

ADDENDUM #2 – MARCH 3, 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 **TWO (2)** page(s) together with the following attachments:

- **Specification Section 31-1000 Site Clearing**
- **Specification Section 31-2200 Grading**
- **Specification Section 31-2316 Excavation**
- **Specification Section 31-2323 Fill**
- **Specification Section 32-1313 Concrete Paving**

CHANGES TO PROJECT MANUAL:

1. Section 00-0100 Table of Contents: ADD the following:

- 2.14 Division 31 – Earthwork
 - A. 31-1000 – Site Clearing
 - B. 31-2200 – Grading
 - C. 31-2316 – Excavation
 - D. 31-2323 – Fill

- 2.15 Division 32 – Exterior Improvements
 - A. 32-1313 – Concrete Paving

2. Section 23-3400 HVAC Fans: ADD the following Paragraph 2.02:

- 2.02 Exhaust Fan Systems Controls
 - A. See drawings for controls associated with exhaust fans to interlock with other HVAC devices.
 - B. Provide all control relays, current sensors and low voltage wiring between control devices and fans. Control devices that are not duct mounted or wall mounted shall be installed in a Hoffman or equal control enclosure. All control wire shall be installed in conduit or may be installed exposed in mechanical rooms if secured at least 18" OC and routed to match building lines or duct runs.

3. **Section 31-1000 Site Clearing:** ADD attached section in its entirety.
4. **Section 31-2200 Grading:** ADD attached section in its entirety.
5. **Section 31-2316 Excavation:** ADD attached section in its entirety.
6. **Section 31-2323 Fill:** ADD attached section in its entirety.
7. **Section 32-1313 Concrete Paving:** ADD attached section in its entirety.

CHANGES TO DRAWINGS:

1. **Sheet A5.1 Details:**
 - a. **Details 2 & 4:** ADD Simpson LRU Hanger at each joist.
 - b. **Details 6 & 7:** ADD 5/8" concrete sill anchor bolts at 24" O.C.
 - c. **Details 8 & 9:** ADD Simpson H3 Hurricane Tie at each joist.
2. **Sheet A7.1 Schedules:** At Door Schedule, Door #05:
 - a. REPLACE Hardware Group with "HW-20."
 - b. DELETE note "Paint to match (E) wood door & trim."
3. **Sheet E2.0 Electrical Plans Power & Lighting:** ADD access control to Door #s 01A, 01B, and 04A per Addendum #1 with the following note: "Connect to Access Control Panel located in Community Building AV Closet. Field coordinate requirements with architectural door hardware provider and schedule."

END OF ADDENDUM #2

**SECTION 31-1000
SITE CLEARING**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Clearing and protection of vegetation.
- B. Removal of existing debris.

1.02 RELATED REQUIREMENTS

- A. Section 01-1000 - Summary: Limitations on Contractor's use of site and premises.
- B. Section 01-5000 - Temporary Facilities and Controls: Site fences, security, protective barriers, and waste removal.
- C. Section 01-5713 - Temporary Erosion and Sediment Control.
- D. Section 01-7000 - Execution and Closeout Requirements: Project conditions; protection of bench marks, survey control points, and existing construction to remain; reinstallation of removed products.
- E. Section 01-7419 - Construction Waste Management and Disposal: Limitations on disposal of removed materials; requirements for recycling.
- F. Section 31-2200 - Grading: Topsoil removal.

PART 2 PRODUCTS -- NOT USED

PART 3 EXECUTION

3.01 SITE CLEARING

- A. Comply with other requirements specified in Section 01-7000.
- B. Minimize production of dust due to clearing operations; do not use water if that will result in ice, flooding, sedimentation of public waterways or storm sewers, or other pollution.
- C. Scope: Remove trees, shrubs, brush, and stumps in areas to be covered by building structure, paving, swales, pathways.
- D. Install substantial, highly visible fences at least 3 feet high to prevent inadvertent damage to vegetation to remain:
 - 1. At vegetation removal limits.
 - 2. At potential wetland area east and south side of site.
- E. In areas where vegetation must be removed but no construction will occur other than pervious paving, remove vegetation with minimum disturbance of the subsoil.
- F. Vegetation Removed: Do not burn, bury, landfill, or leave on site, except as indicated.

1. Chip, grind, crush, or shred vegetation for mulching, composting, or other purposes; preference should be given to on-site uses.
 2. Trees: Sell if marketable; if not, treat as specified for other vegetation removed; remove stumps and roots to depth of 18 inches.
 3. Sod: Re-use on site if possible; otherwise sell if marketable, and if not, treat as specified for other vegetation removed.
- G. Restoration: If vegetation outside removal limits or within specified protective fences is damaged or destroyed due to subsequent construction operations, replace at no cost to Owner.

3.02 DEBRIS

- A. Remove debris, junk, and trash from site.
- B. Leave site in clean condition, ready for subsequent work.
- C. Clean up spillage and wind-blown debris from public and private lands.

END OF SECTION

**SECTION 31-2200
GRADING**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Rough grading and shaping the site for site structures, building pads, and paving areas.
- B. Finish grading to grades indicated on Drawings, Grading Plan.

1.02 RELATED REQUIREMENTS

- A. Section 31-2323 - Fill: Filling and compaction.

PART 2 PRODUCTS

2.01 MATERIALS

- A. Other Fill Materials: See Section 31-2323.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that survey bench mark and intended elevations for the Work are as indicated.

3.02 PREPARATION

- A. Identify required lines, levels, contours, and datum.
- B. Stake and flag locations of known utilities.
- C. Locate, identify, and protect from damage above- and below-grade utilities to remain.
- D. Protect site features to remain, including but not limited to bench marks, survey control points, existing structures, fences, sidewalks, paving, and curbs, from damage by grading equipment and vehicular traffic.

3.03 ROUGH GRADING

- A. Remove topsoil from areas to be further excavated, re-landscaped, or re-graded, without mixing with foreign materials.
- B. Remove subsoil from areas to be further excavated, re-landscaped, or re-graded.
- C. Do not remove wet subsoil, unless it is subsequently processed to obtain optimum moisture content.
- D. When excavating through roots, perform work by hand and cut roots with sharp axe.

- E. Stability: Replace damaged or displaced subsoil to same requirements as for specified fill.

3.04 FINISH GRADING

- A. Before Finish Grading:
 - 1. Verify building and trench backfilling have been inspected.
 - 2. Verify subgrade has been contoured and compacted.
- B. Remove debris, roots, branches, stones, in excess of 1/2 inch in size. Remove soil contaminated with petroleum products.
- C. Fine grade topsoil to eliminate uneven areas and low spots. Maintain profiles and contour of subgrade.

3.05 TOLERANCES

- A. Top Surface of Subgrade: Plus or minus 0.10 foot (1-3/16 inches) from required elevation.
- B. Top Surface of Finish Grade: Plus or minus 0.04 foot (1/2 inch).
- C. Top Surface of Subgrade: Plus or minus 1/10 foot from required elevation.
- D. Top Surface of Finish Grade: Plus or minus 1/2 inch.

3.06 REPAIR AND RESTORATION

- A. Existing Facilities, Utilities, and Site Features to Remain: If damaged due to this work, repair or replace to original condition.

3.07 FIELD QUALITY CONTROL

- A. See Section 31-2323 for compaction density testing.

3.08 CLEANING

- A. Leave site clean and raked, ready to receive landscaping.

END OF SECTION

**SECTION 31-2316
EXCAVATION**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Excavating for building volume below grade, footings.
- B. Trenching for utilities outside the building to utility main connections.

1.02 RELATED REQUIREMENTS

- A. Refer to ARCHAEOLOGICAL AND HUMAN REMAINS INADVERTENT DISCOVERY PLAN (IDP), under project contract requirements, Division 0.
- B. Section 31-2200 - Grading: Soil removal from surface of site.
- C. Section 31-2200 - Grading: Grading.
- D. Section 31-2323 - Fill: Fill materials, filling, and compacting.

1.03 PROJECT CONDITIONS

- A. Verify that survey bench mark and intended elevations for the Work are as indicated.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 PREPARATION

- A. Identify required lines, levels, contours, and datum locations.
- B. See Section 31-2200 for additional requirements.

3.02 EXCAVATING

- A. Excavate to accommodate new structures and construction operations.
- B. Notify Architect of unexpected subsurface conditions and discontinue affected Work in area until notified to resume work.
- C. Refer to ARCHAEOLOGICAL AND HUMAN REMAINS INADVERTENT DISCOVERY PLAN (IDP)
- D. Slope banks of excavations deeper than 4 feet to angle of repose or less until shored.
- E. Cut utility trenches wide enough to allow inspection of installed utilities.
- F. Hand trim excavations. Remove loose matter.

- G. Correct areas that are over-excavated and load-bearing surfaces that are disturbed; see Section 31-2323.
- H. Grade top perimeter of excavation to prevent surface water from draining into excavation.
- I. Remove excavated material that is unsuitable for re-use from site.
- J. Stockpile excavated material to be re-used in area designated on site in accordance with Section 31-2200.
- K. Remove excess excavated material from site.

END OF SECTION

**SECTION 31-2323
FILL**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Filling, backfilling, and compacting for footings, paving, site structures, and utilities within the building.
- B. Backfilling and compacting for utilities outside the building to utility main connections.
- C. Fill for Working Pad during construction period.
- D. Hand-placed riprap.

1.02 RELATED REQUIREMENTS

- A. Section 31-2200 - Grading: Removal and handling of soil to be re-used.
- B. Section 31-2200 - Grading: Site grading.
- C. Section 321123 - Aggregate Base Course.

1.03 REFERENCE STANDARDS

- A. ASTM C136 - Standard Test Method for Sieve Analysis of Fine and Coarse Aggregates; 2006.
- B. ASTM D698 - Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Standard Effort (12,400 ft-lbf/ft³ (600 kN-m/m³)); 2007.

1.04 SUBMITTALS

- A. See Section 01-3000 - Administrative Requirements, for submittal procedures.
- B. Geotextile product data.

PART 2 PRODUCTS

2.01 FILL MATERIALS

- A. General Structural Fill - Fill Type A: Conforming to a standard: well-graded aggregate 1 1/4 inch - 0 inch, with less than 5 percent passing the U.S. Standard No. 200 Sieve. Compact to at least 98 percent of the maximum dry density, as determined by ASTM D-698 (Standard Proctor).
 - 1. Locally available crushed rock and jaw-run crushed "shale" approved for Type A Structural Fill.
 - 2. Size: 1 inch minus typical, 4 inch minus at pavement sections as indicated in Drawings.
- B. General Fill - Fill Type B: Subsoil excavated on-site or imported.
 - 1. Free of lumps larger than 3 inches, rocks larger than 2 inches, and debris.

2. Material must be placed during dry weather conditions and compacted with proper moisture conditions. Placement must be ceased during wet weather and/or must provide additional water with water truck during dry weather conditions. Contractor to "protect" these soils from excess water during wet weather or cease construction until dry weather. Compact to at least 98 percent of the maximum dry density, as determined by ASTM D-698 (Standard Proctor).
- C. Granular Fill - Fill Type C: natural washed stone; free of shale, clay, friable material and debris, 1-1/2 inch.
- D. Topsoil - Fill Type E: Topsoil excavated on-site.
1. Free of roots, rocks larger than 1/2 inch, subsoil, debris, large weeds and foreign matter. Compact to at least 92 percent of the maximum dry density, as determined by ASTM D-698 (Standard Proctor).
- E. Riprap or Rock Lining
1. Durable, angular, hard stone free from seams and cracks.
 2. Graded in size to produce a reasonable dense mass.
 3. Stone used for riprap shall conform to Oregon Standard Specifications (OSS) - The Oregon Department of Transportation, ODOT/APWA Oregon Chapter Standard Specifications for Construction; 2018, Section 00390 Riprap Protection.
 4. Gradation. Stone shall be 7" - 1" crushed quarry rock uniformly graded without fines.

2.02 ACCESSORIES

- A. Geotextile Fabric: Non-biodegradable, non-woven; Amoco manufactured by Amoco Fabrics, distributed by ACF West.
1. Flow Rate: 145 gal/min/sf.
 2. Apparent opening size (AOS): 70 US Sieve.
 3. Grab Tensile Strength (ASTM D 4632): 100 lbs.
 4. Grab Tensile Elongation (ASTM D 4632): 50 %.
 5. Amoco Style 4546 or equal.
 6. Location: in areas as noted for filter drain fabric..
- B. Geotextile Fabric: Non-biodegradable, woven; Amoco manufactured by Amoco Fabrics, distributed by ACF West.
1. Flow Rate: 50 gal/min/sf.
 2. Apparent opening size (AOS): 40 US Sieve.
 3. Grab Tensile Strength (ASTM D 4632): 315 lbs.
 4. Grab Tensile Elongation (ASTM D 4632): 15%.
 5. Amoco Style 2016 or equal.
 6. Location: in all areas with paving/gravel surface - driveway area.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Identify required lines, levels, contours, and datum locations.
- B. See Section 31-2200 for additional requirements.

3.02 PREPARATION

- A. Scarify and proof roll subgrade surface to a depth of 6 inches to identify soft spots. Proofroll under the observation of the Architect. Perform with half loaded 10 yard dump truck. Do not attempt during wet weather.
- B. Cut out soft areas of subgrade not capable of compaction in place. Backfill with Fill Type A.
- C. Compact subgrade to at least 95 percent of the maximum dry density, as determined by ASTM D-698 (Standard Proctor).
- D. Until ready to fill, maintain excavations and prevent loose soil from falling into excavation.
- E. Place Geotextile fabric at all driveway pavement areas, over subgrade.
- F. Provide 12 inch Fill Type A for a working surface for construction traffic and equipment prior to placement of base rock for paving to provide a "working pad". Baserock for paving can be placed in lieu of working pad if performed immediately after subgrade is proofrolled and approved for fill. Provide a 4 inch working pad within building footprint area and 5 feet beyond building line. All existing soil must be protected during construction with gravel working pad.

3.03 FILLING

- A. Systematically fill to allow maximum time for natural settlement. Do not fill over porous, wet, frozen or spongy subgrade surfaces.
- B. Maintain optimum moisture content of fill materials to attain required compaction density.
- C. Granular Fill: Place and compact materials in equal continuous layers not exceeding 8 inches compacted depth.
- D. Soil Fill: Place and compact material in equal continuous layers not exceeding 8 inches compacted depth.
- E. Slope grade away from building minimum 2 inches in 10 ft, unless noted otherwise. Make gradual grade changes. Blend slope into level areas.
- F. Correct areas that are over-excavated.
 - 1. Other areas: Use Fill Type A, flush to required elevation, compacted to minimum 97 percent of maximum dry density.
- G. Compaction Density Unless Otherwise Specified or Indicated:
- H. Reshape and re-compact fills subjected to vehicular traffic.

3.04 FILL AT SPECIFIC LOCATIONS

- A. Structural Fill:
 - 1. Use Fill Type A.
 - 2. Fill up to subgrade elevations.
 - 3. Maximum depth per lift: 8 inches, compacted.
 - 4. Compact to minimum 98 percent of maximum dry density.
- B. At Foundation Walls and Footings and slabs:
 - 1. Use Fill Type A, B (see above for special requirements using on-site material for fill, or D.
 - 2. Fill up to subgrade elevation.

3. Do not backfill against unsupported foundation walls.
- C. At Drain Piping for drainage:
1. Cover, enclose drain piping with Fill Type C as shown in Drawings.
- D. Over Subdrainage Piping at Foundation Perimeter:
1. Drainage fill and geotextile fabric.
 2. Cover drainage fill with Fill Type A, B, D or E depending on location.
- E. Over Buried Utility Piping, Conduits, and Duct Bank in Trenches: Refer to Detail Drawings and Site Utilities - Section 330000.
1. Compact in maximum 8 inch lifts to 95 percent of maximum dry density.
- F. Riprap - Hand-placed:
1. Place and bed the rocks, one against the other, and key together. Fill irregularities between stones with sizable size spalls.
 2. Place so that finished surface or riprap is even, tight, and true to line and grade. Extend riprap sufficiently below ground surface to secure a firm foundation.
 3. Do not place on soft, muddy, or frozen surfaces.
 4. Location:
 - a. Culvert daylighted pipe ends and as shown on Drawings. Place one layer thick and conceal with topsoil fill.
 - b. Sloped grade at swales: Place as shown on Drawings prior to finish topsoil.
 - c. Other locations as shown in Drawings.

3.05 TOLERANCES

- A. Top Surface of General Filling: Plus or minus 1/2 inch from required elevations.
- B. Top Surface of Filling Under Paved Areas: Plus or minus 1/4 inch from required elevations.

3.06 FIELD QUALITY CONTROL

- A. See Section 01-4000 - Quality Requirements, for general requirements for field inspection and testing.
- B. Evaluate results in relation to compaction curve determined by testing uncompacted material in accordance with ASTM D698 ("standard Proctor"), ASTM D1557 ("modified Proctor"), or AASHTO T 180.
- C. If tests indicate work does not meet specified requirements, remove work, replace and retest.

END OF SECTION

**SECTION 32-1313
CONCRETE PAVING**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Concrete sidewalks, curb & gutter, exterior walks, ramps, stairs, and plaza.

1.02 RELATED REQUIREMENTS

- A. Section 03-3000 - Cast-in-Place Concrete.
- B. Section 31-2200 - Grading: Preparation of site for paving and base and preparation of subsoil at pavement perimeter for planting.
- C. Section 03-3000 - Cast-in-Place Concrete.

1.03 REFERENCE STANDARDS

- A. ACI 211.1 - Standard Practice for Selecting Proportions for Normal, Heavyweight, and Mass Concrete; 1991 (Reapproved 2009).
- B. ACI 301 - Specifications for Structural Concrete; 2016.
- C. ACI 304R - Guide for Measuring, Mixing, Transporting, and Placing Concrete; 2000 (Reapproved 2009).
- D. ASTM C39/C39M - Standard Test Method for Compressive Strength of Cylindrical Concrete Specimens; 2018.
- E. ASTM C94/C94M - Standard Specification for Ready-Mixed Concrete; 2018.
- F. ASTM C173/C173M - Standard Test Method for Air Content of Freshly Mixed Concrete by the Volumetric Method; 2016.
- G. ASTM D1751 - Standard Specification for Preformed Expansion Joint Filler for Concrete Paving and Structural Construction (Nonextruding and Resilient Bituminous Types); 2018.
- H. ASTM D1752 - Standard Specification for Preformed Sponge Rubber Cork and Recycled PVC Expansion Joint Fillers for Concrete Paving and Structural Construction; 2018.

PART 2 PRODUCTS

2.01 PAVING ASSEMBLIES

- A. Comply with applicable requirements of ACI 301.
- B. Concrete Sidewalks and Median Barrier: 3,000 psi 28 day concrete, 4 inches thick, Portland cement, exposed aggregate finish.

2.02 FORM MATERIALS

- A. Form Materials: As specified in Section 03-1000, conform to ACI 301.
- B. Joint Filler: Preformed; non-extruding bituminous type (ASTM D1751) or sponge rubber or cork (ASTM D1752).
 - 1. Thickness: 1/2 inch.

2.03 REINFORCEMENT

- A. Reinforcing Steel: ASTM A615/A615M, Grade 60 (60,000 psi) yield strength; deformed billet steel bars; unfinished.

2.04 CONCRETE MATERIALS

- A. Obtain cementitious materials from same source throughout.
- B. Concrete Materials: As specified in Section 03-3000.

2.05 CONCRETE MIX DESIGN

- A. Proportioning Normal Weight Concrete: Comply with ACI 211.1 recommendations.
- B. Concrete Strength: Establish required average strength for each type of concrete on the basis of field experience or trial mixtures, as specified in ACI 301.
 - 1. For trial mixtures method, employ independent testing agency acceptable to Architect for preparing and reporting proposed mix designs.
- C. Admixtures: Add acceptable admixtures as recommended in ACI 211.1 and at rates recommended by manufacturer.
- D. Concrete Properties:
 - 1. Compressive strength, when tested in accordance with ASTM C39/C39M at 28 days; 3000 psi.
 - 2. Fly Ash Content: Maximum 15 percent of cementitious materials by weight.
 - 3. Calcined Pozzolan Content: Maximum 10 percent of cementitious materials by weight.
 - 4. Silica Fume Content: Maximum 5 percent of cementitious materials by weight.
 - 5. Water-Cement Ratio: Maximum 40 percent by weight.
 - 6. Total Air Content: 4 percent, determined in accordance with ASTM C173/C173M.
 - 7. Maximum Slump: 4 inches.
 - 8. Maximum Aggregate Size: 1-1/2 inch.

2.06 MIXING

- A. Transit Mixers: Comply with ASTM C94/C94M.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify compacted subgrade is acceptable and ready to support paving and imposed loads.
- B. Verify gradients and elevations of base are correct.

3.02 SUBBASE

- A. See Section 32-1123 for construction of base course for work of this Section.

3.03 PREPARATION

- A. Moisten base to minimize absorption of water from fresh concrete.
- B. Coat surfaces of manhole frames with oil to prevent bond with concrete pavement.
- C. Notify Architect minimum 24 hours prior to commencement of concreting operations.

3.04 FORMING

- A. Place and secure forms to correct location, dimension, profile, and gradient.
- B. Assemble formwork to permit easy stripping and dismantling without damaging concrete.
- C. Place joint filler vertical in position, in straight lines. Secure to formwork during concrete placement.

3.05 REINFORCEMENT

- A. Place reinforcement as indicated.

3.06 PLACING CONCRETE

- A. Place concrete in accordance with ACI 304R.
- B. Ensure reinforcement, inserts, embedded parts, formed joints are not disturbed during concrete placement.

3.07 JOINTS

- A. Place 3/8 inch wide expansion joints at 20 foot intervals and to separate paving from vertical surfaces and other components and in pattern indicated.
- B. Provide scored joints.
 - 1. At 3 feet intervals, unless shown otherwise.
 - 2. Between sidewalks and curbs.

3.08 FINISHING

- A. Sidewalk Paving: Light broom, texture perpendicular to direction of travel with troweled and radiused edge 1/4 inch radius.
- B. Curbs and Gutters: Light broom, texture parallel to pavement direction.

3.09 TOLERANCES

- A. Maximum Variation of Surface Flatness: 1/4 inch in 10 ft.
- B. Maximum Variation From True Position: 1/4 inch.

3.10 PROTECTION

- A. Immediately after placement, protect pavement from premature drying, excessive hot or cold temperatures, and mechanical injury.

END OF SECTION