



Ko-Kwel Wellness Center – Eugene Phase II Remodel Design-Build
Addendum #2
July 19, 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:

- **Questions Received**

- Access control (Existing system is ProdataKey)
 - Is the intention to stay with Prodatakey or is the Tribe open to non-proprietary systems?
 - The intention is to stay with Prodatakey.
 - Are all these access control doors going to be monitored by a security alarm/intrusion system?
 - For security reasons, this information will be released after contract.
 - What is the format of the existing access control cards/fobs?
 - For security reasons, this information will be released after contract.
 - Does the street level have access control?
 - For security reasons, this information will be released after contract.
- Fire alarm (Existing system is Silent Knight)
 - Is the intention to reuse the Silent Knight FA?
 - Replacement of the fire alarm is not in the scope of this project.
 - What is the building occupancy classifications?
 - Existing – Group B – Office
- Door intercom (Existing system is Aiphone)
 - Is the intention to reuse the existing equipment?
 - Door Intercom system is not in the scope of this project
 - Are the exterior door units being replaced if damaged?
 - Exterior doors are not in the scope of this project
 - Does a desk station need to be on both levels of the building?
 - This is not in the scope of this project.
- Please provide as-builts of the access control and fire alarm systems.
 - Existing building plans will be provided after contract.



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- Scope Inclusions HVAC Mechanical Design for New AHU Equipment – Addendum 1 states “Associated ducting, plumbing, controls, etc. to be coordinated during RFP construction.”
 - For clarification, will our Mechanical Engineer be involved with CIT to assist with the equipment selection of the replacement AHU during our Design Phase to ensure the equipment fits within the design parameters?
 - The current AHU will be re-built, not replaced. These projects are set to run concurrently with coordination between the two.
 - For future scoping with subcontractors, please confirm it is CIT’s intent to use grant funding to directly procure the HVAC equipment.
 - It is not CIT’s intention at this time to use grant funding to directly procure the HVAC equipment.
- Scope Inclusions Generator Replacement – Addendum 1 states the generator is “...to be replaced with new to feed existing circuits and new capacity to feed needed operations in garden level.”
 - For clarification, will our Electrical Engineer be involved with CIT and the to assist with any reallocation of circuits that need to be dedicated to a new “EG” subpanel emergency power?
 - It is the expectation that any associated work to replace the generator and feed the needed spaces is a part of this RFP. Specific spaces to be served by the generator will be outlined during design.
 - For future scoping with subcontractors, please confirm it is CIT’s intent to use grant funding to directly procure the generator equipment.
 - It is not CIT’s intention at this time to use grant funding to directly procure the generator equipment.
- Will the existing in-wall steel columns remain to maintain continuous support of the occupied space above?
 - The steel columns are to remain and where known, have been factored into the conceptual design.
- Will the existing plumbing rough-in locations remain the same due to the unknown locations of the existing foundation drains below the basement slab?
 - The existing plumbing locations in the slab are to remain the same and where known, have been factored into the conceptual design.
- Will the Tribe be contracting directly with certain vendors? Please (indicate) responsibility by marking “Owner-Vendor” or “Design-Builder” next to each item.
 - Low Voltage Cabling & Equipment? – This has not been determined. The total budget does include the scope of work.
 - Office Furniture Selection & Planning? Has office furniture already been procured from the previous Phase 1 Remodel? – This will be Owner-Vendor.



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There is possibility that some/all of the items procured in Phase I will be used in this Phase II project.

- Graphics & Signage for Wayfinding? – This has not been determined. The total budget does include the scope of work.
- What are your expectations of the Design-Build Team for design coordination with Owner-Vendors? For example: Initial Kickoff Meeting, Follow-Up Meeting, Final Design, Review / FF&E Selection
 - The expectation will differ with each Owner-Vendor scope. Some will necessitate more involvement than others. For example, if the Tribe chooses to contract for “Low Voltage” directly, this will require more coordination than “Owner Furniture Selection and Planning”, which may require no coordination.

END OF ADDENDUM #2