

ADDENDUM NO. 3

September 10, 2026

Clackamas River Water
9100 SE Mangan Dr., Clackamas, OR 97015

Project: WTP Building Improvements 2026

Re: Bid Addendum #3

To All Plan Holders:

The following changes, additions, and/or deletions are hereby made a part of the Bid Documents, as fully and completely as if the same were fully set forth therein. Changes to the drawings are clouded with the ID: Addendum 3, 09/10/26. Changes to the specifications are underlined in 'red' text, if added, and strikethrough if deleted.

1. Attached documents:

- 1) Revised specifications
 - i. 00 30 00 BID FORM
 - ii. 00 80 00 SUPPLEMENTARY CONDITIONS
- 2) Revised Drawings
 - i. A0.10
 - ii. A2.20
- 3) Photos
- 4) Bespoke Off-Site Fabrication Exhibit
 - i. *Lists Contract work items that reasonably could be considered "Bespoke" off-site fabrication under ORS 279C.800(6)(a)(G) and Oregon HB 2688, and adds a related contractor notice requirement for off-site work under OAR 839-025-0020(12)(b).*

2. Contractor questions with answers as follows:

- 1) Question: Where is the door hardware schedule in the bid set located?
Answer: The door hardware schedule is on sheet A0.30.
- 2) Question: Are there pictures of the roof areas receiving the PUMA coating?
Answer: Photos of the roof areas are available as an attachment to this addendum.



- 3) Question: Is there an existing coating or sealer on the areas to receive the PUMA coating?
Answer: There is an existing TPO membrane roofing system at the internal gutters with an assumed adhesive-backed substrate adhering to the existing concrete. There is an existing removeable interlocking floor deck system with an assumed sealer on the concrete surface at the 2nd level patio. Assume existing surfaces to receive PUMA coating will need to be removed and the existing concrete properly prepped (mechanically abraded to CSP 3-4) per the PUMA Coating System manufacturer's installation instructions.
- 4) Question: What is the roof access?
Answer: There is access to the 1st story roof from doors exiting the 2nd level onto an existing catwalk system. There is access to the roof over the 2nd level from a door exiting the 3rd level. There is access to the 3rd story roof via a roof access hatch on the 3rd story.
- 5) Question: Would a deflection clip designed for metal stud framing be a better fit at the wall condition separating Rooms 203 and 206? (See Simpson SCW Head-of-Wall Slide Clip as an example.) Please clarify.
Answer: A SCW would not be an acceptable replacement.
- 6) Question: Sheet A0.10 calls out the FRP to be 48" H, and Additional Note #2 calls out installing FRP full height — the finish schedule appears to conflict. Please clarify the required FRP height.
Answer: Install FRP full height as required by Additional Note 2 on A3.10 and A3.20. The '48" H' entry in the Finish Schedule on A0.10 has been deleted.
- 7) Question: At the point where OPS Open Office 203 meets Hall 208, should soffit detail 4/A9.00 be called out? Two black lines are shown (assumed to be a soffit) that continue inside the wall framing — if so, please provide a connection detail.
Answer: Soffit detail 4/A9.00 is now called out at this location. See revised sheet A2.20.
- 8) Question: Cut A-A calls for (2) L2-1/2x2-1/2x3/16" angles, 2-1/2" long, with slotted holes. To clarify: does the angle at the wall stud sit in a 2-1/2" slotted top track (not shown) that is part of the W9 wall type?
Answer: Yes, the angles would sit within the wall top track (it is just not shown in the detail).
- 9) Question: Cut A-A: regarding the other 3/16" angle piece shown outside the W9 wall framing — does this angle attach to the first angle referenced above?
Answer: Both angles attach to the jamb stud (which is located at the wall corner). The angles do not attach one to another.



- 10) Question: Please confirm that wall type W10 is the only wall type intended to receive sound-rated construction and the acoustic sealant described in Special Notes A-C.
Answer: No, W10 is not the only wall type. Footnote #3 has been added to wall type tags that are to receive sound-rated construction and the acoustic sealant, see updates in Addendum #2.
- 11) Question: Please provide the target STC rating for wall type W10.
Answer: Walls that are to receive sound-rated construction and the acoustic sealant, via Footnote #3, are to meet or exceed a minimum STC 50.
- 12) Question: Given the acoustic sensitivity typically associated with restrooms, private offices, and conference rooms, please confirm whether Restrooms 212/213, Manager Office 211, WQ Office 205, and Conference Room 202 are intentionally excluded from sound-rated construction, or whether the wall type schedule should be revised to add W10 (or equivalent) at these spaces.
Answer: Footnote #3 has been added to wall type tags that are to receive sound-rated construction and the acoustic sealant, see Addendum #2.
- 13) Question: Technology Responsibility Matrix on T0.01 lists Access Control Head-End Equipment/Software and Video Management System Software as OFOI, but Sections 28 14 00 and 28 20 00 require the contractor to program access control credentials. Please confirm whether the owner needs the security contractor to build out the head-end and program the Brivo system, or whether the owner will assume that responsibility.
Answer: See Addendum #2.
- 14) Question: Please confirm whether any other low-voltage systems are integrated (or need to be integrated) into the existing Brivo access control system - e.g., fire system, intrusion system, SCADA - for visibility.
Answer: See Addendum #2.
- 15) Question: Keynote Instruction 1 on T2.20 states that an existing camera will be reinstalled above a door, but it is not shown on the T2.20 drawing. Please confirm the location.
Answer: Disregard as Keynote 1 on sheet T2.20 was made in error.
- 16) Question: Article 2.01 states the Video Management System and Video Recording System are to "Match Existing." Please confirm the manufacturers of these existing products.
Answer: Work is to be performed by Owner's selected vendor who will select preferred product.
- 17) Question: Are there any cloud-based requirements for the video surveillance system?
Answer: Work is to be performed by Owner's selected vendor who will coordinate with Owner.



18) Question: Keynote 5 on T2.20 reads "Provide new surveillance camera in place of existing camera."
What is the make and model of the camera being replaced?

Answer: Work is to be performed by Owner's selected vendor who will select preferred product.

19) Question: Please verify who - Clackamas River Water or the Contractor - will be performing the daily inspections and testing services (e.g., concrete cylinders, anchor bolts, adhesions) and specialty inspections, specifically the NACE (AMPP) coatings inspections.

Answer: CRW will contract directly with special inspection services.

20) Question: Hazardous Materials Report] Please provide the latest hazardous materials survey/report for the project areas and identify all known hazardous materials requiring abatement before demolition or renovation. Please specifically address the first-floor flooring adhesive and second-floor mold observed or discussed during the prebid walk.

Answer: Owner is providing testing and abatement services. Testing report will be provided, once available, after award of contract.

21) Question: Please clarify the status and limits of mold remediation completed to date, identify any areas that remain affected, and confirm whether additional mold remediation is included in this contract.

Answer: Owner is providing mold remediation and associated abatement. Known mold remaining is limited to wall behind PLC cabinet on Gridline 2 between Gridlines D and E.

22) Question: Please confirm that no load-bearing walls, structural columns, structural beams, or other primary structural components are intended to be demolished. Please identify any exceptions.

Answer: Load bearing structural systems will not be demolished in the base bid scope of work by ZCS. Refer to RH2 drawings for demolition of scope of work.

23) Question: Please provide or confirm a detailed responsibility matrix separating Owner-contracted SCADA low-voltage work performed by Stoner Electric from electrical work required in the base bid, including power, pathways, cabling, terminations, testing, startup, and coordination responsibilities.

Answer: See Addendum #2.

24) Question: Please define required integration with the existing SCADA system, including programming, graphics, point mapping, shutdowns, testing, commissioning, startup support, and coordination with the Owner's SCADA vendor.

Answer: See Addendum #2.

25) Question: Please confirm the complete limits of the Rooms 101 and 102 HVAC improvements issued by RH2 and included as Alternate 1, and identify all associated electrical, controls, structural, architectural, testing, balancing, commissioning, and permit requirements.

Answer: Scope is as shown on RH2 Drawings G01, M01 through M05 and E01. Commissioning by others.



26) Question: Please identify the exact ANSI or other certification required for glazing installers and provide the applicable specification paragraph, qualification criteria, and acceptable documentation.

Answer: No installer certification is required. The ANSI-accredited certification applies to glass products, as specified in Section 08 80 00, Article 1.05.A.1. Installer qualification is three years' documented experience per Article 1.05.B, with a qualification statement submitted per Article 1.04.G.

27) Question: Please identify all systems, equipment, rooms, access routes, and plant processes that must remain operational throughout construction, including shutdown restrictions, allowable outage windows, notice requirements, and maximum outage durations for each affected system.

Answer: See Specification Section 01 14 00 for shutdown constraints and room specific restrictions.

28) Question: Please provide the Owner's required phasing priorities, sequencing restrictions, occupancy transitions, temporary facility requirements, and limits on concurrent work areas.

Answer: The Contractor is to sequence the Work within the constraints in Section 01 14 00, Article 1.08 and Section 01 10 00, Articles 1.04 and 1.05; Coordination with the Owner Delegated Contractors and the SCADA integrator as specified in Section 01 30 00, Articles 1.04 and 1.05.

29) Question: Please confirm the areas available for contractor parking, laydown, material storage, dumpsters, cranes/lifts, temporary offices, and fencing, and identify any restricted access routes, hours, surface protection requirements, or restoration obligations.

Answer: Staging and trailer locations are as shown on the Site Logistics Map bound with Section 01 10 00, contractor parking is allowed at the parking lot indicated; temporary facilities per Section 01 50 00.

30) Question: Please confirm the anticipated timing following the stated September 28 County Commissioner contract approval, and whether the Notice to Proceed or construction start date may be negotiated to accommodate permitting, procurement, Owner operations, and required submittals.

Answer: The NTP will be issued within 30 days of Sept 28th by the CRW board of commissioners.

31) Question: Please confirm whether the published construction budget includes the work added/clarified by Addendum No. 1, including the RH2 Rooms 101/102 HVAC improvements. If not, please identify the budget allocated to the added HVAC scope.

Answer: No, RH2 was not included in engineer's budget. The engineer's estimate for the RH2 work is \$64,000.

32) Question: Please clarify whether the contractor must develop and provide all shutdown sequencing, temporary bypasses, temporary utilities, temporary controls, and continuity-of-operations plans, and identify any Owner-provided baseline plans, equipment, operators, or procedures.

Answer: The Contractor is responsible for developing and providing the shutdown sequencing, process isolation, temporary services, and continuity plans per Section 01 14 00.



- 33) Question: The Contract Documents do not appear to establish an aggregate limitation of liability for the Contractor. Please confirm whether the Owner intends Contractor liability to be unlimited; if not, identify any applicable limitation of liability, insurance-based cap, or other maximum exposure.
Answer: Any contractual limits on liability will be as provided in the Contract Documents. Owner confirms there are no aggregate limitations of liability in the Contract Documents.
- 34) Question: The Contract Documents do not appear to contain a waiver of consequential damages. Please confirm whether either party may pursue consequential damages (loss of use, loss of revenue, business interruption, operational impacts, or other indirect damages), and identify any applicable limitations.
Answer: Any contractual limits regarding recoupable damages will be as provided in the Contract Documents. See revision to Supplemental Condition 11.07 in Addendum No. 3.
- 35) Question: Section 16.02 appears to preserve the Owner's termination-for-cause rights without expressly limiting them to the period preceding Substantial Completion. Please clarify whether the Owner may terminate for cause after Substantial Completion, and identify the circumstances under which such rights may be exercised.
Answer: Owner may terminate after Substantial Completion under any circumstances permitted by the Contract Documents or applicable law.
- 36) Question: The Contract Documents do not appear to contain a tariff escalation clause allowing adjustment of the Contract Price for material cost increases from tariffs, import duties, trade restrictions, or similar governmental actions after bid submission. Please confirm whether the Contractor will be entitled to an equitable adjustment and identify the procedure for requesting compensation.
Answer: See revision to Supplemental Condition 7.10.A in Addendum No. 3 regarding tariff escalation.
- 37) Question: Please clarify which permits, licenses, inspections, fees, and agency review costs are the Contractor's responsibility versus the Owner's. Please also provide the estimated cost of all permits/fees bidders should carry, or identify any known permit costs to be assessed by authorities having jurisdiction.
Answer: See revision to Supplemental Condition 7.09 in Addendum No. 3 regarding permit costs and fees.
- 38) Question: Will the Water tanks be filled with water and running while work is going on?
Answer: Yes. The tanks will remain full, and the plant will continue operating during construction. Cover the filter basins to keep construction debris and other materials out of the water. Maintain a continuous 3-foot-wide opening at the west end of the filter basin tanks for visual inspection.



39) Question: Will we be able to use a lift on the parking lot side?

Answer: Yes. The parking lot indicated on the Site Logistics Map labeled "Contractor Parking???" will be available for contractor's use.

40) Question: Section 27 51 13 requires a complete IP paging system (controllers, amplifiers, speakers, microphones, volume controls, paging zones, SIP integration, fire-alarm integration, testing, training, and closeout documentation), but the technology drawings only show a paging system base station on Sheet T2.20 — no speaker locations/quantities, paging zones, system riser, headend equipment, amplifier requirements, or integration details are shown. Please provide the paging system drawings, speaker layout, zone schedule, riser diagram, equipment schedule, and performance requirements, and confirm: (1) whether the paging contractor is responsible for the complete system design; (2) whether all paging equipment is contractor-furnished/contractor-installed; (3) the required SIP telephone and fire-alarm integration points; (4) whether network switches, PoE capacity, VLAN, and multicast configuration are by the Owner or the paging contractor; and (5) whether any existing paging equipment is to remain or be reused. IES noted that if the full paging system isn't needed, they can exclude it from their bid.

Answer: Paging system is removed from scope of work. Disregard all references to paging system in contract documents.

41) Question: Is the Bid Total a sum of all of the three items above it (Base Bid, Alternate, Unit Price total)?

Answer: See revised Section 00 30 00. This item has been stricken.

42) Question: What is the total bid for all unit prices in the attached bid schedule supposed to be?

Answer: See revised Section 00 30 00. This has been revised to the sum of all prices (i.e. The Base Bid + Alternate #1 +Unit Price Total).

3. Specification Revisions

- 1) 00 30 00 BID FORM
 - i. Edit Bid Schedule
- 2) 00 80 00 SUPPLEMENTARY CONDITIONS
 - i. Edits to Supplemental Conditions 1.01, 7.09, 7.10, 7.11, 11.07 and 17.01

4. Revised drawings:

- 1) Sheet # A0.10 – Modification: *Removed '48" H' entry in the Finish Schedule.*
- 2) Sheet # A2.20 – Addition: *Added callout for soffit detail 4/A9.00.*

END OF ADDENDUM





