

Sweet Home High School Renovation and New Construction Project
Addendum 2 – Questions & Answers
October 14, 2026

Site and existing conditions

1. Is there a site utility survey of the campus newer than 2003? If so, will it be provided with the addendum?

An updated site utility survey is in progress but will not be available for proposal purposes.

2. What is the size and current peak load of the main electrical service and switchgear serving the campus? Has the design team determined whether the new building and the renovations need a service upgrade or a new service from Pacific Power?

Our engineers and consultants are continuing to evaluate the project's electrical needs to determine the most appropriate and cost-effective solutions. As this work is still underway, additional information regarding the electrical systems will not be provided for the purposes of preparing proposals.

3. Is there a fire-flow test newer than 2002? If not, does the District plan one before the new building's fire service is designed?

Fire flow testing will be completed during the schematic design phase of the work.

4. Are there record drawings or as-builts after 2003 for the site utilities and building systems in the buildings in scope: water, power, gas, telecom, fire alarm, access control and fire sprinkler, including the routes between buildings? If so, will they be provided with the addendum?

As described in the walkthrough, there are underground and overhead utilities between buildings. These utilities will be identified on the updated site survey; however, the survey will not be available for purposes of preparing proposals. As-built drawings for work completed after 2003 will also not be provided to proposers.

5. The September 2025 hazardous-materials survey covers Buildings A, B, C and D, the Wood Shop and Portables M1-M4. Will a survey be done for the Metals Shop, the Auto Shop and the arts and drafting building, and for any other building the work will touch? The 2025 survey did not test interior paint for lead, light ballasts for PCBs, or concealed spaces that need selective demolition to reach. Will those be sampled before demolition and renovation begin?

All areas to be demolished will have testing completed prior to demolition. In addition, testing will be completed for items that were not part of the original survey. The testing for particular items that were not part of the original survey.

6. Attachment I states that the Phase 1 environmental assessment and the geotechnical report are not yet complete. When will each be issued? Will the geotechnical investigation cover the new building site, the old football field fill, the footprints of the buildings to be demolished, and the utility routes and paving that construction will disturb?

The Phase 1 environmental assessment includes the new building site, field behind the high school, all areas that will be demolished and proposed utility routes. The Phase 1 will not be completed or issued prior to the proposal deadline. This information will be part of the preconstruction discussions with the CM/GC.

The new building

7. The preliminary renderings show exposed timber framing. Is a timber structure still the plan for the new building, and has the structural system been decided? If so, will that information be provided with the addendum?

We hope to incorporate some timber framing and exposed glulam elements into the new construction. However, the extent of these features will be determined during preconstruction, as we work to balance cost considerations with our architectural goals. Additional information regarding the structural system will not be provided for the purposes of preparing proposals.

8. The area table on page 1 of the preliminary plans notes "Level 3 additions TBD" (footnote 2). Is a future third level still being considered?

The reference to "Level 3" pertains to attic space intended for storage and mechanical, electrical, and plumbing (MEP) systems. The decision to incorporate a pitched roof with attic space or pursue a flat roof design, including the potential costs and benefits associated with each option, will be evaluated and discussed during the preconstruction phase.

Scope and budget

9. Please confirm that the arts and drafting building is not part of the scope of this RFP.

We are currently evaluating whether to renovate the existing "D" building or replace it with new construction. If renovation is pursued, the extent of the improvements will also need to be determined. These options will be further evaluated and discussed with the selected CM/GC during the preconstruction phase.

10. Are the potential greenhouse and the Career and Technical Education improvements carried within the approximately \$45,000,000 anticipated total construction budget? Has a CTE consultant been authorized?

Greenhouse and Career Technical Education improvements are included within the approximate total budget. A CTE consultant has not yet been chosen.

11. Are any offsite improvements, utility-capacity upgrades, or City of Sweet Home or Linn County requirements known, and are they within the project budget?

At this time, we do not anticipate offsite improvements and utility capacity upgrades. We are continuing to coordinate with the City of Sweet Home on various aspects of the project, and those discussions are ongoing.

Campus operations during construction

12. Where does the District plan to move the occupants of Building B during construction? If that is temporary space, is it part of the CM/GC's work, and is its cost carried in the project budget?

We plan to temporarily relocate students and staff to available classrooms and other spaces throughout the high school as needed. With Phase 1 construction anticipated to begin in the summer of 2027, the District has developed a plan to accommodate these relocations using existing space. These arrangements will be managed by the District and will not require involvement from the selected CM/GC.

13. The preliminary plans show a new corridor through the existing library. What is the District's plan for library use during the 2027-28 and 2028-29 school years, while the corridor is prepared and then built?

Our current plan is to complete the work in the library area during the summer of 2028 to minimize disruption to the school year. The logistics and scheduling associated with this work will be evaluated during the preconstruction phase. This is one of the key reasons the District is seeking to involve the selected CM/GC early in the design process, allowing the contractor to help develop an efficient construction schedule and minimize impacts on school operations.

Preconstruction

14. How will the CM/GC's estimates be checked against the District's estimating consultant? At which design stages will the consultant review the CM/GC's estimate, and who decides how

differences are settled? And who decides how the work is split between the early work packages and the later price amendments?

The District anticipates working collaboratively with the selected CM/GC, design team, and District's estimating consultant throughout the preconstruction phase to review and reconcile construction cost estimates. The timing and frequency of these reviews will be established as the design progresses.

The timing and scope of early work packages and subsequent GMP Amendments will also be developed collaboratively during preconstruction, taking into consideration project scheduling, construction phasing, cost efficiency, and impacts on school operations.

15. If the number or timing of GMP Amendments changes materially during design, how will the District address preconstruction compensation?

The District recognizes that the number and timing of GMP Amendments may change as the design and construction schedule are further developed. Should material changes occur that affect the scope or duration of preconstruction services, the District will discuss any associated compensation adjustments with the selected CM/GC in accordance with the terms of the contract. Any adjustments would be subject to mutual agreement and written authorization by the District.

Attachment E pricing

16. Proposal Form item 11 notes that federal prevailing wage may apply if required for a particular funding source or scope. Does any funding source for this Project carry federal (Davis-Bacon) requirements, or should proposers price labor at Oregon prevailing wage rates only?

No federal funds will be used for the project. Proposers should price labor at Oregon prevailing wage rates only.

17. Attachment E, E.8, places site-wide temporary fencing, barricades, pedestrian protection, traffic control, temporary utilities, and general cleanup and dumpsters in General Conditions. Much of this work is performed by trade labor and subcontractors, and its extent depends on phasing that will be set during preconstruction. Would the District consider classifying these items as Cost of the Work?

The District recognizes that certain temporary facilities, site protection measures, traffic control, and cleanup activities may be more appropriately classified as Cost of the Work, particularly when performed by trade subcontractors or when their scope depends on construction phasing. The District is open to discussing the appropriate classification of these costs with the selected CM/GC during preconstruction, with the goal of establishing a clear and consistent approach that avoids duplication of costs between General Conditions and Cost

of the Work. Any agreed-upon classifications will be documented in accordance with the Contract Documents. Please identify any assumptions that you make in the RFP response.

18. Several E.5.B items are one-time costs, such as installing and removing temporary fencing, utility hookups, and final cleanup. Should the E.5.C monthly adjustment rates exclude one-time costs?

The District agrees that one-time costs should generally be distinguished from recurring monthly General Conditions costs. The monthly adjustment rates identified in Section E.5.C should reflect costs that vary with the duration of construction, rather than one-time expenses such as temporary fencing installation and removal, utility hookups, and final cleanup. The appropriate allocation of these costs will be reviewed with the selected CM/GC during preconstruction to ensure a clear and consistent approach. Please identify any assumptions that you make in the RFP response.

19. For the E.5.B printing and document management item, what size of construction document set should proposers assume, and will the District require printed sets or accept electronic documents?

The District anticipates that construction documents will be managed and distributed primarily in electronic format. Proposers should assume electronic document management, with limited printing as needed for construction activities, coordination, and field use. The District does not anticipate requiring a specific number of printed construction document sets. Any additional printing requirements will be discussed with the selected CM/GC during preconstruction. Please identify any assumptions that you make in the RFP response.

Other

20. If a contractor has limited construction capacity in Summer 2027 due to existing workload, but expects full capacity thereafter, can they still submit a proposal?

The RFP includes provisions for Separate Work performed directly by the District. The District is open to undertaking additional work when the District and selected CM/GC determine that doing so would help facilitate completion of the project within the District's anticipated timeframe.