



## **Oakwood Manor Request for Proposals (RFP) – Addendum 1**

### **March 12, 2024**

#### **Questions and Responses**

1. Question: Will a payment and performance bond be required for this project?

*Response: SVdP may require payment and performance bond. General Contractors must be able to provide payment and performance bond to enter final contract. Please include cost in the estimate.*

2. Question: What changed between RFP v1 and RFP v2?

*Response: Lead paint abatement work related to the entry doors and patio railing was removed from the RFP and will be contracted for separately by SVdP. While the general contractor no longer needs a lead abatement subcontractor on their team, careful coordination, planning, and teamwork between the general contractor and lead paint abatement contractor will be required to minimize tenant relocation needs for door and patio railing replacement.*

3. Question: Do Build America, Buy America requirements apply to fasteners such as screws?

*Response: Any material that is made predominantly of iron and steel or a combination are included in the requirements. "Predominately" is defined as any material where the cost of iron and steel exceeds 50 percent of the total cost of all its components. Note that sump pumps, depending on materials components, may also fall under BABA requirements. Additional information may be found at [2 CFR 184.3](#) and [Notice CPD-2023-12](#).*

4. Question: What information will contractors need to collect for compliance with Build America, Buy America?

*Response: Related requirements are still under development by Federal Agencies including Housing and Urban Development. HUD has recommended that best practice is to request manufacturers Build America, Buy America certification. The City of Eugene has provided a DRAFT material certification form to use until more formal guidelines and reporting templates become available. See Appendix A.*



### **Scope of Work Clarification**

The Scope of Work and Permit Drawings have been updated to correct omissions in Section 3. Scope of Work (RFP v2 pg. 3 and 4). Updates include; 1) Building 2 needs sump pumps and related electrical work for a total of 5 buildings and 10 pumps, and 2) Contractors may need to repair or replace existing drainage lines at building 1 and building 2, as needed. Corrections highlighted in **red** below. See Appendix B for updated Permit Drawings and location of building 2 pumps.

### **Sump Pump Equipment, Electrical, and Drainage Line Repairs (as needed)**

- The following work is required at Buildings 1, **2**, 11, 12, and 13.
  - Replace two (2) sump pumps at four (**5**) buildings. One pump in the existing sump manhole and one in basement at bottom of stairs. As part of the proposal, specify the model/make for the replacement pump equipment.
  - Replace electrical lines serving new pump equipment.
  - Clean and test existing drainage lines to confirm function and performance. **Repair or replace existing drainage lines as needed.**
  - NOTE: Buy America, Build America requirements apply to any iron or steel components, **including pumps.**



## Material Submittal for Buy American Compliance

Federal-HUD Contracts  
City of Eugene



### PART 1:

Project Name and Number	
Supplier Company Name	
Supplied to: Contractor or Subcontractor Company Name	
Materials: Bid Item No. / Bid Item Description	Quantity
Description of steel, iron, manufactured product, or construction material (attach material documentation and mill certifications when requested):	
Steel, iron, manufactured product, or construction material is (check one box):	
Produced in the United States	<input type="checkbox"/>
HUD General Waiver applies (type) _____	<input type="checkbox"/>
Phased Implementation - Not Applicable	<input type="checkbox"/>
A project specific waiver has been approved	<input type="checkbox"/>

I certify under penalty of law that the steel, iron, manufactured products, and construction materials listed on this form (or attachment), comply with the requirements of 2 CFR § 184, 2 CFR § 200.322, HUD Notice: CPD-2023-12, BABA, other related Made in America Laws, U.S. statutes, guidance, and HUD policies.

Steel, iron, manufactured products, and construction materials submittals may be approved when:

- (1) They are produced in the United States;
- (2) HUD has been issued a general waiver that is relevant to this project;
- (3) The product is not applicable to this project due to phased implementation; or
- (4) A project specific waiver has been approved

I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

\_\_\_\_\_  
Authorized Corporate Signature\*

\_\_\_\_\_  
Date

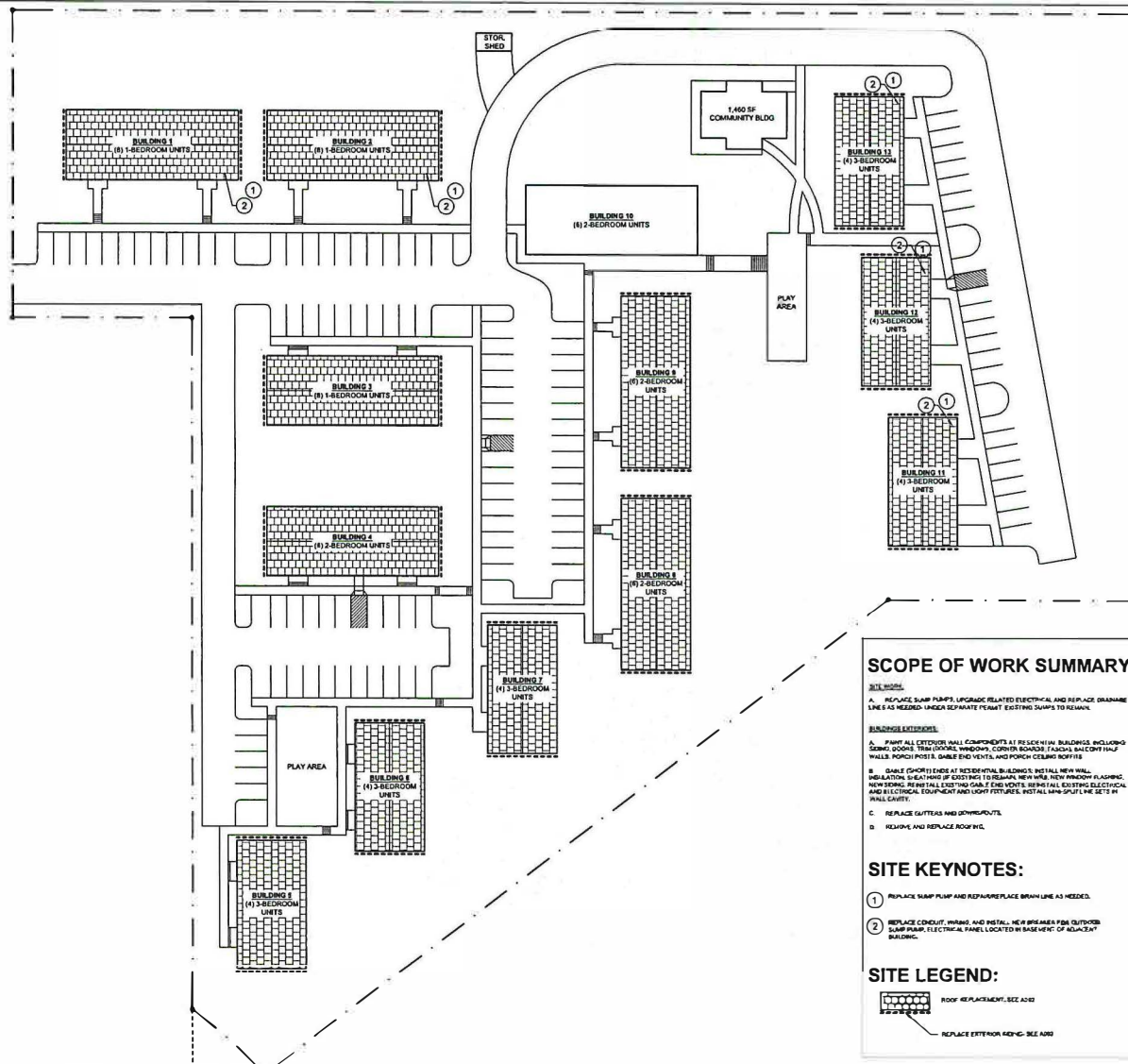
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Supplier's Company Name

\_\_\_\_\_  
Position Title

# SVdP OAKWOOD MANOR APARTMENTS- REHABILITATION

PERMIT SET: NOVEMBER 2023



SHEET NUMBER	SHEET NAME
A001	COVER SHEET, PROJECT INFORMATION, & SITE PLAN
A002	BUILDING ELEVATIONS, GABLE END

OWNER:  
ST. VINCENT DE PAUL SOCIETY OF LAKE COUNTY  
PO BOX 4488  
EUGENE, OR 97402  
CONTACT: KATHEN KABLE  
T: 541.743.7139

GENERAL CONTRACTOR:  
MELLI CONSTRUCTION  
10 VAN BUREN STREET  
EUGENE, OR 97402  
T: 541.485.1417  
CURT MELLI

ARCHITECT:  
BOA ARCHITECTURE & PLANNING P.C.  
1360 OLIVE STREET  
EUGENE, OR 97401  
T: 541.583.9801  
MIKE MAGIEL, AIA  
KEVIN HURLAND, AIA

PLUMBERS (DESIGN-BUILD):  
KAC PLUMBING  
1265 S BERTHELSEN RD, STE 7  
EUGENE, OR 97402  
T: 541.953.3070  
KEVIN LONG

[illegible]

WATER DAMAGE

1. REPLACE SUMP PUMPS; UPGRADE RELATED ELECTRICAL; AND REPLACE DRAINAGE LINES AS NEEDED; UNDERSTAND PERMIT. EXISTING SUMPS TO REMAIN.

FINISHING EXTENSION

1. PAINT ALL EXTERIOR WALL COMPONENTS AT RESIDE IN BUILDING INCLUDING GROUND JOINTS. TRIM DOORS, WINDOWS, CORNER BOARDS, TYPICAL W/OUT CROWN HALF WALLS. PORCH POSTS, DABLE END EVENTS, AND PORCH CEILING BOARDS.
2. GABLE (GUTTER) ENDS AT RESIDENTIAL BUILDING; INSTALL NEW WALL INSULATION, SHEATHING IF EXISTING TO REMAIN; NEW WINDOW FLASHING. REPAIR EXISTING WALL EXISTING GABLE END EVENTS. REPAIR WALL EXISTING ELECTRICAL AND ELECTRONIC EQUIPMENT AND LIGHT FIXTURES. REPAIR HANG GUTTER SETS IN WALL GUTTER.
3. REPLACE GUTTERS AND GUTTERPUTES.
4. REMOVE AND REPLACE ROOFING.

1. REPLACE SUMP PUMP AND REPAIR/REPLACE BROWN LINE AS NEEDED
2. REPLACE CONDUIT, WIRING, AND INSTALL NEW BREAKER FOR OUT-  
SUMP PUMP. ELECTRICAL PANEL LOCATED IN BASEMENT OF ADJACE-  
BUILDING.

ROOF REPLACEMENT, SEE A302

REPLACE EXTERIOR SIDING, SEE A303

THE CONTRACTOR SHALL FIELD IN ALL CONDUITS AND DIMENSIONS PRIOR TO PROCEEDING WITH ANY WORK.

3. DIMENSION 74 TAPE BEHINDING OVER DRAWING: DO NOT SCALE DRAWING TO DETERMINE ANY LOCATIONS. THE END EFFECT SHALL BE NOTED BY ANY DIMENSION PRIOR TO CONFIRMING WITH WORK. DIMENSIONS ARE TAKEN TO THE FACE OF FRAMING UNLESS:

1. THE CONTRACTOR IS SPECIFICALLY RESPONSIBLE FOR ALL CONSTRUCTION DETAILS AND NOTATIONS AND SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF ANY CONSTRUCTION. ALL FINISH LOCATIONS AND DIMENSIONS SHALL BE EXPLICITLY NOTED.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DIMENSION OF STRUCTURES AND NOTATIONS WITHIN THE STRUCTURE. CONSTRUCTION OF DIMENSIONS OR SPECIFICATIONS FOR THE LOCATION OF DIMENSIONS OF STRUCTURAL MEMBERS, IS OFFERED FOR MECHANICAL, ELECTRICAL, AND MECHANICAL AND EQUIPMENT CONTRACTORS. THE CONTRACTOR SHALL NOT DIMENSIONS TO ANY OPEN SPACE CLEARANCES REQUIRED FROM AUP PRIOR TO CONSTRUCTION AND INSTALLATION OF EQUIPMENT.

3. TRADE PARTIES, INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL, EXTERIOR, INSULATION, ETC. SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

4. DETAILS NOTED AS "TYPICAL" OR "TYPICAL" APPLY TO ALL CASES WHETHER OR NOT SPECIFICALLY IDENTIFIED. HOWEVER, DETAILS THAT ARE SPECIFICALLY IDENTIFIED SHALL TAKE PRECEDENCE OVER TYPICAL OR "TYPICAL" DETAILS. SPECIFIC DETAILS AND NOTES SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND DETAILS.

5. IF THESE CONDITIONS, ASSEMBLIES, ETC. EQUIPMENT ETC. ARE NAMED (UNDER A PARTIAL) AND SPECIFIC, FABRICATOR AND/OR MANUFACTURER WITH THE CONTRACTOR SHALL DELIVER PROVIDE OPTIONS, ALLOW FOR AND SHALL MAKE ANY CHANGES TO MEET THE REQUIREMENTS OF THE CONTRACT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE WORK IS IN PROGRESS AND UNTIL JOBS COMPLETION.

7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES OTHER THAN SHOWN ON AUP AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF UTILITIES ON OTHER PROPERTY DAMAGED BY OPERATIONS OR OTHER CAUSES. SEE CIVIL DRAWINGS FOR AUP.

8. 1. ALL UNPAVED EXTERIOR METALS EXPOSED TO THE WEATHER SHALL BE GALVANIZED UNLESS:

1.1. EXISTING ALL ALUMINUM AND OTHER METALS FROM DISJUNCTION METALS WITH BACKGROUND TYPE OR FINISH.

1.2. EXISTING METAL SHALL BE USED TO MATCH ALL QUALITY OF BACKGROUND. FINISH EQUIPMENT SHALL ACQUIRE FINISH EQUIPMENT FROM THE SAME MANUFACTURER AREA TO PREPARE A MATCHING FINISH EQUIPMENT AREA.

1.3. INDOOR FLOOR BY DIMENSION SHALL BE LOCATED FOUR AND ONE-HALF INCHES FROM FLOOR FRAMING TO INSIDE EDGE OF DOOR.

1.4. ROOFING ATTACHMENT: DO NOT REQUIRE CHAIRS SHALL NOT BE MADE AT THE STUDIOS OF ASSETS OR DAMAGING THEM.

1.5. THE CONTRACTOR TO PROVIDE BRACING AS REQUIRED AS REQUIRED FOR MOUNTING ALL CRANE RAILS, STEEL JOISTS, JOIST RAILS, ACCESSORIES, CABLES ETC.

1.6. DESIGN OR REQUIRE CONTRACTOR TO FOLLOW RULES ADOPTED BY THE DESIGN OFFICE OR THE CONTRACTOR. THESE RULES ARE SET FORTH ON THE CONTRACTOR'S DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF THE RULES BY CALLING THE CENTER AT 1000 TO 1000.

REGISTERED ARCHITECT  
MICHAEL D. WAGGE  
EUGENE, OREGON  
6009

Revision Summary	
Revision Number	Revision Date

## OAKWOOD MANOR REHABILITATION

**COVER SHEET  
PROJECT INFORMATION  
SITE PLAN**

date 11.10.2023  
file 2350  
d.b. RGR

A001



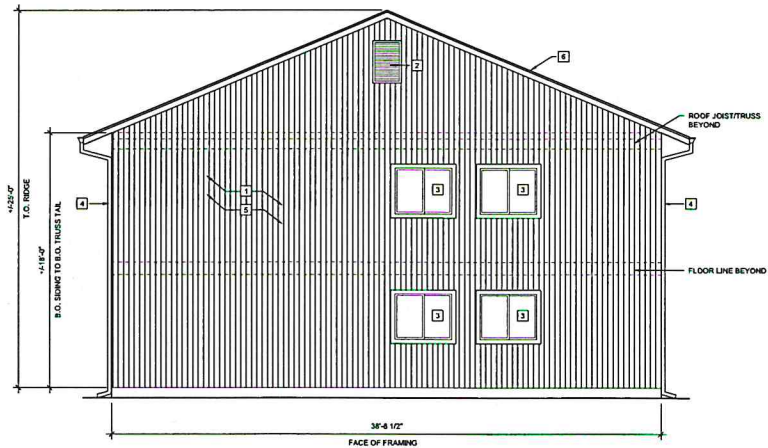
2 ELEVATION - DEMO

#### ELEVATION DEMO KEYNOTES

- 1 REMOVE ALL EXISTING T-11 SIDING, WEATHER BARRIER, AND WALL INSULATION AT END OF BUILDING.
- 2 EXISTING GABLE END VENT TO REMAIN. REMOVE AND PREP FOR REINSTALLATION.
- 3 REMOVE WINDOW TRIM. EXISTING 4'-0" W x 2'-0" H SLIDER WINDOW TO REMAIN.
- 4 REMOVE GUTTERS AND DOWNSPOUTS
- 5 REMOVE EXISTING ELECTRICAL EQUIPMENT, HVAC EQUIPMENT, AND LIGHT FIXTURES. PREP FOR REINSTALL.

#### ROOFING DEMO KEYNOTES

- 6 REMOVE EXISTING ROOF SHINGLES AND UNDERLAYMENT TO EXPOSE EXISTING ROOF SHEATHING. SEE A001 FOR BUILDING LOCATIONS.



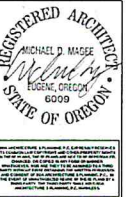
1 ELEVATION - NEW

#### ELEVATION KEYNOTES

- 1 NEW SIDING INSTALLATION:
  - A. NEW WALL INSULATION TO MEET ASHRAE 90.1 2019 CHAPTER 5.1.3 ENVELOPE ALTERNATION REQUIREMENTS: FULL DEPTH INSULATION HAVING A MINIMAL NOMINAL VALUE OF R3.0 PER RCH
  - B. EXISTING SHEATHING (IF EXISTING) TO REMAIN.
  - C. TYVEK COMMERCIAL WRAP WEATHER RESISTIVE BARRIER
  - D. SELF-ADHERED MEMBRANE WINDOW FLASHING
  - E. WINDOW METAL HEAD FLASHING
  - F. T-11 SIDING, PAINTED
- 2 REINSTALL AND PAINT EXISTING GABLE END VENT.
- 3 PAINT NEW WINDOW TRIM.
- 4 INSTALL NEW GUTTERS AND DOWNSPOUTS
- 5 REINSTALL EXISTING ELECTRICAL EQUIPMENT, HVAC EQUIPMENT CONNECTIONS, AND LIGHT FIXTURES. INSTALL MINISPLIT LINE SETS IN WALL CAVITY.

#### ROOFING KEYNOTES

- 6 NEW ROOFING INSTALLATION:
  - A. REPAIR DAMAGED SHEATHING AS NEEDED.
  - B. INSTALL NEW UNDERLAYMENT, ROOF SHINGLES, AND METAL EDGE FLASHING, INCLUDING NEW RIDGE VENT



Revision Summary	
Revision Number	Revision Date

**OAKWOOD MANOR REHABILITATION**  
1685 OAK PATCH ROAD  
EUGENE, OREGON 97402  
SAINT VINCENT DE PAUL SOCIETY OF LAKE COUNTY

BUILDING ELEVATIONS- GABLE END	
date	11-10-2023
file	2350
d.b.	KGR

A002