



Ko-Kwel Wellness Center – Eugene Phase II Remodel Design-Build  
Addendum #1  
July 12, 2024

This Addendum is hereby issued to inform you of the following revisions and or clarifications to the above-referenced RFP and/or the Contract Documents for the Project, to the extent they have been modified herein. Any conflict or inconsistency between this Addendum and the Solicitation Document or any previous addenda will be resolved in favor of this Addendum. Proposals shall conform to this Addendum. Unless specifically changed by this Addendum, all other requirements, terms and conditions of the Solicitation Document and or Contract Documents, and any previous addenda, remain unchanged and can be modified only in writing by CIT. The following changes are hereby made:

- **Mandatory Pre-Proposal Meeting Resulting Clarifications**

- Scope Inclusions
  - Exterior siding – repair and replacement as necessary, paint to match
  - HVAC – AHU in garden level is anticipated to be completed through a separate contract before RFP construction begins. Associated ducting, plumbing, controls, etc. to be coordinated during RFP construction.
  - Generator – to be replaced with new to feed existing circuits and new capacity to feed needed operations in garden level.
  - Physical Therapy pool and equipment to be demoed and removed.
- Scope Exclusions
  - Sewer sump system to be replaced as a separate contract before RFP construction.
- Additional Clarifying Information
  - The Tribe intends to utilize Contract: DBIA – #530 Standard Form of Agreement Between Owner and Design-Builder – Cost Plus Fee with an Option for Guaranteed Maximum Price.
  - Historical plans and as-builts will be available for use during the project.
  - Programming work is 80% complete. Remaining 20% should not affect floorplan.
  - Parking lot is regulated by CC&Rs that Albertson's has in place.
    - No overnight parking allowed
    - Dumpster allowed on North side of building with permission.
  - Upstairs businesses must remain accessible and operable. Lobby area and entries must be kept clear and available.
  - The property is in trust. Permitting is completed through the Tribe. The Tribe utilizes Northwest Code Pros for plan review and inspections.
  - Mandatory Pre-Proposal Sign-in Sheet attached.

- **Additional Questions Received**

- We've completed a number of projects for the Cow Creek Tribe and waiver of sovereign immunity has been provided. Will this be the case for your project?
  - The Tribe typically does not provide a waiver of sovereign immunity. This area can be further discussed during contract negotiations.
- Could you provide us a description of what you plan for furnishings, fixtures and equipment.



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- Examples of what this would include: fire, life, safety (AEDs, first-aid kits, fire extinguishers), furniture, breakroom equipment, signage, custodial equipment, restroom accessories, etc.
- We wanted to ensure that we understood the asterisked 'The Tribe reserves the right to select a consultant from submitted qualification proposals alone'.
  - This asterisked verbiage is in reference to the "Proposals selected for interviews" in the Procurement and Project schedule. The intent of this language is to notify respondents that the Tribe reserves the right to select a consultant based on the proposals alone, without conducting interviews.

**END OF ADDENDUM #1**



Ko-Kwel Wellness Center – Eugene Phase II Remodel Design-Build  
 Mandatory Pre-Proposal Meeting Sign-in Sheet  
 Wednesday, July 10, 2024

Firm Represented:	Rep Name (Printed):	Firm Address:	Phone #:	Email:	GC/Sub/Supplier?
StB James	Chris Edge	2055 Cardinal Ave, Medford	(541) 727-2704	chrisedge@stjames.com	GC
Essex	Billy Phillips	4285 West 7th Eugene	(541) 953-9633	bids@essexgc.com	GC
ESSEX	NITAI STEIN	"	"	"	GC
GMA ARCHITECT	ANCON MCGARRY	800 W. PARK, EUGENE, OR	541 349 9157	anconmccarry@ <del>gma</del> arch.com	AFOH
GBC CONSTRUCTION	Cody Timmins	1925 NW 9th St. Corvallis OR	541-230-0448	cody@gbccconstruct.com	GC
Jerry Mateveia					
Bridgeway	Jerry Valerian	PO Box 246 Lowell	541-666-8571	jerryval@bridgewayconstructing.com	GC
base craters lewis	Vince Kennedy	1230 WILLIAMS ST Eugene, OR.	503 932 7229	Vince.Kennedy@lewisbuilds.com	GC
Delco	Sean Blannings	3490 Industrial Spfld	541-623-2867	rob@belcoecs.com	Elect
<del>Sean Hoff</del>	<del>SOON</del>				
Condyjoint	Sean McMahon	195 Silver Ln Eugene, OR	541-232-6126	seanmcmahon@conjoint.com	Security BFA
RS Const.	Steve J.	YACOMA WA.	541-450-7688	stephen.johnston@rsconst.com	GC
2FORM Architecture	Richard Shugar	121 Lawrence St	541 342 5777	richard@2-form.com	ARCHITECT
"	Kira Malone	"	"	kira@2-form.com	ARCHITECT
Mackenzie Carpenter	Lindsey Carpenter	1515 SE Water Ave Portland 97214	503-224-4560	LSC@mcknz.com	Architect
Robertson Sherwood Architects	Becky Thomas	132 E. Broadway Suite 540 Eugene, OR	541-942-8077	bthomas@robertsonsherwood.com	Architect
Hohbach-Lewin	Angela Arias	2916 E. 5th Ave S1302	541-729-6715	arias@hohbach-lewin.com	Struct engineer

Vendors must sign-in on this sheet to verify attendance at the Pre-Proposal meeting. Failure to legibly sign in may be grounds for declaring a vendor ineligible to bid.

New Way Electric      Ian Shaban      4202 W 6th Ave      541 686 2365      iam@newwayelectric.com      Electrical Contractor





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DORMAN	Julia Schwanick	303 55th #35 SFD	541 984 0012	jgs@dormanconstruction.com	GC
"	Brian Rosebrook	"	"	brianr@dormanconstruction.com	GC
"	Greg Vilk	"	"	greg@dormanconstruction.com	GC
Pivot	Kelley Howell	44 W Broadway #300	541-763-1613	KHOWELL@PIVOTARCHITECTURE.COM	
Veronica Shean Int	Design Veronica Shean	2939 Ingalls Way	541-345-1999	veronicshean@shean.com	Sub
"	Jenna Wheeler	"	541 228 7566	jwheal@jw-design.com	Sub
Kelcy Construction	Keely O'Brien	A -	971-219-5422	keely@obrien-co.com	Contractor
Systems West Inc	Steve Schmal	725 A ST. S BRIDGE FLD	541 914 5922	SSCHMAL@SYSTEMSWESTINC.COM	M. Fabricator

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