
June 25, 2025

SOLICITATION ADDENDUM NO. 4
REQUEST FOR PROPOSAL P&CC25-074-RFP
Rock Creek B7 Chemistry Labs Renovation - CM/GC

THE FOLLOWING CHANGES/ADDITIONS TO THE ABOVE-CITED SOLICITATION ARE ANNOUNCED:

This Addendum modifies the Request for Proposal (RFP) document(s) only to the extent indicated herein. All other areas not changed or otherwise modified by this Addendum shall remain in full force and effect. This Addendum is hereby made an integral part of the RFP document. Proposers must be responsive to any requirements of this Addendum as if the requirements were set forth in the RFP. Failure to do so may result in Proposal rejection. See the RFP regarding requests for clarification or change and protests of this Addendum, and the deadlines for the foregoing.

This addendum is to be acknowledged in the space provided on the Proposer Certification Form supplied in the solicitation document. Failure to acknowledge receipt of this addendum may be cause to reject your Proposal.

The RFP closing date **REMAINS UNCHANGED: July 10, 2025 at 2:00 PM Pacific Time**

PURPOSE: The purpose of this Addendum is to add Attachments, answer questions, and provide a correction to Addendum 3.

CHANGES:

1. Add ATTACHMENT R – PAE PLUMBING DRAWINGS
2. Add ATTACHMENT S – PAE ELECTRICAL DRAWINGS
3. Correction: A Public Proposal Opening Teleconference will be held immediately after Proposal Closing at 2:00PM on **July 10, 2025**. Addendum 3 listed July 2, 2025 in error.

CLARIFICATIONS:

Clarifications and Questions from the June 18, 2025 Pre-Proposal Conference

Question: Do you know if all the new cabinets are ASW certified?
Answer: Design has not begun and the cabinets have not been specified.

Clarifications and Questions submitted via email

Question: I'd like to clarify whether the PAE drawings were intentionally omitted from the RFP, or if they are still relevant to this project?

Answer: See **ATTACHMENT R** and **ATTACHMENT S** in this Addendum.

Question: Requested revisions and/or comments to the A133 contract (1st of 4 questions):
Section 6.1.5: Rental rates for Construction Manager-owned equipment shall not exceed 100% of purchase price.

Answer: Not accepted.

Question: Requested revisions and/or comments to the A133 contract (2nd of 4 questions):
Section 6.1.6: Add "Liquidated Damages shall be the sole remedy for consequential damages. Actual damages to be clarified at time of contract execution."

Answer: Agreed.

Question: Requested revisions and/or comments to the A133 contract (3rd of 4 questions):
Section 7.2.5: For the size and duration of this project, we propose fixing labor rates in lieu of actual costs. We propose to negotiate these rates at the time of contract execution.

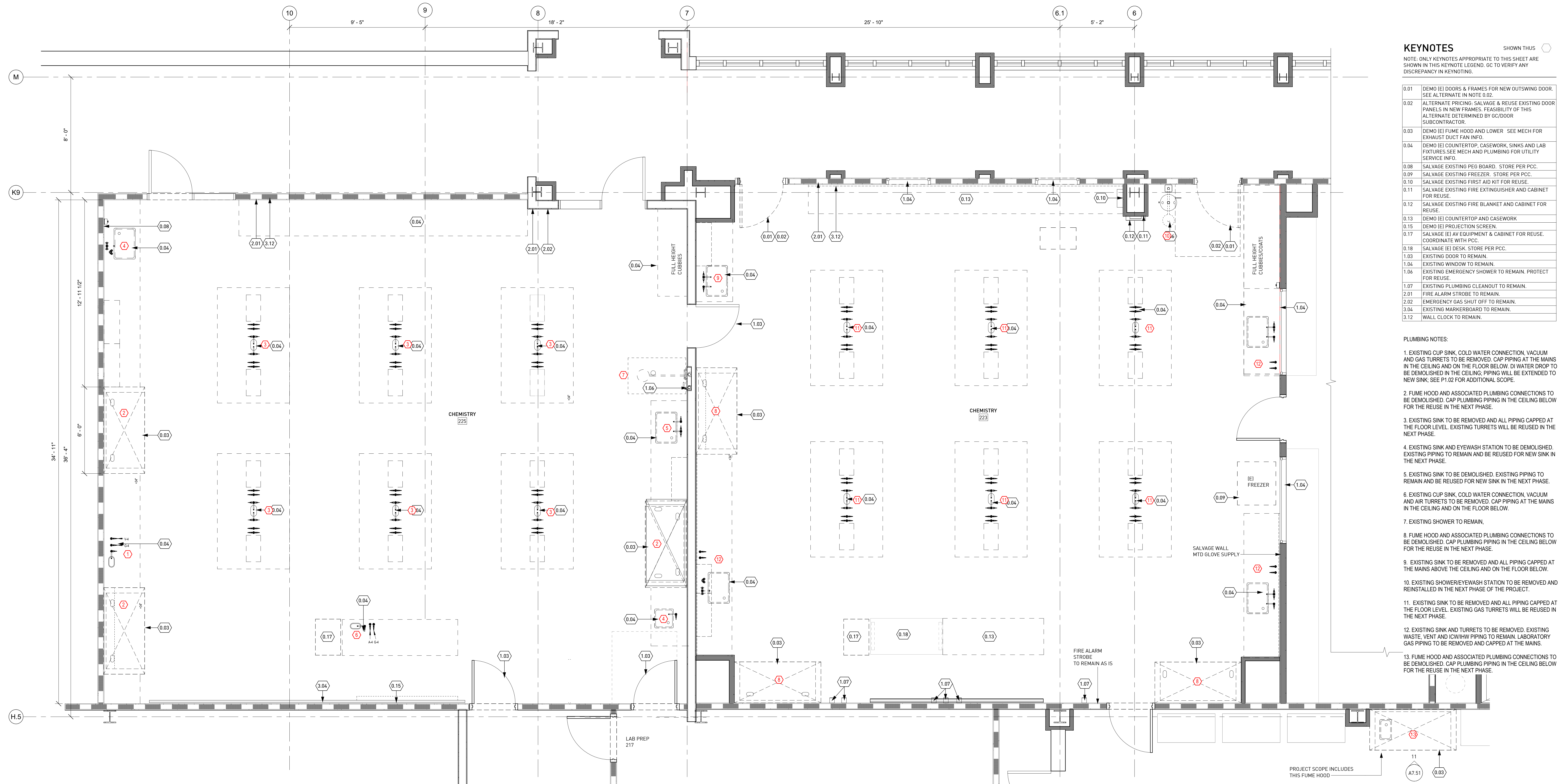
Answer: Agreed, but Section 7.2.6 still applies.

Question: Requested revisions and/or comments to the A133 contract (4th of 4 questions):
Section 9.2 / CM/GC RFP Section 10.4: Subcontracts will be issued as lump sum agreements and not subject to same audit provisions as CM/GC accounting records.

Answer: Subcontracts may be issued as lump sum agreements but there is no waiver of the audit rights in Section II, 10.4 of the RFP.

-END of Addendum

Gina Dowd
Contract Specialist



KEYNOTES

SHOWN THUS

NOTE: ONLY KEYNOTES APPROPRIATE TO THIS SHEET ARE SHOWN IN THIS KEYNOTE LEGEND. GC TO VERIFY ANY DISCREPANCY IN KEYNOTING.

| | |
|------|---|
| 0.01 | DEMO (E) DOORS & FRAMES FOR NEW OUTSWINGING DOOR. SEE ALTERNATE IN NOTE 0.02. |
| 0.02 | ALTERNATE PRICING: SALVAGE & REUSE EXISTING DOOR PANELS IN NEW FRAMES. FEASIBILITY OF THIS ALTERNATE DETERMINED BY GC/DOOR SUBCONTRACTOR. |
| 0.03 | DEMO (E) FUME HOOD AND LOWER SEE MECH FOR EXHAUST DUCT FAN INFO. |
| 0.04 | DEMO (E) COUNTERTOP, CASEWORK, SINKS AND LAB FIXTURES. SEE MECH AND PLUMBING FOR UTILITY SERVICE INFO. |
| 0.08 | SALVAGE EXISTING PEG BOARD. STORE PER PCC. |
| 0.09 | SALVAGE EXISTING FREEZER. STORE PER PCC. |
| 0.10 | SALVAGE EXISTING FIRST AID KIT FOR REUSE. |
| 0.11 | SALVAGE EXISTING FIRE EXTINGUISHER AND CABINET FOR REUSE. |
| 0.12 | SALVAGE EXISTING FIRE BLANKET AND CABINET FOR REUSE. |
| 0.13 | DEMO (E) COUNTERTOP AND CASEWORK. |
| 0.15 | DEMO (E) PROJECTION SCREEN. |
| 0.17 | SALVAGE (E) AV EQUIPMENT & CABINET FOR REUSE. COORDINATE WITH PCC. |
| 0.18 | SALVAGE (E) DESK. STORE PER PCC. |
| 1.03 | EXISTING DOOR TO REMAIN. |
| 1.04 | EXISTING WINDOW TO REMAIN. |
| 1.06 | EXISTING EMERGENCY SHOWER TO REMAIN. PROTECT FOR REUSE. |
| 1.07 | EXISTING PLUMBING CLEANOUT TO REMAIN. |
| 2.01 | FIRE ALARM STROBE TO REMAIN. |
| 2.02 | EMERGENCY GAS SHUT OFF TO REMAIN. |
| 3.04 | EXISTING MARKERBOARD TO REMAIN. |
| 3.12 | WALL CLOCK TO REMAIN. |

PLUMBING NOTES:

- EXISTING CUP SINK, COLD WATER CONNECTION, VACUUM AND GAS TURRETS TO BE REMOVED. CAP PIPING AT THE MAINS IN THE CEILING AND ON THE FLOOR BELOW. DI WATER DROP TO BE DEMOLISHED IN THE CEILING; PIPING WILL BE EXTENDED TO NEW SINK; SEE P1.02 FOR ADDITIONAL SCOPE.
- FUME HOOD AND ASSOCIATED PLUMBING CONNECTIONS TO BE DEMOLISHED. CAP PLUMBING PIPING IN THE CEILING BELOW FOR THE REUSE IN THE NEXT PHASE.
- EXISTING SINK TO BE REMOVED AND ALL PIPING CAPPED AT THE FLOOR LEVEL. EXISTING TURRETS WILL BE REUSED IN THE NEXT PHASE.
- EXISTING SINK AND EYEWASH STATION TO BE DEMOLISHED. EXISTING PIPING TO REMAIN AND BE REUSED FOR NEW SINK IN THE NEXT PHASE.
- EXISTING SINK TO BE DEMOLISHED. EXISTING PIPING TO REMAIN AND BE REUSED FOR NEW SINK IN THE NEXT PHASE.
- EXISTING CUP SINK, COLD WATER CONNECTION, VACUUM AND AIR TURRETS TO BE REMOVED. CAP PIPING AT THE MAINS IN THE CEILING AND ON THE FLOOR BELOW.
- EXISTING SHOWER TO REMAIN.
- FUME HOOD AND ASSOCIATED PLUMBING CONNECTIONS TO BE DEMOLISHED. CAP PLUMBING PIPING IN THE CEILING BELOW FOR THE REUSE IN THE NEXT PHASE.
- EXISTING SINK TO BE REMOVED AND ALL PIPING CAPPED AT THE FLOOR LEVEL. EXISTING TURRETS WILL BE REUSED IN THE NEXT PHASE.
- EXISTING SHOWER/EYEWASH STATION TO BE REMOVED AND REINSTALLED IN THE NEXT PHASE OF THE PROJECT.
- EXISTING SINK TO BE REMOVED AND ALL PIPING CAPPED AT THE FLOOR LEVEL. EXISTING GAS TURRETS WILL BE REUSED IN THE NEXT PHASE.
- EXISTING SINK AND TURRETS TO BE REMOVED. EXISTING WASTE, VENT AND ICW/IHW PIPING TO REMAIN. LABORATORY GAS PIPING TO BE REMOVED AND CAPPED AT THE MAINS.
- FUME HOOD AND ASSOCIATED PLUMBING CONNECTIONS TO BE DEMOLISHED. CAP PLUMBING PIPING IN THE CEILING BELOW FOR THE REUSE IN THE NEXT PHASE.

1 LEVEL 02 FLOOR PLAN DEMOLITION

3/8" = 1'-0"



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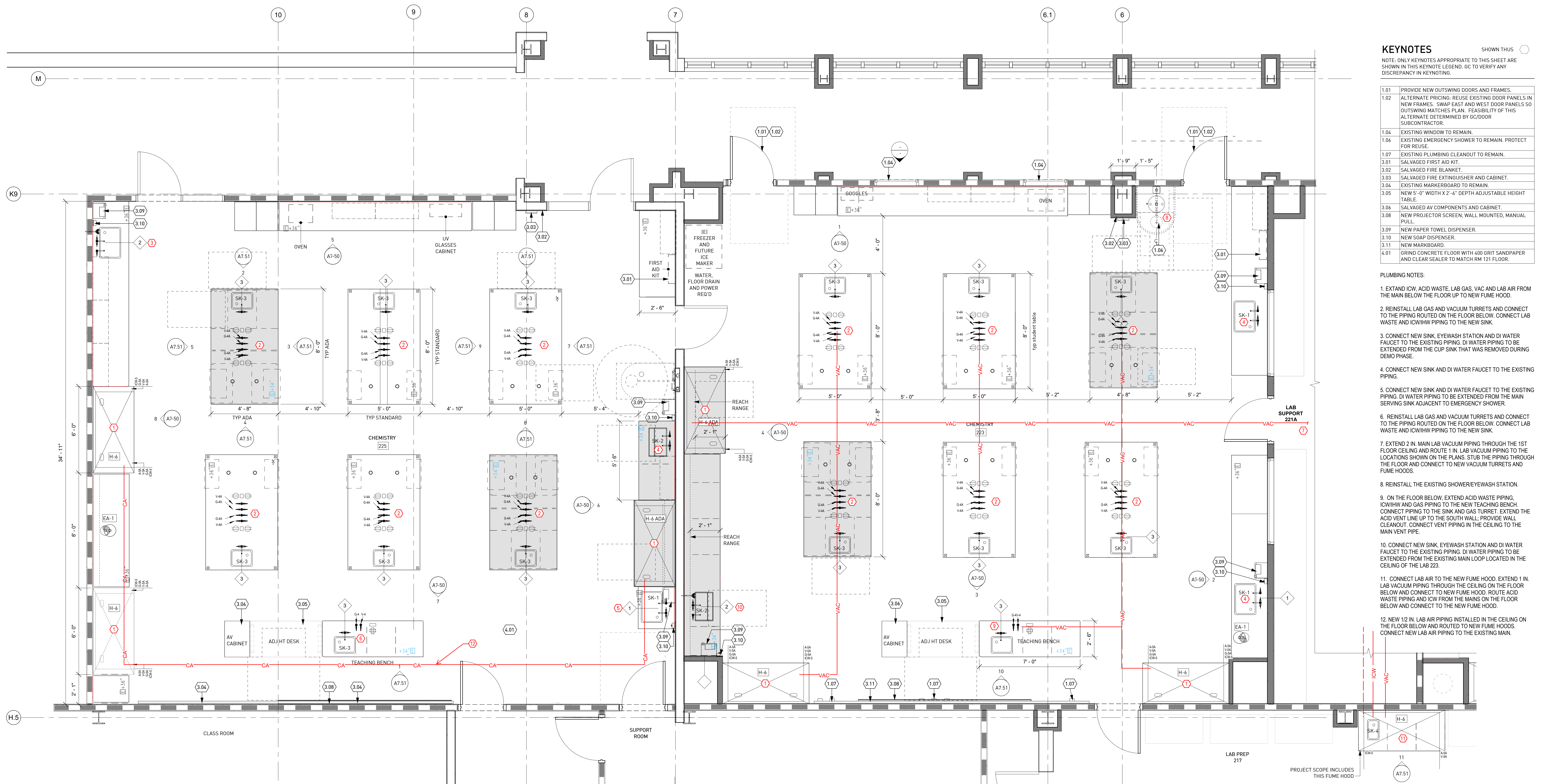
P1.02d
ENLARGED PLAN - LEVEL 02 DEMOLITION

3/8" = 1'-0"

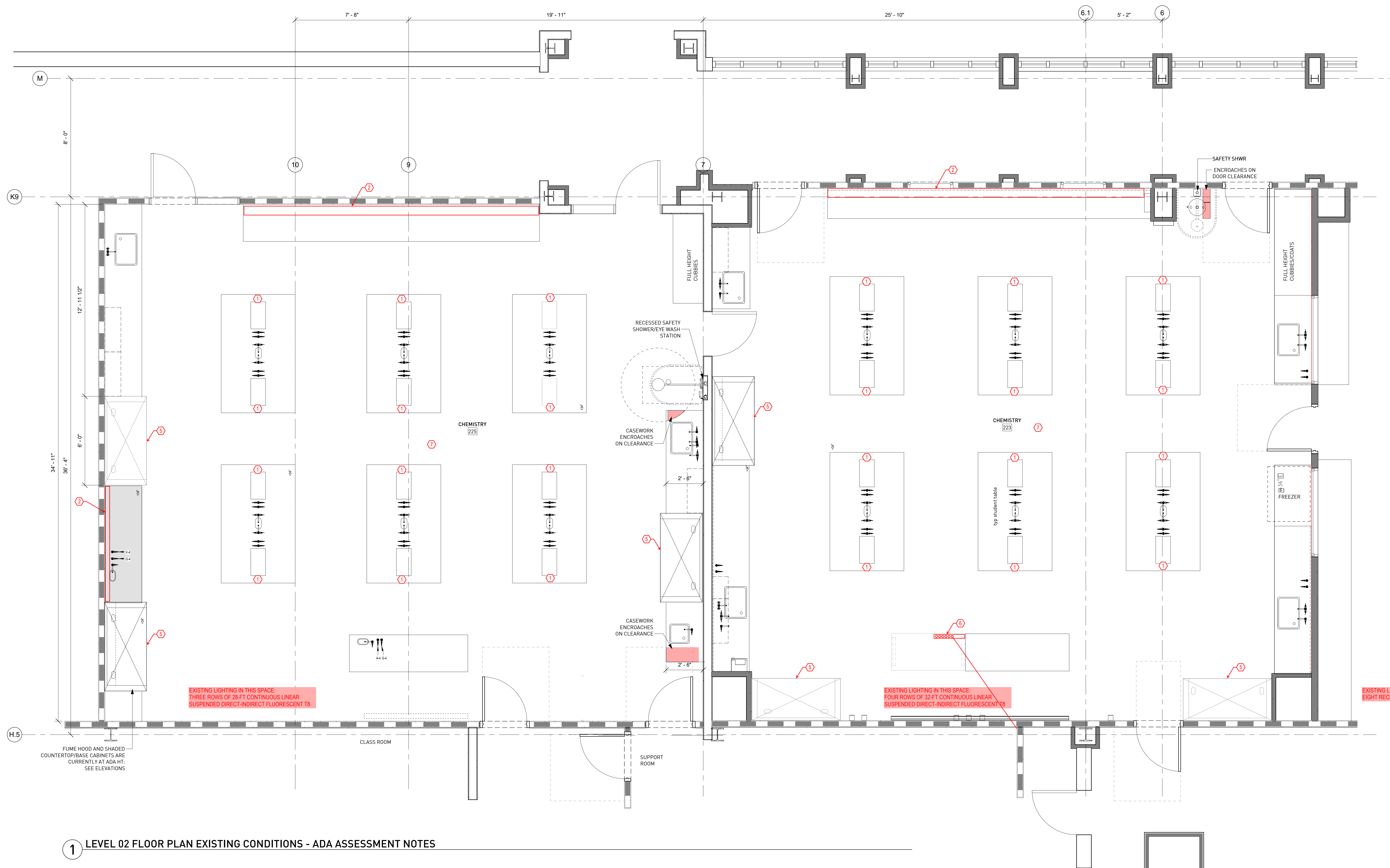
10/18/24

PCC ROCK CREEK B7

17705 NW SPRINGVILLE ROAD, PORTLAND, OR 972



1 LEVEL 02 PARTIAL ENLARGED FLOOR PLAN PROPOSED LAYOUT
 3/8" = 1'-0"



- GENERAL NOTES:**

A. REMOVE, RELOCATE, AND REROUTE EXISTING ELECTRICAL EQUIPMENT TO FACILITATE NEW CONSTRUCTION OR REMODELING WORK.

B. EXISTING CEILING MOUNTED LOW-VOLTAGE DEVICES TO BE REMOVED BY OWNER PRIOR TO BEGINNING OF DEMOLITION.

C. ALL DEMOLISHED ITEMS ARE TO BE REMOVED IN THEIR ENTIRETY BACK TO SOURCE, INCLUDING CONDUITS, CONDUCTORS AND CABLES, HANGERS AND SUPPORTS UNLESS OTHERWISE NOTED.

D. EXISTING ELECTRICAL DEVICES AND SERVICES NOT SPECIFICALLY INDICATED TO BE REMOVED OR ALTERED SHALL REMAIN AS THEY PRESENTLY EXIST.

E. ANY CONDUIT, BOXES, OR DEVICES THAT ARE TO BE SALVAGED FOR REUSE SHALL BE INSPECTED AND REPAIRED, AND SHALL COMPLY WITH CURRENT CODE REQUIREMENTS PRIOR TO REUSE.

F. COORDINATE WITH OTHER TRADES FOR EQUIPMENT REMOVAL AS INDICATED ON EQUIPMENT CONNECTION SCHEDULE.

 NOTES:

1. DEMOLISH EXISTING COUNTERTOP POWER PEDESTAL AND DATA PEDESTAL. SALVAGE EXISTING ELECTRICAL CIRCUIT FOR EXTENSION AND RECONNECTION TO NEW PEDESTAL.
2. DEMOLISH SURFACE MOUNT RACEWAY AND INTEGRAL RECEPTABLES. SALVAGE EXISTING CIRCUITS.
3. SALVAGE (1) 120V CIRCUIT SERVING RACEWAY FOR USE UNDER NEW SCOPE OF WORK. DEMOLISH ADDITIONAL CIRCUIT CONDUCTORS BACK TO SOURCE.
4. NOT USED.
5. DEMOLISH EXISTING ELECTRICAL CONNECTION TO EXISTING HOOD AND HOOD ALARM. PROTECT FOR REUSE.
6. EXISTING CONDUITS SERVING POWER, DATA, AND AV STUBBED INTO BOTTOM OF EXISTING TEACHING DESK. DEMOLISH AND SALVAGE FOR EXTENDING TO NEW TEACHING DESK LOCATION.
7. EXISTING CEILING-MOUNTED PROJECTOR SALVAGED BY OWNER. PROTECT ANY RECEPTABLES AND DATA OUTLETS SERVING PROJECTOR DURING CONSTRUCTION.

EXISTING LIGHTING IN STORAGE SPACE:
EIGHT RECESSED 1X4 FLUORESCENT T8 TROFFERS



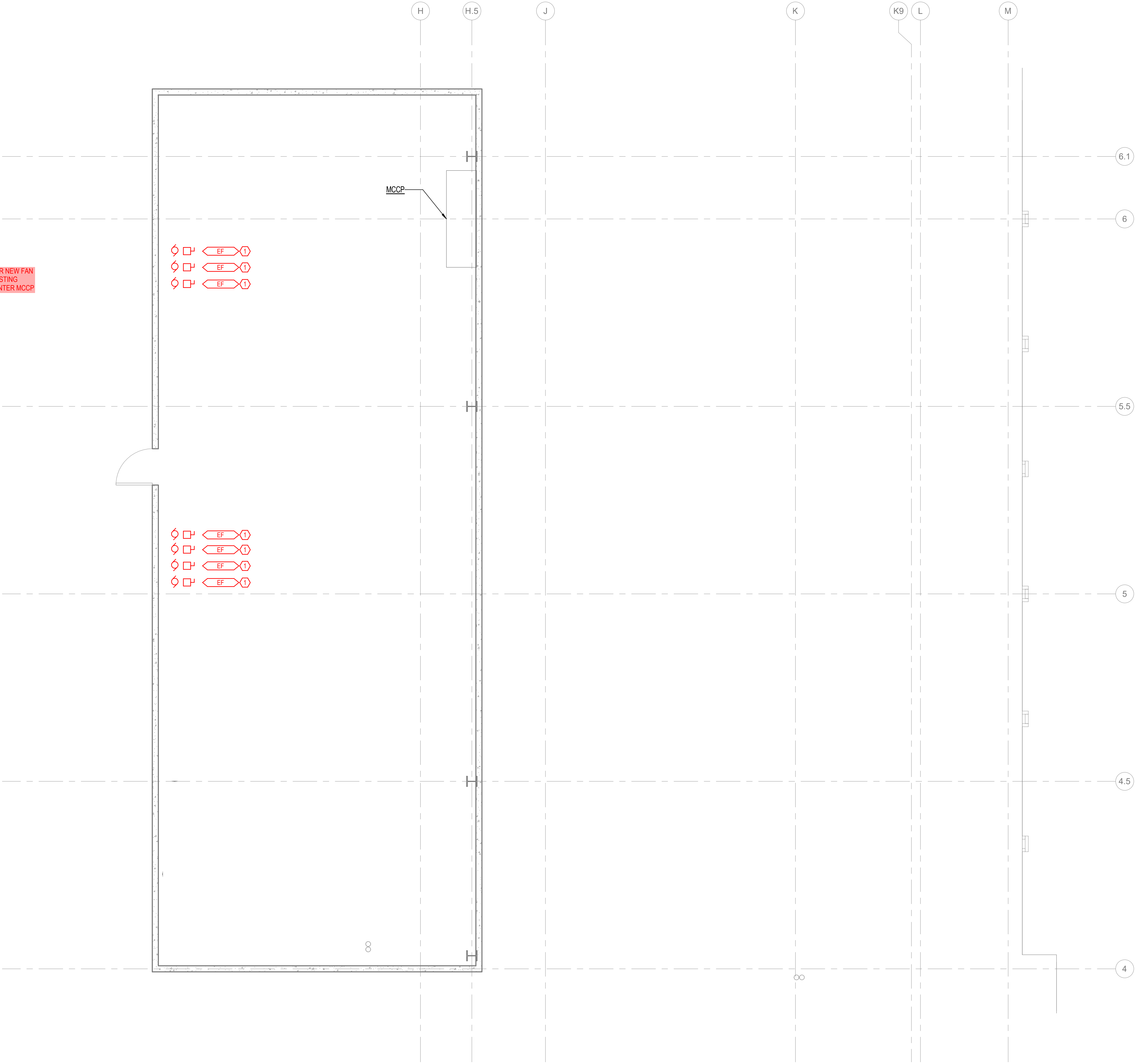
POWER - PLANS

| | |
|--|---|
| | WALL RECEPTACLE: DUPLEX, QUAD |
| | SINGLE WALL RECEPTACLE, FACELESS GFCI REMOTE TEST BUTTON |
| | DENOTES GFCI |
| | DENOTES GFCI AND WEATHER PROOF |
| | DENOTES RECEPTACLE ABOVE COUNTER |
| | SPECIAL POWER RECEPTACLE |
| | CEILING RECEPTACLE: DUPLEX, QUAD |
| | FLUSH FLOORBOX RECEPTACLE |
| | REFER TO SCHEDULE FOR QUANTITY AND TYPES OF DEVICES. |
| | FLUSH POKE-THROUGH RECEPTACLE |
| | REFER TO SCHEDULE FOR QUANTITY AND TYPES OF DEVICES. |
| | DENOTES SPLIT-WIRED, HALF SWITCHED / CONTROLLED VIA MANUAL CONTROL, MOTION CONTROL OR TIME-BASED CONTROL. SEE SPECIFICATIONS & PLANS. |
| | DENOTES FULL SWITCHED / CONTROLLED VIA MANUAL CONTROL, MOTION CONTROL OR TIME-BASED CONTROL. SEE SPECIFICATIONS & PLANS. |
| | SWITCHED / CONTROLLED FLUSH FLOORBOX RECEPTACLE |
| | REFER TO SCHEDULE & PLANS FOR CONTROL INFORMATION. |
| | SWITCHED / CONTROLLED FLUSH POKE-THROUGH RECEPTACLE |
| | REFER TO SCHEDULE & PLANS FOR CONTROL INFORMATION. |
| | LETTER DESIGNATOR: |
| | E = EMERGENCY |
| | U = UPS |
| | S = STANDBY |
| | C = CRITICAL |
| | IG = ISOLATED GROUND |
| | P = SURGE PROTECTIVE DEVICE |
| | A = AFCI |
| | B = WITH USB OUTLETS |
| | DENOTES PANEL AND CIRCUIT NUMBER. |
| | DENOTES CIRCUIT NUMBER. |
| | REFER TO SHEET GENERAL NOTES FOR PANEL. |
| | PEDESTAL OUTLET: POWER & SIGNAL COMBINATION |
| | SURFACE OUTLET STRIP: DIMENSION AS SHOWN, SEE SPECIFICATIONS. |
| | POWER POLE, POWER COMBINATION |
| | CIRCUITS AS INDICATED. |
| | JUNCTION BOX |
| | JUNCTION BOX HOME RUN, CIRCUITS AS INDICATED. |
| | JUNCTION BOX HOME RUN & FURNITURE FEED, CIRCUITS AS INDICATED. |
| | CONNECTION TO EQUIPMENT PROVIDED BY OTHERS |
| | PUSH BUTTON STATION: SINGLE, DOUBLE |
| | ELECTRICAL EQUIPMENT |
| | PANELBOARD: SURFACE, RECESSED |
| | ENCLOSURE: SURFACE, RECESSED |
| | TRANSFORMER |
| | GROUND ROD, IN TEST WELL |
| | GROUND PAD |

- A. COORDINATE EXACT LOCATION AND MOUNTING HEIGHT OF RECEPTABLES, OUTLETS, AND ELECTRICAL DEVICES WITH ARCHITECT PRIOR TO INSTALLATION.
- B. ALL PENETRATIONS AND ROUTING OF EXPOSED CONDUIT SHALL BE COORDINATED AND REVIEWED BY THE ARCHITECT AND ENGINEER PRIOR TO INSTALLATION.

1. PROVIDE GFCI PEDESTAL RECEPTACLE AT TOP OF LAB WORKBENCH. EXTEND SALVAGED CIRCUIT CONCEALED TO PEDESTAL LOCATIONS FOR EACH LAB WORKBENCH. PROVIDE NEW CONDUIT AND CONDUCTORS SIZED TO MATCH EXISTING AS REQUIRED. LEGRAND WIREMOLD 525 SERIES OR EQUIVALENT.
2. PROVIDE ROUGH-IN FOR DATA UNDER COUNTERTOP. EXTEND EXISTING DATA CONDUIT TO NEW DATA ROUGH-IN LOCATION. PROVIDE NEW CONDUIT SIZED TO MATCH EXISTING AS REQUIRED.
3. EXTEND SALVAGED CIRCUIT TO NEW RECEPTACES.
4. PROVIDE ELECTRICAL CONNECTION TO HOOD.
5. PROVIDE ELECTRICAL CONNECTION TO HOOD ALARM SYSTEM. SPLICE AND EXTEND EXISTING HOOD ALARM CIRCUIT FROM ADJACENT LAB CLASSROOMS.
6. RECEPTACLE LOCATED UNDER COUNTERTOP.
7. EXTEND EXISTING IN-FLOOR CONDUITS FOR POWER, DATA, AND AV CONNECTIONS TO NEW TEACHING DESK PEDESTAL. COORDINATE WITH ARCHITECT FOR EXACT LOCATION.
8. PROVIDE POWER, ROUGH-IN FOR DATA, AND ROUGH-IN FOR AV WITHIN OWNER-FURNISHED TEACHING DESK PEDESTAL. COORDINATE WITH OWNER FOR EXACT REQUIREMENTS.

1 LEVEL 02 PARTIAL ENLARGED FLOOR PLAN PROPOSED LAYOUT
3/8" = 1'-0"



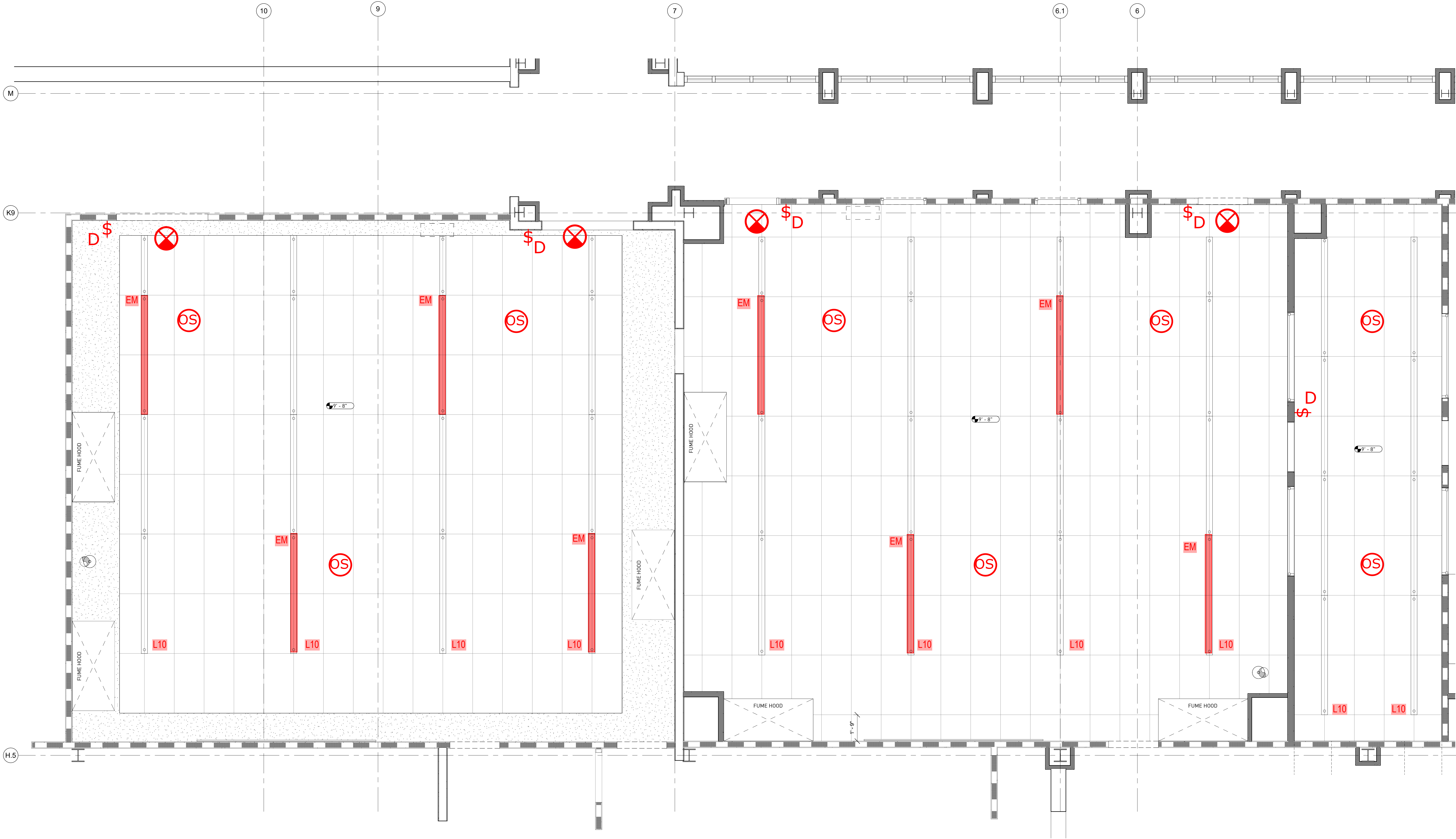
GENERAL NOTES:

- A. COORDINATE EXACT LOCATION AND MOUNTING HEIGHT OF RECEPTACLES, OUTLETS, AND ELECTRICAL DEVICES WITH ARCHITECT AND DIVISION 23 PRIOR TO INSTALLATION.
- B. ONLY NEW EQUIPMENT IS SHOWN. MECHANICAL PENTHOUSE CONTAINS NUMEROUS EXISTING MECHANICAL UNITS. FIELD COORDINATE WITH EXISTING CONDITIONS DURING INSTALLATION.

NOTES:

1. CONNECT NEW FAN TO REPLACE EXISTING. PROVIDE NEW DISCONNECT WITHIN MCC-P. INSTALL VFD, SPECIFIED BY DIVISION 23. AT NEW FAN LOCATION. USE EXISTING CONDUIT AND WIRE IF SUITABLE FOR RE-USE.

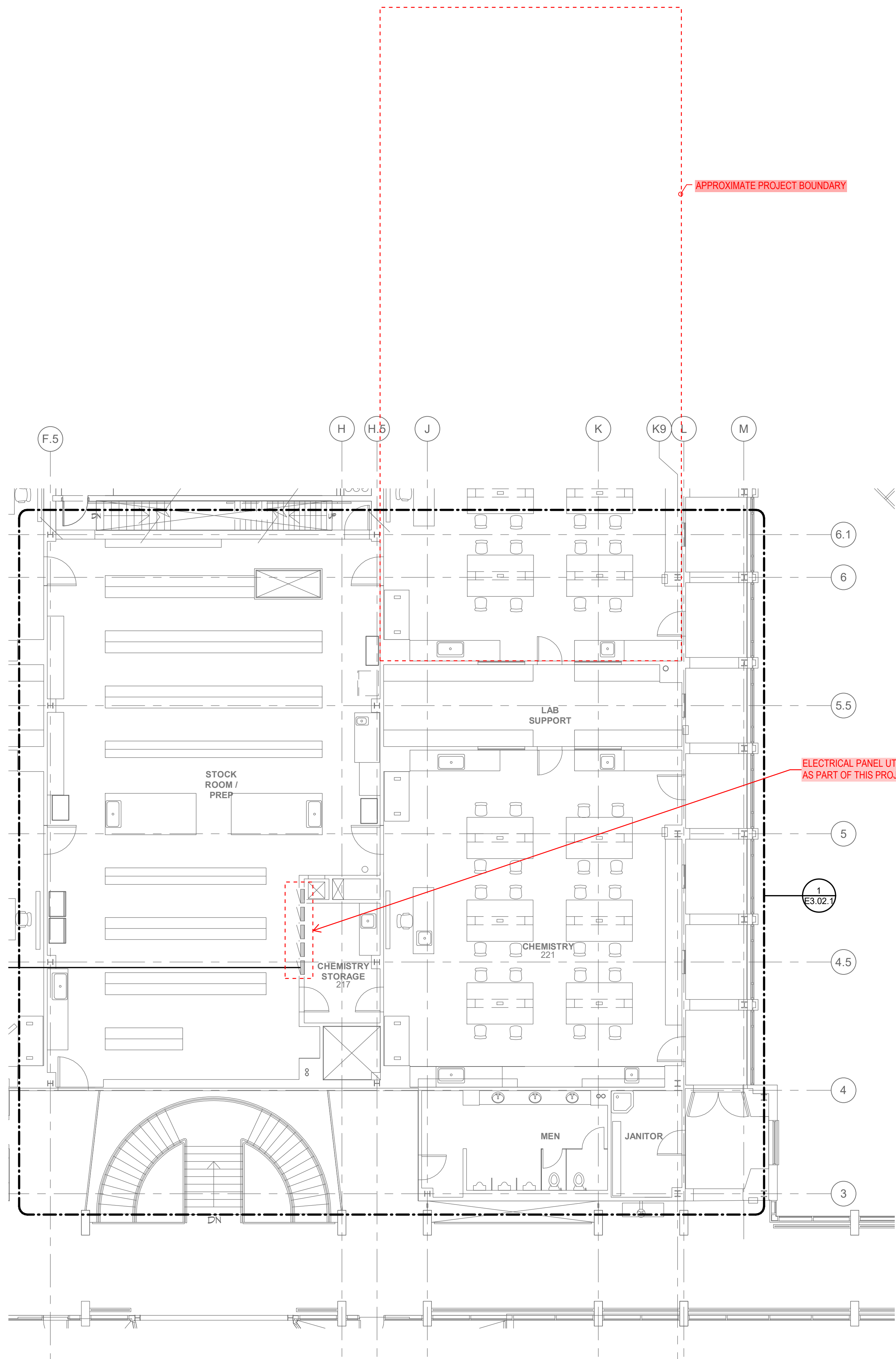
1 PENTHOUSE PLAN - ELECTRICAL
1/4" = 1'-0"



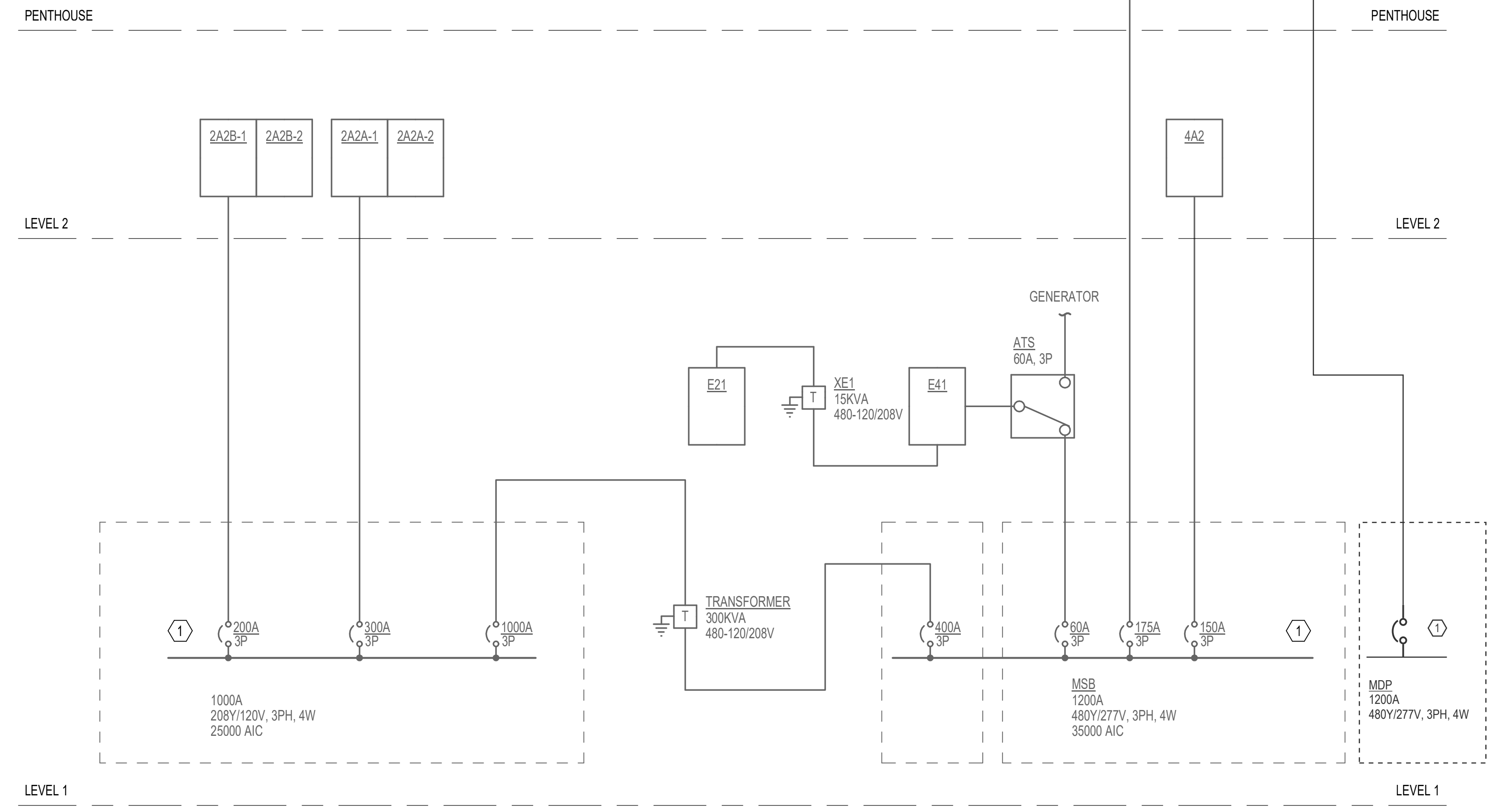
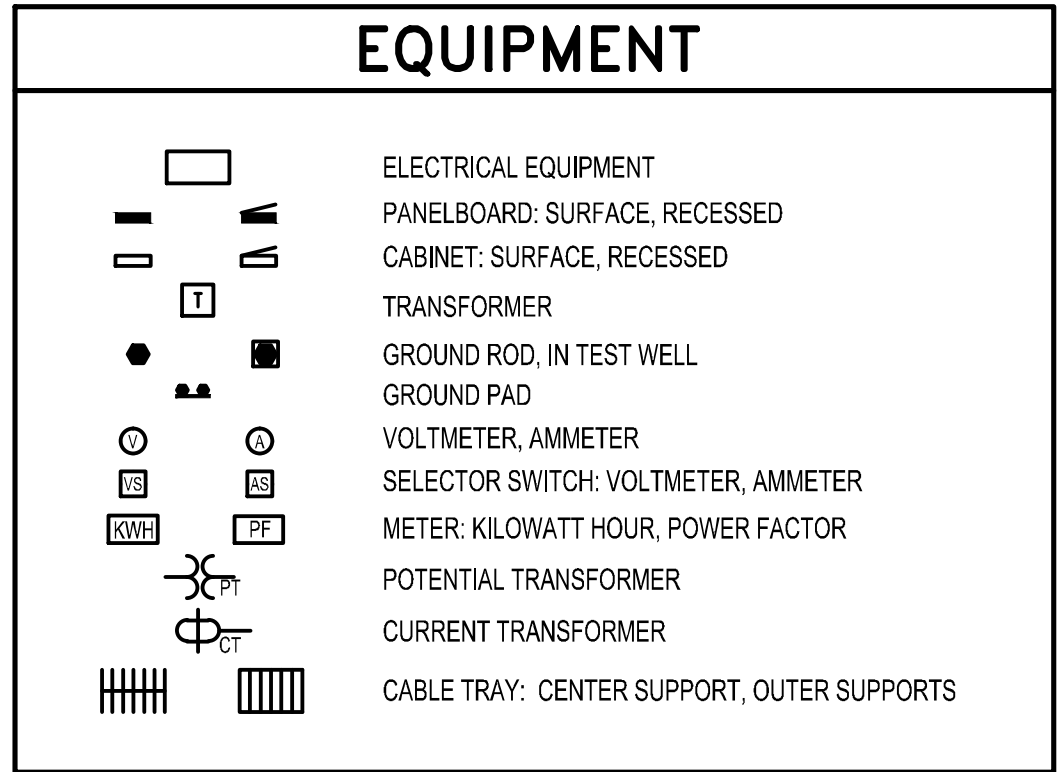
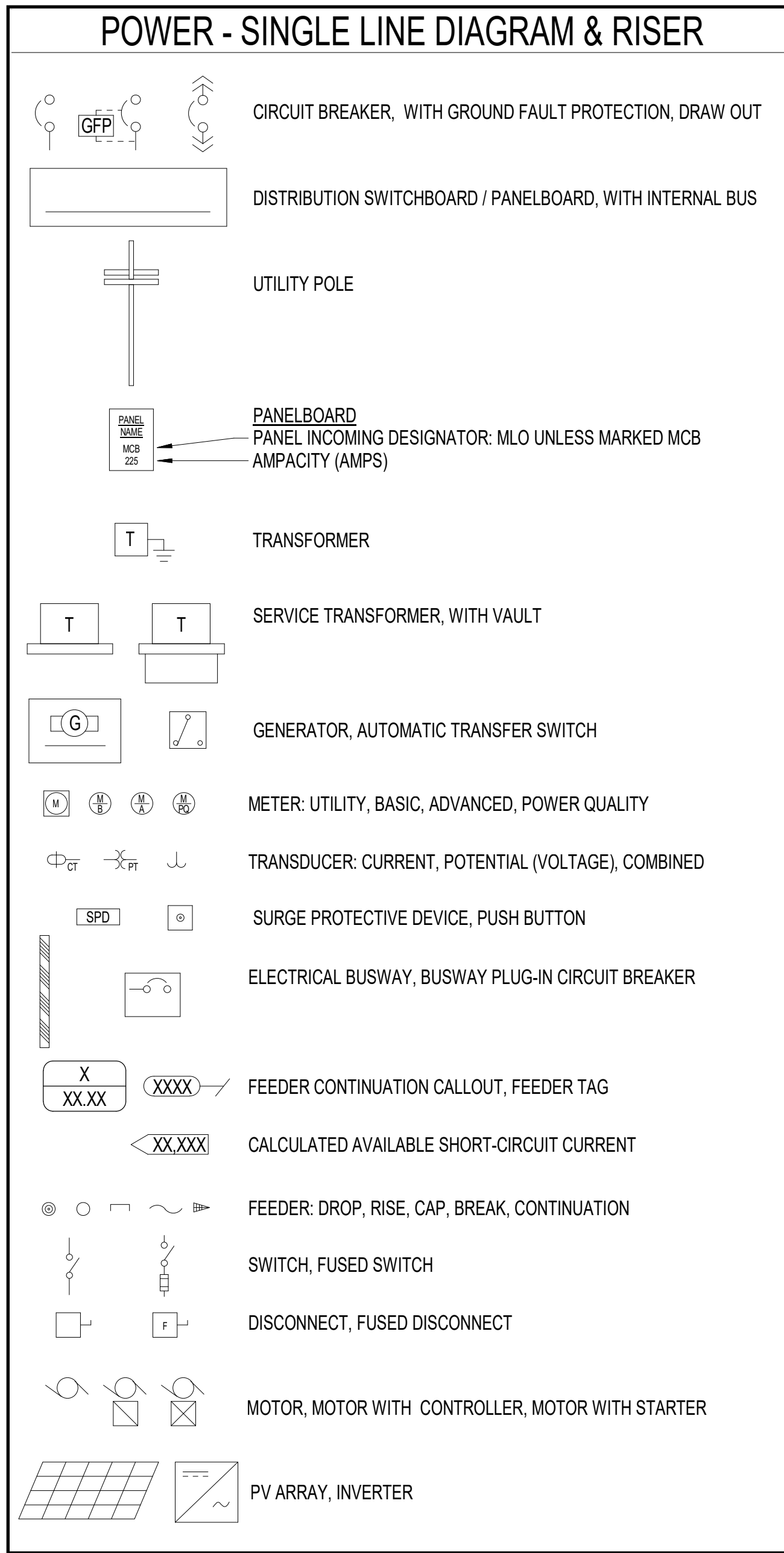
- GENERAL NOTES:**
- A. COORDINATE EXACT LOCATION AND MOUNTING HEIGHT OF ALL LIGHTING DEVICES AND FIXTURES WITH ARCHITECT PRIOR TO INSTALLATION.
 - B. RECONNECT NEW LUMINAIRES TO SALVAGED LIGHTING CIRCUIT. EXTEND EXISTING CONDUIT AND CONDUCTORS TO NEW LUMINAIRE REMOTE DRIVER LOCATIONS USING SAME SIZE AS EXISTING AS REQUIRED.
 - C. LIGHTING CONTROL SYSTEM UTILIZES ROOM CONTROLLER AND/OR POWER PACKS FOR LUMINAIRE POWER AND DIMMING CONTROL. ROOM CONTROLLER AND/OR POWER PACKS INTERFACE WITH OCCUPANCY SENSORS AND SWITCHES VIA LOW-VOLTAGE CABLE.
 - D. INSTALL CEILING MOUNTED SENSORS CENTERED WITHIN CEILING TILES.
 - E. LIGHTING CONTROL SEQUENCE OF OPERATIONS:
 - a. MANUAL ON / AUTOMATIC OFF VIA CEILING MOUNTED OCCUPANCY SENSOR AND MANUAL DIMMING LOW VOLTAGE WALL CONTROL
 - b. OCCUPANCY SENSORS TIME DELAY: 15 MINUTES
 - c. NO TIME CLOCK CONTROL
 - d. EMERGENCY LUMINAIRES CONTROLLED THE SAME AS THE ADJACENT NORMAL-POWERED LUMINAIRES. DURING POWER LOSS EVENT EMERGENCY LUMINAIRES TO AUTOMATICALLY BYPASS LIGHTING CONTROLS AND TURN ON TO FULL BRIGHTNESS.
 - F. PROVIDE TASK TUNING OF LUMINAIRE LIGHT OUTPUT UTILIZING LIGHTING CONTROL SET POINTS AFTER CONSTRUCTION SUBSTANTIAL COMPLETION. FOOT CANDLE TARGETS:
 - a. 50 FC AT COUNTERTOP OF WORKSTATIONS
 - b. 30 FC AT FLOOR
 - G. REPLACE EXISTING EXIT SIGNS WITH NEW. SALVAGED EXISTING EMERGENCY LIGHTING CIRCUIT.
 - H. BASED ON RECORD DRAWINGS AN EXISTING EMERGENCY LIGHTING CIRCUIT IS AVAILABLE IN THE ROOM. SALVAGE EMERGENCY LIGHTING CIRCUIT AND EXTEND TO EMERGENCY SEGMENT OF NEW LUMINAIRES.

1 LEVEL 02 ENLARGED RCP - ROOMS 223 AND 225
3/8" = 1'-0"

| FIXTURE TYPE | IMAGE | PRODUCT DESCRIPTION | BASIS OF DESIGN MANUFACTURER | SIZE | INPUT WATTS | LAMP SOURCE (Type, CCT, Delivered Lumens) | POWER SUPPLY (Integral/Remote) (Electronic/Magn.) (Dimming Type) | INPUT VOLTAGE | FINISH | MOUNTING | NOTES | ALTERNATE MANUFACTURER(S) |
|--------------|-------|---|------------------------------|------------------|-------------|---|--|---------------|----------------|----------------------------------|---|--|
| L10 | | SUSPENDED LINEAR DIRECT/INDIRECT LED. DIFFUSE DIRECT DISTRIBUTION. SATWING INDIRECT DISTRIBUTION. | EXTANT HUNTINGTON 3 | 3.5" SQ. x 48" L | 26 W | LED 90+ CRI 4000K 500 LM/F DIRECT 250 LM/F INDIRECT | REMOTE 0-10V DIMMING DRIVER | 277V | STANDARD WHITE | SUSPENDED 18" BELOW GRID CEILING | CONTINUOUS ROW LENGTH AS SHOWN ON PLANS | FLUXWERX CORELITE LEDALITE OR APPROVED |



1 SECOND FLOOR PLAN - ELECTRICAL
1/8" = 1'-0"



1 PARTIAL SINGLE LINE DIAGRAM - ELECTRICAL

GENERAL NOTES:

- A. EQUIPMENT SHOWN IS EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
- B. EQUIPMENT SHOWN ON SINGLE LINE DIAGRAM IS LIMITED TO THE EXTENT OF PROJECT SCOPE OF WORK. ADDITIONAL EQUIPMENT EXISTS WITHIN THE BUILDING AND SHOULD BE PROTECTED DURING CONSTRUCTION.

NOTES:

1. EXISTING SWITCHBOARD SERVES MORE EQUIPMENT THAN SHOWN. OTHER EQUIPMENT NOT IMPACTED BY PROJECT SCOPE OF WORK.