

# ADDENDUM NUMBER THREE

## Project #24-C-0008

Parkview Terrace Window Replacement  
Eugene, Oregon

February 1, 2024

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. **CHANGE:** Updated drawings indicating locations of ADA units (See Exhibit A attached to this Addendum).

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 Two issued February 4, 2024, and authorized by: Teresa Hashagen, Contract Administrator*

*Teresa Hashagen*

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Teresa Hashagen  
Contract Administrator

**Addendum  
Receipt**

For Project Number: **24-C-0008**  
Titled: **Parkview Terrace Window Replacement**  
Addendum Numbered: **THREE**  
Dated: **February 1, 2024**  
with Pages numbered: **1-2**

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 issue

# PROJECT TEAM

## OWNER

HOMES FOR GOOD HOUSING AGENCY  
100 WEST 13TH AVE  
EUGENE, OREGON 97401  
CONTACT: TERESA HASHAGEN  
EMAIL: thashagen@homesforgood.org  
PHONE: 541.852.6044

## ARCHITECT

BDA ARCHITECTURE & PLANNING, PC.  
1369 OLIVE STREET  
EUGENE, OREGON 97401  
CONTACT: AMANDA DONOFRIO, AIA  
EMAIL: donofrio@bdarch.net  
PHONE: 541.683.8661; ext. 4

# SHEET INDEX

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A212	BUILDING ELEVATIONS - NORTHEAST WING & COURTYARD
A213	BUILDING ELEVATIONS - NORTHEAST WING COURTYARD
A214	BUILDING ELEVATIONS - SOUTHWEST WING
A215	BUILDING ELEVATIONS - SOUTHWEST WING & COURTYARD
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A542	WINDOW DETAILS, WINDOW ELEVATIONS AND WINDOW SCHEDULE
A543	PAINTING SCOPE

# PROJECT DESCRIPTION

**Parkview Terrace Apartments:** Existing **Multi-Family Housing** development consisting of 2 residential multistory buildings containing **150 1-bedroom Living Units**, communal laundry rooms at each floor, maintenance/storage rooms, and a community room. Project includes full replacement of exterior windows at all units, replacement of glazing and hollow metal stops at units' kitchen and at community room, interior updates to P-LAM counter and window blinds, and interior painting touch-ups.

### Project DOES NOT INCLUDE :

- additions to existing structures
- demolition or replacement of existing exterior walls
- increase in the number of dwelling units

Project Address: 255 High Street, Eugene OR 97401  
Map / Tax lot: 17033113 / 06500

### Applicable Codes:

2022 Oregon Structural Specialty Code (OSSC)  
2021 Oregon Energy Efficiency Specialty Code (OEESC)

### Energy Compliance per ASHRAE 90.1-2019 (Table 5.5-4):

Attics:	N/A
Exterior Walls:	N/A
Floors :	N/A
Exterior Doors:	N/A
Windows:	Required: 0.36 Max. at Fixed
(U-Value)	0.45 Max. at Operable
Windows:	Required: 0.36 Max. at Fixed
(SHGC)	0.33 Max. at Operable

# SCOPE OF WORK

## A. WINDOWS

1. Replace existing aluminum windows with new aluminum windows at all units as shown in drawings.
2. At hollow metal frame windows: Remove existing glazing and stops and replace with new glazing and stops as indicated in drawings.

## B. FURNISHING

1. Window coverings: Replace existing blinds with new vertical blinds.
2. P-LAM: Install new P-LAM surface at window sill counter as shown in drawings. Demo and salvage all existing aluminum angles at P-LAM window sills for re-use by owner. Coordinate with owner for pick up and storage.

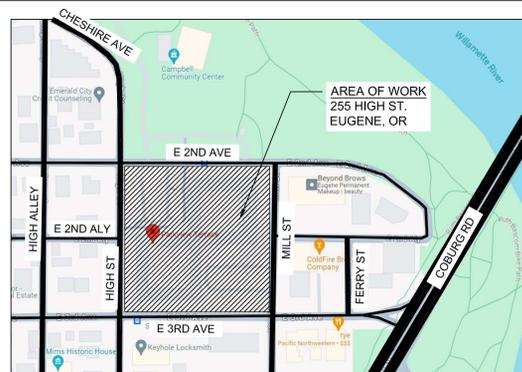
## C. WALLS AND CEILINGS

1. Patch/repair drywall on existing walls and ceiling around existing window openings as needed.
2. Paint jamb and head at window openings as shown in drawings. Color to match existing color on adjacent walls.

## D. ELECTRICAL

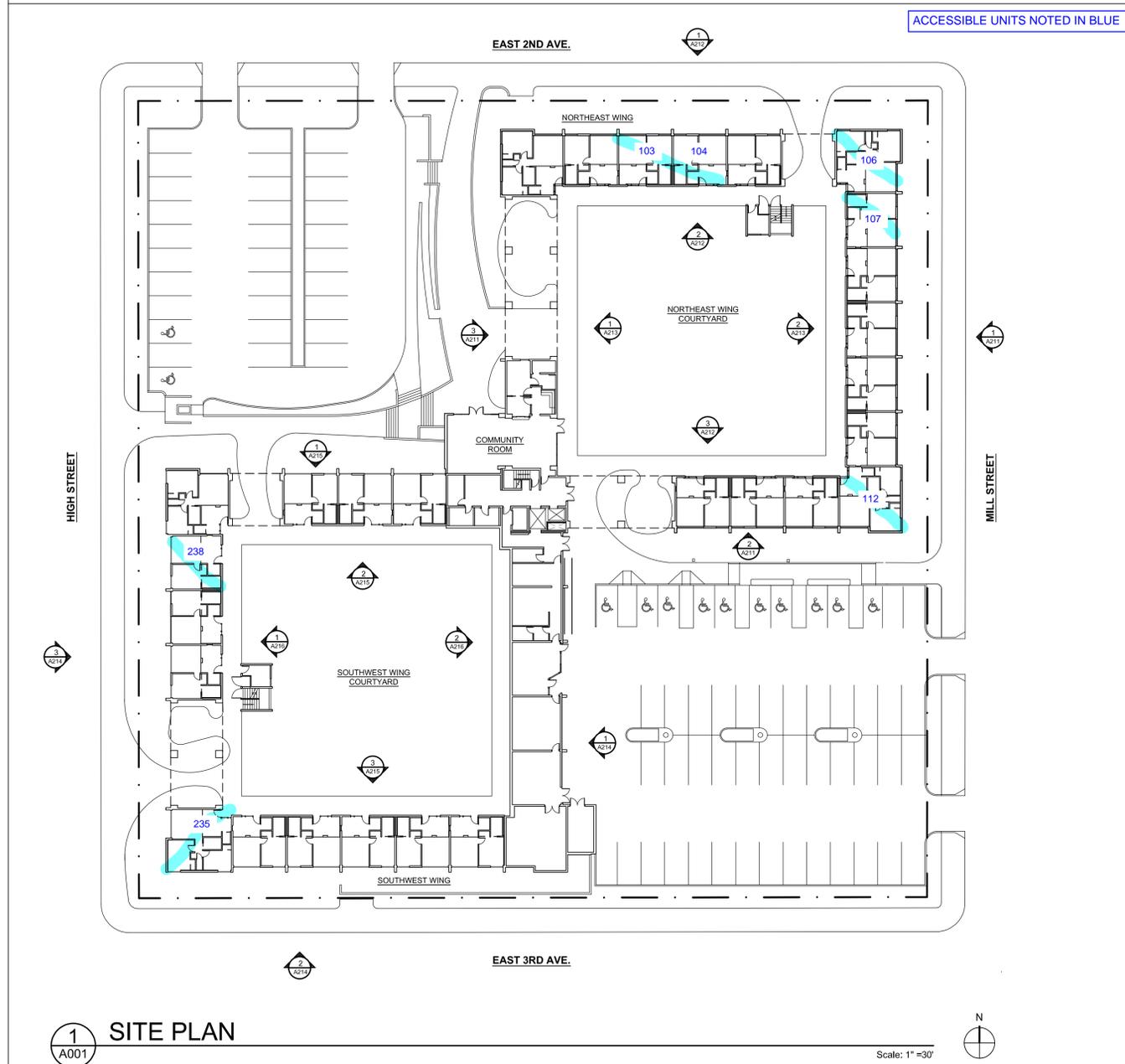
1. Remove heater control in face of window sill counter and re-install in place after new sill is installed at all units living rooms.

# VICINITY MAP



# GENERAL NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH ANY WORK.
2. DIMENSIONS TAKE PRECEDENCE OVER DRAWING: DO NOT SCALE DRAWING TO DETERMINE ANY LOCATIONS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO CONTINUING WITH WORK. DIMENSIONS ARE TAKEN TO THE FACE OF FRAMING OR GRID, UNO.
3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS AND SHALL MAINTAIN THE STRUCTURAL INTEGRITY OF ANY CONSTRUCTION UNTIL ALL FINAL LATERAL AND VERTICAL CARRYING SYSTEMS ARE COMPLETED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND COORDINATION OF SUBCONTRACTORS WORK TO SECURE COMPLIANCE OF DRAWINGS AND SPECIFICATIONS FOR THE ACCURATE LOCATION OF STRUCTURAL MEMBERS, AND OPENINGS FOR MECHANICAL, ELECTRICAL, AND MISCELLANEOUS EQUIPMENT. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND OPENING SIZES (CLEARANCES REQUIRED) FROM MFR PRIOR TO CONSTRUCTION AND INSTALLATION OF EQUIPMENT, FURNISHINGS, ACCESSORIES ETC.
5. TRADE PERMITS, INCLUDING BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, EXT. SIGNAGE, ETC. SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. DETAILS NOTED AS "TYPICAL" OR "TYP" APPLY IN ALL CASES WHETHER OR NOT SPECIFICALLY REFERENCED. HOWEVER DETAILS THAT ARE SPECIFICALLY REFERENCED SHALL TAKE PRECEDENCE OVER TYPICAL" OR "TYP." DETAILS. SPECIFIC DETAILS AND NOTES SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND DETAILS.
7. WHERE COMPONENTS, ASSEMBLIES, ITEMS, EQUIP., ETC. ARE BASED UPON A PARTICULAR SUPPLIER, FABRICATOR AND/OR MFR, THE CONTRACTOR SHALL ENSURE, PROVIDE OPTIONS, ALLOW FOR, AND SHALL MAKE ANY CHANGES ALTERNATE TO MEET THE DESIGN INTENT OF THE DOCUMENTS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE JOB IS IN PROGRESS AND UNTIL JOB COMPLETION.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE WORK.
10. ALL UNPAINTED FERROUS METALS EXPOSED TO THE WEATHER SHALL BE GALVANIZED, UNO.
11. SEPARATE ALL ALUMINUM AND OTHER METALS FROM DIS-SIMILAR METALS WITH BITUMINOUS TAPE OR PT.



1 SITE PLAN  
A001

Scale: 1" = 30'

ACCESSIBLE UNITS NOTED IN BLUE



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Revision Summary	
Revision Number	Revision Date

PARKVIEW TERRACE REHABILITATION  
WINDOW REPLACEMENT

255 HIGH STREET  
EUGENE, OREGON 97401  
HOMES FOR GOOD HOUSING AGENCY

ISSUE FOR BID  
AND PERMIT

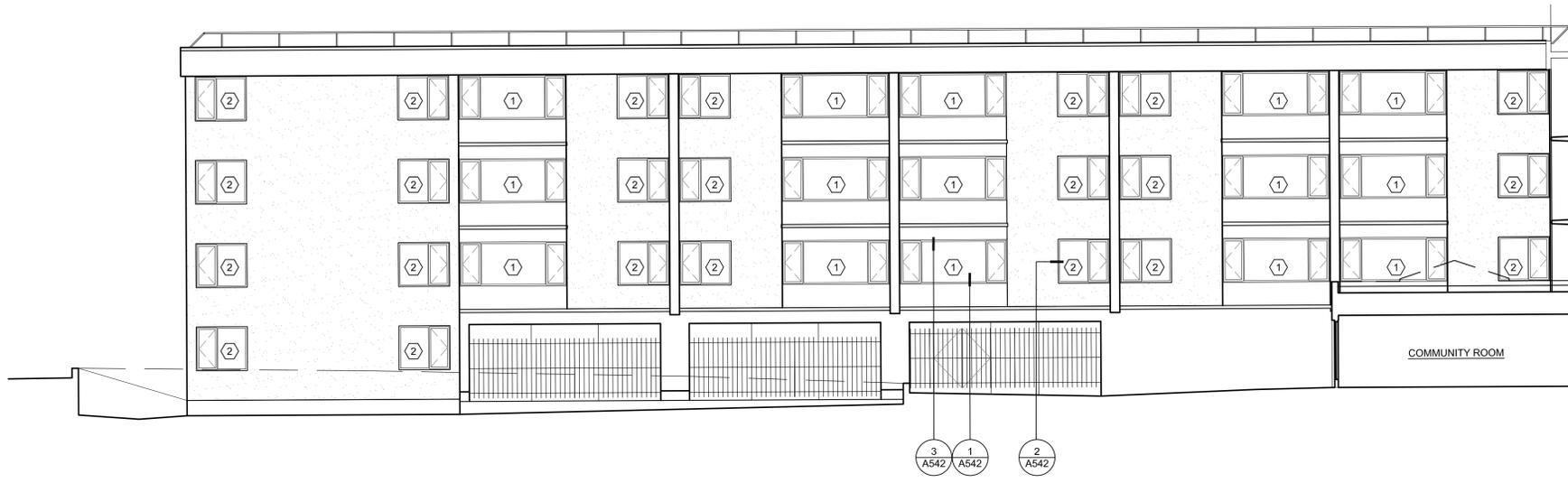
SITE PLAN  
GENERAL NOTES

date 12/08/2023  
file PT2\_A001  
d.b. CT

A001

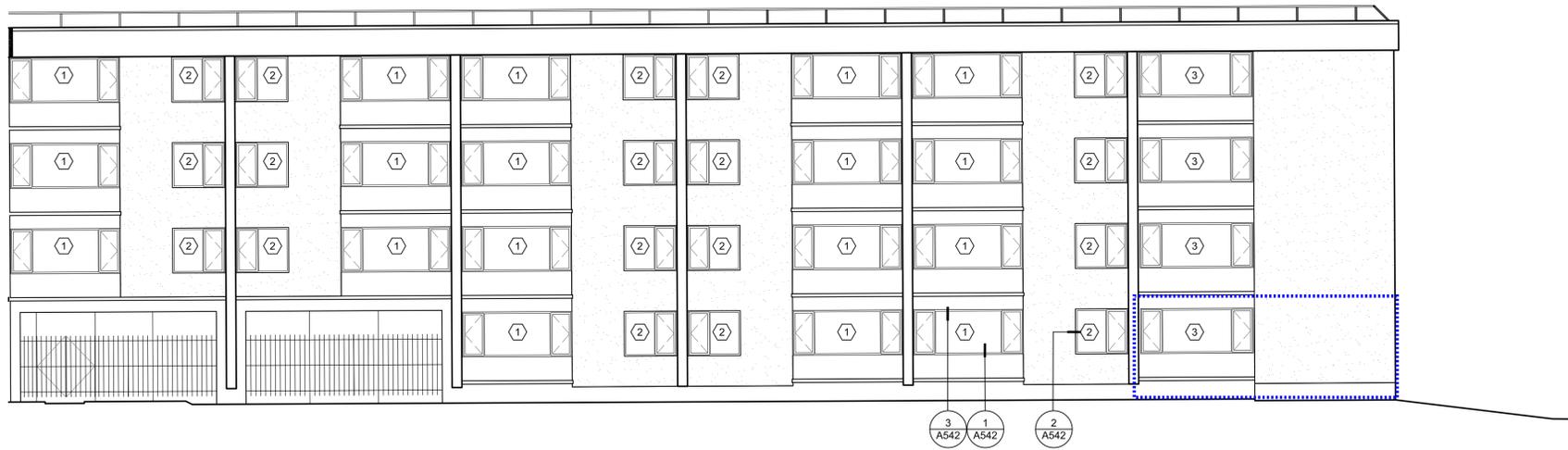
BDA  
Architecture and Planning, PC  
1369 Olive Street  
Eugene, OR 97401  
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541.683.8661

ACCESSIBLE UNIT WINDOWS SHOWN WITHIN DASHED RECTANGLES



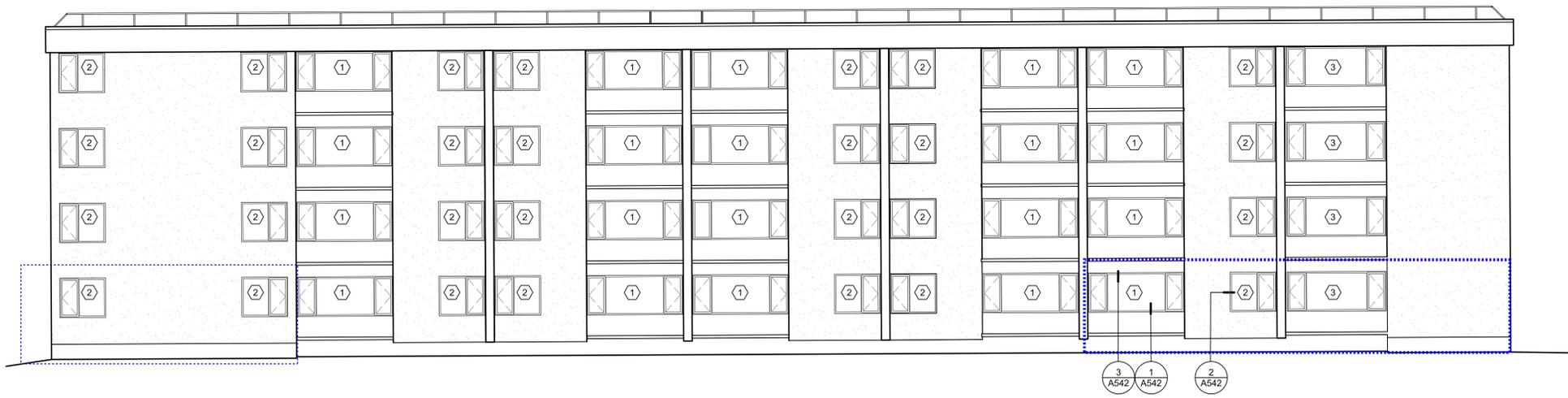
3 WEST ELEVATION OF NORTHEAST WING  
A211

Scale: 1/8" = 1'-0"



2 SOUTH ELEVATION OF NORTHEAST WING  
A211

Scale: 1/8" = 1'-0"



1 EAST ELEVATION OF NORTHEAST WING  
A211

Scale: 1/8" = 1'-0"

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REGISTERED ARCHITECT  
AMANDA DONOFRIO  
Amanda Donofrio  
EUGENE, OREGON  
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STATE OF OREGON

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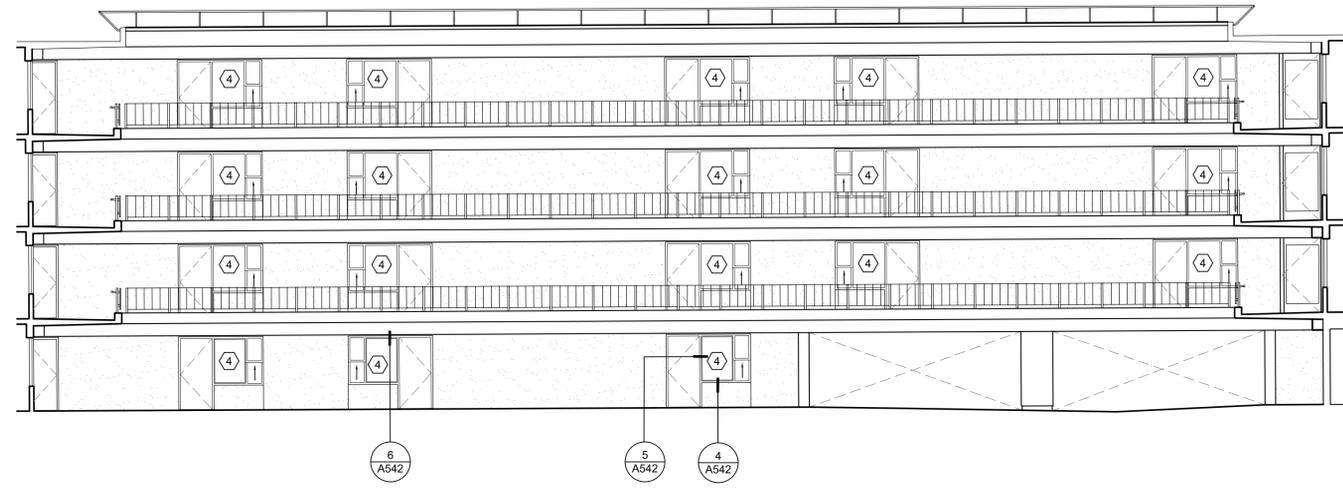
PARKVIEW TERRACE REHABILITATION  
WINDOW REPLACEMENT  
255 HIGH STREET  
EUGENE, OREGON 97401  
HOMES FOR GOOD HOUSING AGENCY

BUILDING ELEVATIONS  
NORTHEAST WING

date 12/08/2023  
file 2230 PT-2  
d.b. PP

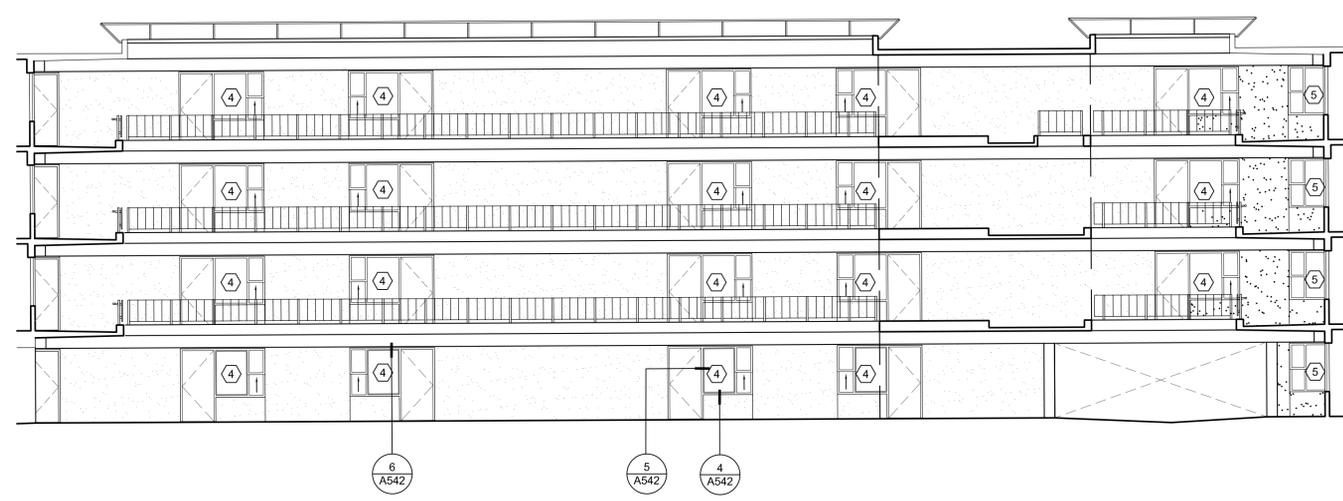
A211

ACCESSIBLE UNIT WINDOWS SHOWN WITHIN DASHED RECTANGLES



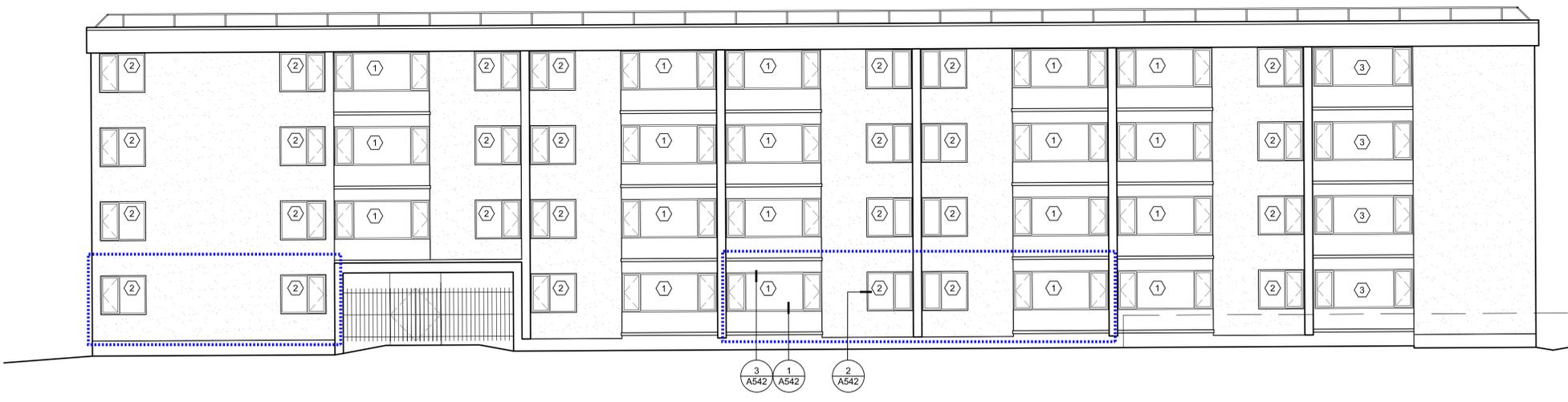
**3** COURTYARD ELEVATION OF NORTHEAST WING - LOOKING SOUTH  
A212

Scale: 1/8" = 1'-0"



**2** COURTYARD ELEVATION OF NORTHEAST WING - LOOKING NORTH  
A212

Scale: 1/8" = 1'-0"



**1** NORTH ELEVATION OF NORTHEAST WING  
A212

Scale: 1/8" = 1'-0"

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PARKVIEW TERRACE REHABILITATION  
WINDOW REPLACEMENT  
255 HIGH STREET  
EUGENE, OREGON 97401  
HOMES FOR GOOD HOUSING AGENCY

BUILDING ELEVATIONS  
NORTHEAST WING  
COURTYARD

date 12/08/2023  
file 2230 PT-2  
d.b. PP

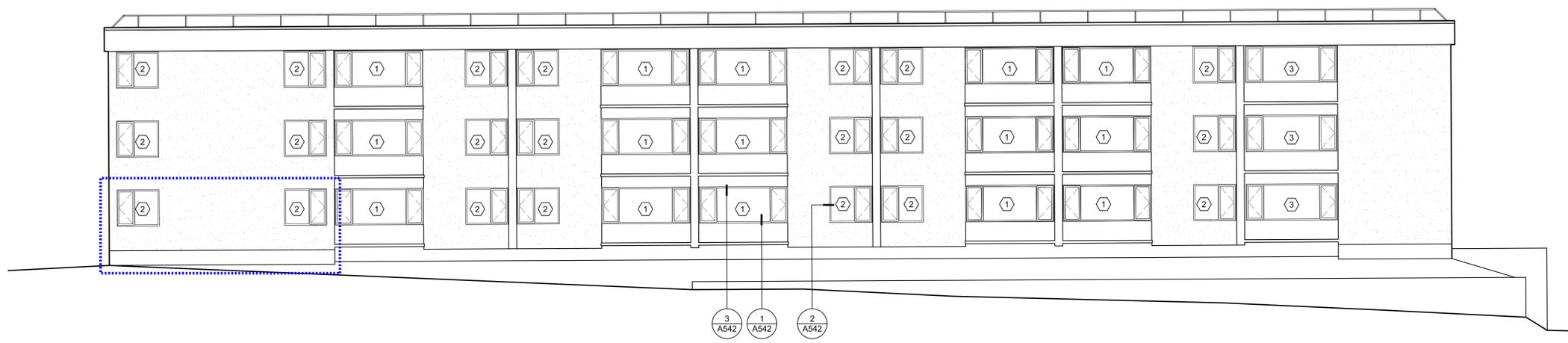
A212



ACCESSIBLE UNIT WINDOWS SHOWN WITHIN DASHED RECTANGLES

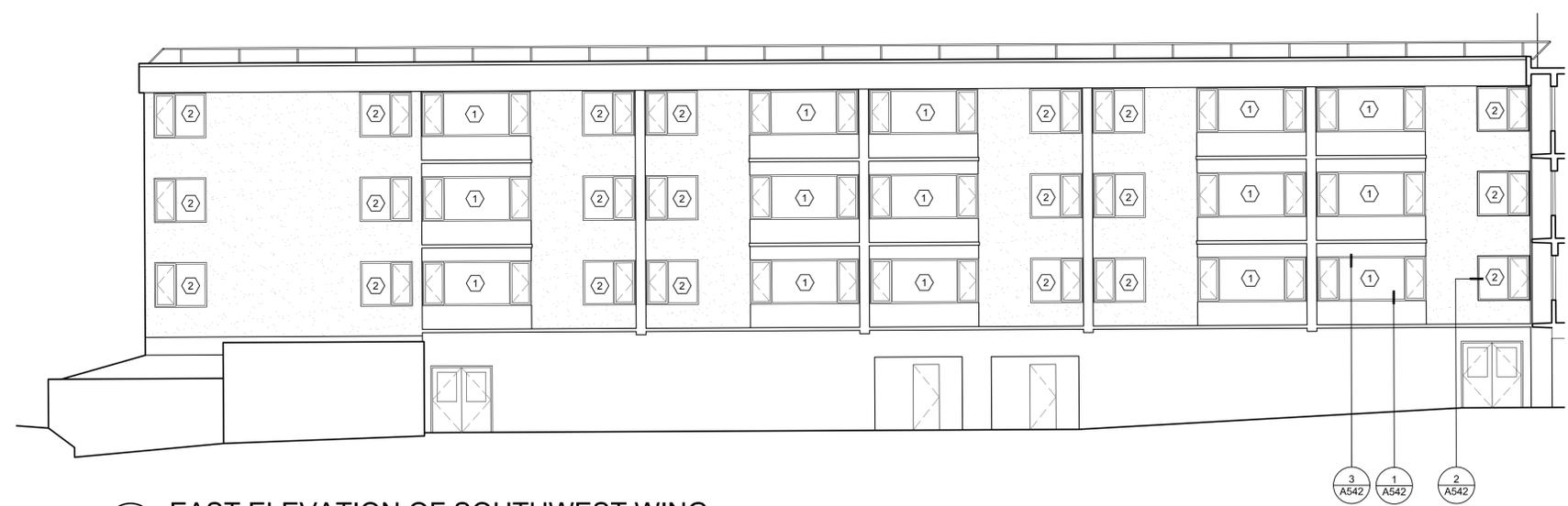
3 WEST ELEVATION OF SOUTHWEST WING

Scale: 1/8" = 1'-0"



2 SOUTH ELEVATION OF SOUTHWEST WING

Scale: 1/8" = 1'-0"



1 EAST ELEVATION OF SOUTHWEST WING

Scale: 1/8" = 1'-0"

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PARKVIEW TERRACE REHABILITATION  
WINDOW REPLACEMENT

255 HIGH STREET  
EUGENE, OREGON 97401

HOMES FOR GOOD HOUSING AGENCY

BUILDING ELEVATIONS  
SOUTHWEST WING

date 12/08/2023  
file 2230 PT-2  
d.b. PP

A214