

ADDENDUM #1

May 6, 2026

RFP TITLE: ARCHITECTURE, ENGINEERING, AND RELATED SERVICES FOR HAPPY VALLEY PUBLIC WORKS

PROPOSALS DUE: MAY 21, 2026 NOT LATER THAN: 2:00:00 PM

This Addendum modifies or clarifies the Solicitation Documents only to the extent stated herein. All portions of the Solicitation Documents not specifically modified remain in effect. This and all other addenda are hereby incorporated into and made a part of the Solicitation Documents.

Please acknowledge receipt of this Addendum by listing the Addendum Number(s) on the **Proposal Cover Page**. Failure to acknowledge addenda may result in the proposal being deemed non-responsive.

1. There is no change to the proposal due date
2. Additions to Solicitation Documents:
 - a. Proposer Questions and City Responses (see below)
 - b. Tax map showing the property (attached)
 - c. List for firms that attended the non-mandatory site walk (attached)

Proposer Questions and City Responses

Question #1:

- Could you please provide clarification for each of the three (3) sections referenced in **Attachment B of the City Contract**?
 - 1) **Article 2 - Consultant Services**—Will the City agree to remove the word “highest” in the Standard of Care sentence since this word creates an uninsurable contractual liability for the Consultant? Contractually created obligations such as agreeing to a “highest” standard of care are excluded pursuant to the contractual liability exclusion of any Professional Liability policy.
 - 2) **Article 4 - Compensation**—Will the City adhere to the prompt pay provision of Oregon law which requires payment for services with 30 days of receipt of a Consultant’s invoice and not the 60 days as shown in the sample contract?

3) Article 5 - Project Managers and Notice—Please provide a dollar amount for the Liquidated Damages expected by the City if the Project Manager is no longer available or unable to serve on the Project.

The RFP, in Section 3 under Contract Review, states: “Proposers are expected to review the contract terms and conditions as part of preparing their proposal. Any questions, concerns, or requested changes to the contract must be submitted in writing as part of each Proposer’s proposal.” Accordingly, proposers are required to identify any questions, concerns, or requested changes within their proposal. The City will not respond to or negotiate contract terms during the procurement process but will engage with the highest-ranked proposer regarding any noted contract terms during contract negotiations.

Question #2:

- We have one question for this RFP. Section 4 asks for a schedule laying out phases, milestones, reviews, and assumptions. Section 6 asks for a design and entitlement schedule to show how work will be executed. Could you please expand on what you would like to see for each schedule? We would especially like clarification on how they should be different from each other.

Two separate schedules are not required. Since the schedule durations and overall timeline for the design, entitlements and construction are very important to the City, please reference your proposed schedule when answering the questions in both sections.

Question #3

- Please confirm the project budget and what is included in that number.

The City acknowledges that Section 1 – Project Budget contains an error; the total project budget for the Public Works Facility is \$25 million, inclusive of all costs, including but not limited to on- and off-site construction, consultants, permitting and entitlement fees, FF&E, contingencies, etc. Current projection for hard construction costs are between \$17-\$20 million dollars and Architectural team will work closely with the City to validate scope alignment with the budget during the SD phase.

Question #4

- Is the public safety facility referenced in the RFP also included in the \$25 million dollar project budget?

The RFP notes that the Consultant scope of work includes scoping and analyzing a potential incorporation of a public safety / police facility. The scope and budget for the public safety / police facility are in addition to the public works scope. A decision to incorporate additional scope for a public safety / police facility will be made by the end of SD's, and, if the direction is to proceed, additional funding will be added to the project and an amendment negotiated with the Consultant for the design work needed from DD-CA.

Question #5

- What is the City's plan for procurement of a Contractor? Will they be providing estimating services for the project during design?

As noted in the RFP, the City anticipates a two-step procurement process to identify the general contractor. This is described in more detail on Page 3 of the RFP.

Question #6

- Why is the Civil Engineer being procured separately from the Architectural team?

The City is currently undertaking a procurement process to identify the project Civil Engineer. If the Civil Engineering firm is selected during this procurement, an addendum will be issued identifying the selected firm. The City wanted to be able to select the best Civil firm and the best Architectural team separately in order to put together the best team of professionals.

Question #7

- What are the Structural Design Assumptions for the project?

The City anticipates a Level 4 (Immediate Occupancy) structural performance standard for the primary office space, excluding the main warehouse area.

Question #8

- Should we assume that fleet vehicle maintenance is part of the program for this project?

Yes, vehicle maintenance is a required function of the Public Works Facility.

Question #9

- The RFP states “Designer will coordinate and cooperate with the City and wetland consultants to determine the best solution for avoiding or mitigating existing on-site wetlands.” Will the City be procuring wetlands and natural resources services through the City’s wetlands on call?

Yes, the City of Happy Valley will procure wetland consulting work for this project and has not issued any procurement information as of the date of this RFP.

Question #10

- Is the initial programming evaluation time assumed to be included in the SD durations that were provided in the preliminary schedule for the project?

Yes, the City’s current schedule intends to work through the alignment of budget with required programming during the SD phase, however, we recognize that our selected design partner has relevant experience with this work that we want to depend on. As stated in the RFP, please provide a schedule with realistic and achievable durations for consideration with your proposal. The City would like to begin earthwork operations in June 2027. A phased approach to permitting is not represented in the preliminary schedule but could be implemented if the design team determines that it is necessary to accommodate both design durations and a weather window.

Question #11

- Are there any better maps showing the site location?

The subject site is tax lot 2-3E-07AD 802. See attached tax map for reference. The City owns abutting tax lots 700, 800 and 801, which are not included in the Public Works project.

Question #12

- Has a geotechnical engineer been selected for the project?

Yes, Columbia West Engineering, Inc. Nick Paveglio is the primary contact for this project. Borings are scheduled for mid-June and a draft geotechnical report will be available about 5 weeks later.

Question #13

- There is an existing home on the site. Is the demolition part of the scope of work?

No, the City will be demolishing the existing home and outbuildings on the property. There may be some existing utilities that should be documented for removal by the GC. That scope will be coordinated with the selected design team prior to development of an existing site conditions plan.

This addendum contains two attachments:

- (1) Attached tax map showing the property.***
- (2) Attendance list for firms that attended the non-mandatory site walk.***

End of Addendum #1.

NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 07, TOWNSHIP 2 SOUTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN

CLACKAMAS COUNTY
1 inch is equal to 100 feet



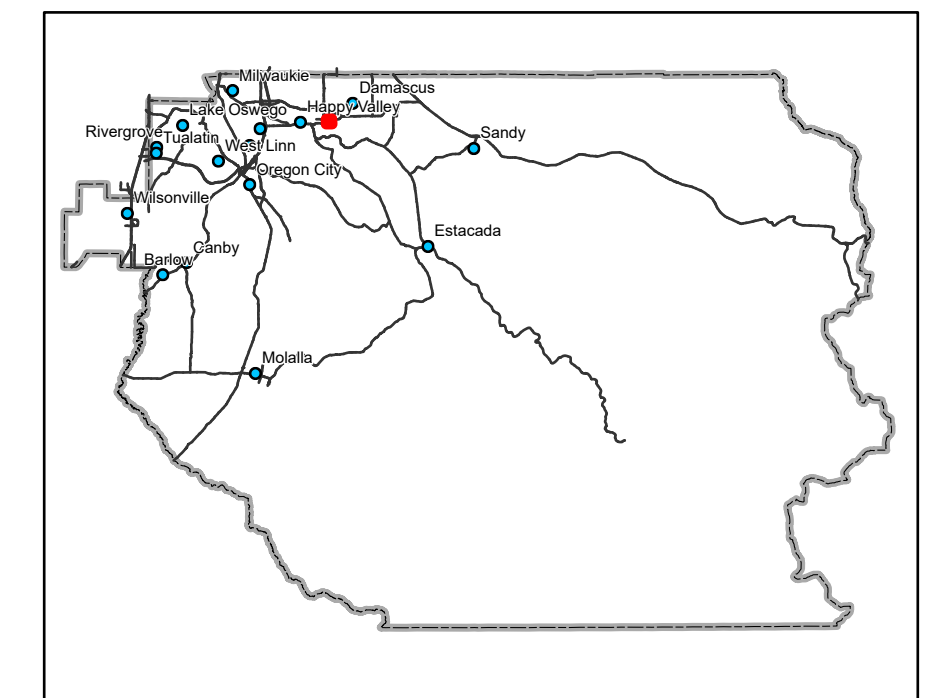
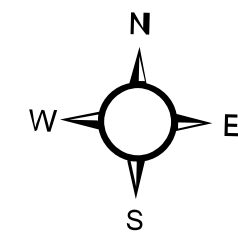
Cancelled Numbers
1090
1100

Common Map Abbreviations

- | | |
|--------------------------------|------------------------|
| AVE = AVENUE | BLVD = BOULEVARD |
| CO. RD. = COUNTY ROAD | CT = COURT |
| D. L. C. = DONATION LAND CLAIM | I. P. = INITIAL POINT |
| NO. = NUMBER | N. E. = NORTHEAST |
| N.W. = NORTHWEST | PCL = PARCEL |
| P. P. = PARTITION PLAT | P. S. = PRIVATE SURVEY |
| PWY = PARKWAY | RD = ROAD |
| ST = STREET | S.E. = SOUTHEAST |
| S.W. = SOUTHWEST | |

Map Key

- | | |
|----------------------------------|--------------------------------|
| — PARCEL BOUNDARY | ○ CORNER |
| - - - INGRESS OR EGRESS EASEMENT | — SECTION CORNER |
| - - - HISTORICAL BOUNDARY | - - - 1/16TH LINE |
| — RAILROAD CENTERLINE | - - - GOVERNMENT LOT LINE |
| — TAX DISTRICT BOUNDARY | - - - DONATION LAND CLAIM LINE |
| — MAP INDEX | - - - MEANDER LINE |
| — STREAMS | - - - SECTION LINE |
| ○ LAND USE ZONING | ⊗ HISTORIC CORRIDOR 40' |
| — SUBDIVISION BOUNDARY | ⊗ HISTORIC CORRIDOR 20' |
| — RIVERS AND LARGE WATER BODIES | |



THIS MAP IS FOR ASSESSMENT PURPOSES ONLY
This is map 23E07AD.
This map is a product of the Clackamas County Assessor's Office.
For assistance with this map, please call 503-655-8671.

Architecture, Engineering, and Related Services for Happy Valley Public Works

Non-mandatory site walk sign-in list

	Name	Firm	Email
1	Julie Austin	GBD Architects	juliea@gbdarchitects.com
2	Ryan Sexton	NIS Consulting	ryan.sexton@nis.consulting
3	Deb France	OH Planning + Design	deb.france@ohpd.net
4	Mark O'Leary	Interface Engineering	marko@interfaceeng.com
5	Paul Griffin	ColeBreit Engineering	paul.griffin@colebreit.com
6	Mark Aasland	Pace Engineers	marka@paceengrs.com
7	George Hager	SERA Architects	georgeh@seradesign.com
8	Andrew Dykeman	Swinerton Builders	andrew.dykeman@swinerton.com
9	Brandon Dole	NBBJ	bdole@nbbj.com
10	Gauri Rajbaidya	SERA Architects	gaurir@seradesign.com
11	Joe Echeverri	Bassetti / HMC	jecheverri@bassettiarch.com
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25	Eli Elder	Convergence Architecture	eelder@convarc.com
26	Alan Armstrong	MWA Architects	aarmstrong@mwaarchitects.com
27	Jeremy Galvin	PAE Engineers	jeremy.galvin@pae-engineers.com