



CELS New Building Civil & Sitework Construction RFP  
Addendum #1  
January 17, 2025

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**

- The site is adjacent to an eagle nesting area. The area has noise and heavy equipment schedule limitations beginning when eggs are laid (typically in March) and when the eaglets fledge (typically in August). These limits will determine the schedule. Please plan for these in your proposal.
- Page 5, item “J. Professional Liability” is removed from the RFP in its entirety. Professional Liability is not required for this RFP.
- The site is adjacent to residential areas. Work hours are not to occur outside of 7 am – 6 pm without prior written approval from the project manager.
- The property is in trust. Permitting is completed through the Tribe. Permit drawings and associated application have been submitted to the Planning Office for approval. Obtaining and paying for the permits for this project are not the responsibility of the contractor but there will be an expectation that the contractor will comply with all needed information to close the permits at project completion.
- Mandatory Pre-Proposal Sign-in Sheet attached.

- **Additional Questions Received**

- Page 15 requires Background Checks for all employees on the project. Is this required for this Project?
  - A background check is required for employees, contractors, temporary hires, and all other types of personnel, when their written or unwritten duties involve: (1) Personal interaction with children at least once per week; (2) The authority to direct, supervise, mentor, care for, detain, or control children, in any manner, or (3) Serving within the chain of command over a person described in (1) or (2), above. Since the current scope of this project does not require these items, RFP responses can consider this not required. If the scope for any reason is altered to include the items outlined above, the contract would be altered to include them through a change order process.
- On Page G3.0 of the plans General Note 8 says "The contractor shall independently review ground, topography, and conditions throughout the site, and assume the risk of completing the work set out on these plans, regardless of rock, water table or other conditions which may be encountered in the course of the work". As it is not reasonable for all the bidders to perform subsurface investigations prior to bid time to determine subsurface conditions, could you please provide prior to the bid date a



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copy of the geotechnical investigation that was mentioned during the pre-bid the Tribe has already had performed for the site?

- This is a pretty standard note specifying that your proposed cost will cover the work needing to be done without change orders for subsurface conditions. With that said the certified engineering geologist that conducted the investigation notes that he did not encounter any rock or ground water within the work area during investigations. The Tribe has been placing clean fill on the project site, and excavation can be completed with light to moderate effort using mini excavators or back hoes. The Geotech report will be provided to the winning bidder, the report is in final review and has not been released yet.
- On Page G3.0 of the plans General Note 15 refers to the saving of topsoil to be utilized in landscape areas. Is this relevant to this Project? If so, are we responsible for placing it? Are we responsible for any other irrigation and/or landscaping?
  - It is unlikely that there will be any usable topsoil that can be utilized in this project. The imported fill currently onsite will not be usable for landscaping. Irrigation and landscaping are not part of this project.
- On Page G3.0 of the plans Earthwork Note 11 refers to the Tribe providing a disposal site for excess excavation materials and during the pre-bid meeting this was confirmed as well as a site for woody debris. Can you provide a site map of where these areas are relative to the site? Are we responsible for burning the woody debris? It was said the Tribe would haul off logs, please confirm.
  - A site map will be provided to the winning bidder. Clean soil disposal is .25 road miles away and the woody debris disposal site is approximately 1 road mile away. Contractor is not responsible for burning. Currently the Tribe plans to haul off the logs. Please provide an add alternate cost for the Tribe to consider.
- Page C4.1 of the plans indicates the gravel working surface around the new structure that has been requested by the Builder. One can presume that this surface will be installed prior to foundation backfill as it is shown 3' away from the new structure which corresponds with the 3' over excavation required outside of the foundation. Is this really what the builder wants or should it be against the foundation once the building is backfilled? Only really relevant regarding the March scheduled completion time for our first phase of work because the builder would have to have the foundation complete for backfill prior to that time frame. Please clarify.
  - The working surface does not need to be gravel, native soil is anticipated to be used for this. The working surface is not needed for foundation prep, it will be utilized by the framers and subsequent building activities. Once the over excavation of the foundation area is complete and the rock is placed and compacted, the foundation contractor will build the foundations. Within five (5) days after forms are pulled, backfilling against the footings/stem walls and construction of the level workspace of 5' on the East and West,



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and 10' abutting the South of the building will be needed. The bidder is expected to do the foundation prep and then perform the back filling and prep the work area for framing after foundations are complete. Contractor will return after the structure has been completed and excavate to complete final grades along the perimeter of the building by removing the "Level Workspace".

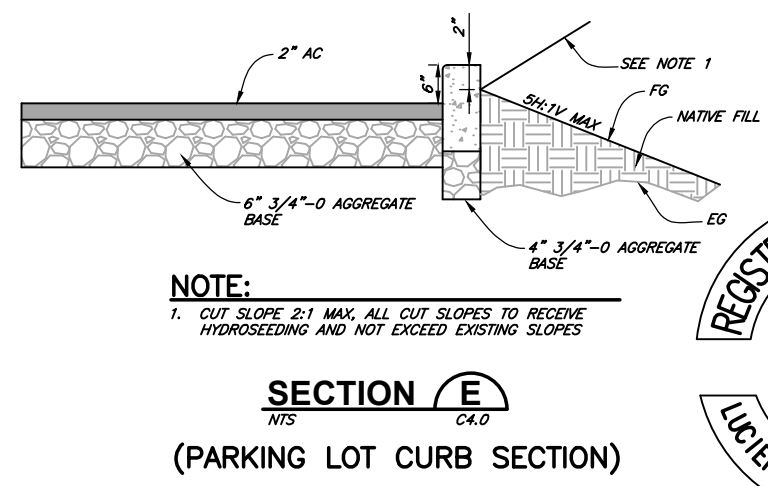
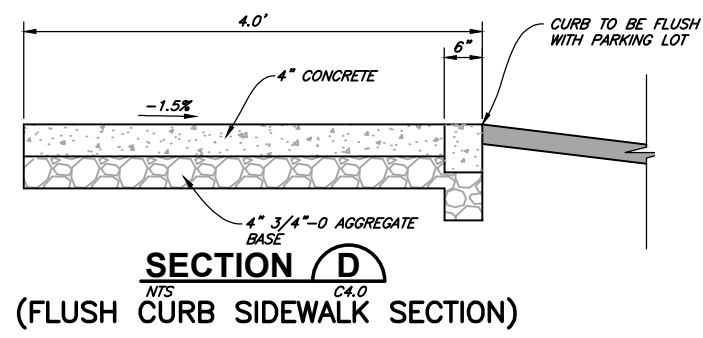
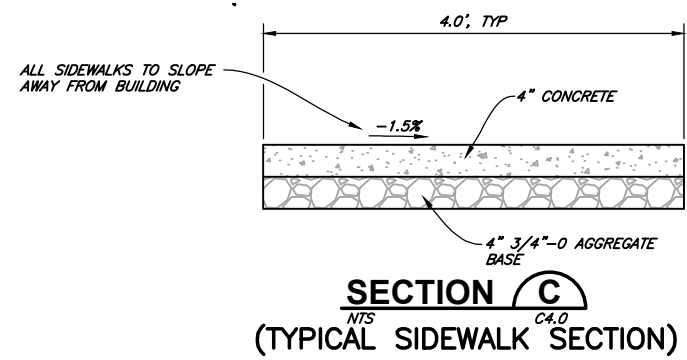
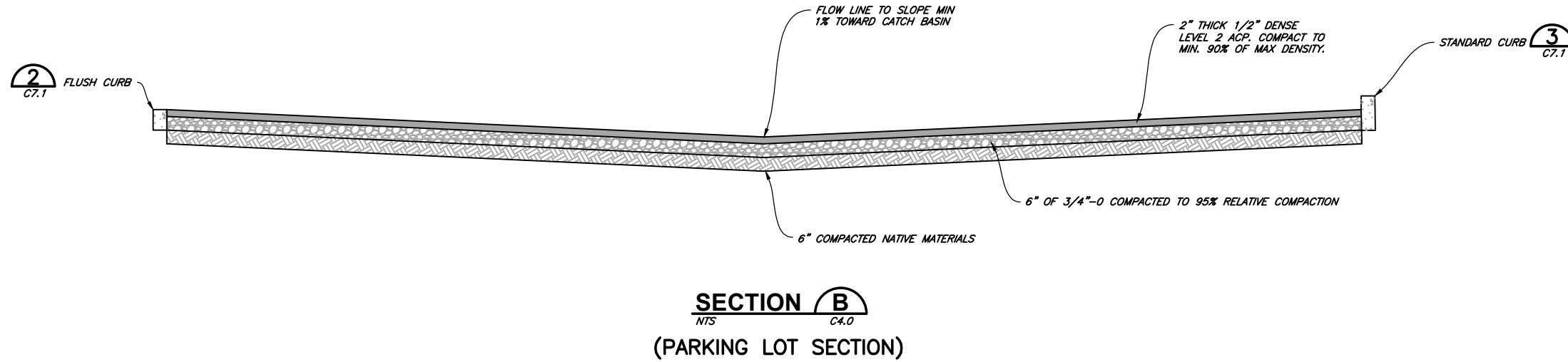
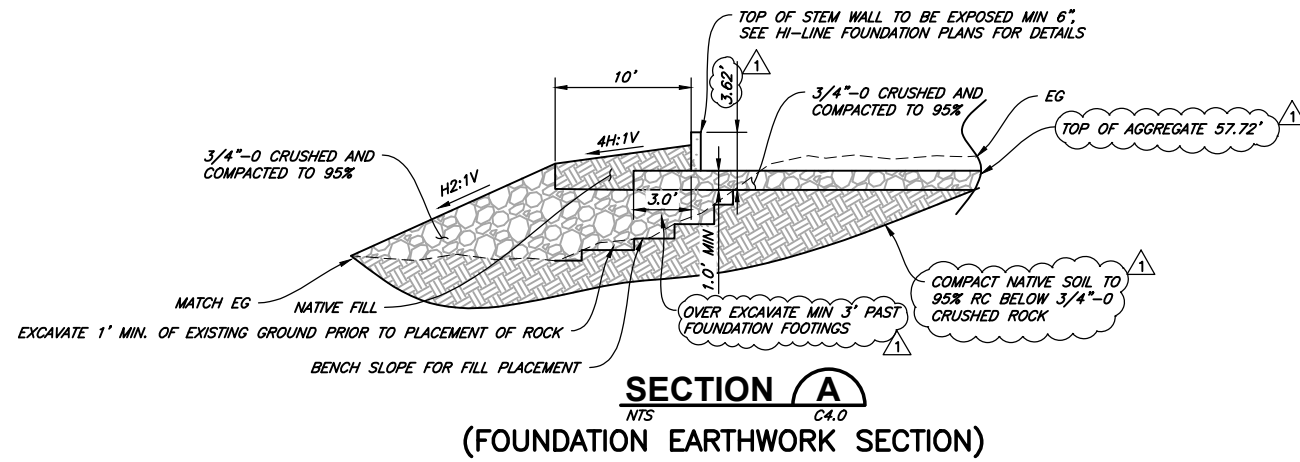
- Revised Sheet C4.1 & C4.2 attached with clouds containing modifications.
- Please provide direction if we are to provide boring of fiber conduit which the plan currently shows completed by others.
  - Boring of fiber conduit to be included in the scope of this RFP.

**Attachments:**

Revised Sheet C4.1 & C4.2 – dated 01/17/2025  
Pre-Proposal Meeting Sign-in Sheet

**END OF ADDENDUM #1**





**NOTE:**  
1. CUT SLOPE 2:1 MAX, ALL CUT SLOPES TO RECEIVE HYDROSEEDING AND NOT EXCEED EXISTING SLOPES



SAVED: 1/17/2025 11:46 AM ZCARTER, PLOTTED: 1/17/2025 1:05 PM CARTER, ZACKARY  
 C:\CoosBay\2024\624087-CEL\SBldg-CIT\Draws\624087-GRDC.dwg

VERIFY SCALES BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	
275 MARKET AVENUE COOS BAY, OREGON 97420 WWW.SFH-ENG.COM 541-266-9890	
LXF	BY
BID ADDENDUM #1	REVISION
1-17-25	DATE
1.	NO.
DSGN LXF DIR CDN/ZC CHK LXF APVD	NO.
COQUILLE INDIAN TRIBE CELS BUILDING COOS BAY, OREGON	
<b>TYPICAL SECTIONS</b>	
SHEET	<b>C4.2</b>
SEQ	DATE 12/2024
PROJ. NO.	624087



CELS New Building Civil & Sitework Construction RFP  
 Mandatory Pre-Proposal Meeting Sign-in Sheet  
 Monday, January 13, 2025

Firm Represented:	Rep Name (Printed):	Firm Address:	Phone #:	Email:	GC/Sub/Supplier?
Southern Skyline	Kacey Kinley	1725 Robertson Bridge Rd. Grenets Pass OR	541-659-9960	SouthernSkylineCA@yelp.com	
Clean Rivers Inc	Dan Lynn	PO Box 4207, Prk, OR	541-291-2960	cleanriversrate@gmail.com	GC
Godfrey & Yeager KRM	Will Godfrey	PO Box 388 Coos Bay	541-435-4583	wcmandler@alpeire.com	
Jake Sweet	Jake Sweet	3055 Ocean Blvd Coos Bay	541-269-1915	Jake.Sweet@Kniferiver.com	GC
Table Mountain Forestry	Dennis Sutherland	PO Box 372, Toledo, OR 97371	541-270-2633	Dennis@tablemt.com	GC/sub
PNW CIVIL	Jeremy Peterson	1815 S. Broadway CB	541-760-0001	jeremy@pnwcivil.co	GC/sub
Paramount Ironworks	David Deggelman	P.O. Box 245 Junction City, OR 97448	541-401-8726	david.d@paramountironworks.com	GC/sub
Johnson Rock Products	Jason Sweet	6215-7 Hwy 101, Coos Bay, OR 97420	541-269-2000	jason@johnsonrockproducts.com	GC
Northwest Community Builders, LLC	Eric Gustafson	PO Box 101 Yonville, OR 97499	541-862-9745	ericg@nwbuilders.com	GC
CMH remodeling	Chris Hernandez	3411 Delaney rd SE salem	503-871-2016	chris@cmhremodeling.com	GC

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.