

ADDENDUM #1 – OCTOBER 7, 2026

RE: BEST WESTERN INN AT FACE ROCK
East Parking Expansion
Project #24.014

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 August 2026, 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 **FOUR (4)** page(s) together with the following attachments:

- **Stormwater Report, Stuntzner Engineering, June 2026**
- **REVISED Specification Section 01-5000 Temporary Facility Controls**
- **REVISED Specification Section 03-3000 Cast-in-Place Concrete**
- **REVISED Specification Section 32-1216 Asphalt Paving**

CHANGES TO PROJECT MANUAL:

1. **Section 00-2210 Supplementary Instructions to Bidders, 1.06, D:** DELETE in entirety. Project is not subject to Prevailing Wage Rate requirements under ORS 279C.838.
2. **Stormwater Report – Revised, Stuntzner Engineering & Forestry, LLC:** REPLACE report in entirety with attached June 2026 report.
3. **Section 01-1000 Summary:** Make the following changes:
 - a. **1.02, A:** DELETE “as described in Document 00-5200 – Agreement Form”.
 - b. **1.03, C:** ADD “1. All existing site lights are to be replaced. 2. Electrician to coordinate all power source circuiting as required. 3. A photometric plan is not required; however, electrician to provide adequate site coverage. 4. Contractor/electrician to coordinate removal/relocation of any electrical vaults with City of Bandon PUD.”
 - c. **1.03:** ADD “D. Irrigation system repair shall be design-build. 1. Contractor to use “like” material and manufacturers to match existing system components. 2. Contractor to ensure existing and repaired system provides adequate coverage and is in good working order. 3. Contractor to

modify/append controller stations as needed to complete system repairs.”

- d. **1.05, D:** ADD “3. Weekend work is not permitted.”
4. **Section 01-5000 Temporary Facilities and Controls:** REPLACE with attached section in entirety.
5. **Section 01-5713 Temporary Erosion Control and Sediment Control:** REVISE all references to “32-1123 Aggregate Base Course” to read “32-1120 Subbase and Aggregate Base Courses”.
6. **Section 01-6000 Product Requirements:** DELETE all references to “Section 01-7419 Construction Waste Management and Disposal”
7. **Section 01-7000 Execution and Closeout Requirements:** Make the following changes:
 - a. **1.05, H, 1:** REVISE to “7 am to 7 pm.” in lieu of “8 am to 5 pm”.
 - b. **3.04, A:** ADD “Survey control points shall be set 10/8.”
8. **Section 02-4113 Selective Site Demolition, 1.02, B, 1:** DELETE item in entirety.
9. **Section 03-3000 Cast-in-Place Concrete:** ADD attached section in entirety.
10. **Section 01-5500 Vehicular Access and Parking, 3.03:** Make the following changes:
 - a. **A:** REVISE to “Uses of existing parking facilities by construction personnel is permitted in designated locations only.”
 - b. **B:** REMOVE item in entirety.
11. **Section 26-5600 Exterior Lighting:** Make the following changes:
 - a. DELETE all references to “Section 03-3000 Cast-in-Place Concrete”, “Section 26-0529 Hangers and Supports for Electrical Systems”, and “Section 26-0533.16 Boxes for Electrical Systems”.
 - b. **1.04:** ADD “B. Electrical work is Design-Build. Contractor to verify all requirements necessary to complete electrical scope of work.”
12. **Section 31-2200 Grading:** Make the following changes:
 - a. **1.02, B:** REVISE to “32-9119 Landscape Grading: Topsoil in beds and pits” in lieu of “Section 32-9300 Plants: Topsoil in beds and pits”
 - b. **3.03, E:** DELETE “Refer to Geotechnical Report”; ADD “Removal of unsuitable subgrade material will be determined by Engineer and quantified in a directive prior to removal.”
13. **Section 31-2323 Fill:** Make the following changes:
 - a. REVISE all references to “32-1123 Aggregate Base Course” to read “32-1120 Subbase and Aggregate Base Courses”.

- b. **2.01:** DELETE the following subparagraphs in entirety: “J. Biofiltration Treatment Soil Mix” and “K. Playground Fall Protection Fill”.
- c. **3.07, C.:** REVISE to read: “ Subgrade under fill: 95 percent MDD per ASTM D698.” Clarification: DELETE all other references to compaction requirements for subgrade under fill.

14. Section 32-1120 Subbase and Aggregate Base Courses: Make the following changes:

- a. **2.01, A, 1, a:** ADD the following after “aggregate”: ODOT / APWA 02630 or equal.

15. Section 32-1216 Asphalt Paving: ADD attached section in entirety.

16. Section 32-1313 Concrete Paving: Make the following changes:

- a. REVISE all references to “32-1123 Aggregate Base Course” to read “32-1120 Subbase and Aggregate Base Courses”.
- b. REVISE all references to “32-1713 Parking Bumpers” to read “32-1710 Parking Bumpers and Manufactured Traffic-Calming Devices”.
- c. **2.01, C.:** Make the following Changes:
 - i. PSI shall be “3500” in lieu of “3000”
 - ii. DELETE “exposed aggregate finish”
- d. **2.01, D.:** DELETE in entirety. Clarification: there is no concrete parking pavement per plan.

17. Section 32-9219 Seeding: Make the following changes:

- a. **1.02, C:** DELETE item in entirety.
- b. **2.02, A.:** Revise to read: “Topsoil: Type Class F blended with 50% Compost Fill; see Section 32-2323 Fill at Specific Locations”.
- c. **3.05, A.:** ADD seeder rate of “8” lbs per 1,000 sq.ft.

18. Section 33-0500 Site Utilities: Make the following changes:

- a. **1.02, A:** DELETE item in entirety.
- b. **2.03, C:** ADD the following: “5. Manufacturer: Oldcastle Precast, PO Box 323, Wilsonville, Oregon 97070. Tel: 503-682-2844. Website: www.oldcastleprecast.com/wilsonville”

CHANGES TO DRAWINGS:

1. Sheet A1.0 Existing Conditions Plan: Make the following changes:

- a. ADD the following note to the existing gravel parking area between the Overlook Building and the Residence, behind Wizard’ Bluff Cottage Building C: “Temporary construction personnel parking area. Personal vehicles only, no construction equipment allowed.”

2. Sheet A1.1 Site Demo Plan: Make the following changes:

- a. ADD the following note to the existing lawn area, north of Face Rock Cottage Building A: "Area to be used for contractor staging and stockpile of materials. Patch back all disturbed area upon completion".
- 3. Sheet A1.2 Site Improvement Plan:** Make the following changes:
- a. Revise Keynote 105 to read: "Gazebo to be removed". Clarification: No salvage of materials required by Owner.
 - b. ADD Keynote 112 to proposed curb west of Tee Ct. SW.
 - c. DELETE Keynote 113 in entirety.
 - d. DELETE Keynote 117 in pond area. Clarification: All trees, vegetation, and structures in the pond area to be removed in entirety per Sheet A1.1 Site Demo Plan.

END OF ADDENDUM #1



STORMWATER REPORT - REVISED

BEST WESTERN INN AT FACE ROCK COMMUNITY

NORTH SIDE PARKING LOT EXPANSION – HGE PROJECT

BANDON OR



RENEWS: 12/31/26

JUNE 10, 2026

ANGELA B MOSIEUR, PE, CWRE

STUNTZNER ENGINEERING & FORESTRY

705 4th St, Coos Bay OR, 97420

June 11, 2026

HGE Architects Inc.
333 South 4th Street
Coos Bay, Oregon 97420

RE: Stormwater Report for Best Western Inn North Side Parking Lot Expansion-REVISED

Site Description/Project Description

Stuntzner Engineering & Forestry completed a stormwater analysis for the proposed development changes at the Best Western Inn, 3225 Beach Loop Rd, Bandon, Oregon (Tax Lot 2300, within Section 1, Township 29 South, Range 15 West, Coos County).

The entire project area is within the Best Western Inn property. Existing site conditions include a lawn area and asphalt parking lot, with the primary drainage being an existing catch basin in the southeast portion of the project. The proposed improvements from the plans provided by HGE show the removal of a portion of the lawn area to increase the area of the asphalt parking lot. Additionally, new concrete sidewalks were added to the new exterior boundary of the new parking lot.

HydroCAD Stormwater Modeling software was utilized to determine the pre- and post-improvement runoff rates for a 25-year, 24-hour design storm, provided in Table 1. The City of Bandon requires the new storm system to have a runoff rate below the pre-improvement rate.

Table 1

Stormwater Runoff Rates, 25-year, 24-hour Design Storm cfs (cubic feet per second)	
Pre-Improvement Runoff	1.10 cfs
Post-Improvement Runoff – with System	1.05 cfs

Final Design

The HGE improvements included a site layout, grading, and detention pond. Stuntzner was responsible for the design of a new stormwater system, which utilizes the pond and provides an outlet through a new flow control catch basin to the existing catch basin within the parking lot. Also, it was confirmed that the pond was sufficiently sized for the design storm. Elevations for the new stormwater system were based on the relative elevations from the HGE design drawings, which were provided to Stuntzner in September of 2025 and then a revised plan in May of 2026. The intention of the improvements is to direct the majority of the runoff to the pond and through the new stormwater system.

The HydroCAD outputs for the stormwater system design are provided in the attachment "Appendix A". Overall, the system was designed to detain the design storm and outlet to a new flow control catch basin set to restrict the rate to below the pre-improvement rates. A portion of the existing and new areas flows to the existing storm system due to restrictive grades on the site, and is accounted for in the storm model.

Figure 1 provides a plan view for the location of the new catch basin within the pond area. Figures 2 and 3 provide further design details for the new catch basin and connection to the existing catch basin. The new catch basin is set at the peak elevation of the pond, and the outlet rate is 0.62 cfs during the design storm. The final rate at the existing catch basin for all flows is 1.05 cfs per the report. Contractor to confirm all existing inverts and elevations prior to final installation.

Figure 1

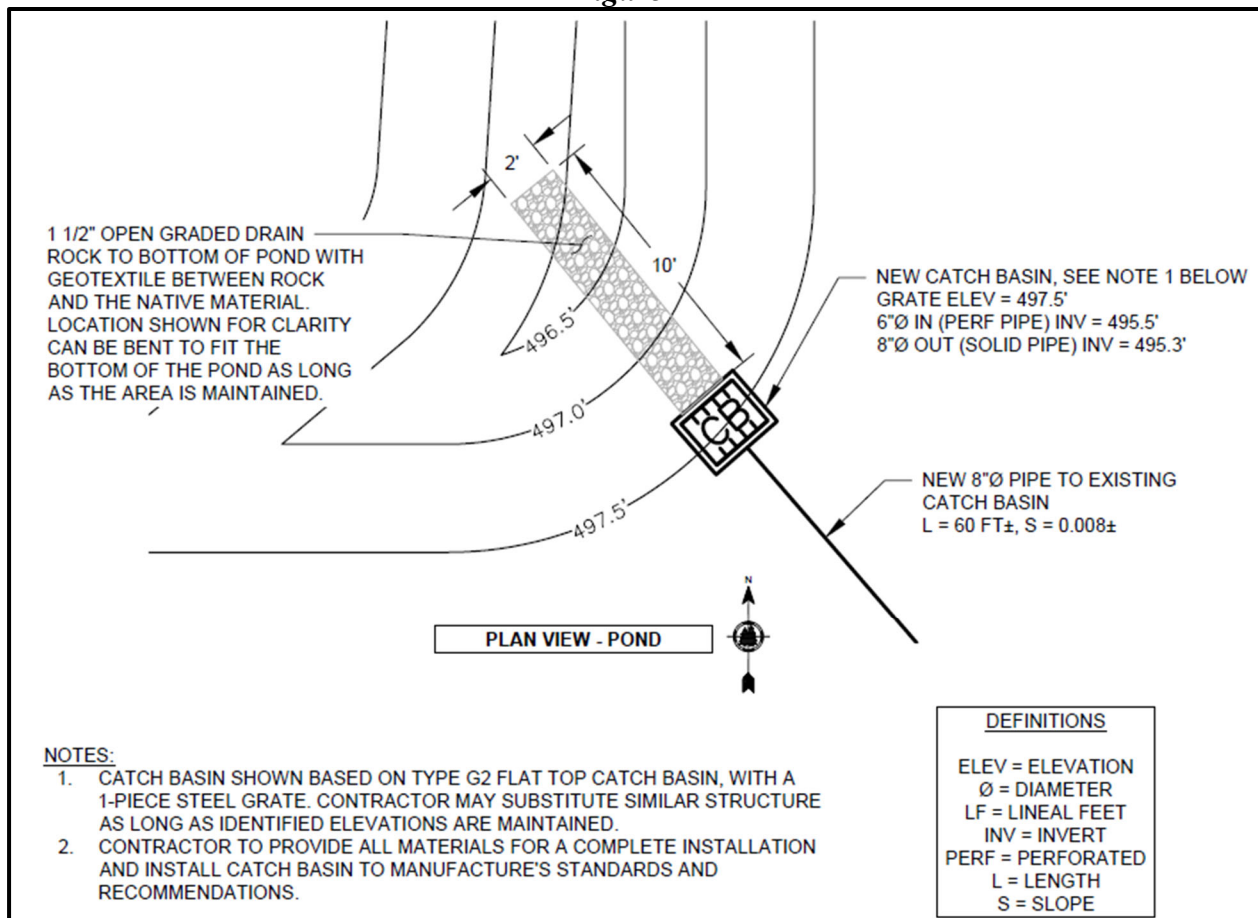


Figure 2

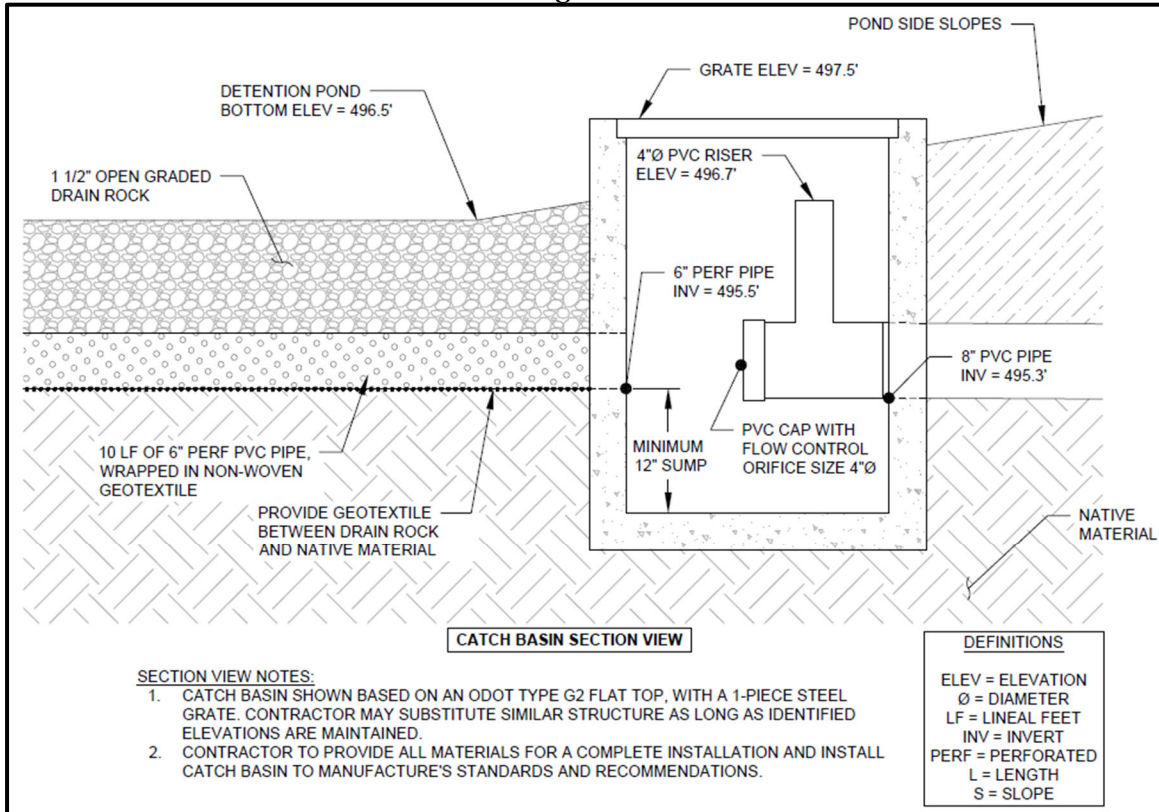
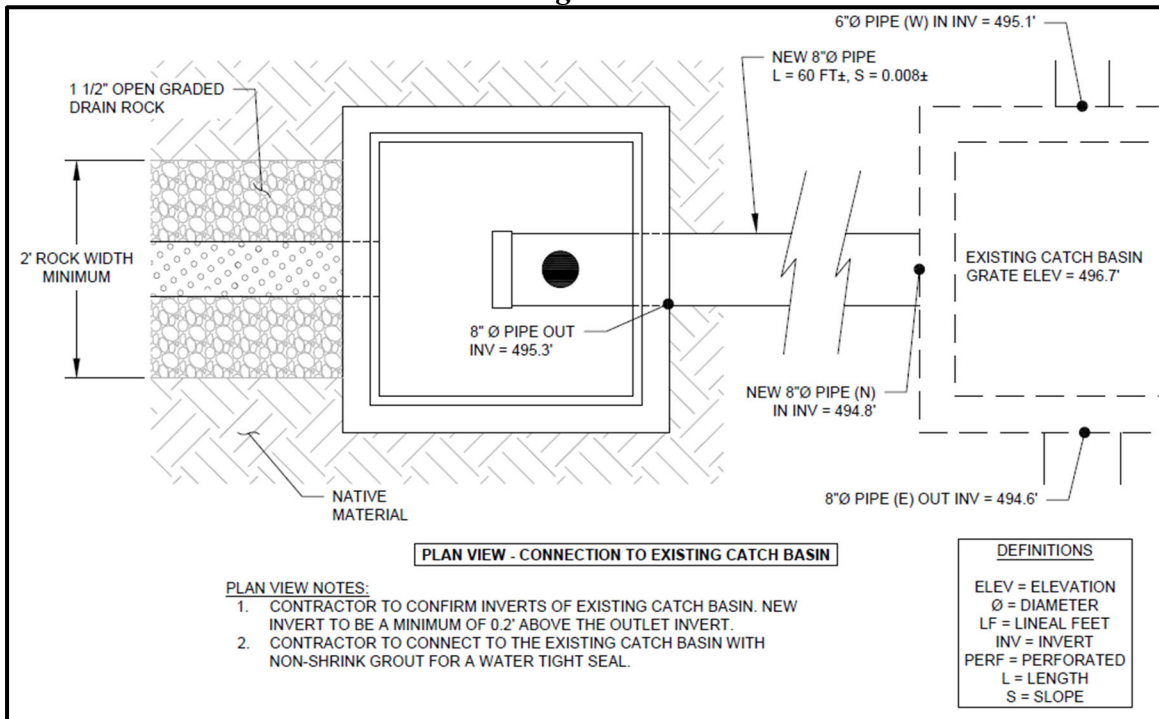


Figure 3



Results

In conclusion, the post-improvement rate for the new stormwater system does not exceed the pre-improvement rate for the design storm referenced.

Feel free to reach out if there are any questions; I can be reached by phone at (541) 267-2872 or by email at angelam@stuntzner.com.

Sincerely,

Angela Mosieur, PE, CWRE

**SECTION 01-5000
TEMPORARY FACILITIES AND CONTROLS**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Dewatering
- B. Temporary utilities.
- C. Temporary sanitary facilities.
- D. Temporary Controls: Barriers.
- E. Waste removal facilities and services.

1.02 DEWATERING

- A. Provide temporary means and methods for dewatering all temporary facilities and controls.
- B. Maintain temporary facilities in operable condition.

1.03 TEMPORARY UTILITIES

- A. Owner will provide the following:
 - 1. Water supply, consisting of connection point for Contractor.
 - 2. Contractor to use trigger-operated nozzles for water hoses, to avoid waste of water.
- B. Provide and pay for all electrical power and lighting required for construction purposes.

1.04 TEMPORARY SANITARY FACILITIES

- A. Provide and maintain required facilities and enclosures. Provide at time of project mobilization.
- B. Maintain daily in clean and sanitary condition.

1.05 BARRIERS

- A. Provide barriers to prevent unauthorized entry to construction areas, to prevent access to areas that could be hazardous to workers or the public, to allow for owner's use of site and to protect existing facilities and adjacent properties from damage from construction operations and demolition.

1.06 WASTE REMOVAL

- A. Provide waste removal facilities and services as required to maintain the site in clean and orderly condition.
- B. Provide containers with lids. Remove trash from site periodically.

- C. If materials to be recycled or re-used on the project must be stored on-site, provide suitable non-combustible containers; locate containers holding flammable material off-site.

1.07 REMOVAL OF UTILITIES, FACILITIES, AND CONTROLS

- A. Remove temporary utilities, equipment, facilities, materials, prior to Date of Substantial Completion inspection.
- B. Remove underground installations to a minimum depth of 2 feet. Grade site as indicated.
- C. Clean and repair damage caused by installation or use of temporary work.
- D. Restore existing facilities used during construction to original condition.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

**SECTION 03-3000
CAST-IN-PLACE CONCRETE**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Concrete formwork.
- B. Miscellaneous concrete elements, including equipment pads and light pole bases.
- C. Concrete curing.

1.02 RELATED REQUIREMENTS

- A. Section 01-4000 - Quality Requirements.
- B. Section 32-1313 - Concrete Paving: Sidewalks, curbs and gutters.

1.03 REFERENCE STANDARDS

- A. ACI 117 - Specification for Tolerances for Concrete Construction and Materials; 2010 (Reapproved 2015).
- B. ACI 211.1 - Selecting Proportions for Normal-Density and High Density-Concrete - Guide; 2022.
- C. ACI 301 - Specifications for Concrete Construction; 2020.
- D. ACI 302.1R - Guide to Concrete Floor and Slab Construction; 2015.
- E. ACI 304R - Guide for Measuring, Mixing, Transporting, and Placing Concrete; 2000 (Reapproved 2009).
- F. ACI 306R - Guide to Cold Weather Concreting; 2016.
- G. ACI 318 - Building Code Requirements for Structural Concrete; 2019 (Reapproved 2022).
- H. ACI 347R - Guide to Formwork for Concrete; 2014 (Reapproved 2021).
- I. ASTM C33/C33M - Standard Specification for Concrete Aggregates; 2024a.
- J. ASTM C39/C39M - Standard Test Method for Compressive Strength of Cylindrical Concrete Specimens; 2024.
- K. ASTM C94/C94M - Standard Specification for Ready-Mixed Concrete; 2026c.
- L. ASTM C143/C143M - Standard Test Method for Slump of Concrete; 2026b.
- M. ASTM C150/C150M - Standard Specification for Portland Cement; 2024.
- N. ASTM C173/C173M - Standard Test Method for Air Content of Freshly Mixed Concrete by the Volumetric Method; 2024a.
- O. ASTM C260/C260M - Standard Specification for Air-Entraining Admixtures for Concrete; 2024.

- P. ASTM C330/C330M - Standard Specification for Lightweight Aggregates for Structural Concrete; 2023.
- Q. ASTM C494/C494M - Standard Specification for Chemical Admixtures for Concrete; 2024.
- R. ASTM C618 - Standard Specification for Coal Ash and Raw or Calcined Natural Pozzolan for Use in Concrete; 2025a.
- S. ASTM C1240 - Standard Specification for Silica Fume Used in Cementitious Mixtures; 2020.
- T. ASTM C1602/C1602M - Standard Specification for Mixing Water Used in the Production of Hydraulic Cement Concrete; 2022.

1.04 QUALITY ASSURANCE

- A. Perform work of this section in accordance with ACI 301 and ACI 318.
- B. Follow recommendations of ACI 306R when concreting during cold weather.

PART 2 PRODUCTS

2.01 FORMWORK

- A. Formwork Design and Construction: Comply with guidelines of ACI 347R to provide formwork that will produce concrete complying with tolerances of ACI 117.
- B. Form Materials: Contractor's choice of standard products with sufficient strength to withstand hydrostatic head without distortion in excess of permitted tolerances.
 - 1. Form Facing for Exposed Finish Concrete: Contractor's choice of materials that will provide smooth, stain-free final appearance.
 - 2. Form Coating: Release agent that will not adversely affect concrete or interfere with application of coatings.
 - 3. Form Ties: Cone snap type that will leave no metal within 1-1/2 inches of concrete surface. Fill all voids after cones have been removed.

2.02 REINFORCEMENT MATERIALS

- A. As required by light pole manufacturer.

2.03 ADMIXTURES

- A. Do not use chemicals that will result in soluble chloride ions in excess of 0.1 percent by weight of cement.
- B. Air Entrainment Admixture: ASTM C260/C260M.

2.04 CONCRETE MIX DESIGN

- A. Proportioning Normal Weight Concrete: Comply with ACI 211.1 recommendations.
 - 1. Replace as much Portland cement as possible with fly ash, ground granulated blast furnace slag, silica fume, or rice hull ash as is consistent with ACI recommendations.
- B. Admixtures: Add acceptable admixtures as recommended in ACI 211.1 and at rates recommended or required by manufacturer.

- C. Normal Weight Concrete:
 - 1. Compressive Strength, when tested in accordance with ASTM C 39/C 39M at 28 days: 4,000 psi, unless drawings indicate otherwise. Concrete should be a minimum of a 6-sack mix.
 - 2. Fly Ash Content: Maximum 25 percent of cementitious materials by weight.
 - 3. Water-Cement Ratio: Maximum 40 percent by weight.
 - 4. Total Air Content: 4 percent, determined in accordance with ASTM C173/C173M.
 - 5. Maximum Slump: 4 inches.
 - 6. Maximum Aggregate Size: 3/4 inch.

2.05 MIXING

- A. Transit Mixers: Comply with ASTM C94/C94M.
- B. Adding Water: If concrete arrives on-site with slump less than suitable for placement, do not add water that exceeds the maximum water-cement ratio or exceeds the maximum permissible slump.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify lines, levels, and dimensions before proceeding with work of this section.

3.02 PREPARATION

- A. Formwork: Comply with requirements of ACI 301. Design and fabricate forms to support all applied loads until concrete is cured, and for easy removal without damage to concrete.

3.03 PLACING CONCRETE

- A. Place concrete in accordance with ACI 304R.
- B. Notify Architect not less than 24 hours prior to commencement of placement operations.
- C. Ensure reinforcement, inserts, waterstops, embedded parts, and formed construction joint devices will not be disturbed during concrete placement.

3.04 CONCRETE FINISHING

- A. Repair surface defects, including tie holes, immediately after removing formwork.
- B. Unexposed Form Finish: Rub down or chip off fins or other raised areas 1/4 inch or more in height.
- C. Exposed Form Finish: Rub down or chip off and smooth fins or other raised areas 1/8 inch or more in height. Provide finish as follows:
 - 1. Smooth Rubbed Finish: Wet concrete and rub with carborundum brick or other abrasive, not more than 24 hours after form removal.
- D. Equipment Slabs: Finish to requirements of ACI 302.1R, and as follows:
 - 1. Other Surfaces to Be Left Exposed: Trowel as described in ACI 302.1R, minimizing burnish marks and other appearance defects.

3.05 CURING AND PROTECTION

- A. Comply with requirements of ACI 308R. Immediately after placement, protect concrete from premature drying, excessively hot or cold temperatures, and mechanical injury.
- B. Maintain concrete with minimal moisture loss at relatively constant temperature for period necessary for hydration of cement and hardening of concrete.
 - 1. Normal concrete: Not less than seven days.
- C. Formed Surfaces: Cure by moist curing with forms in place for full curing period.
- D. Surfaces Not in Contact with Forms:
 - 1. Initial Curing: Start as soon as free water has disappeared and before surface is dry. Keep continuously moist for not less than three days by water ponding, water-saturated sand, water-fog spray, or saturated burlap.
 - a. Ponding: Maintain 100 percent coverage of water over floor slab areas, continuously for 4 days.
 - b. Spraying: Spray water over floor slab areas and maintain wet.
 - c. Saturated Burlap: Saturate burlap-polyethylene and place burlap-side down over floor slab areas, lapping ends and sides; maintain in place.
 - 2. Final Curing: Begin after initial curing but before surface is dry.

3.06 FIELD QUALITY CONTROL

- A. Provide free access to concrete operations at project site and cooperate with appointed firm.
- B. Submit proposed mix design of each class of concrete to inspection and testing firm for review prior to commencement of concrete operations.
- C. Tests of concrete and concrete materials may be performed at any time to ensure compliance with specified requirements.
- D. Compressive Strength Tests: ASTM C39/C39M, for each test, mold and cure three concrete test cylinders. Obtain test samples for every 100 cubic yards or less of each class of concrete placed.
- E. Take one additional test cylinder during cold weather concreting, cured on job site under same conditions as concrete it represents.
- F. Perform one slump test for each set of test cylinders taken, following procedures of ASTM C143/C143M.
- G. Slab Testing: Cooperate with manufacturer of specified moisture vapor reducing admixture (MVRA) to allow access for sampling and testing concrete for compliance with warranty requirements.

3.07 DEFECTIVE CONCRETE

- A. Test Results: The testing agency shall report test results in writing to Architect and Contractor within 24 hours of test.
- B. Defective Concrete: Concrete not complying with required lines, details, dimensions, tolerances or specified requirements.
- C. Repair or replacement of defective concrete will be determined by the Architect. The cost of additional testing shall be borne by Contractor when defective concrete is identified.

- D. Do not patch, fill, touch-up, repair, or replace exposed concrete except upon express direction of Architect for each individual area.

3.08 PROTECTION

- A. Do not permit traffic over unprotected concrete floor surface until fully cured.

END OF SECTION

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SECTION 32-1216 ASPHALT PAVING

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Single course bituminous concrete paving.
- B. Double course bituminous concrete paving.
- C. Surface sealer.

1.02 RELATED REQUIREMENTS

- A. Section 31-2200 - Grading: Preparation of site for paving and base.
- B. Section 31-2323 - Fill: Compacted subgrade for paving.

1.03 REFERENCE STANDARDS

- A. ASTM D946 - Standard Specification for Penetration-Graded Asphalt Cement for Use in Pavement Construction; 2009a.

1.04 QUALITY ASSURANCE

- A. Perform Work in accordance with State of Oregon Highways standard.
- B. Mixing Plant: Conform to State of Oregon Highways standard.
- C. Obtain materials from same source throughout.

PART 2 PRODUCTS

2.01 MATERIALS

- A. Asphalt Cement: ASTM D946.
- B. Aggregate for Wearing Course: In accordance with State of Oregon Highways standards. 1/2 inch maximum size.
- C. Primer: In accordance with State of Oregon Highways standards.
- D. Tack Coat: Homogeneous, medium curing, liquid asphalt.

2.02 ASPHALT PAVING MIXES AND MIX DESIGN

- A. Wearing Course: 5 to 7 percent of asphalt cement by weight in mixture in accordance with AI MS-2.
- B. ODOT Level 2.

PART 3 EXECUTION

3.01 EXAMINATION

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

3.02 PREPARATION - PRIMER

- A. Apply primer in accordance with manufacturer's instructions.
- B. Apply primer on aggregate base or subbase at uniform rate of 1/3 gal/sq yd.
- C. Use clean sand to blot excess primer.

3.03 PREPARATION - TACK COAT

- A. Apply tack coat in accordance with manufacturer's instructions.
- B. Apply tack coat on asphalt or concrete surfaces over subgrade surface at uniform rate of 1/3 gal/sq yd.

3.04 PLACING ASPHALT PAVEMENT - DOUBLE COURSE

- A. Place asphalt binder course within 24 hours of applying primer or tack coat.
- B. Place wearing course within two hours of placing and compacting binder course.
- C. Compact pavement by rolling to specified density. Do not displace or extrude pavement from position. Hand compact in areas inaccessible to rolling equipment.
- D. Perform rolling with consecutive passes to achieve even and smooth finish, without roller marks.

3.05 CURBS

- A. Install extruded asphalt curbs of straight profile as indicated.

3.06 FIELD QUALITY CONTROL

- A. See Section 01-4000 - Quality Requirements, for general requirements for quality control.

3.07 SCHEDULE

- A. Pavement at Parking Areas and Access Drive: Two courses; 3 inch compacted thickness.

END OF SECTION