

ADDENDUM NUMBER ONE

Project #25-C-0009

Laurelwood Homes Exterior Paint
Florence, Oregon

February 26, 2025

CHANGES TO PROJECT MANUAL,
BID DOCUMENTS, AND PROJECT
DRAWINGS
GENERAL

GENERAL:

1. **Note:** Use enclosed Addenda Receipt, or similar Addenda Receipt, to acknowledge receipt of this Addendum when submitting your Bid.

REFER TO: Request for Bids (and all other references to Wage Rates):

2. **Addition: Section 00020 – 8. “Applicable Wage Rates”** Wage Decision has been updated to reflect that this project has an additional prevailing wage determination. Davis-Bacon-Building OR202500098 02/07/2025 (See Exhibit A attached to this Addendum). This wage determination applies to work performed on Maintenance and Community Building only.
3. **Delete: Scope of Work:** Remove “back brush and roll”
4. **Addition:** Site Plan & Site Data Sheet- *Refer to Exhibit B*
5. **Addition:** Q&A; expanded color schedule information- *Refer to Exhibit C*

GENERAL

GENERAL NOTE: All implied, inferred, or direct verbal responses from Contract Administrator or agents of owner (stated at Pre-Bid walk through, by phone, email, etc...) are not valid or binding unless noted in writing in this addendum.

Addendum Number One issued February 26, 2025, and authorized by: Teresa Hashagen, Contract Administrator

Teresa Hashagen

Teresa Hashagen
Contract Administrator

Addendum Receipt

For Project Number: **25-C-009**
Titled: **Laurelwood Homes Exterior Paint**
Addendum Numbered: **ONE**
Dated: **February 26, 2025**
with Pages numbered: **1-13**

By my signature below I acknowledge:

- Receipt of the noted Addendum,
- That it has been fully reviewed, and
- That all terms included therein are incorporated into the Bid.

Signature: _____

Title: _____

Date: _____

COMPLETE THIS FORM AND SUBMIT WITH BID DOCUMENTS

All bidders must complete and sign this form, or similar Addendum Receipt form, for each Addendum issued. The form is to be submitted with the bid documents. A bid may be considered non-responsive if a completed Addendum Receipt is not submitted with the quote, for each Addendum issued.

EXHIBIT A

"General Decision Number: OR20250098 02/07/2025

Superseded General Decision Number: OR20240098

State: Oregon

Construction Type: Building

County: Lane County in Oregon.

BUILDING CONSTRUCTION PROJECTS (does not include single family homes or apartments up to and including 4 stories).

Note: Contracts subject to the Davis-Bacon Act are generally required to pay at least the applicable minimum wage rate required under Executive Order 14026 or Executive Order 13658. Please note that these Executive Orders apply to covered contracts entered into by the federal government that are subject to the Davis-Bacon Act itself, but do not apply to contracts subject only to the Davis-Bacon Related Acts, including those set forth at 29 CFR 5.1(a)(1).

If the contract is entered into on or after January 30, 2022, or the contract is renewed or extended (e.g., an option is exercised) on or after January 30, 2022: 	· Executive Order 14026 generally applies to the contract. · The contractor must pay all covered workers at least \$17.75 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours spent performing on the contract in 2025.	
If the contract was awarded on or between January 1, 2015 and January 29, 2022, and the contract is not renewed or extended on or after January 30, 2022: 	· Executive Order 13658 generally applies to the contract. · The contractor must pay all covered workers at least \$13.30 per hour (or the applicable wage rate listed on this wage determination, if it is higher) for all hours performing on that contract in 2025.	

The applicable Executive Order minimum wage rate will be adjusted annually. If this contract is covered by one of the Executive Orders and a classification considered necessary for performance of work on the contract does not appear on this wage determination, the contractor must still submit a

conformance request.

Additional information on contractor requirements and worker protections under the Executive Orders is available at <http://www.dol.gov/whd/govcontracts>.

Modification Number	Publication Date
0	01/03/2025
1	01/10/2025
2	02/07/2025

ASBE0036-003 04/01/2024

	Rates	Fringes
HEAT & FROST INSULATOR.....	\$ 60.62	22.11

BROR0001-005 06/01/2024

	Rates	Fringes
BRICKLAYER.....	\$ 47.63	24.80

BROR0001-009 12/03/2024

	Rates	Fringes
TILE FINISHER.....	\$ 30.75	16.26
TILE SETTER.....	\$ 41.31	21.46

CARP0503-001 06/01/2023

	Rates	Fringes
DRYWALL HANGER.....	\$ 44.74	19.45

ELEC0280-001 01/01/2025

	Rates	Fringes
ELECTRICIAN.....	\$ 56.46	23.05

ENGI0701-001 01/01/2024

	Rates	Fringes
OPERATOR: Bulldozer.....	\$ 54.75	16.90
OPERATOR: Grader/Blade.....	\$ 54.75	16.90
OPERATOR: Loader.....	\$ 54.75	16.90

ENGI0701-041 01/01/2024

Rates	Fringes
-------	---------

OPERATOR: Forklift.....\$ 45.81 16.90
OPERATOR: Oiler.....\$ 45.81 16.90

ENGI0701-042 01/01/2024

Rates Fringes

OPERATOR: Roller.....\$ 50.27 16.90

ENGI0701-044 01/01/2024

Rates Fringes

OPERATOR: Crane
300-399 Ton.....\$ 58.82 16.90
90-199 Ton.....\$ 54.75 16.90

IRON0029-001 01/01/2024

Rates Fringes

IRONWORKER.....\$ 43.82 34.02

LABO0737-025 06/01/2024

Rates Fringes

LABORER: Mason Tender -
Cement/Concrete.....\$ 43.79 17.05

LABO0737-036 06/01/2024

Rates Fringes

LABORER: Hod Carrier.....\$ 43.79 17.05

LABO0737-038 06/01/2024

Rates Fringes

LABORER: Pipelayer.....\$ 40.41 17.30

PAIN0010-009 07/01/2023

Rates Fringes

DRYWALL FINISHER/TAPER.....\$ 42.52 20.78

PAIN0010-010 07/01/2024

Rates Fringes

PAINTER.....\$ 35.62 15.80

* PAIN0740-001 01/01/2025

	Rates	Fringes
GLAZIER.....	\$ 53.15	22.97

PLAS0555-007 06/01/2024

	Rates	Fringes
CEMENT MASON/CONCRETE FINISHER...	\$ 45.13	20.05

PLUM0290-001 04/01/2024

	Rates	Fringes
PIPEFITTER.....	\$ 57.92	33.70

PLUM0290-002 04/01/2024

	Rates	Fringes
PLUMBER.....	\$ 57.92	33.70

SHEE0016-004 07/01/2024

	Rates	Fringes
SHEET METAL WORKER.....	\$ 43.03	27.57

SUOR2018-018 08/25/2023

	Rates	Fringes
CARPENTER, Excludes Drywall Hanging.....	\$ 28.17	5.77
LABORER: Common or General.....	\$ 26.96	14.18
OPERATOR: Backhoe/Excavator/Trackhoe.....	\$ 37.38	16.53
OPERATOR: Bobcat/Skid Steer/Skid Loader.....	\$ 20.43	2.31
OPERATOR: Drill.....	\$ 27.54	14.10
OPERATOR: Paver (Asphalt, Aggregate, and Concrete).....	\$ 35.76	3.60
ROOFER.....	\$ 33.19	0.00
TRUCK DRIVER: Dump Truck.....	\$ 21.30	5.66

WELDERS - Receive rate prescribed for craft performing
operation to which welding is incidental.

=====
Note: Executive Order (EO) 13706, Establishing Paid Sick Leave for Federal Contractors applies to all contracts subject to the Davis-Bacon Act for which the contract is awarded (and any solicitation was issued) on or after January 1, 2017. If this contract is covered by the EO, the contractor must provide employees with 1 hour of paid sick leave for every 30 hours they work, up to 56 hours of paid sick leave each year. Employees must be permitted to use paid sick leave for their own illness, injury or other health-related needs, including preventive care; to assist a family member (or person who is like family to the employee) who is ill, injured, or has other health-related needs, including preventive care; or for reasons resulting from, or to assist a family member (or person who is like family to the employee) who is a victim of, domestic violence, sexual assault, or stalking. Additional information on contractor requirements and worker protections under the EO is available at <https://www.dol.gov/agencies/whd/government-contracts>.

Unlisted classifications needed for work not included within the scope of the classifications listed may be added after award only as provided in the labor standards contract clauses (29CFR 5.5 (a) (1) (iii)).

The body of each wage determination lists the classifications and wage rates that have been found to be prevailing for the type(s) of construction and geographic area covered by the wage determination. The classifications are listed in alphabetical order under rate identifiers indicating whether the particular rate is a union rate (current union negotiated rate), a survey rate, a weighted union average rate, a state adopted rate, or a supplemental classification rate.

Union Rate Identifiers

A four-letter identifier beginning with characters other than ""SU"", ""UAVG"", ?SA?, or ?SC? denotes that a union rate was prevailing for that classification in the survey. Example: PLUM0198-005 07/01/2024. PLUM is an identifier of the union whose collectively bargained rate prevailed in the survey for this classification, which in this example would be Plumbers. 0198 indicates the local union number or district council number where applicable, i.e., Plumbers Local 0198. The next number, 005 in the example, is an internal number used in

processing the wage determination. The date, 07/01/2024 in the example, is the effective date of the most current negotiated rate.

Union prevailing wage rates are updated to reflect all changes over time that are reported to WHD in the rates in the collective bargaining agreement (CBA) governing the classification.

Union Average Rate Identifiers

The UAVG identifier indicates that no single rate prevailed for those classifications, but that 100% of the data reported for the classifications reflected union rates. EXAMPLE: UAVG-OH-0010 01/01/2024. UAVG indicates that the rate is a weighted union average rate. OH indicates the State of Ohio. The next number, 0010 in the example, is an internal number used in producing the wage determination. The date, 01/01/2024 in the example, indicates the date the wage determination was updated to reflect the most current union average rate.

A UAVG rate will be updated once a year, usually in January, to reflect a weighted average of the current rates in the collective bargaining agreements on which the rate is based.

Survey Rate Identifiers

The ""SU"" identifier indicates that either a single non-union rate prevailed (as defined in 29 CFR 1.2) for this classification in the survey or that the rate was derived by computing a weighted average rate based on all the rates reported in the survey for that classification. As a weighted average rate includes all rates reported in the survey, it may include both union and non-union rates. Example: SUFL2022-007 6/27/2024. SU indicates the rate is a single non-union prevailing rate or a weighted average of survey data for that classification. FL indicates the State of Florida. 2022 is the year of the survey on which these classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 6/27/2024 in the example, indicates the survey completion date for the classifications and rates under that identifier.

?SU? wage rates typically remain in effect until a new survey is conducted. However, the Wage and Hour Division (WHD) has the discretion to update such rates under 29 CFR 1.6(c)(1).

State Adopted Rate Identifiers

The ""SA"" identifier indicates that the classifications and prevailing wage rates set by a state (or local) government were adopted under 29 C.F.R 1.3(g)-(h). Example: SAME2023-007 01/03/2024. SA reflects that the rates are state adopted. ME refers to the State of Maine. 2023 is the year during which the

state completed the survey on which the listed classifications and rates are based. The next number, 007 in the example, is an internal number used in producing the wage determination. The date, 01/03/2024 in the example, reflects the date on which the classifications and rates under the ?SA? identifier took effect under state law in the state from which the rates were adopted.

WAGE DETERMINATION APPEALS PROCESS

1) Has there been an initial decision in the matter? This can be:

- a) a survey underlying a wage determination
- b) an existing published wage determination
- c) an initial WHD letter setting forth a position on a wage determination matter
- d) an initial conformance (additional classification and rate) determination

On survey related matters, initial contact, including requests for summaries of surveys, should be directed to the WHD Branch of Wage Surveys. Requests can be submitted via email to davisbaconinfo@dol.gov or by mail to:

Branch of Wage Surveys
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

Regarding any other wage determination matter such as conformance decisions, requests for initial decisions should be directed to the WHD Branch of Construction Wage Determinations. Requests can be submitted via email to BCWD-Office@dol.gov or by mail to:

Branch of Construction Wage Determinations
Wage and Hour Division
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210

2) If an initial decision has been issued, then any interested party (those affected by the action) that disagrees with the decision can request review and reconsideration from the Wage and Hour Administrator (See 29 CFR Part 1.8 and 29 CFR Part 7). Requests for review and reconsideration can be submitted via email to dba.reconsideration@dol.gov or by mail to:

Wage and Hour Administrator
U.S. Department of Labor

200 Constitution Avenue, N.W.
Washington, DC 20210

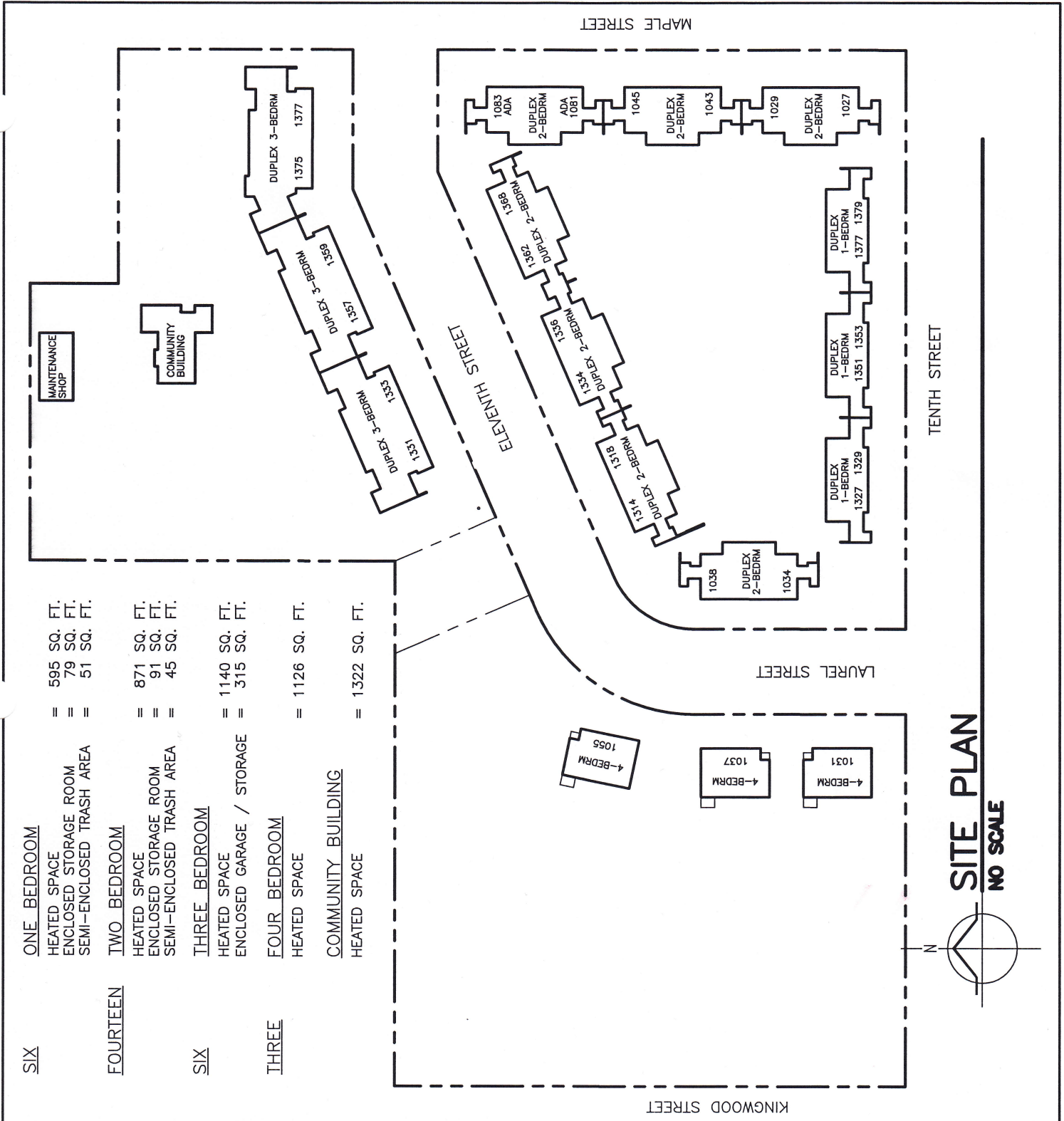
The request should be accompanied by a full statement of the interested party's position and any information (wage payment data, project description, area practice material, etc.) that the requestor considers relevant to the issue.

3) If the decision of the Administrator is not favorable, an interested party may appeal directly to the Administrative Review Board (formerly the Wage Appeals Board). Write to:

Administrative Review Board
U.S. Department of Labor
200 Constitution Avenue, N.W.
Washington, DC 20210.

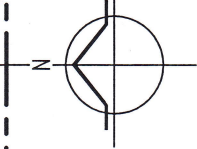
=====

END OF GENERAL DECISION"



- SIX ONE BEDROOM
 - = HEATED SPACE = 595 SQ. FT.
 - = ENCLOSED STORAGE ROOM = 79 SQ. FT.
 - = SEMI-ENCLOSED TRASH AREA = 51 SQ. FT.
- FOURTEEN TWO BEDROOM
 - = HEATED SPACE = 871 SQ. FT.
 - = ENCLOSED STORAGE ROOM = 91 SQ. FT.
 - = SEMI-ENCLOSED TRASH AREA = 45 SQ. FT.
- SIX THREE BEDROOM
 - = HEATED SPACE = 1140 SQ. FT.
 - = ENCLOSED GARAGE / STORAGE = 315 SQ. FT.
- THREE FOUR BEDROOM
 - = HEATED SPACE = 1126 SQ. FT.
- COMMUNITY BUILDING
 - = HEATED SPACE = 1322 SQ. FT.

SITE PLAN
NO SCALE



LAURELWOOD HOMES

FLORENCE, OREGON



Housing And Community Services Agency of Lane County
 300 WEST FAIRVIEW DRIVE, SPRINGFIELD, OREGON 177 DAY ISLAND ROAD, EUGENE, OREGON
 PHONE : (541) 682-4090 PHONE : (541) 682-3755
 FAX : (541) 682-3875 FAX : (541) 682-3411
 TTY : (541) 682-2565 TTY : (541) 682-3412

SQ. FOOTAGES

PROJECT AMP 100
 DATE JAN 2014
 DRAWN WJH

OR 6-01
 SHEET

SITE

AMP 100

6-1

Laurelwood Homes

Florence, Oregon

1137 Maple Street, Florence, Oregon 97439

Tax Lots and Acreage:

Tax Lot: 18-12-27-41-00800

The area that has all of the 4-bedroom units, 3-bedroom units, and community room is one tax lot...even if there is a street running thru the middle.

* The portion that has the 4-bedroom units is (Approx.: 72,452 sq. ft.) 1.66 ACRES

* The portion that has the 3-bedroom units, Community Building, and Proposed new Shop is (Approx.: 62,315 sq. ft.) 1.43 Acres For a total of 3.09 ACRES

3.03 AC as shown on Tax Lot Map

Tax Lot: 18-12-27-41-01200

The area that has all of the 1-bedroom units and 2-bedroom units is (Approx.: 78,066 sq. ft.) 1.80 ACRES, 1.79 AC as shown on Tax Lot Map

Total: 4.82 acres

Laurelwood Community Building & Shop

Community Building Square Footages:

The gross square footage (including exterior wall) = 1,322 sq. ft.

The gross interior square footage (excluding exterior wall) = 1,240 sq. ft.

Maintenance Shop (& Equipment Storage):

Total gross square footage of the Shop Building is (20' x 40' =) 800 sq. ft.

Within the Building, the gross heated area is (12' x 20' =) 240 sq. ft.

Laurelwood Dwellings

Square footages listed are gross Sq. Ft. (includes thickness of exterior walls):

ONE BEDROOM

Heated space = 595 sq. ft.

Enclosed Storage Room = 79 sq. ft.

Semi-enclosed Trash Area = 51 sq. ft.

TWO BEDROOM

Heated space = 871 sq. ft.

Enclosed Storage Room = 91 sq. ft.

Semi-enclosed Trash Area = 45 sq. ft.

THREE BEDROOM

Heated space = 1,140 sq. ft.

Enclosed Garage/Storage = 315 sq. ft.

FOUR BEDROOM

Gross Square Footage = 1,128 sq. ft.

Gross sq. footage without exterior walls (includes interior walls) = 1,076 sq. ft.



100 West 13th Avenue, Eugene, OR 97401 • PH 541-682-3755 • FAX 541-682-3411



Homes. People. Partnerships. Good. www.homesforgood.org

Discussion/Q & A from Pre-Bid

Power – Outlets available for contractor use in the front & back patio areas

Water – Hose bibbs available in front and back areas. Must use own hoses/attachments

Garbage – No garbage/disposal services onsite for contractor use.

No storage – Staging area will be in main parking lot outside community. Space allocation TBD with Contract Administrator and awarded bidder.

Security – None available. Recommended at staging area.

Expanded Color Schedule Information

Railing around Community Room to be painted body color.

Line hides & non-public utility boxes to match color behind it.

Gutters painted to match color behind it

Do not paint city/public utility boxes.

Do not paint stainless steel surfaces.

Soffits to match body color.

Window trim not to be painted (trim virtually non-existent).

Shed in middle of yard area not to be painted.

Do not paint inside areas (through doorway) in back breezeway/patio area.

No specific brand called out (i.e. Rodda) – see specifications for vinyl-safe paint formulation.

Color palette may shift prior to NTP. No change in color schedule other than shade variation.