

Central Hall Phase 4 – 2nd Floor Tenant Improvements (ITB 2026-06)**April 3, 2026****Addendum #1**

This Addendum together with ITB 2026-06 (including 2 attachments) form the Contract Documents. The following clarifications, changes, additions and deletions hereby become part of the Contract Documents. The original solicitation documents remain in full effect unless specifically modified by this Addendum.

Bid Deadline Change:

1. The bid date & time are hereby changed to **April 15, 2026 at 3:30 pm**.
2. Bidder questions may be submitted by email until April 8, 2026 at 4:00pm. A final addendum will be posted and emailed to prime bidders on April 9, 2026.

Product Clarifications:

1. Section 064100 Casework. “Berenson” cabinet pulls are approved for this project. Hex head bolts per Detail 10/A12.1 are not required.
2. Section 098400 Cementitious Wood Fiber Ceilings. Install Armstrong Tectum “DesignArt – Lines High NRC” ceiling panels where shown on drawings.
3. Section 095426 Suspended Wood Ceilings. Match the wood ceilings installed in prior Central Phases: “9-WOOD Series 1000 Wood Grilles, Style 1100”
4. Section 123661 Quartz Countertops. All countertops in this project are quartz surfacing. Delete references to plastic laminate countertops.
5. Section 280001 Fire Alarm. The building fire alarm system is Johnson Controls equipment installed by JCI in 2023-24. This project will be an extension of the existing system.
6. Section 281300 Access Controls. The existing system is Vanderbilt/Altronix equipment installed by Ironclad Security in 2023-24. This project will be an extension of the existing system.
7. EV Charging Stations ChargePoint Model CP6000 Dual-Port, pedestal mount. Charging Stations are OFCI. Programming and start-up of charging stations is by SOU. (Refer to Drawings A0.1 and E3.0).
8. Restroom Signage: Toilet Room signs are OFCI.

Finishes Clarifications, Additions:

1. Floor Coverings: Include in the bid all costs for cleaning and prepping the gypcrete substrates for new floor coverings. Install floor primer/sealer as required to achieve the flooring manufacturer’s full warranty.
2. Stair Ceilings Finish: The existing glue-up ceiling tile at Stair S102 and S103 can remain in place. Clean tile and apply 2 coats paint at stair ceilings.
3. Interior Relight Frames: Delete the “STOREFRONT” references in Details 1-7, 10 & 13 on Drawing A12.2. All frames in this project are Hollow Metal (HM).
4. Painted Wood Windowsills: All window sills in the project shall be painted wood per plan details.

Construction Coordination Items:

1. Contactor is permitted to remove & replace the existing plywood shear panels if necessary to install new power and data outlets. Replacement shear panels must match existing panel type, thickness, nail size and nail spacing. Alternatively, contractor may drill small holes and “fish” new cable in behind existing shear panels.
2. Contractor is required to schedule a site inspection with the City of Ashland Building Department prior to rough-in of exit signs. Purpose of the inspection is to confirm final locations for all exit signs.

Enclosures:

1. Mandatory prime bidder sign-in sheet and optional subcontractor sign-in sheets (attached)

End of Addendum #1

Southern Oregon University
Central Hall Phase 4 – 2nd Floor Tenant Improvements
MANDATORY Pre-Bid Meeting Sign-In for PRIME BIDDERS
March 27, 2026 – 10:00 AM

COMPANY	CONTACT PERSON	MAILING ADDRESS	TELEPHONE	EMAIL
ADROIT	TRAVIS Christian	185 Mistletoe Rd Ashland, OR. 97520	Ph 541-482-4098	travisc@adroitbuilt.com
VITUS	Kelly Kinley	Gold Hill, OR	Ph 841-855-7177	Corey@VITUS construction.com
St B James	Kerry Washington + Tim Bowden	2055 Cardinal Ave Medford, OR 97504	Ph 541-830-0574 541-951-2738	Kerry.washington@SBJames.com Timbowden@SBJames.com
Outlier Construction	Ryan DeMello	2870 Nansen Drive, Medford, OR, 97504	Ph 541-816-0639	ryand@outlierbuilt.com
Metal Masters	Bill Jarred	Bill.Jarred@metalmastersinc.com	Ph 541-210-1431	→ bidding as subcontractor
Welburn	Craig Welburn		Ph 541-	
St B James	Lukas Downing	2055 Cardinal Ave Medford OR, 97504	Ph 541-841-0472	lukasdowning@SBJames.com
			Ph	
			Ph	
			Ph	
			Ph	

Southern Oregon University
Central Hall Phase 4 -2nd Floor Tenant Improvements
OPTIONAL Pre-Bid Meeting Sign-In for SUBCONTRACTORS & SUPPLIERS
March 27, 2026 – 10:00 AM

COMPANY	CONTACT PERSON	MAILING ADDRESS	TELEPHONE	EMAIL
Pro Girl Const	Toby Ezell	2442 Country Club	Ph 541-841-0874	Dogiel Construction @yahoo.com
Infinity Electric	Marty Davels	PO Box 2575 White City OR	Ph 541-826-2930	Martydavelelectric.com
Corey Robbins Painting Handyman Services	Hunter Morgan	1477 Kingsley Dr, Medford	Ph 541-890-5197	hunter@coreyrobbins.com
Pine River Construction	Jimmy Pappas	PO Box 956, Eagle Point OR	Ph 541-821-5440	pineriverjp@gmail.com
Welburn Elect	Craig Welburn	PO Box 329 Phoenix, OR	Ph 541-535-3727	Craig@welburnelectric.com
Metal Masters	Bill Jarred	1135 Anthony Way White City 97503	Ph 541-210-1431	Bill.Jarred@metalmasters-inc.com
Engage Electric	Robert Shelman	4706 Table Rock Rd Central Point OR 97502	Ph 541-761-5085	Robert@EngageElectric.com
AINSWORTH (DELTA CONNECTS)	MATT AXTELL TY JAMES	17400 SW UPPER BOONES FERRY RD. SUITE 230 DURHAM, NC 97224	Ph 206-730-5671 425-287-7394	MATT.AXTELL@AINSWORTH.COM TY.JAMES@AINSWORTH.COM
Point Monitor Corp.	Nethaniel Liles	5530 Table Rock Rd Central Point, OR 97502	Ph 971-271-3572	nethanell@pointmonitor.com
FLOOR SOLUTIONS	KAY MORLAN	122 E MAIN ST. MEDFORD 97501	Ph 409 390 4742	KAYM@FLOOR.SOL.COM
Fashion Floor	Dale Rising	427 N. Riverside MP. OR. 97501	Ph 541-779-0996	dale@fashionfloors.net

