

BRIGHT & VANCE ARCHITECTS

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ADDENDUM NO. 3

PROJECT: Cedar Hollow Medical Office Building, 4820 NE Halsey Street, Portland, OR

OWNER: Cedar Hollow Health Partners, LLC

ARCHITECT'S PROJECT NO.: 2415-CHM

DATE ISSUED: August 24, 2026

TO: All Prime Bidders and Plan Holders of Record

This Addendum forms a part of the Contract Documents and modifies the original Bidding Documents dated July 6, 2026, and Addenda Nos. 1 and 2. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the bidder to disqualification.

PART 1 - CHANGES TO BIDDING REQUIREMENTS

- 1.1** **BID DUE DATE.** The date for receipt of sealed bids is hereby changed from September 3, 2026 at 2:00 PM to September 10, 2026 at 2:00 PM, local time, at the office of the Owner. No bids will be accepted after that time.
- 1.2** **REQUESTS FOR INFORMATION.** The RFI cutoff is extended from August 27, 2026 to September 3, 2026 at 5:00 PM. RFIs received after that time will not be answered.
- 1.3** **PRE-BID SITE WALK.** A second, non-mandatory site walk is added for August 28, 2026 at 9:00 AM, meeting at the northeast construction gate on NE 49th Avenue. Attendance is strongly recommended for site utility and earthwork bidders.
- 1.4** **SUBSTITUTION REQUESTS.** Per Section 01 25 00, all substitution requests must be received no later than September 1, 2026. Requests received after that date will be returned without review.

PART 2 - CHANGES TO THE SPECIFICATIONS

- 2.1** SECTION 26 05 19 - LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES. Delete paragraph 2.2.B in its entirety and substitute the following: feeders serving Panelboards H1 through H4 shall be increased from 400A to 600A, with conductors and conduit sized accordingly. Refer to revised Drawing E-201.
- 2.2** SECTION 23 74 13 - PACKAGED ROOFTOP UNITS. The basis-of-design rooftop units RTU-1 through RTU-4 are changed from Trane Precedent to Daikin Rebel, matching capacities. Curbs, structural openings, and unit weights shall be coordinated with Section 05 12 00. Add factory-mounted energy recovery wheels to RTU-1 and RTU-2.
- 2.3** SECTION 07 54 23 - THERMOPLASTIC POLYOLEFIN ROOFING. Membrane thickness is increased from 60 mil to 80 mil throughout. Warranty requirement is increased from 15 years to 20 years, NDL, covering membrane, insulation, and flashings.
- 2.4** SECTION 08 44 13 - GLAZED ALUMINUM CURTAIN WALL. Add the following to paragraph 2.4: all vision glazing at the east elevation shall be upgraded to triple-pane insulating glass with a center-of-glass U-value not exceeding 0.20. Storefront at the west entry is unchanged.
- 2.5** SECTION 21 30 00 - FIRE PUMPS. This section is added to the Project Manual in its entirety. Provide one electric-drive fire pump, 750 GPM at 100 PSI, with jockey pump and controller, located in Room 118 as shown on revised Drawing FP-101.
- 2.6** SECTION 09 51 13 - ACOUSTICAL PANEL CEILINGS. Clarification only: the ceiling tile specified at corridors is Armstrong Ultima 1912, not 1911 as shown in the finish legend. No change in price is anticipated.

PART 3 - CHANGES TO THE DRAWINGS

- 3.1 DRAWING E-201 - PANEL SCHEDULES AND ONE-LINE. Replace in its entirety with revised Drawing E-201 dated August 21, 2026, reflecting the revised feeder sizes described in Item 2.1 and the addition of the fire pump controller circuit.
- 3.2 DRAWING A-401 - ROOF PLAN. Delete skylights SK-1 through SK-6 at the second floor corridor. Infill with roof assembly matching adjacent construction. Associated framing on S-301 is revised accordingly.
- 3.3 DRAWING M-301 - MECHANICAL ROOF PLAN. Revised to reflect the rooftop unit substitution in Item 2.2, including revised curb dimensions and increased structural loading at grid lines E through H.
- 3.4 DRAWING C-201 - SITE UTILITY PLAN. The domestic water service is relocated from NE Halsey Street to NE 49th Avenue, increasing the run by approximately 140 linear feet. Tap fee remains an Owner cost.
- 3.5 DRAWING FP-101 - FIRE PROTECTION PLAN. New drawing issued with this Addendum showing the fire pump room, standpipe risers, and revised sprinkler zoning at the ground floor.

PART 4 - CLARIFICATIONS

- 4.1 UNSUITABLE SOILS. The geotechnical report addendum dated August 18, 2026 identifies unsuitable material to a depth of approximately four feet at the northeast quadrant. Bidders shall carry an allowance of 900 cubic yards of over-excavation and structural fill in the base bid.
- 4.2 WORKING HOURS. Site work is restricted to 7:00 AM through 6:00 PM, Monday through Friday. Saturday work requires 48 hours written notice to the Owner.

END OF ADDENDUM NO. 3

Attachments: Revised Drawings E-201, A-401, M-301, C-201; New Drawing FP-101; Geotechnical Report Addendum dated August 18, 2026.