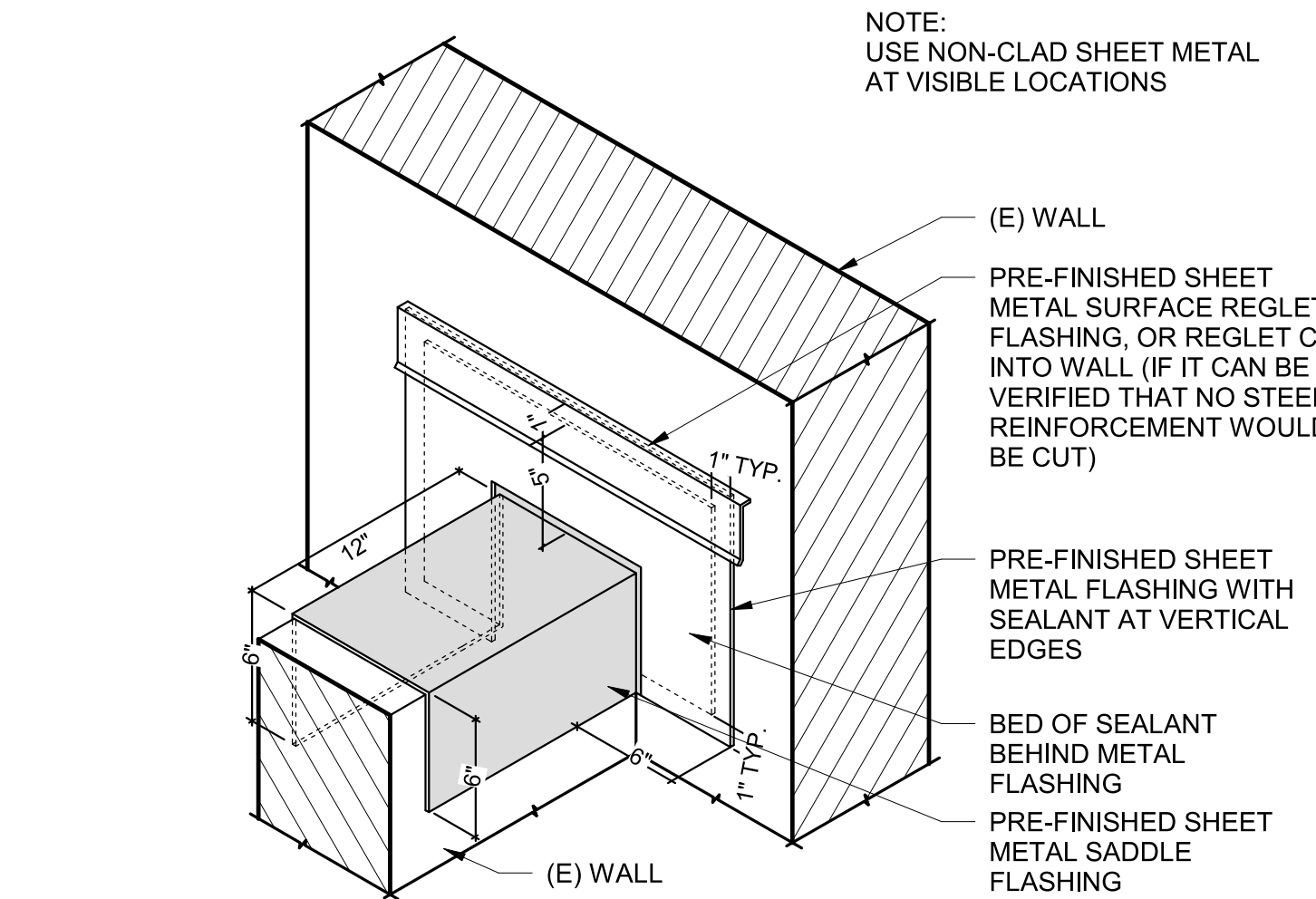
8 MODIFY (E) CURB AT ROOF HATCH
3" = 1'-0"



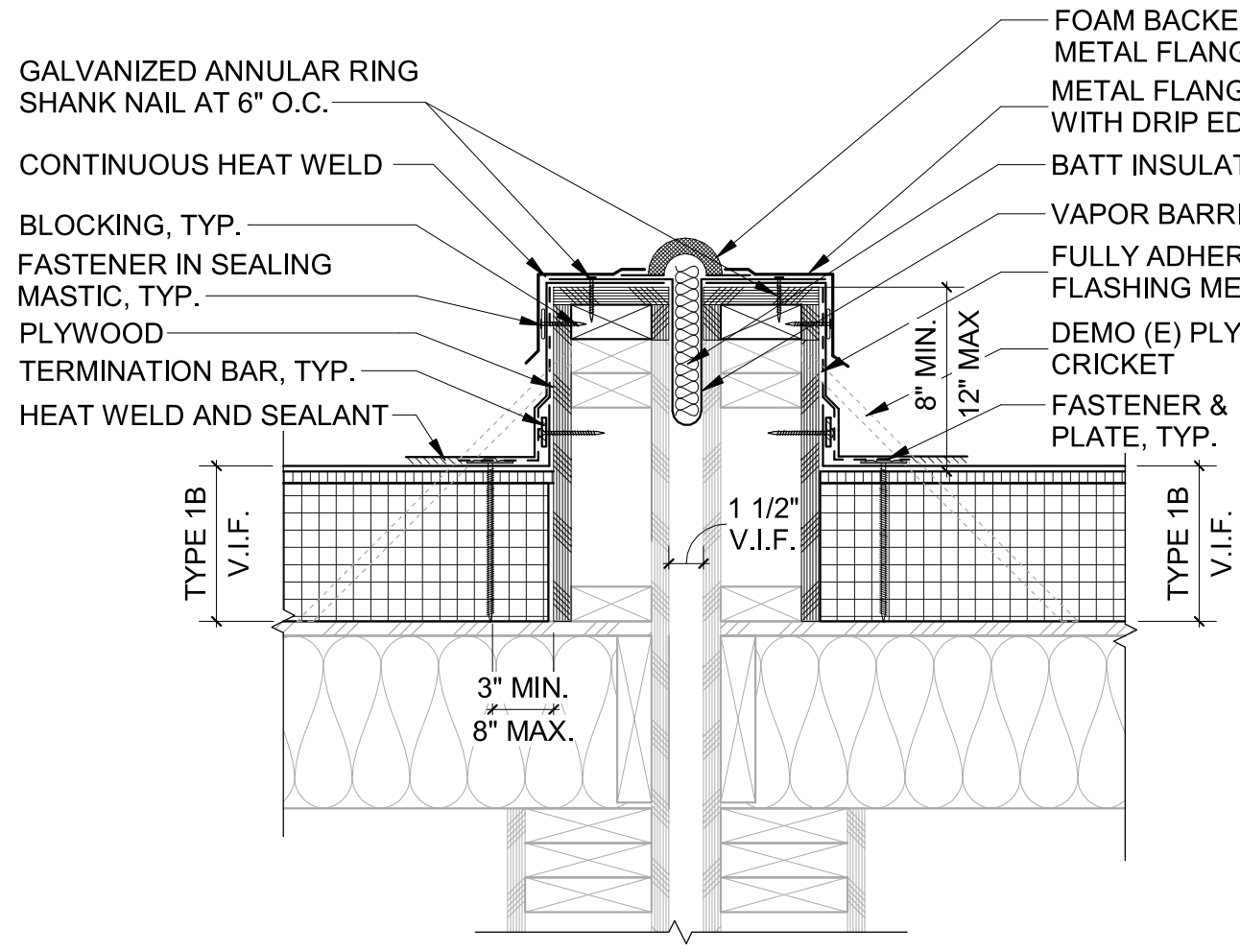
7 PVC ROOF EDGE AT (E) CEMENT PLASTER
1 1/2" = 1'-0"



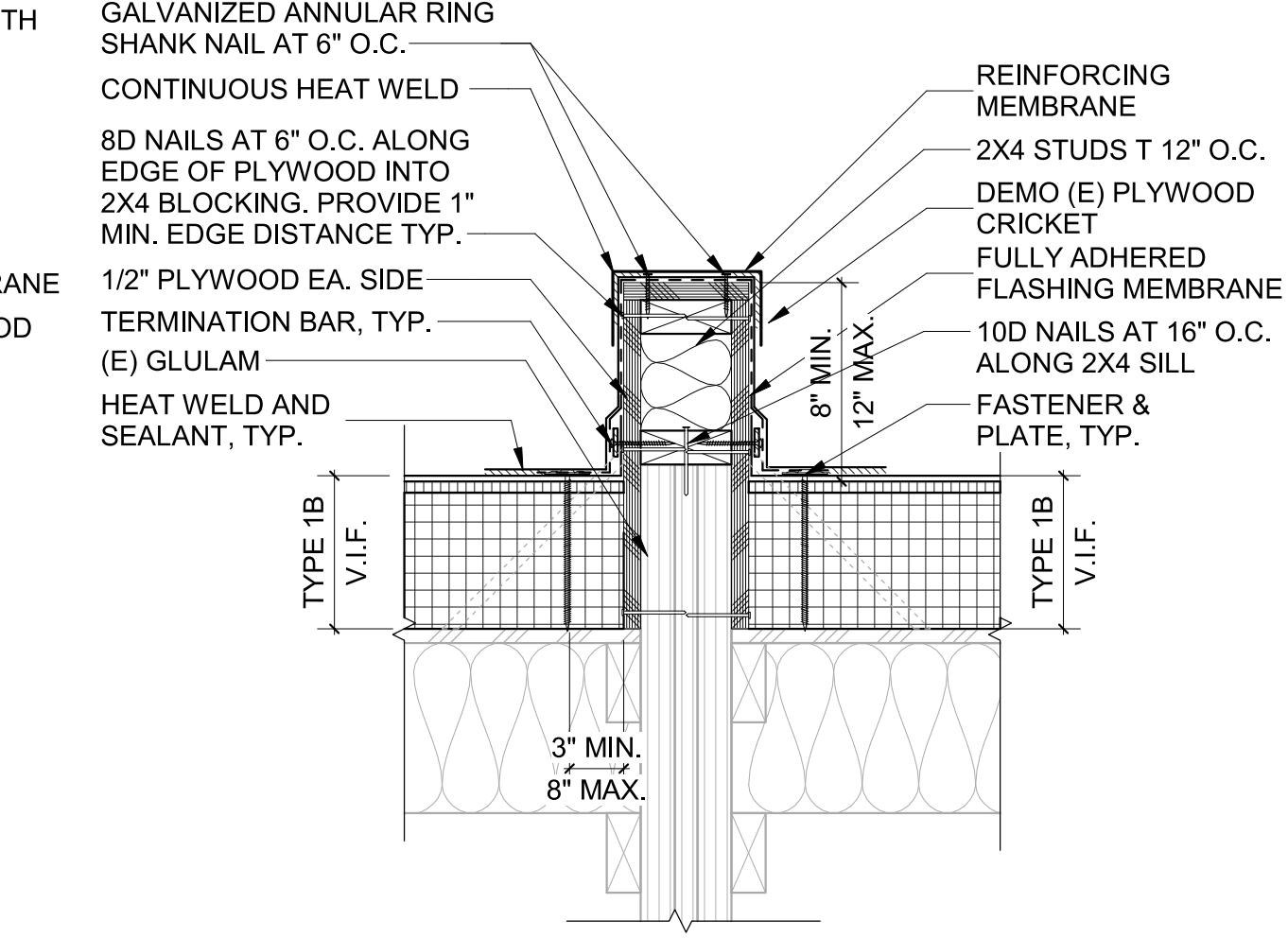
6 ROOF EDGE - TYPE P5
3" = 1'-0"



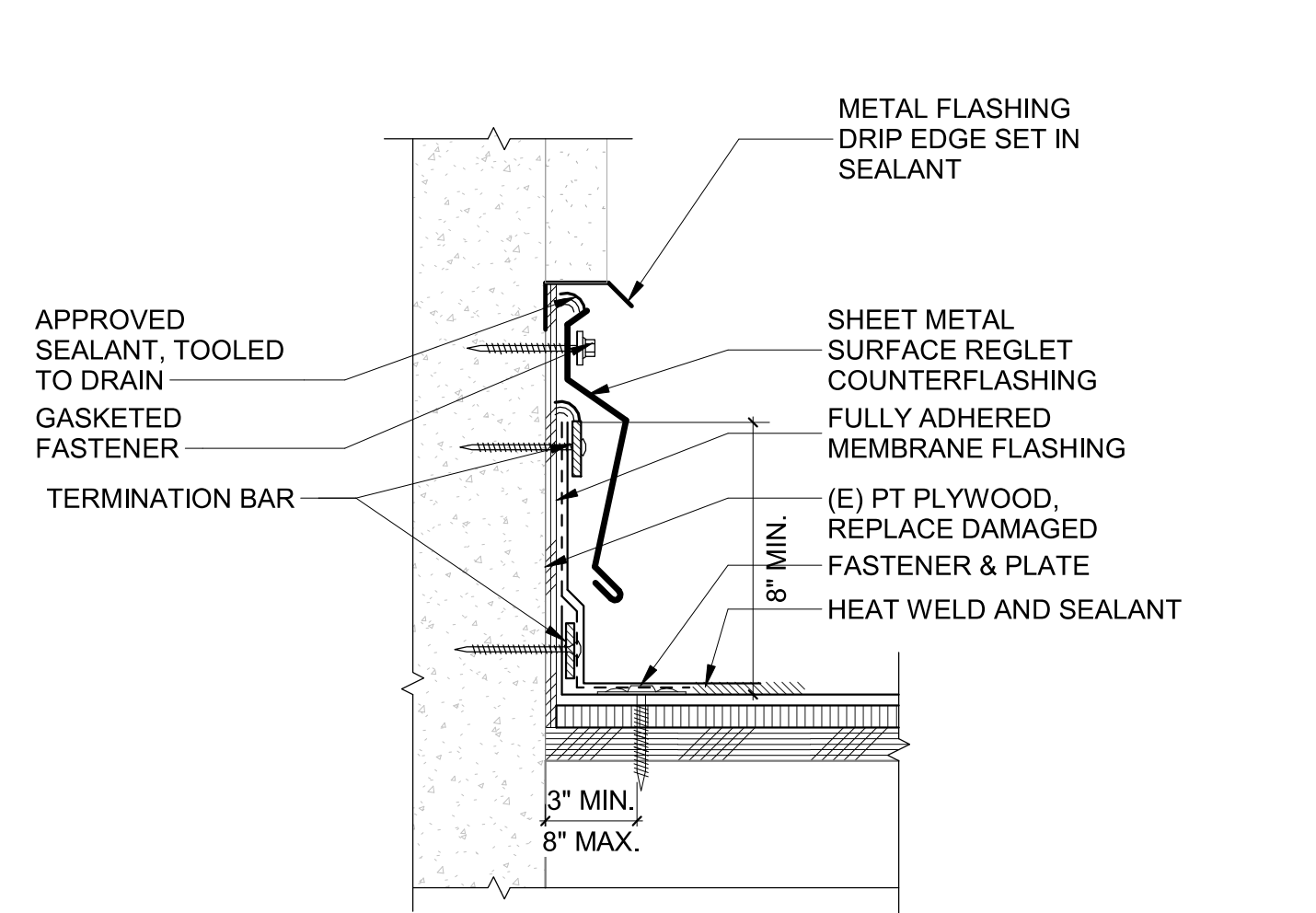
15 SADDLE FLASHING DETAIL
1 1/2" = 1'-0"



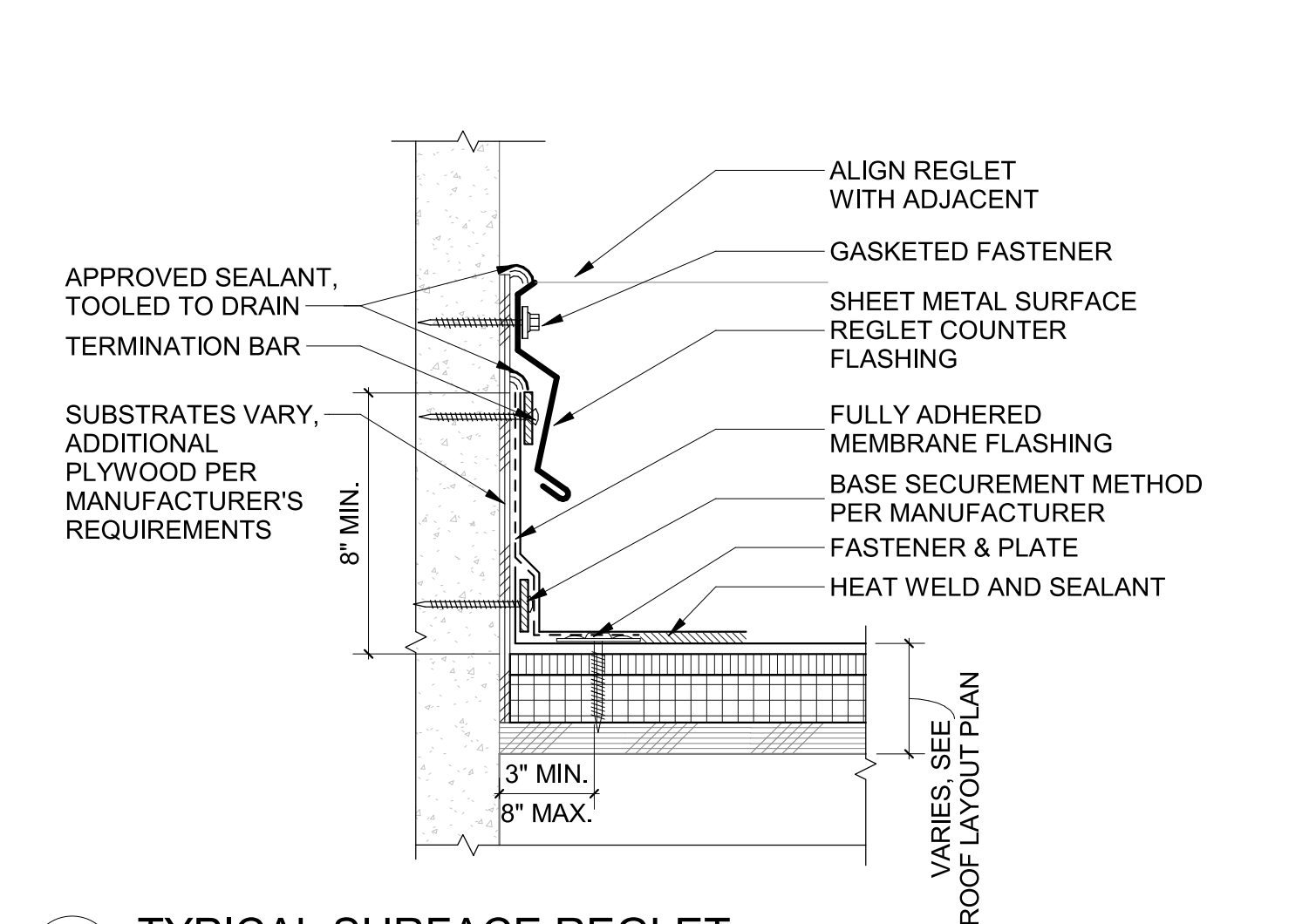
14 CURB AT MODULAR TIE
1 1/2" = 1'-0"



13 CURB AT A.4
1 1/2" = 1'-0"



12 REGLET AT STUCCO EAVE
3" = 1'-0"

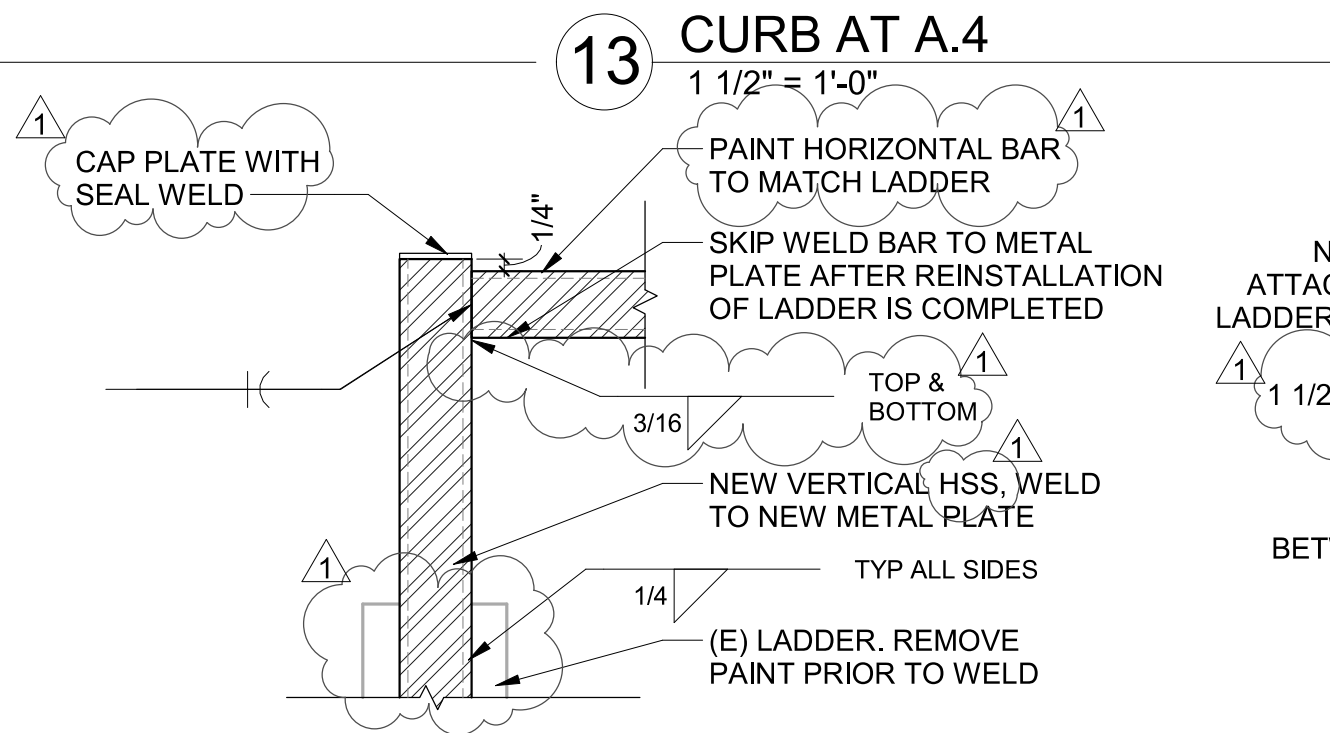


11 TYPICAL SURFACE REGLET
3" = 1'-0"

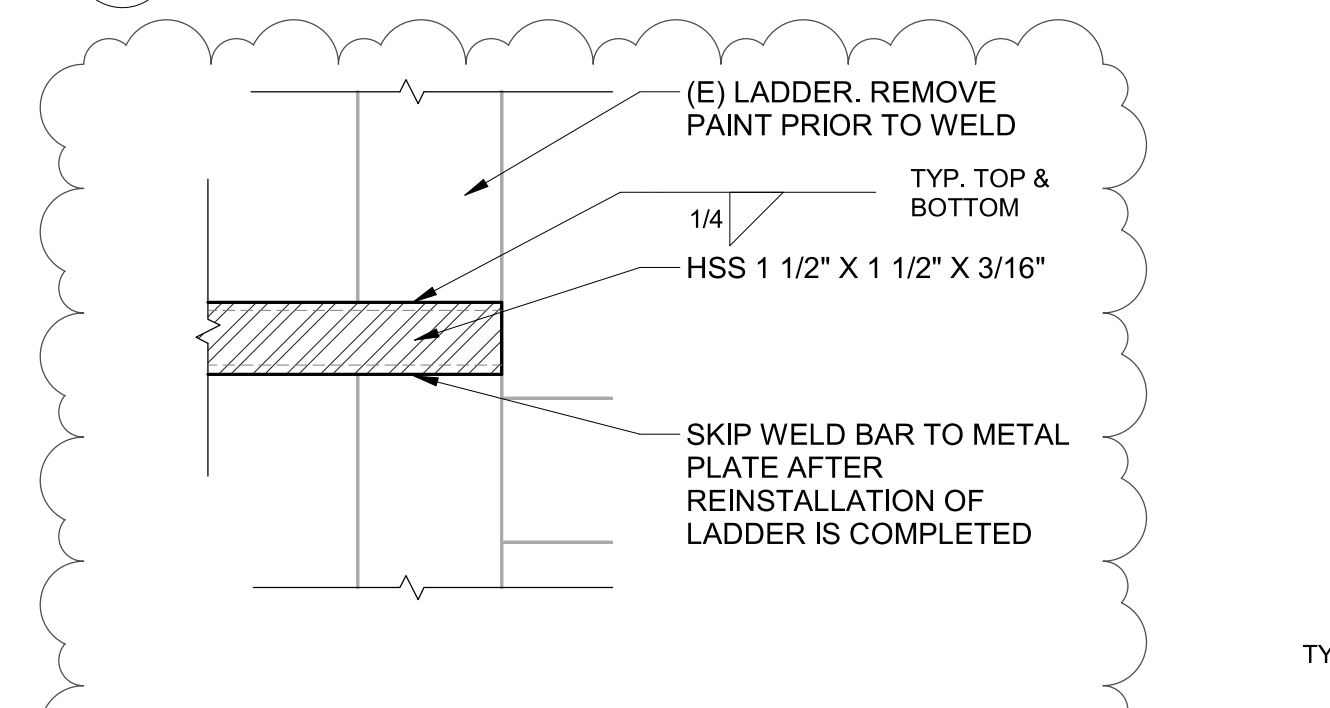
ROOF LADDER SCHEDULE									
LADDER TAG	NOTES	TYPE	ROOF AREAS	SUBSTRATE	LADDER DETAIL	X	A	B	C
L4	NOTE 6, 10 (E) MODIFY	A.6 - A.1	CONCRETE	6/A-724, 7/A-724	7" - 3"	3" - 3"	2" - 0"	0" - 8"	
L8	NOTE 6, 10 (E) MODIFY	A.5 - A.6	WOOD	6/A-724, 7/A-724	6" - 2"	2" - 2"	0" - 0"	0" - 8"	
L13	NOTE 6, 10 (E) MODIFY	A.4 - A.5	WOOD	6/A-724, 7/A-724	5" - 9"	1" - 9"	0" - 0"	0" - 4"	

LADDER SCHEDULE AND DETAIL NOTES:

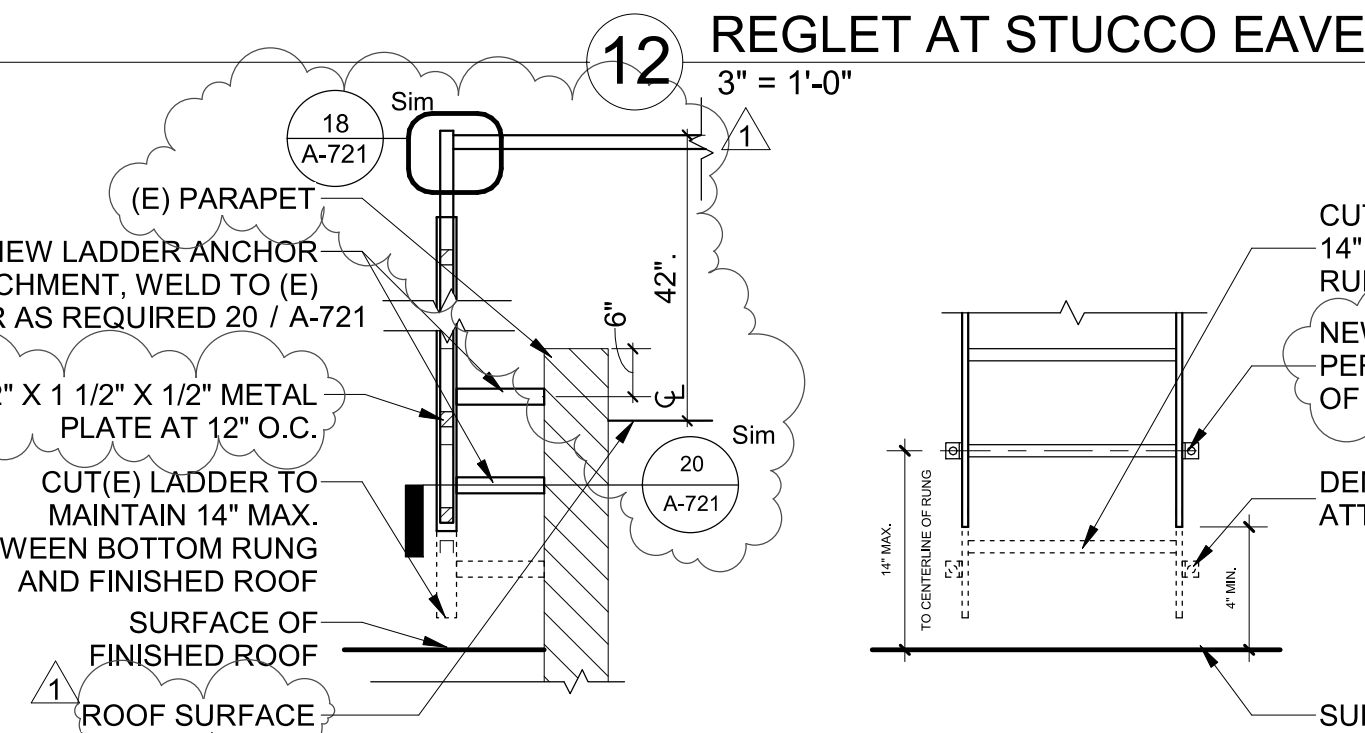
- ALL DIMENSIONS APPROXIMATE - V.I.F. AND REFERENCE REQUIRED CLEARANCES.
- SCHEDULE LEGEND:
 - X: OVERALL LADDER HEIGHT
 - A: BOTTOM OF LADDER TO TOP OF PARAPET - HIGH SIDE
 - B: BOTTOM OF LADDER TO TOP OF PARAPET - LOW SIDE (APPLIES TO PARAPET LADDER ONLY)
 - C: PARAPET WIDTH - INCLUDES WALL PROJECTIONS WHERE OCCURS, VERIFY IN FIELD
- FOR LADDER INFORMATION REFER TO SPECIFICATION SECTION 05 50 00 - METAL FABRICATIONS.
- LADDER SUPPORT ANCHOR GUIDELINES:
 - CONFIRM SUBSTRATE CAPACITY PRIOR TO ATTACHING LADDER.
 - CONNECT SUPPORTS WITH 1/2" Ø EPOXY ANCHOR WITH A 4" MINIMUM EFFECTIVE EMBEDMENT INTO CONCRETE WALL.
 - CONNECT SUPPORTS WITH 3/4" Ø EPOXY ANCHOR INSTALLED AT 22.5 DEGREE ANGLE FROM VERTICAL. MAINTAIN 1" CLEARANCE TO BACKSIDE OF WALL PER ICC ESR 1772.
 - EXISTING PRECAST PANELS HAVE PRE-STRESSING TENDONS. CONTRACTOR TO LOCATE EXISTING TENDONS AND ADJUST LADDER ANCHOR BRACKET PLACEMENT ACCORDINGLY. DO NOT CUT OR DAMAGE EXISTING REINFORCING.
- LOCATE LADDER 7" FROM OUTERMOST PROJECTION. IF DIMENSION FROM ANCHOR POINT TO CENTERLINE OF LADDER EXCEEDS 12" NOTIFY ARCHITECT OF RECORD.
- ALL MODIFIED EXISTING LADDERS ARE TO BE REMOVED AND STORED DURING CONSTRUCTION UNLESS OTHERWISE NOTED. COORDINATE BRACKET ATTACHMENT WITH ROOF MANUFACTURER FOR FLASHING MEMBRANE REQUIREMENTS.
- MODIFY LADDER IN PLACE. CUT OFF LADDER RAIL BELOW BOTTOM RUNG TO ACCOMMODATE 4" SPACE BETWEEN NEW FINISH ROOF SURFACE AND BOTTOM OF LADDER.
- ALL EXPOSED STEEL SHALL BE PAINTED.
- NO REBAR SHALL BE CUT. SCAN CONCRETE PRIOR TO DRILLING USING GROUND PENETRATING RADAR TO LOCATE REBAR.
- 4" CLEAR ABOVE ROOF MAY NOT BE POSSIBLE WITH CURRENT CONFIGURATION OF LOWER RUNG. CONTRACTOR TO MODIFY LADDER PER DETAIL 17 / A-721 TO BE AS CLOSE TO 4" CLEAR ABOVE ROOF AS POSSIBLE WITHOUT COMPROMISING EXISTING BOTTOM RUNG.



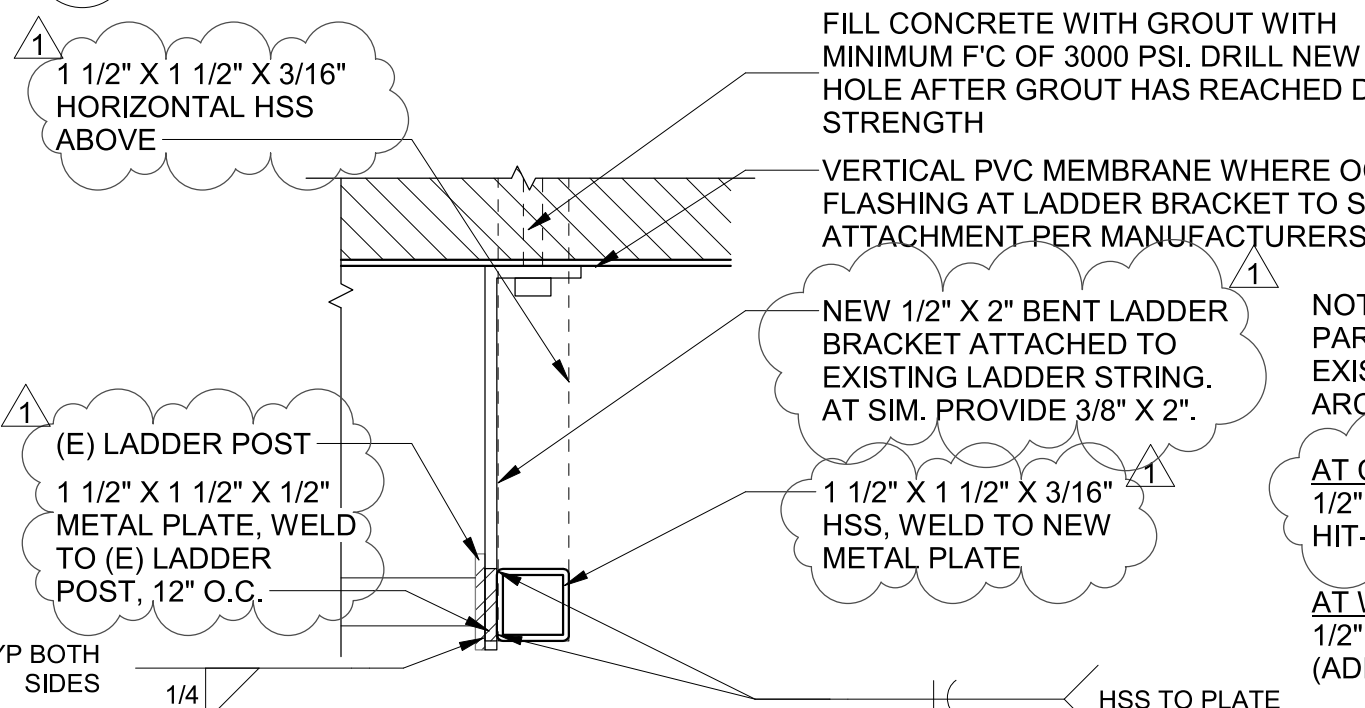
18 HSS VERTICAL TO HORIZONTAL CONNECTION
3" = 1'-0"



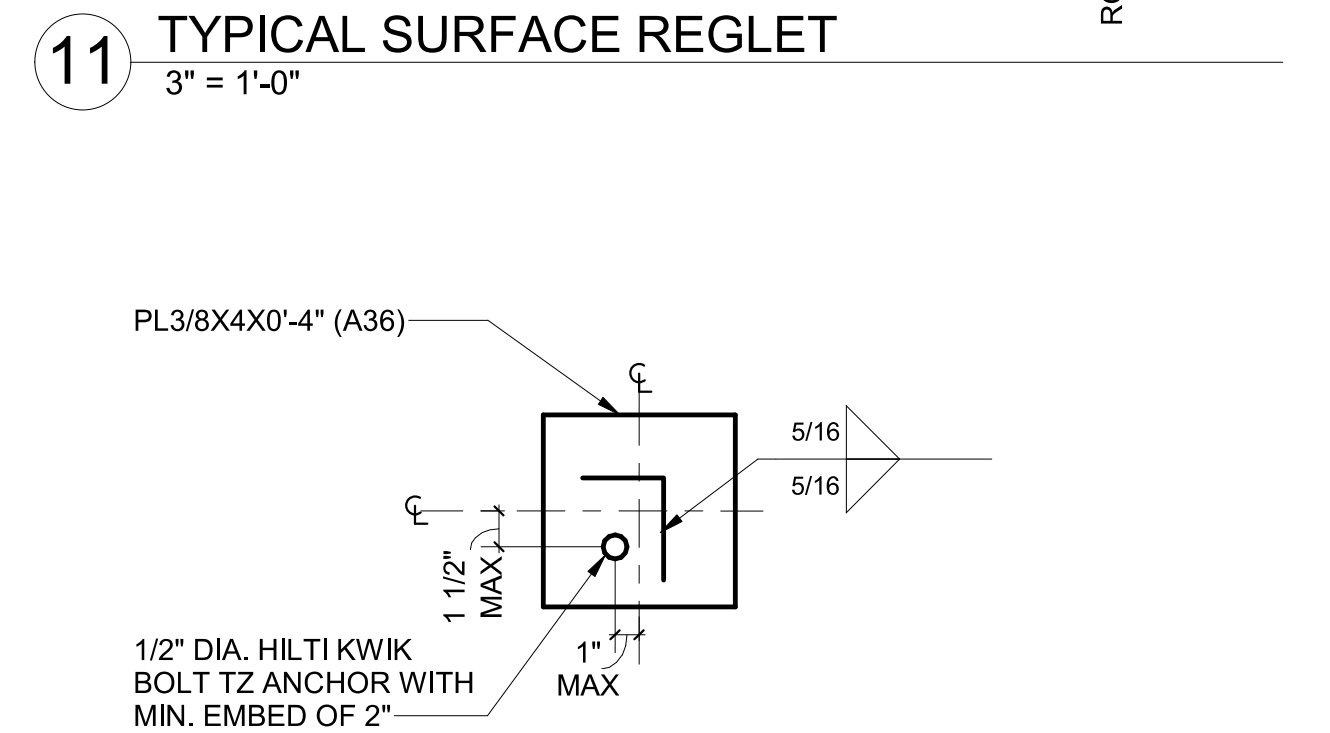
21 HSS CONNECTION TO (E) LADDER
3" = 1'-0"



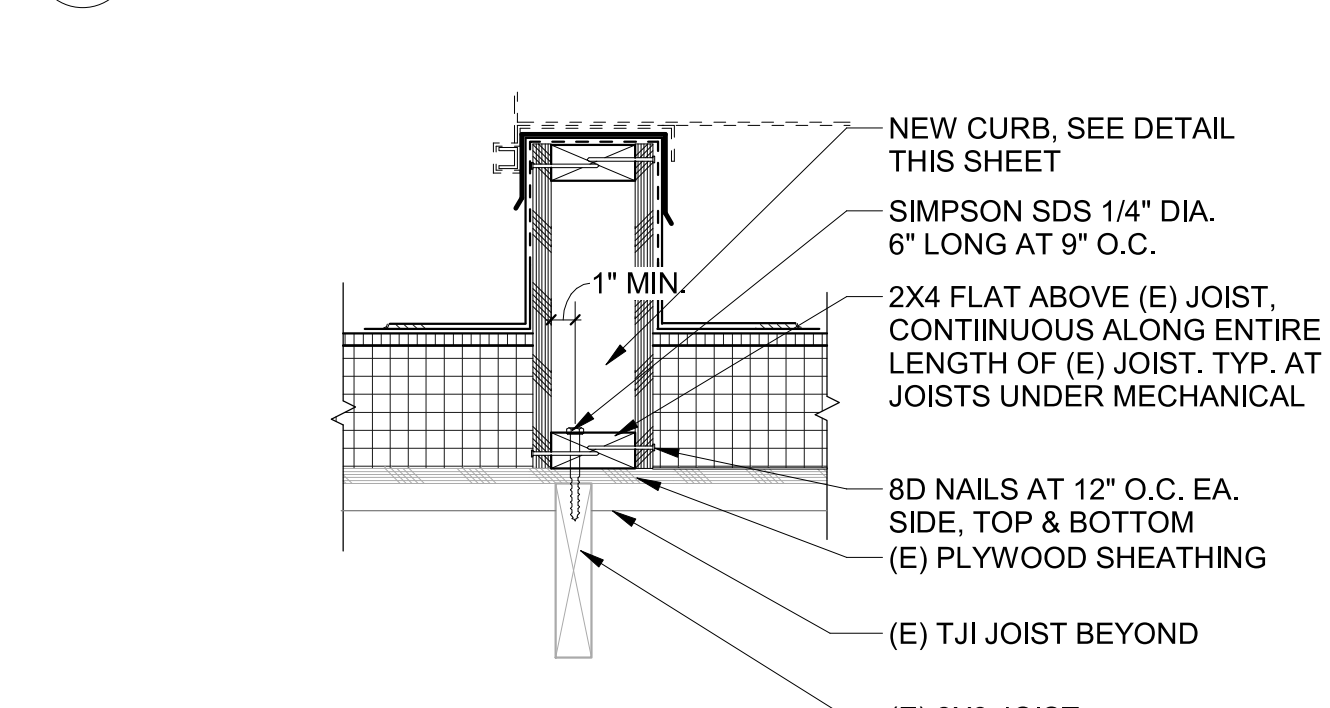
17 ACCESS LADDER - MODIFIED EXISTING
1/2" = 1'-0"



20 ACCESS LADDER BRACKET - WALL MOUNTING
3" = 1'-0"



16 ACCESS LADDER BRACKET - WALL MOUNTING
1 1/2" = 1'-0"



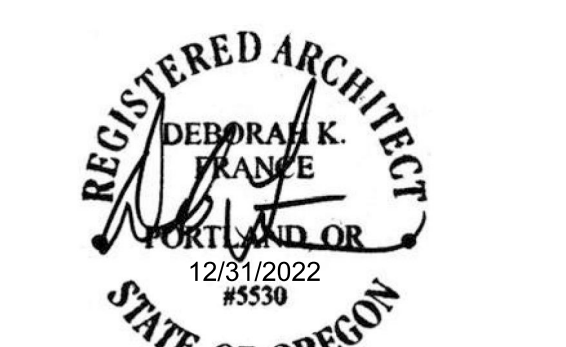
19 JOIST STRENGTHENING
1 1/2" = 1'-0"

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PERMIT / BID SET



Date: 04/06/2021
Project Number: 90065
Drawn By: DET
Checked By: TA

Revision Schedule:
1 ADD 1 05/05/2021

Sheet Title:
ROOF & LADDER DETAILS

Sheet Number:

A-721
PERMIT / BID SET