

**Invitation to Bid  
Addendum No. 1  
Issued: May 7, 2021**

**URBAN RENEWAL AGENCY OF THE CITY OF TALENT  
Gateway Transitional Housing Project**

**To: All Prospective Bidders**

The following additional Section 11 to the Instructions to Bidders is hereby inserted into the above-referenced Invitation to Bid (ITB), originally issued on April 19, 2021.

**Change to Instructions to Bidders:**

11. Project Schedule.

(a) The Agency would like to impress upon prospective bidders that this Project is being undertaken in order to provide transitional housing to City of Talent Alameda Fire victims, many of whom have been displaced and are homeless or residing in hotels outside of the City of Talent since that disaster commenced on September 8, 2020. TURA hopes to expedite its transitional to permanent housing program as it is the only economical way to house families within the community in the short term.

(b) Solicitation and Project Schedule

April 19, 2021	Advertise Invitation to Bid
April 29, 2021 at 10:00 a.m	Mandatory Pre-Bid Conference
May 3, 2021	Last date to submit questions, requests for changes, or solicitation protests
May 13, 2021 @ 2:00 p.m	Bid Closing
May 13, 2021 @ 2:01 p.m.	Proposal Opening
May 14, 2021	Notice of Intent to Award
May 21, 2021	Last date to Protest Award
May 21, 2021	Final Award
May 22, 2021	Awardee to Execute Contract and Submit Performance Bonds
June 1, 2021	Agency Execute Contract
September 8, 2021	Substantial Completion
October 9, 2021	Final Completion

\_The remainder of the Invitation to Bid provisions remain unchanged.

**Invitation to Bid  
Addendum No. 1  
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**Responses to Questions and Bid Clarifications:**

1. Is there a bid form that can be used for the project?

There is a bid form at [talenturbanrenewal.com/bid](http://talenturbanrenewal.com/bid) for the use of potential bidders.

2. When will the prebid attendee list and the Autocad file of the project be distributed?

**PRE-BID SITE WALK - SIGN IN SHEET  
PROJECT TITLE: TURA GATEWAY TRANSITIONAL HOUSING**

DATE: Thursday, April 29, 2021

NAME	COMPANY	TELEPHONE NUMBER EMAIL ADDRESS
JON LEGARZA	TALENT URBAN RENEWAL DISTRICT	702-449-5479 jon@talenturbanrenewal.com
TODD POWELL	POWELL ENGINEERING	561-613-0723 todd@powellengineeringconsulting.com
JUSTIN AZLERE	ARCSINE ENGINEERING	<del>530-222-7204</del> JAZLERE@ARCSINE.COM
MIKE USSARY	PILOT ROCK ETC	541 840 7251 mike@pilotrockx.com
Scott Heroux	LUCAS MAIN CONSTRUCTION	541-613-4480 scott@lmcuregon.com
Tyler Thayer	JRT Construction	541-530-7725 tyler@jrtcon.com
Nate Thornton	T3 Electrical	541-301-1584 nate@t-3contractors.com
KARL W HUGHES	NORTHERN LIGHTS ELECTRIC	541-535-8644 SPARKSFLY856@YAHOO.COM
Philip Greff	Knife River Materials	(541) 770-2960 philip.greff@kniferiver.com
Daniel Bish	Plant Oregon	541-944-2882 dan@plantoregon.com

Autocad and PDF Addendum Drawings Dropbox Link:

[https://www.dropbox.com/sh/n6frpyvemq8hchw/AADE2JWKEz\\_AO\\_6bqclKjalGa?dl=0](https://www.dropbox.com/sh/n6frpyvemq8hchw/AADE2JWKEz_AO_6bqclKjalGa?dl=0)

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3. Please provide clarification as to how the proposed road interfaces with the existing roundabout.

See Delta 1 cloud on C3.0.

4. Will the existing approach off Valley view need to be removed?

Valley View approach does not need to be removed.

5. Misc.

- a. Keynote 310 (4" Concrete Section) on sheet no. C3.0 references Detail 310 on sheet no. C6.0; this detail does not appear to have been provided.

Detail added.

- b. General Note #7 on RD735 requires an inlet on the upstream side of driveway if the design flood overtops the back of sidewalk at driveway; has it been confirmed that this will not be required for the commercial fully lowered driveway approach at OR99?

Approach changed to a partially lowered approach per RD735. New CB is being added at storm connection so the design storm should not overtake.

6. Sanitary Sewer

- a. Where are the SS laterals to terminate?

Rear yards. See updated C5.0

- b. What is the "Outside Drop Connection" that is referred to on sheet no. C4.2?

The outside drop is at SSMH 1 for SS-2. See RVSS detail on C6.1.

- c. SS-5 and SS-8 are shown as 6" PVC on sheet no C4.1 and called out as 8" PVC on sheet no. C5.0.

SS-5, SS-8, and SS-1 are 8". Drawings updated.

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- d. Is SS-1 to be 6" PVC? This manhole appears to be receiving two lines, one 6" and one 8" (assuming SS-5 is called out correctly on sheet no. C5.0).

SS-1 is 8".

**7. Water**

- a. Where are the water services to terminate?

In the rear of the yards. See updated C5.0

- b. Is there a connection to ex. water on the south side of the project? It appears that there may be, there is a Keynote 504 that doesn't lead to anything. If so, what size is the connection?

Yes. 8" to 8". See updated C5.0.

**8. Storm Drain**

- a. The 400-series of keynotes appears to have been omitted on sheet no. C5.0.

Added note to clarify storm on C5.0. There are no 400-series keynotes on this project. See tables on C4.2 for pipe and structure information.

- b. The storm drain runs are called out as either 6" or 12" PVC but General Note #5 specifies corrugated polyethylene pipe.

Note #5 updated. PVC.

- c. Are cleanouts required per General Note #13?

Catch basins will act as cleanouts.

**9. Landscaping**

- a. Is there a detail for the shrub beds?

See specifications

**10. What is the construction budget for the project?**

**Invitation to Bid**  
**Addendum No. 1**  
**Issued: May 7, 2021**

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Gateway Transitional Housing Project

Range from \$950,000 to \$1,200,000

**11. Is TURA providing construction staking for the project?**

General Contractor is responsible for all staking.

**12. Provide Pacific Power work order number, conduit layout, utility vault numbers, estimator's name and contact information.**

Pacific Power Request #6881599

Conduit layout shall be as shown on E3.0 of the Contract Documents per Pacific Power coordination during the design process.

Pacific Power Estimator: Rylan Wood: [Rylan.Wood@pacificcorp.com](mailto:Rylan.Wood@pacificcorp.com)

**13. Provide detail for connection of Road #1 to Round-A-Bout**

See updated C3.0.

**14. Provide termination detail for sanitary sewer lateral at RV Pad (concrete around connection in case of spill)**

See updated C5.0. Detail also added to C6.1.

**15. Provide termination detail for water service at RV Pad (freeze proof field hydrant)**

See updated keynote on C5.0. Termination in rear yards.

**16. Is a residential backflow device required at each RV Pad water meter?**

No.

**17. On West Valley View, an existing driveway approach is not shown on the plans. Is this approach to be removed and replaced with curb & gutter and sidewalk?**

No, leave in place.

**18. Work is being done in the ODOT Hwy 99 Right of Way, (i.e. driveway approach removal and replacement and connection to existing storm drain pipe). Have the plans been submitted to ODOT for review and encroachment permit?**

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Addendum No. 1  
Issued: May 7, 2021**

**URBAN RENEWAL AGENCY OF THE CITY OF TALENT  
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The existing driveway approach that was to be removed and replaced with a sidewalk closest to the intersection of Valley View is remaining as is. Keep this approach in place. The storm connection from the main loop road to Hwy 99 has now been removed. The only item on Hwy 99 now in the drawings is the main loop road driveway approach and the storm connection CB in the southeast corner. Miscellaneous permit is pending.

**19. Intent to Award Letter (page 6) has a Wilsonville OR address for the Agency's Executive Director. Is this a correct address?**

Protests regarding the intended award must be sent to 2933 SW Town Center Loop #2044, Wilsonville, OR 97070. However, the final sealed bids are due to the Agency's Executive Director at City of Talent Community Center, 104 E. Main Street, Talent, OR 97070-9465 at or before 2 p.m., May 13th, 2021. Each bid must be submitted in an opaque, sealed envelope, addressed to the Executive Director, Talent Urban Renewal Agency, at the above address. Each bid must be plainly marked on the outside of the envelope with the name of the bidder, the Agency's address and "Gateway Transitional Housing Project." Bids not so marked may be disqualified. If forwarded by mail, the sealed envelope containing the bid must be contained in another envelope addressed to the Agency at 104 E. Main Street, Talent, OR 97070-9465 at or before 2 p.m., May 13th, 2021.

**20. Sheet L600 Fence Details: To reduce the cost of construction (labor expense) can the overall height of the 4 foot and 6 foot fences be increased to 4.5 feet and 6.5 feet respectively. The requirement to cut 6 inches off of every fence board would not be required. Please advise.**

See Addendum 001 Sheet L600 for revised fence heights.

**21. Sheet L600 Fence Details: The details call out for 2 x 8 cedar wood cap. This 8 inch dimension is a special order from the mill. Is 2 x 6 cap board acceptable?**

2x8 cedar wood cap required.

**22. Sheet L602 Fence Details: Details 3 and 4. Are the picnic tables 6 foot or 8 foot nominal tables?**

As shown on sheet L602 details 3 and 4



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**25. Plant Oregon would like to suggest the following items:**

Tree and Shrub soil preparation (compost, amendments, and mulch).

All irrigation for the trees and shrubs would be entirely drip irrigation with the opportunity for several small meadow areas to be irrigated with sprinklers.

We are requesting to substitute all of the shrubs from the Walker Macy plan with Native Plants. Our goal is to create a low maintenance, low water use, beautiful landscape, with native plants that benefit our pollinators. We grow all of our own plants here in Talent which makes our plants acclimated to our climate and supports our local economy. The pollinator landscape across the street from the Gateway Project is a good example of a Plant Oregon landscape. We would match a lot of the plants from that landscape into the Gateway Project which would provide a visual consistency to the entire area.

We would recommend the following shrubs and perennial flowers:

**General Landscape Plants**

Ornamental manzanitas 3-4 varieties mostly smaller species.

Blue Elderberry

Arctostaphylos uva ursi - Kinnikinnick -

Garrya fremontii - Fremont's Silktassel

Spiraea douglasii - Western Spirea

Spiraea densiflora - Subalpine Spirea

Asclepias fascicularis - Narrow Leaf Milkweed

Asclepias speciosa - Showy Milkweed

Mahonia aquifolium - Oregon Grape -

Mimulus guttatus - Seep Monkeyflower

Polystichum munitum - Sword Fern -

Ribes aureum - Golden Currant

Ribes sanguineum - Red Flowering Currant

Lupine

Columbine

Hellebore and other appropriate native plants that meet the criteria

**Bioswale Plants**

Cornus stolonifera (C. sericea) - Red Osier Dogwood -

Dicentra Formosa - Western Bleeding Heart

Symphoricarpos albus - Snowberry and other native plants as spec'd

The Trees listed are good except the Honey Locust, Cedrus deodar and Hackberry.

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We would recommend substituting Zelkova, Giant sequoia, and other appropriate trees. Slight substitutions which we find to be more fire, bug and drought resistant.

Plant Oregon would also request the removal of the fescue lawn areas and replace with a drought tolerant wildflower and native grasses (no-mow) mix to conserve water and reduce maintenance. There is a lot of proposed grass in this project. In some areas, for example where trees are being proposed - adding some shrubs and border plantings would provide more consistency in the project and visual interest.

If awarded this job Plant Oregon would bring in over 100 cubic yards of compost/soil mix to amend the planting areas. All planting areas should be mulched a minimum of 3 inches thick to suppress weeds, conserve water, and build soil.

[Talent Urban Forestry Committee provided consultation on tree selections. See Addendum 001 Sheet L300 for updated plant selection.](#)

- 26. The plant spacing for the stormwater swales is incredibly dense at 6/ square foot. The recommended density is 1.5 foot on center. Suggest verifying the proposed density for accuracy**

[See Addendum 001 Sheet L300 for adjusted spacing.](#)

- 27. Are there address signs for the RV pads?**

[Yes, please see the picture below. Simple 4x4 post 3 ft. high with numbers \(2' exposed\).](#)



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Gateway Transitional Housing Project

**28. Is there a bid form that can be used for the project?**

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