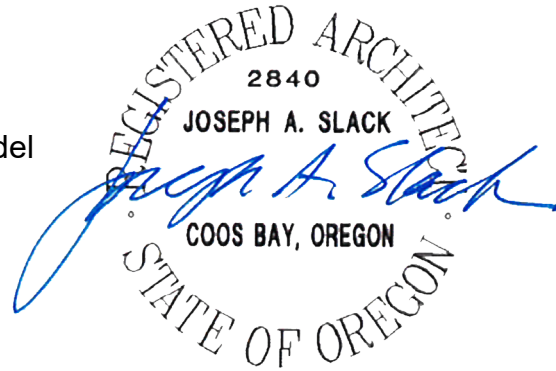


ADDENDUM #1 – FEBRUARY 26, 2025

RE: CITY OF PORT ORFORD
American Legion Building Remodel
Project #18.27.3

FROM: HGE ARCHITECTS, Inc.
333 South 4th Street
Coos Bay, Oregon 97420
541-269-1166



TO: Prospective Bidders

This Addendum forms a part of the Contract Documents and modifies the original Documents dated February 2025, as noted below. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

This Addendum consists of **THREE (3)** page(s) together with the following attachments:

- **Plan Holders List with Architect's Estimate (for information only)**
- **Specification Section 23-3400 HVAC Fans**
- **Specification Section 28-1000 Access Control**
- **Sheet M2.1 HVAC Floor Plan**
- **Sheet M6.0 Mechanical Schedules and Details**

CHANGES TO PROJECT MANUAL:

- 1. Section 00-0100 Table of Contents**
 - a. Paragraph 2.11: ADD "E. 23-3400 - HVAC Fans".
 - b. ADD "Paragraph 2.13: A. 28-1000 - Access Control".

- 2. Per Instructions to Bidders, AIA A701, Article 3.2.2 – Clarifications, questions, substitution requests and other inquiries shall be submitted to Architect 7 days prior to bid closing (February 27). Per Article 3.4.3, addenda will be issued not later than 4 days prior to bid closing (March 3).**

- 3. Section 08-7100 Door Hardware:**
 - a. Paragraph 2.06 Cylindrical Locksets:** After "A. Cylindrical Locksets – Basis of Design: Schlage ND Series," ADD "Lever Style: Rhodes."
 - b. Paragraph 4.03, Hardware Set HW-28:** ADD the following:
 - i. Motorized Panic Device.
 - ii. Hold Opens.
 - iii. Card Reader.
 - iv. Door Position Switch.
 - v. Request to Exit.

- vi. Power Transfer.
- vii. Power Supply.
- viii. Note: Door, one leaf, to provide hardware for Staff/authorized personnel to gain access with card reader when locked. Staff may “dog-down” panic devices if desired.

4. **Section 22-4000 Plumbing Fixtures, 2.02:** ADD “D. Hand Sink “KS-2”: 304 Stainless Steel TIG welded construction with drawn bowl (no seams allowed). Provide with knee operated faucet with 1.0 GPM flow rate. Advanced Tabco 7-PS-62 or approved equal. Provide with single fixture tempering valve: Lead Free Certified, Thermostatic mixing valve. ASSE 1070 listed. Cast copper silicon alloy construction with stainless steel disc and springs, copper thermostat. Watts LFMMV, Acorn ST7069, or approved.”
5. **Section 23-3400 HVAC Fans:** ADD attached section in entirety.
6. **Section 28-1000 Access Control:** ADD attached section in its entirety.

CHANGES TO DRAWINGS:

1. **Sheet A2.0 Existing / Demo Plan:** At Wall Legend, DELETE “Shear Walls, see Structural.”
2. **Sheet A2.1 Floor Plan:**
 - a. At Door #s 01A, 01B, & 04A: ADD the following Card Reader symbol:

CR
 - b. At Wall Legend, DELETE “Shear Walls, see Structural.”
3. **Sheet A2.4 Enlarged Kitchen Plans, Enlarged Kitchen Plan – Existing/Demo:** At existing kitchen windows, ADD the following note: “Remove existing kitchen windows. Rough openings to be relocated and windows replaced – see North Elevation on Sheet A4.1.”
4. **Sheet A4.1 Exterior Elevations:** REPLACE notes “Paint siding & trim, repair rot, typ. (Alt. Bid.)” with “Paint siding & trim, typ.” Painting is to be base bid.
5. **Sheet A5.1 Details, Details 6 & 7:** REPLACE notes “2x6 wall w/ 5/8” gyp. bd. & plywood sheathing per structural,” with “2x6 wall w/ 5/8” gyp. bd. & 1/2” plywood sheathing.”
6. **Sheet P6.0 Plumbing Schedules and Details:** In Plumbing Connection Schedule, KS-2 Remarks, REPLACE “Hand” with “Hand Sink, see 22-4000.”
7. **Sheet M2.1 HVAC Floor Plan:** REPLACE with the attached revised Sheet in its entirety.

- 8. **Sheet M6.0 Mechanical Schedules and Details:** REPLACE with the attached revised Sheet in its entirety.
- 9. **Sheet E2.0 Electrical Plans Power & Lighting:** In Mechanical Equipment Schedule, ADD: "EF-1; Exhaust Fan; Kitchen: 100 W; 120 V; Ph 1; Notes 1, 3." Connect to circuit AL-37. See Mechanical plans for general location.

SUBSTITUTION APPROVALS:

<u>SPECIFIED SECTION</u>	<u>SPECIFIED ITEM</u>	<u>APPROVED</u>
26-5100 Lighting Fixtures	DR6	Peachtree Lighting 6RDL-20-DMLV1-35K-80-SH-120
	X	Mule Lighting AL-U-R-WW

END OF ADDENDUM #1

PLANHOLDERS LIST

Project Number and Name: 18.27.3 American Legion Hall Remodel

Bid Opening Time and Date: Thursday, March 6, 2025

Bid Opening Location: Go-To Meeting, See Advertisement for Bid

Deposit Amount: \$50 **Architect's Estimate:** \$290,000

	Company Name	Category	Contact Person	Email	Phone/Fax
OWNER					
	City of Port Orford	Owner	Melissa Radcliffe, City Administrator Anne Vileisis, Mayor John Johnson Robert Feusi Tobe Porter	mradcliffe@portorford.org avileisis@portorford.org johnstonj6130@gmail.com feusirobert@gmail.com tobe1945porter@gmail.com	541.332.3681
DESIGN TEAM					
	HGE ARCHITECTS, Inc.	Architect/ Project Manager	Joseph Slack	joeslack@hge1.com	541.269.1166 / 541.269.1833 fax
	MFIA, Eng.	Mech/ Plumb.	Scott Miller	scott.miller@mfia-eng.com	503.234.0548
	Double E. Eng.	Electr.	Greg Pride	greg@ee-engineering.com	541.294.0587

PLANHOLDERS LIST

Project Number and Name: 18.27.3 American Legion Hall Remodel

Bid Opening Time and Date: Thursday, March 6, 2025

Bid Opening Location: Go-To Meeting, See Advertisement for Bid

Deposit Amount: \$50 **Architect's Estimate:** \$290,000

	Company Name	Category	Contact Person	Email	Phone/Fax
PRIME / GENERAL CONTRACTORS (GC)					
	H3 General Contractors	GC	Tony Hansen	tony@h3generalcontractors.com	541.391.7321
	Vitus Construction	GC	Win Elder	corey@vitusconstruction.com	541.855.7177
	Lee-Built Construction	GC	Ben Adrian	estimating@leebuilt.com	541.688.2042
	Ordell Construction	GC	Jess Kokkeler	jkokkeler@ordellconstruction.com	541.214.8580
	Scott Partney Construction	GC	Scott Partney	scott@partneyconstruction.net	541.756.7060
SUBCONTRACTORS (SUB) / SUPPLIERS (SUPP)					
	Curtis Foodservice Equipment	Sup	Scott Coupe	s.coupe@curtisresteq.com	541.779.8335 x305
	Professional Quality Roofing	Sub	Phil Gambaldo	phil@proqualityroofing.com	503.267.4558
	Cedar Electric	Sub	Jerek Hudge	jerek@cedar-electric.com	541.756.3402
	M4 Electric	Sub	Jon Miller	jon@m3electricllc.com	541.297.0927
	Orca HVAC	Sub	Eric Marley	eric@franks-1.com	707.954.7479
	Tri-County Plumbing	Sub	Wes Plummer	wes@tri-countyplumbing.com	541.290.8723

PLANHOLDERS LIST

Project Number and Name: 18.27.3 American Legion Hall Remodel

Bid Opening Time and Date: Thursday, March 6, 2025

Bid Opening Location: Go-To Meeting, See Advertisement for Bid

Deposit Amount: \$50 **Architect's Estimate:** \$290,000

	Company Name	Category	Contact Person	Email	Phone/Fax
PLAN EXCHANGES (Exch)					
	DJC Plan Center	Exch	Plan Room	plancenter@DJCOregon.com	503-274-0624
	Seattle DJC	Exch		plans@djc.com	206-622-8272
	Builders Exchange of Washington, Inc.	Exch	Production Dept.	production@bxwa.com	425-258-1303
	Eugene Builders Exchange	Exch	Jeremy Moritz	info@ebe.org	541-484-5331
	Plan Center Northwest	Exch	Brie Kidwell	brie@plancenternw.com	503-650-0148
	Salem Contractors Exchange	Exch	Lori Klopfenstein	lori@sceonline.org	503-362-7957
	Premier Builders Exchange	Exch	Kendra Connelly Chyna Kennedy	admin@plansonfile.com	541.389.0123
	Medford Builders Exchange	Exch	Tim O'Sullivan	planroom@medfordbuilders.com	541.773.5327
	Dodge Data & Analytics	Exch	Adam Bouman	projectdata@construction.com	
	Tri-City Construction Council	Exch	Kailey Casey	bidinfo@tcplancenter.com	509.582.7424
	Spokane Regional Plan Center	Exch	Robyn Stevens	robyns@plancenter.net	509.328.9600
	Construction Connect	Exch	Amanda Beyer	Content@constructconnect.com	513.458.5837

**SECTION 23-3400
HVAC FANS**

PART 1 - GENERAL

1.01 DESCRIPTION

- A. Provide Fans as specified herein and shown on the Drawings.
- B. Equipment capacity and size as indicated in the equipment lists on the Drawings.
- C. Related Work: The requirements of Section 230500, Common HVAC Materials and Methods, also apply to this section.

1.02 QUALITY ASSURANCE

- A. Air Handling Equipment: Rated in accordance with AMCA certified rating procedures and AMCA labeled.

1.03 SUBMITTALS

- A. Submit catalog data, construction details and performance characteristics for each fan.
- B. Submit operating and maintenance data.

PART 2 - PRODUCTS

2.01 EXHAUST FANS AND UNITS

- A. Ceiling Cabinet Exhaust Fan: Direct drive, forward curved centrifugal wheel, sleeve bearings, motor and wheel isolated from unit on vibration isolators; provide grille on inlet and duct connection with backdraft dampers on discharge. Size and capacity as indicated on Drawings. Where EC motor specified provide as required. Where EC motor is not listed provide with manual speed control switch. Carnes, Acme, PennBarry, Greenheck, Soler & Palau, Jen Fan, Cook, Twin City, or approved.

PART 3 - EXECUTION

3.01 INSTALLATION

- A. Install and arrange equipment as shown on the Drawings and as recommended by the equipment manufacturer.

3.02 AIR HANDLING INSTALLATION

- A. Installation and Arrangement: Air handling equipment shall be installed and arranged as shown on the Drawings. Comply with the manufacturer's recommendations for installation connection and start-up.

- B. Lubrication: All moving and rotating parts shall be lubricated in accordance with the manufacturer's recommendations prior to start-up.

3.03 CONTROLS

- A. Wiring: All wiring shall be in accordance with the National Electrical Code and local electrical codes. All control wiring shall be routed in conduit. See Drawings for more detail. Provide all material and labor for installation, calibration, testing and documentation of controls for operation of exhaust fans.
- B. Devices:
 - 1. Relay:
 - a. Designed for J-box mounting.
 - b. UL listed for line voltage control for loads up to 20 Amps at 120 volts.
 - c. 24 VAC coil unless noted otherwise.
 - d. Functional Devices RIB Series.
 - 2. Current Transformer: Veris Hawkeye or equal.
 - 3. Control transformers: 120 volt to 24VAC. Select based on required load. Provide with enclosure for conduit connection as required.
 - 4. Route all control conductors (24 volt conductors) not in the control enclosure in conduit.

END OF SECTION

**SECTION 28-1000
ACCESS CONTROL**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Access control system requirements.
- B. Access control units and software.
- C. Access control point peripherals, including readers and keypads.

1.02 RELATED REQUIREMENTS

1.03 REFERENCE STANDARDS

1.04 SUBMITTALS

- A. See Section 01-3000 - Administrative Requirements, for submittal procedures.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Door Controller:
 - 1. ProdataKey: www.prodatakey.com.
 - 2. Substitutions: See Section 01-6000 - Product Requirements.
- B. Power Supply:
 - 1. Altronix: www.altronix.com.
 - 2. Substitutions: See Section 01-6000 - Product Requirements.
- C. Door Position Switch/Contact:
 - 1. Sentrol: www.nesentrol.com.
 - 2. Substitutions: See Section 01-6000 - Product Requirements.
- D. Request to Exit Device (REX):
 - 1. ProdataKey: www.prodatakey.com.
 - 2. Substitutions: See Section 01-6000 - Product Requirements.
- E. Access Control Software:
 - 1. ProdataKey: www.prodatakey.com.
 - 2. Substitutions: See Section 01-6000 - Product Requirements.
- F. Readers and Keypads:
 - 1. ProdataKey; Rugged Reader: www.prodatakey.com.
 - 2. Substitutions: See Section 01-6000 - Product Requirements.

2.02 ACCESS CONTROL SYSTEM REQUIREMENTS

- A. Provide new access control system consisting of required equipment, conduit, boxes, wiring, connectors, hardware, supports, accessories, software, system programming, etc. as necessary for a complete operating system that provides the functional intent indicated.
- B. Provide products listed, classified, and labeled as suitable for the purpose intended.
 - 1. Access Control Units and Readers: Listed and labeled as complying with UL 294.

2.03 ACCESS CONTROL UNITS AND SOFTWARE

- A. Provide access control units and software compatible with readers to be connected.
- B. Unless otherwise indicated, provide software and licenses required for fully operational system.

2.04 ACCESS CONTROL POINT PERIPHERALS

- A. Provide devices compatible with control units and software.
- B. Provide devices suitable for operation under the service conditions at the installed location.
- C. Door Locking Devices (Electric Strikes and Magnetic Locks): Comply with Section 08-7100.

2.05 CARD READER

- A. Furnish and install card readers at locations indicated on the Drawings. Mounting height to be 48-inches unless noted otherwise on the Drawings.
- B. Furnish and install a single gnag size, wall mount proximity card reader or mullion mount card reader on store front applications.
- C. Card Readers to be suitable for indoor or outdoor use.
- D. Card Readers to be ADA compliant.

2.06 DOOR POSITION SWITCH/CONTACT

- A. Furnish and install recessed door position switches designed to be compatible with and operate with the access control and intrusion system, in the locations indicated on the Drawings.
- B. In situations where a recessed switch cannot be used, utilize a surface mount switch (roll-up door).
- C. Coordinate switch type and installation with architectural door hardware schedule and requirements.

2.07 REQUEST TO EXIT DEVICE (REX)

- A. Furnish and install a REX at each door indicated on the Drawings.
- B. Coordinate with the door hardware schedule for type of device required.
- C. If the REX is not built into the door hardware, install a surface mount passive infrared sensor (PIR) type device per architect's direction.

PART 3 EXECUTION

3.01 INSTALLATION

- A. This specification is to be used in conjunction with the Drawings. There may be circumstances where a device listed here is not present or required on the project Drawings.
- B. Install products in accordance with manufacturer's instructions.
- C. Contractor to coordinate conduit installation with the electrical contractor.

END OF SECTION

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CONSTRUCTION

REVISIONS:

#	DATE	DESCRIPTION
1	02/18/25	ADDENDUM 1

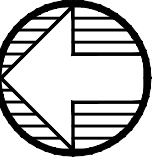
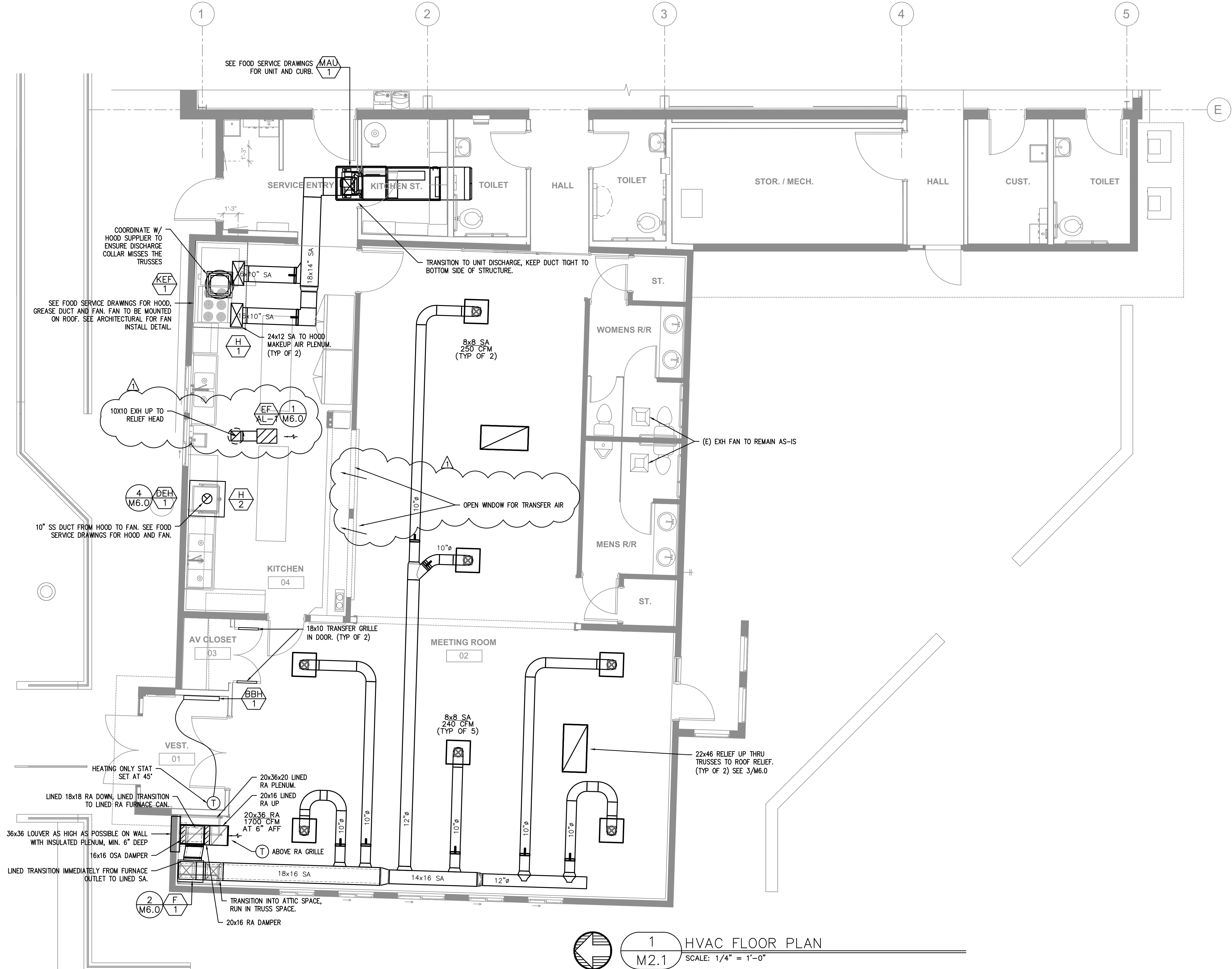
DATE: FEBRUARY 2025

SHEET TITLE:

HVAC FLOOR PLAN

M2.1

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HGE ARCHITECTS, INC.



1 HVAC FLOOR PLAN
M2.1 SCALE: 1/4" = 1'-0"

MECHANICAL LEGEND

	SUPPLY AIR DIFFUSER	AFF	ABOVE FINISH FLOOR
	RETURN AIR GRILLE	AHU	AIR HANDLING UNIT
	EXHAUST AIR GRILLE	B.D.	BOTTOM OF DUCT
	PERFORATED RETURN AIR PANEL	BHP	BRAKE HORSEPOWER
	DIRECTIONAL AIR FLOW	BTU	BRITISH THERMAL UNITS
	MANUAL VOLUME DAMPER	CFM	CUBIC FEET PER MINUTE
	SUPPLY OR OUTSIDE AIR DUCT UP & DOWN	CONN.	CONNECTION
	RETURN AIR DUCT UP & DOWN	CONT.	CONTINUATION
	EXHAUST AIR DUCT UP & DOWN	CW	DOMESTIC COLD WATER
	VAV TERMINAL UNIT	DB	DRY BULB
	WT TERMINAL UNIT	DIA.	DIAMETER
	EXISTING	DIST.	DISTRIBUTION
	CONNECT TO EXISTING	EA	EXHAUST AIR
	THERMOSTAT OR TEMP. SENSOR	EDB	ENTERING DRY BULB TEMPERATURE
	NOTE	EWB	ENTERING WET BULB TEMPERATURE
	EQUIPMENT DESIGNATOR	EWT	ENTERING WATER TEMPERATURE
	BALL VALVE	FF	FINISH FLOOR
	GATE VALVE	FKT.	FIXTURE
	CHECK VALVE	FPM	FEET PER MINUTE
	BALANCING VALVE	FPS	FEET PER SECOND
	THERMOMETER	FT.	FEET / FOOT
	DIRECTION OF FLOW	GA.	GAUGE
	PUMP	GPM	GALLONS PER MINUTE
	STRAINER	H	HEIGHT
	PRESSURE GAUGE	HP	HORSEPOWER
	PETE'S PLUG	I.D.	INSIDE DIAMETER
	DOUBLE CHECK ASSEMBLY	L	INCHES
	PRESSURE REDUCING VALVE	LBS.	POUNDS
	UNION	LDB	LEAVING DRY BULB
	2-WAY CONTROL VALVE	LWB	LEAVING WET BULB
	3-WAY CONTROL VALVE	LWT	LEAVING WATER TEMPERATURE
	CAP	MAX.	MAXIMUM
	SMOKE DETECTOR	MBH	THOUSANDS OF BTUs PER HOUR
	MOTORIZED DAMPER	MIN.	MINIMUM
		NC	NOISE CRITERIA
		N.C.	NORMALLY CLOSED
		N.I.M.	NOT IN MECHANICAL
		NO.	NUMBER
		N.O.	NORMALLY OPEN
		O.A.	OUTSIDE AIR
		P	PERSON
		PSI	POUNDS PER SQUARE INCH
		P/T	PRESSURE / TEMPERATURE
		R.A.	RETURN AIR
		R	REFRIGERANT
		RECT.	RECTANGULAR
		REQ'D	REQUIRED
		S.A.	SUPPLY AIR
		S.P.	STATIC PRESSURE
		SQ.	SQUARE
		TEMP.	TEMPERATURE
		TYP.	TYPICAL
		VAV	VARIABLE AIR VOLUME
		W	WIDTH
		W.B.	WET BULB
		WPD	WATER PRESSURE DROP
		Ø	DIAMETER
		(E)	EXISTING
		(D)	DEMOLISH
			NEW WORK
		HWS	(HWS) HEATING WATER SUPPLY
		HWR	(HWR) HEATING WATER RETURN

VENTILATION AIR SCHEDULE -

ROOM NUMBER AND NAME	AREA (SQ. FT.)	OCCUPANT LOAD (#/1000 SQ. FT.)	NUMBER OF OCCUPANTS	OUTSIDE AIR REQUIREMENT (CFM/P)	OUTSIDE AIR REQUIREMENT (CFM/SQ. FT.)	OUTSIDE AIR REQUIRED (CFM)	ZONE OSA (CFM)	SUPPLY AIR (CFM)	PRIMARY OSA FRACTION	RETURN AIR (CFM)	EXHAUST AIR (CFM)	Zone Ventilation Efficiency	Corrected OSA CFM	AIR SYSTEMS	
	Az		Pz	Rp	Ra	Vbz	Ez	VoZ	Vpz	Zp		Evz			
02 MEETING	1460	50	73	5	0.06	453	1.0	453	1700	0.27	1700	0	1.00	453	F-1
TOTAL	1460		73			453		453	1700		1700	0	1.00	453	
CORRECTED TOTAL OUTDOOR AIR FLOW RATE										453	CFM	Corrected OSA Fraction	Zs =	0.27	

EXHAUST FANS SCHEDULE -

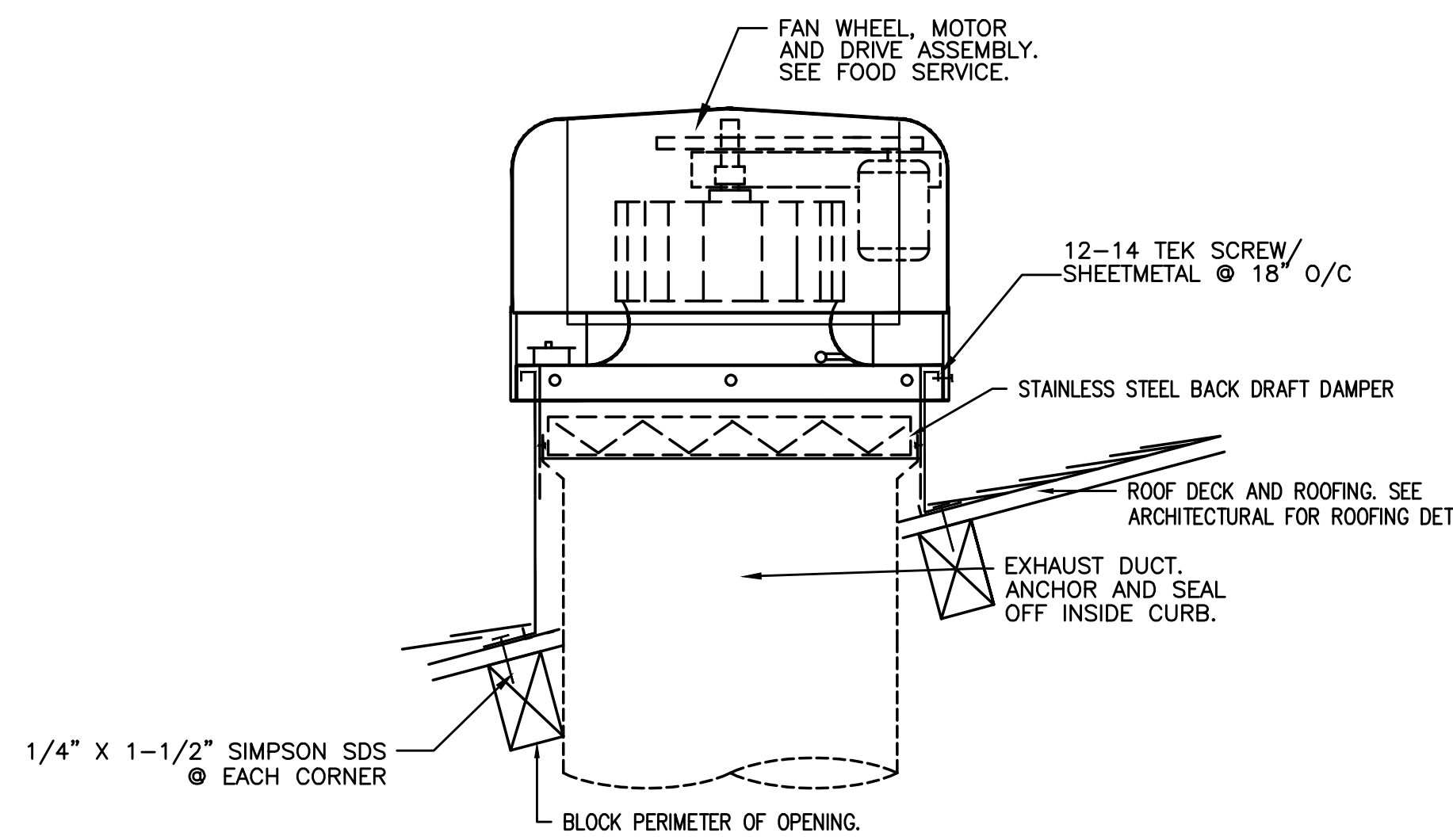
DESIGN SYMBOL	SERVES	TYPE	MIN	MIN ESP (INCHES)	MOTOR				MOUNTING	INLET SONES (DBA / SONES)	DAMPER	WEIGHT (LBS)	INTER-LOCKS CONTROL WITH;	NOTES	DESIGN BASIS GREENCHECK MODEL #
					HP	RPM	V / PH	CONTROL							
EF-AL1	KITCHEN	CEILING	295	0.35	100 W	1086	115/1	SEE 1/M6.0	CEILING	43/3.0		75			SP-A390-VG
NOTES:															

BASE BOARD HEATER SCHEDULE

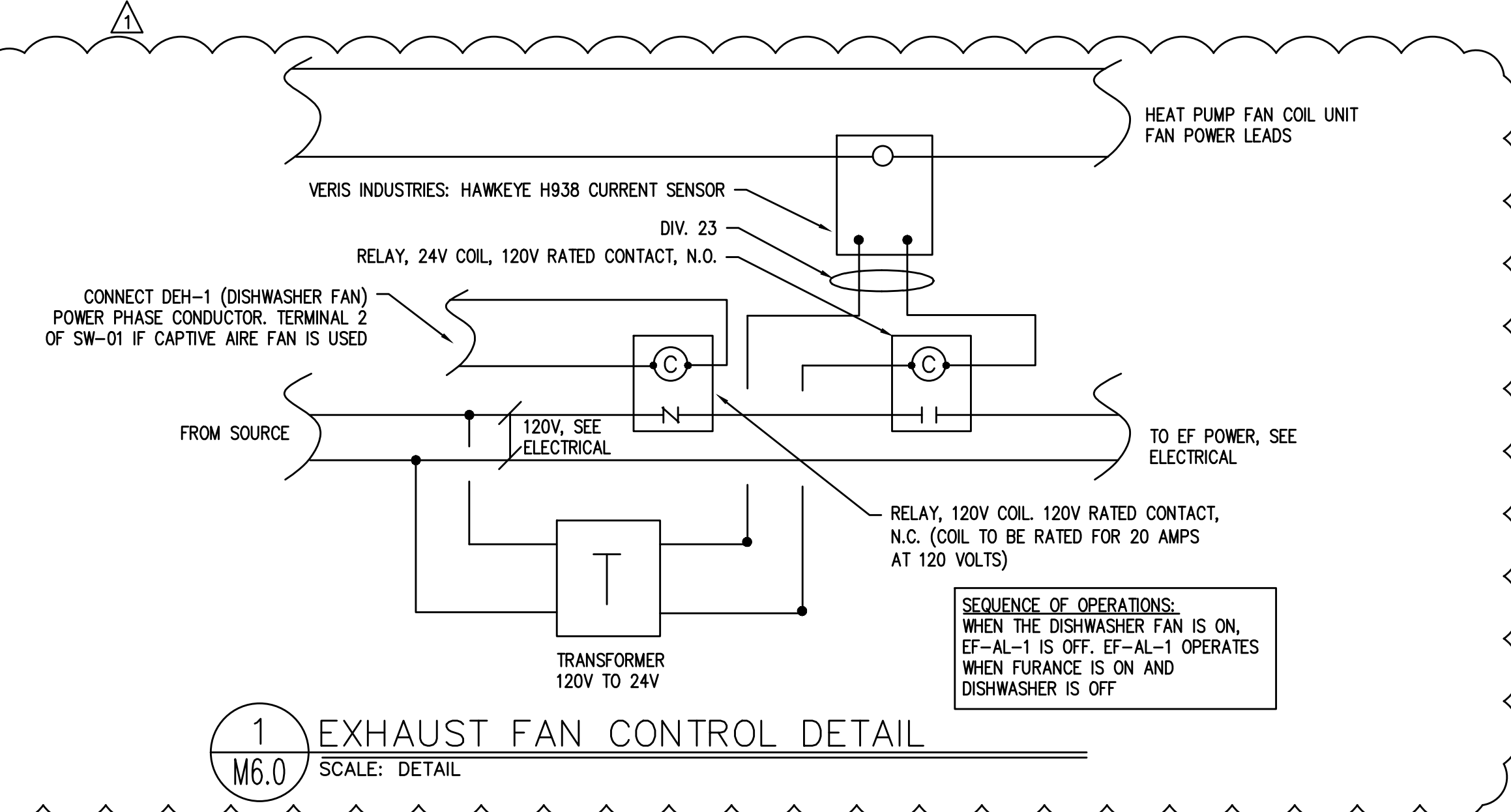
MARK NUMBER	BBH
1	1
TYPE	WALL MOUNT
LOCATION	VESTIBULE
HEIGHT	750
VOLT./PH	240 / 1
AMPS	3.25
OPERATING WEIGHT (LBS)	15
BASIS OF DESIGN: KING	KDIA
NOTES	(1)
NOTES:	
1 PROVIDE WITH REMOTE LINE VOLTAGE THERMOSTAT. SET TO 45° KING K101. PROVIDE WITH THERMOSTAT COVER.	

ELECTRIC FURNACE

MARK NUMBER	F	NOTES
1	1	
TYPE	VERTICAL UP FLOW	
TOTAL CFM	1700	
MIN. OSA (CFM)(MIN. OCCUPANCY)	115	
MIN. OSA (CFM)(FULL OCCUPANCY)	453	
OSA CONTROL	YES	
CO2 SENSOR LOCATION	AT STAT	
EXTERNAL SP. ("H2O)	0.5	(2)
DISCHARGE DIRECTION	UP	
MOTOR HP	0.75	
VOLTAGE / PH	230 / 1	
MOCF	90	(3)
SMOKE DETECTOR	NO	
HEATING (kw)	15	(4)
VOLTAGE / PH	230 / 1	
MIXING BOX / ECONOMIZER	YES	
CONTROLS	SEE M6.1	
FILTER TYPE	2" MERV 13	
FAN COIL WEIGHT (LBS)	205	
FAN COIL BASIS OF DESIGN: ADP	LOW PROFILE F SERIES	
NOTES:		
1. DIV. 26 TO PROVIDE DISCONNECT.		
2. DOES NOT INCLUDE FILTER		
3. INCLUDES MOTOR AND HEATER		
4. PROVIDE 2 STAGE HEATING OPERATION		

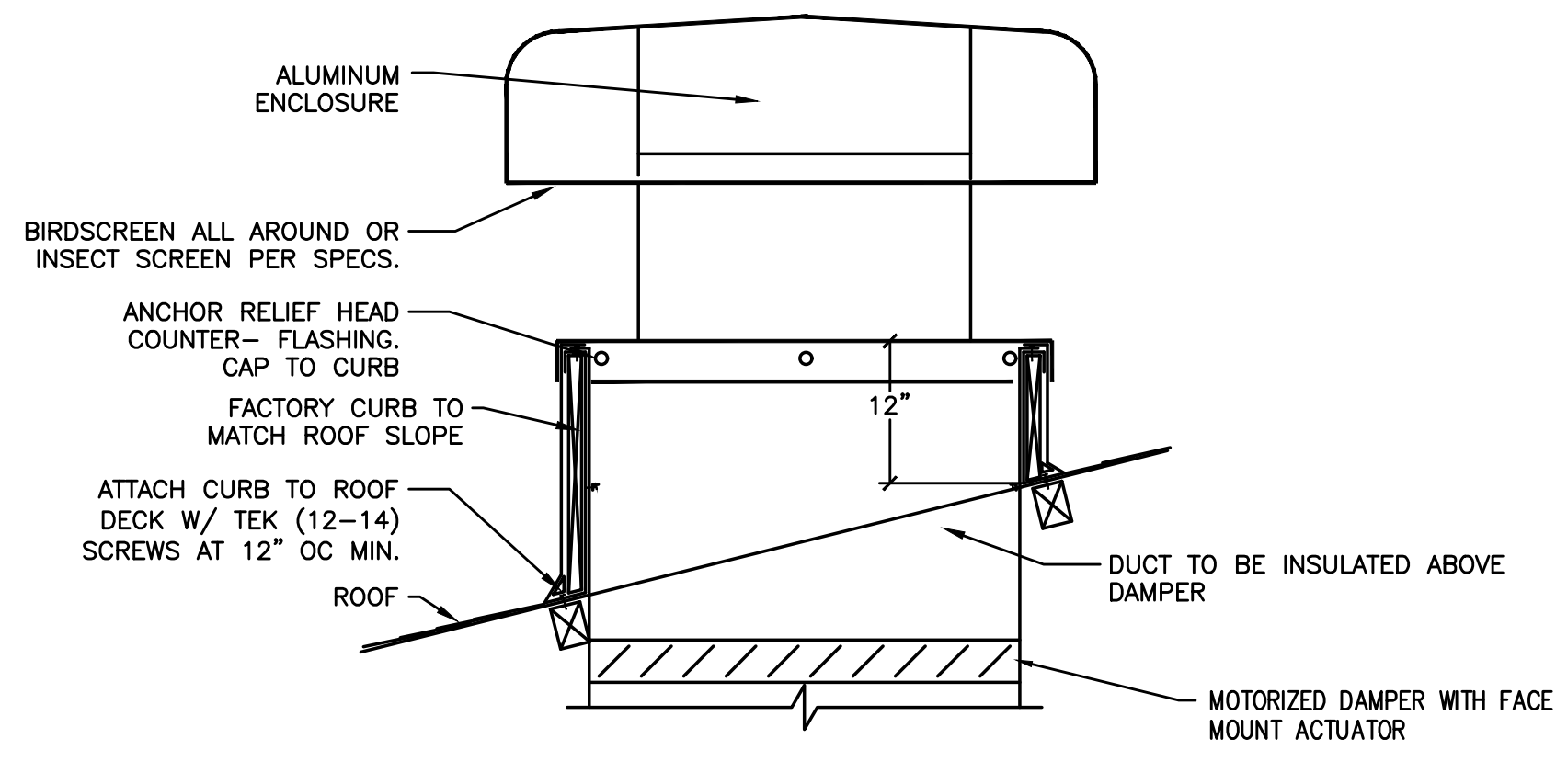
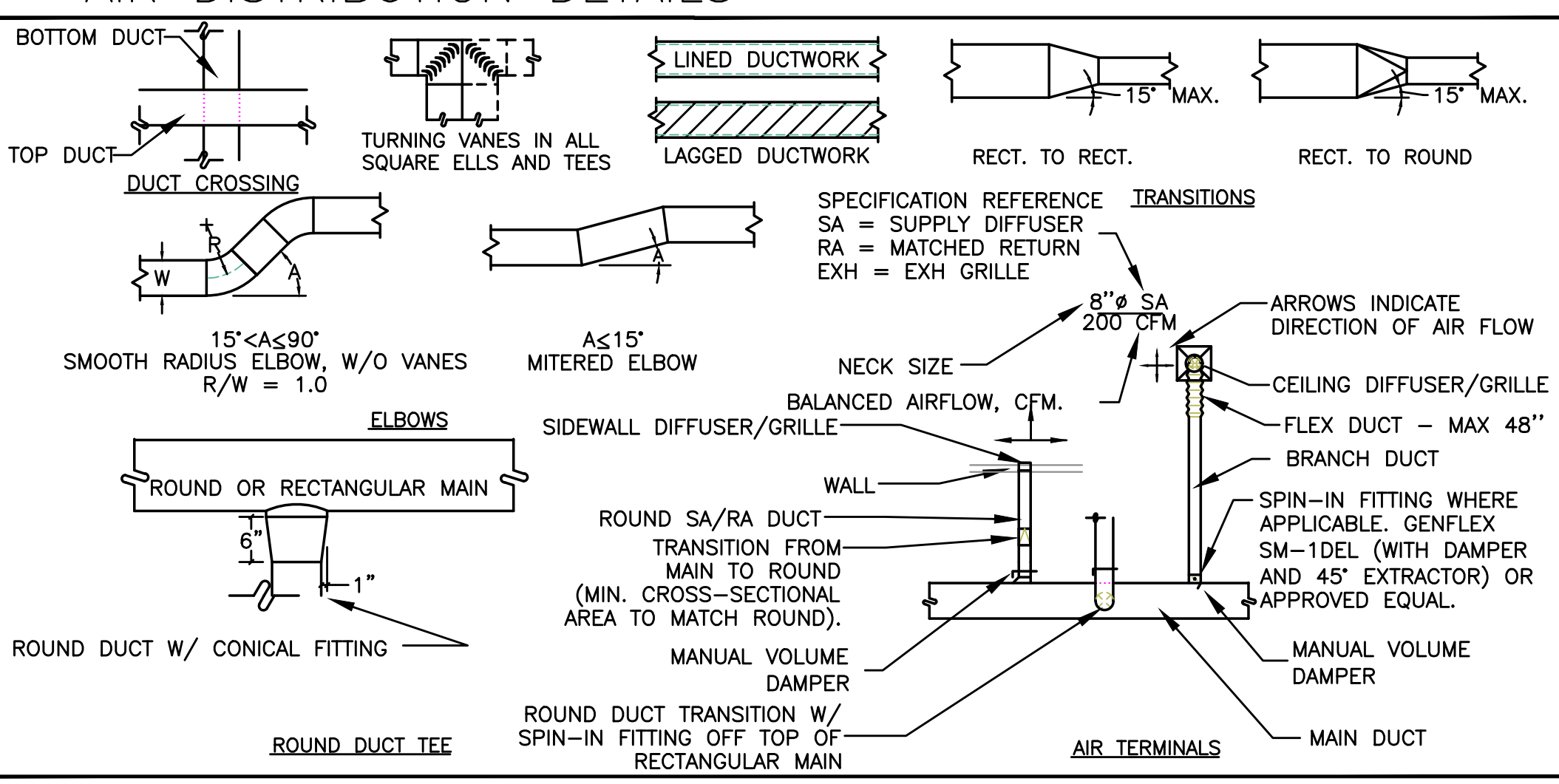


4 ROOF MOUNTED EXHAUST FAN
M6.0 SCHEMATIC

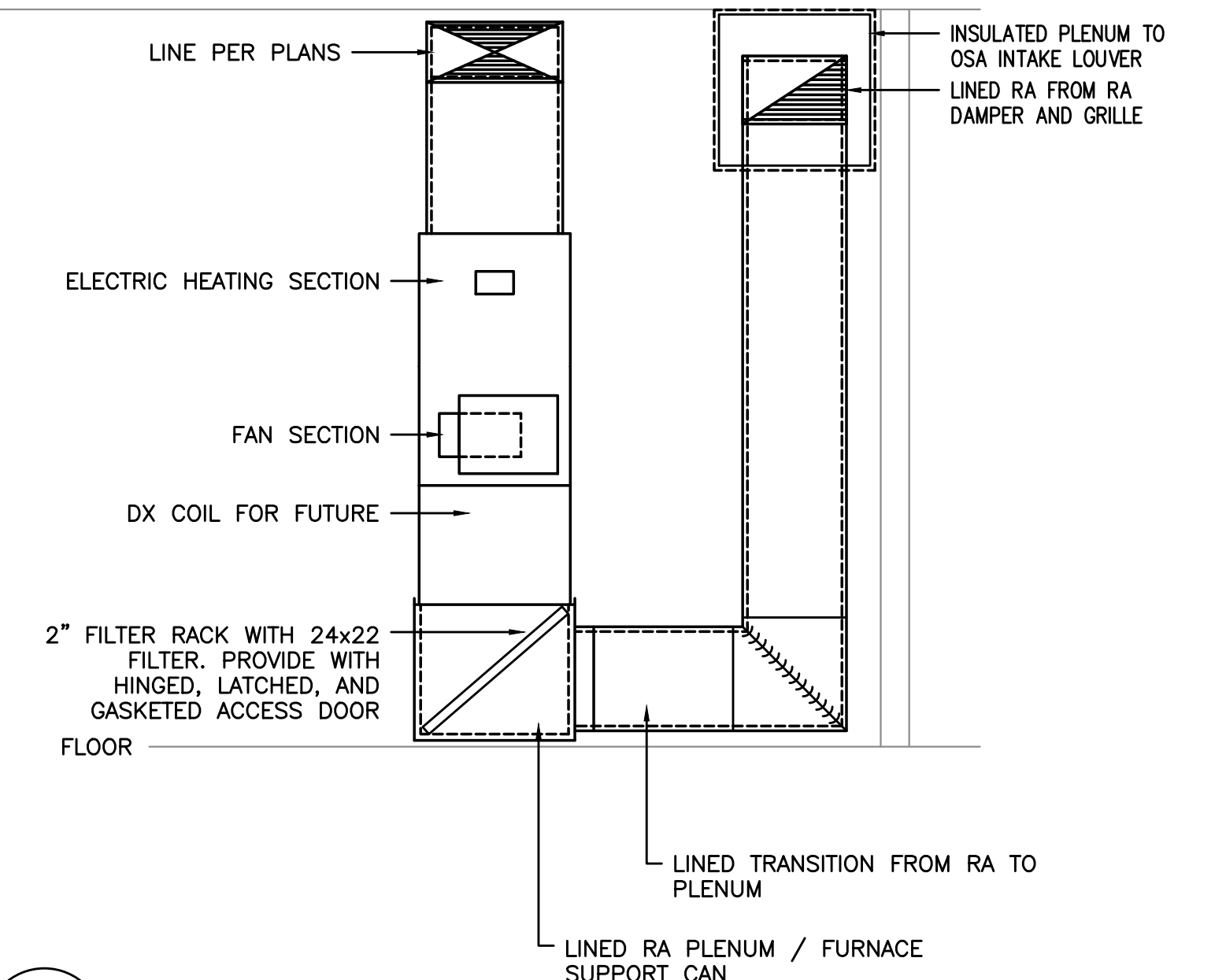


1 EXHAUST FAN CONTROL DETAIL
M6.0 SCALE: DETAIL

AIR DISTRIBUTION DETAILS



3 RELIEF HEAD
M6.0 SCALE: DETAIL

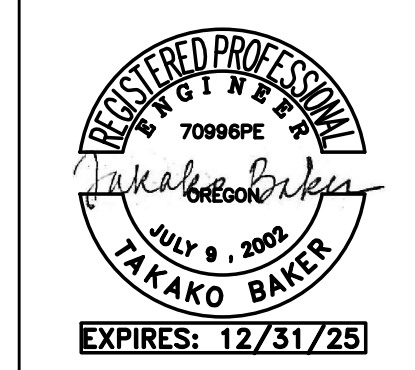


2 VERTICAL FAN COIL
M6.0 SCHEMATIC



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Portland, OR 97214
PHN: (503) 234-0548
FAX: (503) 234-0677
www.MFPA-ENG.COM
CONTACT: TAKAKO BAKER



PROJECT NO.: 18-27.3
AMERICAN LEGION BUILDING REMODEL
CITY OF PORT ORFORD
421 11TH ST
PORT ORFORD, OR 97465

CONSTRUCTION
REVISIONS:
DATE DESCRIPTION
1 02/18/25 ADDENDUM 1

DATE: FEBRUARY 2025
SHEET TITLE:
MECHANICAL SCHEDULES AND DETAILS

M6.0

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