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INSTRUCTIONS TO BIDDERS

WTP Building Improvements 2026 , Project 25-1199

ARTICLE 1 – GENERAL

1.01 The scope of work is as described below and specified in applicable parts of these Contract Documents, including the Drawings.

This project includes, but is not limited to the following Work:

1. Interior and exterior renovation of the primary occupied spaces of Clackamas River Water 's operations building.
2. Demolition of existing exterior walls, windows, and doors as well as construction of new exterior walls, windows and doors in kind. Existing concrete columns, floors and roof to remain.
3. Demolition of interior partition walls and reconfiguration of existing occupied spaces.
4. Contractor and Subcontractors to review construction documents and provide code required MEPP design in coordination with the architecture plans. Further modifications may be required.

In submitting a bid for and executing the required work, the Contractor shall comply with all the requirements of the bid documents, as specified in the documents and drawings herein.

ARTICLE 2 - COPIES OF BIDDING DOCUMENTS

2.01 Complete sets of the Bidding Documents must be used in preparing Bids; neither Owner nor Architect assumes any responsibility for errors or misinterpretations resulting from the use of incomplete sets of Bidding Documents.

2.02 Owner and Architect , in making copies of Bidding Documents available on the above terms, do so only for the purpose of obtaining Bids for the Work. By providing copies of Bidding Documents, Owner and Architect do not confer a license or grant for any other use.

ARTICLE 3 - QUALIFICATIONS OF BIDDERS

3.01 To demonstrate qualifications to perform the work, each bidder must be prepared to submit within five days of Owner 's request written evidence, such as financial data, previous experience; present commitments and other such data as may be called for below. Each bid must contain evidence

of bidder's qualification to do business in Oregon and demonstrate that the bidder has a valid license from the Oregon Construction Contractors Board (CCB) for the type of work specified.

3.02 The Owner shall review the qualifications of the apparent low bidder and its subcontractors. If in the sole judgment of the Owner, the apparent low bidder is not sufficiently experienced and capable to perform the work in a proper and expedient manner, the Owner may, at their sole discretion, declare the bidder non-responsible and consider the bid of the next lower bidder.

3.03 All bidders will be subject to a determination of responsibility under ORS 279C.375. Such determination includes findings by the Owner that the bidder:

- A. Has available the appropriate financial, material, equipment, facility and personnel resources and expertise, or the ability to obtain the resources and expertise, necessary to meet all the contractual responsibilities.
- B. Holds current licenses that businesses or service professionals operating in this state must hold in order to undertake or perform the work specified in the contract.
- C. Is covered by liability insurance and other insurance in amounts required in the solicitation documents.
- D. Qualifies as a carrier-insured employer or a self-insured employer under ORS 656.407 or has elected coverage under ORS 656.128.
- E. Has disclosed the bidder's first-tier subcontractors in accordance with ORS 279C.370.
- F. Has a satisfactory record of performance.
- G. Has a satisfactory record of integrity.
- H. Is legally qualified to contract with Clackamas River Water as a public contracting agency.
- I. Possesses an unexpired certificate that the Oregon Department of Administrative Services issues under ORS 279A.167, if the bidder employs 50 or more full-time workers and submitted a bid for a procurement with an estimated contract price that exceeds \$500,000.
- J. Has supplied all necessary information in connection with the inquiry concerning responsibility.
- K. Has not been debarred by Clackamas River Water under ORS 279B.130.

ARTICLE 4 - EXAMINATION OF BIDDING DOCUMENTS, OTHER RELATED DATA, AND SITE

4.01 On request, Owner will provide Bidder access to the Sites to conduct such examinations, investigations, explorations, tests, and studies as Bidder deems necessary for submission of a Bid. Bidder shall conduct such explorations, investigations, and studies without impact on the operation of any existing facilities and at its own cost and expense.

4.02 It is the responsibility of each Bidder before submitting a Bid to:

- A. Examine and carefully study the Bidding Documents, including all required certifications and any Addenda, and other related data identified in the Bidding Documents;
- B. Visit the Site and become familiar with the general, local, and Site conditions that may affect cost, progress, and performance of the Work;
- C. Become familiar with all federal, state, and local Laws and Regulations that may affect cost, progress, or performance of the Work;
- D. Carefully study all reports of explorations and tests of subsurface conditions at or contiguous to the Site;
- E. Obtain and carefully study (or assume responsibility for doing so) all additional or supplementary examinations, investigations, exploration, test, studies, and data concerning conditions (surface, subsurface, and Underground Facilities) at or contiguous to the Site which may affect cost, progress, or performance of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, including any specific means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents, and safety precautions and programs incident thereto;
- F. Agree no further examinations, investigation, exploration, tests, studies, or data are necessary for the determination of its Bid for performance of the Work at the price bid and within the times and in accordance with the other terms and conditions of the Bidding Documents;
- G. Become aware of the general nature of the work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents;
- H. Correlate the information known to Bidder, information and observations obtained from visits to the Site, reports and drawings identified in the Bidding Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Bidding Documents;
- I. Promptly give Architect written notice of all conflicts, errors, ambiguities, or discrepancies Bidder discovers in the Bidding Documents and confirm the written resolution thereof by Architect is acceptable to Bidder; and
- J. Determine the Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work or alert the Engineer of any deficiency noted by the potential Bidder.

4.03 The submission of a Bid will constitute an incontrovertible representation by Bidder that Bidder has complied with every requirement of the Bid Documents, that without exception the Bid is premised upon performing and furnishing the Work required by the Bidding Documents and applying any specific means, methods, techniques, sequences, and procedures of construction that may be shown or indicated or expressly required by the Bidding Documents, that Bidder has given Architect written notice of all conflicts, errors, ambiguities, and discrepancies that Bidder has discovered in the Bidding Documents and the written resolutions thereof by Architect are acceptable to Bidder, and that the

Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performing and furnishing the Work.

ARTICLE 5 - PRE-BID CONFERENCE/SITE VISIT

5.01 There is a mandatory pre-bid meeting for this project . The meeting is scheduled for **01:30 PM On Tuesday, August 25, 2026** at the Water Treatment Plant located at 9100 SE Mangan Dr. .

5.02 Prospective bidders must attend the prebid site visit for a bid to be considered responsive.

ARTICLE 6 - SITE AND OTHER AREAS

6.01 The Site is identified in the Bidding Documents. All additional lands and access thereto required for temporary construction facilities, construction equipment, or storage of materials and equipment to be incorporated in the Work are to be obtained and paid for by Contractor .

ARTICLE 7 - INTERPRETATIONS AND ADDENDA

7.01 All questions about the meaning or intent of the Bidding Documents are to be submitted to [Karin Holzgang, Contracts Coordinator](#) , kholzgang@crwater.com ~~Architect~~ in writing. Interpretations or clarifications considered necessary by ~~Architect~~ **ENGINEER** in response to such questions will be issued by Addenda mailed or delivered to all parties recorded by ~~Architect~~ as having received the Bidding Documents. Questions received less than seven days prior to the date for opening of Bids may not be answered. Only questions answered by Addenda will be binding. Oral and other interpretations or clarifications will be without legal effect.

7.02 Addenda may be issued to clarify, correct, or change the Bidding Documents as deemed advisable by Owner or Architect .

ARTICLE 8 - BID SECURITY

8.01 A bid must be accompanied by a Bid security made payable to or for the benefit of the Owner in an amount not less than ten percent (10%) of the total bid, including all alternates that might be selected by the Owner. Such Bid security shall be in the form of a certified check, cashier's check or other form authorized by ORS 279C.365(5). If a surety Bid Bond is used, it must be in the form attached to these Instructions to Bidders.

8.02 The Bid security of the Successful Bidder will be retained until such Bidder has executed the Contract Documents, furnished the required contract security and met the other conditions of the

Notice of Award, whereupon the Bid security will be returned. If the Successful Bidder fails to execute and deliver the Contract Documents and furnish the required contract security within 10 days after the Notice of Award, Owner may annul the Notice of Award and the bid security of that bidder will be held by the Owner as provided by law. The Bid security of other Bidders whom OWNER believes have reasonable chance of receiving the award may be retained by Owner until the earlier of 7 days after the Effective Date of the Agreement or 91 days after the Bid opening, whichever is later, whereupon Bid security furnished by such Bidders will be returned.

8.03 Bid security of other Bidders whom Owner believes do not have a reasonable chance of receiving the award will be returned within 10 days after the Bid opening.

ARTICLE 9 - CONTRACT TIMES

9.01 The number of days within which, or the dates by which, the Work is to be (a) Substantially Completed and (b) also completed and ready for final payment are set forth in the Agreement.

ARTICLE 10 - LIQUIDATED DAMAGES

10.01 Provisions for liquidated damages are set forth in the Agreement.

ARTICLE 11 - SUBSTITUTE AND "OR-EQUAL" ITEMS

11.01 The Contract, if awarded, will be on the basis of materials and equipment specified or described in the Bidding Documents without consideration of possible substitute or "or equal" items, except for brand-name specifications. Whenever brand-names are specified in the specifications or Contract Documents, it is intended that this mean "brand name or equal". As such, the Bidder or contractor may request substitution of "or equal" items from the Architect, but such substitution is not allowed until the Architect has provided written approval of such. Application for substitutions for "or equal" items will be considered by the Architect during the bid period until 7 days prior to the bid date and then again after the award of the construction contract. The procedure for submission of any such application by Contractor and consideration by Architect is set forth in the General Conditions and Supplementary Conditions, as applicable. Approval of apparent equals or substitutions should not be assumed.

ARTICLE 12 - SUBCONTRACTORS, SUPPLIERS, AND OTHERS

12.01 Not later than the time specified in the Invitation to Bid, Bidders shall submit to the Engineer the First Tier Subcontractor Disclosure form required by ORS 279C.370. The form is included with the Contract Documents – "Disclosure of First Tier Subcontractors Form" – and shall include a disclosure of

each subcontractor the Bidder proposes to sublet any portion of the work that is in excess of 5% of the total project bid or \$15,000, whichever is greater or \$350,000 regardless of the percentage of the total project bid. No first-tier subcontractor whose contract amount meets this requirement shall be used by the Contractor when the subcontractor is not listed on the Disclosure form. First-tier subcontractors can only be substituted in accordance with ORS 279C.585.

12.02 By submitting its bid, the Contractor will be certifying that it has not discriminated against minority-owned, emerging or women-owned businesses in obtaining subcontractors.

12.03 Contractor certifies that it complies with all other requirements of ORS 279C in use of Subcontractors.

ARTICLE 13 - PREPARATION OF BID

13.01 The Bid form is included with the Bidding Documents. Bids shall be made on the forms provided in the Contract Documents.

13.02 All blanks on the bid form shall be completed by printing in ink or by typewriter and the Bid signed by an authorized representative of the Bidder. A Bid price shall be indicated for each Bid item, in each Schedule listed therein, or the words "No Bid," "No Change," or "Not Applicable" entered.

13.03 A Bid by a corporation shall be executed in the corporate name by the president or a vice-president or other corporate officer accompanied by evidence of authority to sign. The corporate address and state of incorporation shall be shown below the signature.

13.04 A Bid by a partnership shall be executed in the partnership name and signed by a partner (whose title must appear under the signature), accompanied by evidence of authority to sign. The official address of the partnership shall be shown below the signature.

13.05 A Bid by a limited liability company shall be executed in the name of the firm by a member and accompanied by evidence of authority to sign. The state of formation of the firm and the official address of the firm must be shown below the signature.

13.06 A Bid by an individual shall show the Bidder's name and official address.

13.07 A Bid by a joint venture shall be executed by respective representatives of each joint venture member in the manner indicated on the Bid form accompanied by documentation showing the authority of each representative to sign on behalf of or bind the applicable joint venture. The official address of the joint venture must be shown below the signature.

13.08 All names shall be typed or printed in ink below the signatures.

13.09 The Bid shall contain an acknowledgment of receipt of all Addenda, the numbers of which shall be filled in on the Bid form.

13.10 The address and telephone number for communications regarding the Bid shall be shown.

13.11 The Bid shall contain evidence of Bidder's authority and qualification to do business in Oregon. Bidder's CCB contractor license number for Oregon shall be shown on the Bid form.

13.12 Non-resident bidders' (as that term is defined in ORS 279A.120) bids are subject to an out-of-state preference penalty equal to the percentage preference given in the bidder's state of residence.

ARTICLE 14 - BASIS OF BID; EVALUATION OF BIDS

14.01 Bidders shall submit a Bid on individual schedules or any combination of schedules as set forth in the Bid form. Submission of a Bid on any schedule included in the Bid package signifies the Bidder's willingness to not revoke the bid offer for a period of sixty days after the submittal of the bid and to enter into a Contract for the price offered as stated on the Bid form. Bidders offering a Bid on one or more schedules must be capable of completing the Work within the time period stated in the Agreement.

14.02 Bidders shall submit a Bid on a lump sum or unit price basis as set forth in the bid form. For Unit Price items, the total of all estimated prices will be determined as the sum of the products of the estimated quantity of each item and the unit price Bid for the item. The final quantities and Contract Price will be determined in accordance with paragraph 13.03 of the General Conditions. Discrepancies between the multiplication of units of Work and unit prices will be resolved in favor of the unit prices. Discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in favor of the correct sum. Discrepancies between words and figures will be resolved in favor of the words.

14.03 The bid price shall include amounts for overhead and profit on account of cash allowances, if any, as provided in paragraph 13.02 of the General Conditions.

ARTICLE 15 - SUBMITTAL OF BID

15.01 Bids shall be made on the forms provided. By submitting a bid, Bidders acknowledge they have reviewed all requirements of the Contract Documents whether Bidder obtained an electronic or hard copy from Owner .

15.02 A Bid shall be submitted no later than the date and time prescribed and at the place indicated in the advertisement or invitation to Bid and shall be enclosed in an opaque sealed envelope plainly marked with the Project title.

ARTICLE 16 - MODIFICATION AND WITHDRAWAL OF BID

16.01 A Bid may be modified or withdrawn by an appropriate document duly executed in the same manner that a Bid must be executed and delivered to the place where Bids are to be submitted prior to the date and time for the opening of Bids.

16.02 Any corrections made to entries on the bid form must be initialed by an authorized representative of the bidder.

ARTICLE 17 - OPENING OF BIDS

17.01 Bids will be opened at the time and place indicated in the advertisement or invitation to Bid and read aloud publicly unless no members of the public are present.

ARTICLE 18 - BIDS TO REMAIN SUBJECT TO ACCEPTANCE

18.01 All Bids will remain subject to acceptance for the period of time stated in the Bid form, but OWNER may, in its sole discretion, release any Bid and return the Bid security prior to the end of this period.

ARTICLE 19 - AWARD OF CONTRACT

19.01 Owner reserves the right to reject any or all Bids, including without limitation, nonconforming, nonresponsive, unbalanced, or conditional Bids. Owner further reserves the right to reject the Bid of any Bidder it finds, after reasonable inquiry and evaluation, to be non-responsible. Owner may also reject the Bid of any Bidder if Owner finds it would not be in the best interest of the Project to make an award to that Bidder. Owner also reserves the right to waive all informalities not involving price, time, or changes in the Work and to negotiate contract terms with the Successful Bidder.

19.02 More than one Bid for the same Work from an individual or entity under the same or different names will not be considered. Reasonable grounds for believing any Bidder has an interest in more than one Bid for the Work may be cause for disqualification of that Bidder and the rejection of all Bids in which that Bidder has an interest.

19.03 In evaluating Bids, Owner will consider whether or not the Bids comply with the prescribed requirements, and such alternates, unit prices and other data, as may be requested in the Bid Form or prior to the Notice of Award.

19.04 In evaluating Bidders, Owner will consider the qualifications of Bidders and may consider the qualifications and experience of Subcontractors, Suppliers, and other individuals or entities proposed for

those portions of the Work for which the identity of Subcontractors, Suppliers, and other individuals or entities must be submitted as provided in the Supplementary Conditions, when applicable.

19.05 Owner may conduct such investigations as Owner deems necessary to establish the responsibility, qualifications, and financial ability of Bidders, proposed Subcontractors, Suppliers, individuals, or entities to perform the Work in accordance with the Contract Documents. The bidder shall provide documents or background information requested by the Owner as part of the bid evaluation and pre-award processes.

19.06 If a Contract is awarded, the Owner will award the Contract to a Bidder meeting the requirements of the Bid and Contract Documents.

ARTICLE 20 - CONTRACT SECURITY AND INSURANCE

20.01 Article 6 of the General Conditions, as may be modified by the Supplementary Conditions, sets forth Owner's requirements as to performance and payment Bonds and insurance. When the Successful Bidder delivers the executed Agreement to Owner, it must be accompanied by such Bonds and certificates of insurance.

ARTICLE 21 - SIGNING OF AGREEMENT

21.01 When Owner gives a Notice of Award to the Successful Bidder, it shall be accompanied by the required number of unsigned counterparts of the Agreement with the other Contract Documents which are identified in the Agreement as attached thereto. Within 10 days thereafter, Successful Bidder shall sign and deliver the required number of counterparts of the Agreement and attached documents to Owner.

ARTICLE 22 – PREVAILING WAGE CONTRACT

22.01 All provisions of ORS 279C relating to prevailing wages are applicable to work done under this contract. Contractor shall meet all prevailing wage requirements including payment of bonds, fees, and submission of forms and certifications, that are required under Contractor's responsibilities in ORS 279C. If a Contractor or Subcontractor violates the referenced provisions the Owner may, at its option, terminate the contract or a subcontract and said Contractor or Subcontractor in such event shall forfeit all rights under the contract except to payment for actual labor and materials furnished to the District.

END OF SECTION

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SECTION 00 30 00

BID FORM

WTP Building Improvements 2026, Project 25-1199

THIS BID IS SUBMITTED TO: Clackamas River Water
Attn: Karin Holzgang, Contracts Coordinator
16770 SE 82nd Drive
Clackamas, Oregon 97015

1.01 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with OWNER in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

2.01 Bidder accepts all of the terms and conditions of the Advertisement or Invitation to Bid and Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. The Bid will remain subject to acceptance for 30 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

3.01 In submitting this Bid, Bidder represents, as set forth in the Agreement, that:

- A. Bidder has examined and carefully studied the Bidding Documents, the other related data and documents identified in the Bidding Documents, and the following Addenda, receipt of all which is hereby acknowledged.

Addendum No.

Addendum Date

- B. Bidder has visited the Site and become familiar with and is satisfied as to the general, local and Site conditions that may affect cost, progress, and performance of the Work.
- C. Bidder is familiar with and is satisfied as to all federal, state and local Laws and Regulations that may affect cost, progress and performance of the Work.
- D. Bidder has carefully studied all conditions at or contiguous to the Site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site.
- E. Bidder has obtained and carefully studied (or assumes responsibility for having done so) all additional or supplementary examinations, investigations, explorations, tests,

studies and data concerning conditions (surface, subsurface and Underground Facilities) at or contiguous to the Site which may affect cost, progress, or performance of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, including applying the specific means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents to be employed by Bidder, and safety precautions and programs incident thereto.

- F. Bidder does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price(s) bid and within the times and in accordance with the other terms and conditions of the Bidding Documents.
- G. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
- H. Bidder has correlated the information known to Bidder, information and observations obtained from visits to the Site, reports and drawings identified in the Bidding Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Bidding Documents.
- I. Bidder has given Architect written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and the written resolution thereof by Architect is acceptable to Bidder.
- J. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work for which this Bid is submitted.

4.01 Bidder further represents that this Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; Bidder has not solicited or induced any individual or entity to refrain from bidding; and Bidder has not sought by collusion to obtain for itself any advantage over any other Bidder or over Owner

5.01 Bidder will complete the Work in accordance with the Contract Documents for the price described in the following bid schedule.

5.02 Bidder shall refer to the Measurement and Payment section for detailed descriptions of each ~~bid item~~unit price item.

BID SCHEDULE

Bidder shall submit a Bid as set forth in the Bid form. Submission of Bids on these schedules signifies Bidder's willingness to enter into a Contract for the price offered. Bidders offering a Bid on this schedule must be capable of completing the Work within the time period stated in the Agreement. Owner may elect to delete any bid item from the work.

BASE BID PRICE \$ _____

ALTERNATE #1 PRICE (Use "+" or "-") \$ _____

Bid Item	Description	Qty	Unit	Unit Price	Total Price
1.	Removal of Existing Underlayment	10	SF	\$ _____	\$ _____
2.	Provide Self-Leveling Underlayment	10	SF	\$ _____	\$ _____

UNIT PRICE TOTAL \$ _____

BID TOTAL \$ _____

TOTAL BID FOR ALL UNIT PRICES IN ATTACHED BID SCHEDULE

(\$ _____)

(use figures)

(use words)

6.01 Bidder agrees that the Work will be substantially completed and completed and ready for final payment in accordance with paragraph 15.06.A of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.

6.02 Bidder accepts the provisions of the Agreement as to liquidated damages in the event of failure to complete the Work within the times specified in the Agreement.

7.01 Refer to the Bidder's Checklist, Section 00 11 00, for forms and documents that must be executed in full and submitted with the bid.

8.01 The terms used in this Bid with initial capital letters have the meanings indicated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

SUBMITTED on _____, 20____

9.01 Bidder Identification and Signatures

Name of Firm: _____

Federal Tax ID No: _____

State of Incorporation and Oregon CCB License No: _____

Bidder ☐ IS / ☐ IS NOT a "Resident Bidder" as defined by ORS 279A.120.

Signature and Printed Name(s): *(If Bidder is a partnership or joint venture, all parties must sign below)*

_____	_____
_____	_____
_____	_____

Title: _____

Date: _____

END OF SECTION

SECTION 00 50 00

AGREEMENT

WTP Building Improvements 2026, Project 25-1199

THIS AGREEMENT is by and between Clackamas River Water (hereinafter called Owner) and _____ (hereinafter called Contractor).

Owner and Contractor, in consideration of the mutual covenants hereinafter set forth, agree as follows:

ARTICLE 1 – WORK

1.01 Contractor shall complete all Work as specified or otherwise indicated in the Contract Documents. The Work is generally described as follows:

1. Interior and exterior renovation of the primary occupied spaces of Clackamas River Water's operations building.
2. Demolition of existing exterior walls, windows, and doors as well as construction of new exterior walls, window and doors in kind. Existing concrete columns, floors, and roof to remain.
3. Demolition of interior partition walls and reconfiguration of existing occupied spaces.
4. Contractor and Subcontractors to review construction documents and provide code required MEP design in coordination with the architectural plans. Further modifications may be required.
5. Independent Scope of Work: HVAC, louver/damper, exhaust fan, door, and associated electrical improvements to Rooms 101 and 102, prepared by RH2 Engineering under a separate design agreement with Owner, as further described in Section 01 10 00, Article 1.06.

ARTICLE 2 – THE PROJECT

2.01 The Project for which the Work under the Contract Documents may be the whole or only a part is generally described as follows: **WTP Building Improvements 2026, Project 25-1199.**

ARTICLE 3 – ARCHITECT

3.01 The Project has been designed by ZCS, Inc. The Architect is as defined by the Supplementary Conditions and shall assume all duties and responsibilities, and have the rights and authority assigned to Architect in the Contract Documents in connection with the completion of the Work in accordance with the Contract Documents.

ARTICLE 4 – CONTRACT TIMES

4.01 *Time of the Essence*

- A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.02 *Days to Achieve Substantial Completion and Final Payment*

- A. The Work included shall be substantially completed within 107 days after the date when the Contract Times commence to run, as provided in paragraph 4.01 of the General Conditions and completed and ready for final payment in accordance with paragraph 15.06 of the General Conditions within 107 days after the date when the Contract Times commence to run. BY SUBMITTING ITS BID, BIDDER ACKNOWLEDGES THAT IT HAS SPECIFICALLY REVIEWED AND AGREED TO THE COMPLETION DATES IDENTIFIED IN THIS SECTION 4.02A.

4.03 *Liquidated Damages*

- A. Contractor and Owner recognize that time is of the essence of this Agreement and that Owner will suffer financial loss if the Work is not completed within the times specified in paragraph 4.02A above, plus any extensions thereof allowed in accordance with paragraph 11.08 and Article 12 of the General Conditions. This includes, but is not limited to, additional engineering and inspection costs, administration costs, and other related expenses. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by Owner if the Work is not completed on time because such actual damages are difficult to ascertain with any certainty. Accordingly, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty), Contractor shall pay Owner \$150 for each day that expires after the time specified in paragraph 4.02A for Substantial Completion until the Work is substantially complete. The parties agree that the amount of liquidated damages represents a reasonable estimate of the actual damages that the Owner will incur as a result of delays in completing the Project. After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Time or any proper extension thereof granted by Owner, Contractor shall pay Owner \$300 for each day that expires after the time specified in paragraph 4.02A for completion and readiness for final payment until the Work is completed and ready for final payment. BY SUBMITTING ITS BID, BIDDER ACKNOWLEDGES THAT IT HAS SPECIFICALLY REVIEWED AND AGREED TO THE LIQUIDATED DAMAGES IDENTIFIED IN THIS SECTION 4.03A.

ARTICLE 5 – CONTRACT PRICE

5.01 Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents an amount in current funds equal to the sum of prices ~~the established unit price for each separately identified item of Unit Price Work times the estimated quantity of that item~~ as indicated in the attached Bid Proposal, said sum being:

Bid Total: _____
(use words)

(\$ _____)
(use figures)

~~As provided in paragraph 13.03 of the General Conditions, estimated quantities are not guaranteed, and determinations of actual quantities and classifications are to be made by ENGINEER as provided in paragraph 10.05 of the General Conditions. Unit prices have been computed as provided in paragraph 13.03 of the General Conditions.~~

ARTICLE 6 – PAYMENT PROCEDURES

6.01 *Submittal and Processing of Payments*

- A. Contractor shall submit Applications for Payment in accordance with Article 15 of the General Conditions. Applications for Payment will be processed by Architect as provided in the General Conditions.

6.02 *Progress Payments; Retainage*

- A. Upon condition that Contractor submits the applicable payment application in accordance with the Contract Documents, including Section 15.01 of the General Conditions, Owner shall make progress payments on account of the Contract Price on the basis of Contractor's Applications for Payment within 15 days after the Owner approves the applicable invoice submitted by Contractor. The Owner anticipates that such payment will be on or about the 25th day of each month for invoices submitted by the tenth (10th) of the month during performance of the Work as provided in Paragraphs 6.02.B and 6.02.D below. All such payments will be measured by the schedule of values established as provided in Paragraph 2.03.A.3 and Paragraph 2.03.A.3 of the General Conditions (and in the case of Unit Price Work based on the number of units completed). or, in the event there is no schedule of values, as provided in the General Requirements.
- B. Prior to Substantial Completion, progress payments will be made in an amount equal to 95 percent of Work completed during the applicable period. The balance is to be held as retainage, or at Contractor's option, Contractor may submit and, unless Owner first finds in writing good cause for rejection that is based on unique project circumstances, Owner shall accept:

- a. bonds, securities, or other instruments of a character approved by the Director of the Oregon Department of Administrative Services, as described in ORS 279C.560(6), deposited as provided in ORS 279C.560(4), or
 - b. a surety bond deposited as provided in ORS 279.560(7) and in the form provided in ORS 701.435(4).
- C. In all cases, payments pursuant to Paragraph 6.02.B are to be less the aggregate of payments previously made and less such amounts as Owner may determine or Owner may withhold, including but not limited to liquidated damages, in accordance with Paragraph 15.01.E of the General Conditions.
- D. Upon Substantial Completion, Owner shall pay an amount sufficient to increase total payments to Contractor to 95 percent of the Work completed (unless Owner has accepted a surety bond, bond, security, or other approved instrument in lieu of all or a portion of retainage, in which case Owner shall pay an amount sufficient to increase total payments to Contractor to 100 percent of the Work completed, less an amount reflective of any partial retainage), less such amounts as Owner shall determine in accordance with paragraph 15.01.C.6 of the General Conditions.
- E. Contractor shall comply with the provisions of Oregon's Prompt Payment Act with respect to subcontractor payments as required by ORS 279C.570 (and related statutes following). Contractor or its subcontractors may be liable for interest on unpaid or late payments as provided by such statutes.

6.03 *Final Payment*

- A. Upon final completion and acceptance of the Work in accordance with paragraph 15.06 of the General Conditions, Owner shall pay the remainder of the Contract Price as recommended by Architect as provided in said paragraph 15.06.

ARTICLE 7 – INTEREST

7.01 Contractor may elect to have Owner deposit accumulated retainage in an interest-bearing account with a bank or other financial institution or pay interest on the accumulated retainage at the rate of two percent plus the discount rate on 90—day commercial paper that is in effect at the Federal Reserve Bank of San Francisco on the date that the retainage is paid.

ARTICLE 8 – CONTRACTOR'S REPRESENTATIONS

8.01 Contractor makes the following representations in submitting its Bid:

- A. Contractor has examined and carefully studied the Contract Documents and the other related data, documents and certifications identified in the Bidding Documents.
- B. Contractor has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

- C. Contractor is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, and performance of the Work.
- D. Contractor has carefully studied all reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site.
- E. Contractor has obtained and carefully studied (or assumes responsibility for having done so) all supplementary examinations, investigations, explorations, tests, studies, and data concerning conditions (surface, subsurface, and Underground Facilities) at or contiguous to the Site which may affect cost, progress, or performance of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor, including applying the specific means, methods, techniques, sequences, and procedures of construction, if any, expressly required by the Contract Documents to be employed by Contractor, and safety precautions and programs incident thereto.
- F. Contractor does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.
- G. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.
- H. Contractor has correlated the information known to Contractor, information and observations obtained from visits to the Site, reports and drawings identified in the Contract Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Contract Documents.
- I. Contractor has given Architect written notice of all conflicts, errors, ambiguities, or discrepancies that CONTRACTOR has discovered in the Contract Documents, and the written resolution thereof by Architect is acceptable to Contractor.
- J. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

ARTICLE 9 – CONTRACT DOCUMENTS

9.01 *Contents*

- A. The Contract Documents consist of the following:
 - 1. All materials bound together by the Owner for the Project (whether in one or more volumes), including all documents, technical specifications, appendices, and drawings, including 'Rooms 101 & 102 HVAC Improvements,' prepared by RH2 Engineering under a separate design agreement with Owner;
 - 2. Exhibits to this Agreement (enumerated as follows):

- a. Notice to Proceed;
 - b. Contractor's Bid;
 - c. Documentation submitted by Contractor prior to Notice of Award;
 - d. Addenda;
3. The following which may be delivered or issued on or after the Effective Date of the Agreement and are not attached hereto:
- a. Written Amendments;
 - b. Work Change Directives;
 - c. Change Order(s).
- B. There are no Contract Documents other than those listed above in this Article 9.
- C. The Contract Documents may only be amended, modified, or supplemented as provided in Article 11 of the General Conditions.

ARTICLE 10 – MISCELLANEOUS

10.01 *Terms*

- A. Defined terms used in this Agreement will have the meanings indicated in the Contract Documents.
- B. All references in this Agreement to Articles, sections, or paragraphs in the General Conditions refer to those Articles, sections, or paragraphs as they are modified by the Supplementary Conditions, if applicable.

10.02 *Assignment of Contract*

- A. No assignment by a party hereto of any rights under or interests in the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

10.03 *Successors and Assigns*

- A. Subject to the restrictions on assignment or other transfer of rights as provided in the Contract Documents, Owner and Contractor each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

10.04 *Severability*

- A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

IN WITNESS WHEREOF, OWNER and Contractor have signed this Agreement in duplicate. One counterpart each has been delivered to Owner and Contractor. All portions of the Contract Documents have been signed or identified by Owner and Contractor or on their behalf.

This Agreement will be effective on _____, 20_____.

Owner:

Contractor:

Clackamas River Water

By: _____

By: _____

Address for giving notices:

Address for giving notices:

License No. _____
(where applicable)

Agent for service of process: _____

END OF SECTION

**SECTION 01 10 00
SUMMARY**

PART 1 GENERAL

1.01 PROJECT

- A. Project Name: WTP Building Improvements 2026
 - 1. Project Location: 9100 SE Mangan Dr., Clackamas, OR 97015
- B. Owner's Name: Clackamas River Water.
- C. Architect's Name: ZCS, Inc..
 - 1. Architect's Consultants: The Architect has retained the following design professional who have prepared designated portions of the Contract Documents:
 - a. Structural: ZCS Inc.
 - b. Plumbing, Mechanical, Electrical, Fire Protection and Technology: Interface Engineering
- D. The Project consists of the demolition and alteration of exterior facade elements and reconfiguration of existing spaces..
- E. Separate Design Professional: Owner has separately retained RH2 Engineering (Justin R. Barrow, P.E., Oregon License No. 94740, Exp. 12/31/2027) to prepare Drawings G01 and M01-M05 and E01, "Clackamas River Water – Rooms 101 & 102 HVAC Improvements" (RH2 Job No. 24.0184.02, dated June 22, 2026), for HVAC, louver/damper, exhaust fan, door, and associated electrical work in Rooms 101 and 102 ("Independent Scope of Work"). See Article 1.06.

1.02 CONTRACT DESCRIPTION

- A. Contract Type: A single prime contract based on a Stipulated Price as described in Document 00 50 00 - Agreement
- B. The Independent Scope of Work is included within this single prime contract. Combining it into one Contract for bidding and construction does not merge, transfer, or share design responsibility among the Engineers of Record identified in Article 1.06.B.

1.03 DESCRIPTION OF ALTERATIONS WORK

- A. Scope of demolition and removal work is indicated on drawings.
- B. Scope of alterations work is indicated on drawings.
- C. Scope of the Independent Scope of Work is shown on the drawings identified in Article 1.01.E. Coordinate Door 1 and Door 4 exterior work with the Architect's exterior facade Work.

1.04 OWNER OCCUPANCY

- A. Owner intends to continue to occupy adjacent portions of the existing building during the entire construction period.
- B. Owner intends to occupy a certain portion of the Project prior to the completion date for the conduct of normal operations.
- C. Cooperate with Owner to minimize conflict and to facilitate Owner's operations.
- D. Schedule the Work to accommodate Owner occupancy.

1.05 CONTRACTOR USE OF SITE AND PREMISES

- A. Construction Operations: Limited to areas noted on drawings and areas indicated on Site Logistics Plan.
- B. Arrange use of site and premises to allow:
 - 1. Owner occupancy.
- C. Provide access to and from site as required by law and by Owner:

1. Emergency Building Exits During Construction: Keep all exits required by code open during construction period; provide temporary exit signs if exit routes are temporarily altered.
 2. Do not obstruct roadways, sidewalks, or other public ways without permit.
- D. Utility Outages and Shutdown:
1. Coordinate shutdown of utilities with Owner and limit disruption of utility shutdowns and with Section 01 14 00.
 2. Prevent accidental disruption of utility services to other facilities.

1.06 INDEPENDENT SCOPE OF WORK

- A. General: This Project includes two independent scopes of work, prepared by separate design professionals under separate agreements with Owner, combined into one bid package and Contract. Combination does not merge, transfer, or share design responsibility among the Engineers of Record in Article 1.06.B.
- B. Engineers of Record:
1. ZCS, Inc. – Architect and Structural EOR for all Drawings and Specifications, excluding the Independent Scope of Work.
 2. Interface Engineering – MEP/FP/Technology EOR for all Drawings and Specifications, excluding the Independent Scope of Work.
 3. RH2 Engineering (Justin R. Barrow, P.E.) – EOR for the Independent Scope of Work, Drawings G01, M01–M05, and E01, retained directly by Owner.
- C. Applicability of Specifications: Divisions 02–49 of this Project Manual apply only to Work shown on Drawings identified in Article 1.06.B.1 and 1.06.B.2. No technical specifications apply to, or have been prepared for, the Independent Scope of Work; Contractor shall price that Work from the Drawings identified in Article 1.06.B.3 and standard construction practice.
- D. RFIs and Submittals: Direct RFIs and submittals for the Independent Scope of Work to RH2 Engineering.
- E. Exclusions: Items marked “NIC” or “by others” on the Independent Scope of Work drawings are not part of this Contract; Owner’s separate controls contractor provides that work.
- F. Coordination: Contractor is solely responsible for field coordination between the Independent Scope of Work and all other Work, including door hardware, electrical, and structural interfaces.
- G. Limitation of Responsibility: The Architect and its consultants assume no responsibility for the adequacy, completeness, or code compliance of the Independent Scope of Work.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

SECTION 01_14_00

WORK RESTRICTIONS

PART 1 GENERAL

1.01 SUMMARY

- A. Section includes:
 - 1. Requirements for sequencing and scheduling the Work affected by existing site and facility, work restrictions, and coordination between construction operations and plant operations.

1.02 SUBMITTALS

- A. Shutdown requests/schedule as defined herein

1.03 GENERAL CONSTRAINTS ON WORK AND SCHEDULING OF WORK

- A. Plant access for the Contractor will be provided at the West/Main gate.
- B. Water projects:
 - 1. The CRW water treatment plant is a critical part of the Owner's drinking water system.
 - 2. Conduct Work such that the Owner's ability to meet its customer's demands for treated drinking water shall not be impaired or reduced in terms of the required quantity or quality of treated water.
 - a. Do not impair the operational capabilities of essential elements of the treatment process or reduce treatment capacity below levels sufficient to meet demands for water throughout the contract time.
 - 3. The status of the treatment plant shall be defined as operational when the plant is capable of meeting the Owner's customer's demands for treated drinking water in terms of the required quantity or quality of treated water.

1.04 COMPLIANCE WITH DRINKING WATER PERMIT

- A. The existing facility is operating under the terms of a drinking water permit issued by the Oregon Health Authority.
 - 1. This permit specifies the water quality limits that the plant must meet prior to discharge of finished water.
 - 2. Regulatory requirements for drinking water are defined in the Oregon Administrative Rules.
- B. Perform work in a manner that will not prevent the existing facility from achieving the finished water quality requirements established by regulations.
- C. Bear the cost of penalties imposed on the Owner for water quality violations caused by actions of the Contractor.

- D. Conduct the Work as defined in the Contract to keep the existing plant continuously operational.

1.05 UTILITIES

- A. Maintain electrical, telephone, water, gas, sanitary facilities, and other utilities within existing facilities in service, except where specifically allowed herein.

1.06 WORK BY OTHERS

- A. Where proper execution of the Work depends upon work by others, inspect and promptly report discrepancies and defects.

1.07 SHUTDOWN CONSTRAINTS

- A. General shutdown constraints:
 - 1. Execute the Work while the water treatment facility is in operation.
 - 2. All activities shall be accomplished without a shutdown, except where specifically indicated herein.
 - 3. Apply to activities of construction regardless of process or work area.
 - 4. Activities that disrupt plant or utilities operations must comply with these shutdown constraints.
 - 5. Organize work to be completed in a minimum number of shutdowns.
 - 6. Provide thorough advanced planning, including having required equipment, materials, and labor on hand at time of shutdown.
 - 7. Final determination of the permitting of shutdowns will be the sole judgment of the Owner.
 - 8. Owner maintains the ability to abort on the day of the scheduled shutdown.
 - 9. Unplanned shutdowns due to emergencies are not specified in this Section.
- B. Shutdown limitations:
 - 1. Shutdowns or other activities that disrupt plant operations are prohibited, except in the following circumstances:
 - a. Unless expressly granted by the Owner with 2-weeks advanced notice.
 - 2. Maximum shutdown duration: 24 hours.
 - 3. Schedule no more than 1 shutdown per Week.
 - 4. Maximum number of shutdowns: 2
 - 5. Shutdowns are only permitted between November 1 and March 1.
 - 6. Shutdowns outside of these limitations may be accommodated at the Owners discretion and should not be relied upon.

1.08 WORK RESTRICTIONS

- A. Maintain access to second and third stories for Owner's use for normal treatment facility operations throughout project duration.
- B. All work shall be performed without impact to normal water treatment facility operations, except as specifically defined herein.

C. SCADA Office 110B:

~~1. Operations Laboratory work will need to be complete and functional prior to work commencing on the SCADA Office. Coordinate move time with Owner needed for equipment relocation.~~

1. Work to be completed within a 2-month period and then returned to Owner for normal use. Coordinate 2-month duration with Owner.
2. An area of approximately 100 SF around the existing sink will need to remain in normal use until improvements to the Ops Lab (207) is substantially complete for the lab sample sink (occupiable and operational for the Owner's use).
 - a. Leave the sink area available.

D. Alum Tank Equipment Curb (Alum 108):

1. The Alum tank and associated chemical feed system must be operational any time the WTP is in operation. Any contractor activities requiring shutdown of this system shall comply with the shutdown requirements herein.

E. Analytical Lab 209:

1. Work to be completed within a 2-month period and then returned to Owner for normal use. Coordinate 2-month duration with Owner.

F. Soda Ash Feeder Piping Relocation:

1. With 72 hours advance notice one (1) Soda Ash Feeder may be shutdown for maximum of one 5-day period within any two (2) consecutive weeks.
2. At no point during construction shall both Soda Ash Feeders be out of service due to contractor activities.

PART 2 PRODUCTS (NOT USED)

PART 3 EXECUTION (NOT USED)

END OF SECTION

ZCS INC.
CRW #: 25-1199

WTP BUILDING IMPROVEMENTS 2026
CLACKAMAS, OREGON

ATTACHMENT A – WTP SCHEDULED SHUTDOWN REQUEST FORM



SCHEDULED SHUTDOWN REQUEST FORM

Owner: _____ Date: _____
Contractor: _____ Carollo Project No.: _____
Project Name: _____ Submittal No.: _____
Submittal Title: _____ Spec/Drawing. Ref.: _____

TASK TITLE: (Provide <10 word title)		SUBMITTAL DATE: (No later than 28 days prior to work)			
SCHEDULE OF WORK ACTIVITY: START: (Date/Time) _____ END: (Date/Time) _____					
REQUESTOR: _____					
PRIMARY POINT OF CONTACT: _____		PHONE/PAGER: _____			
SECONDARY POINT OF CONTACT: _____		PHONE/PAGER: _____			
NOTIFY: ☐	Control Room, Phone: _____	☐	Security, Phone: _____		
BUILDING: _____		LOCATION OF WORK FLOOR/LEVEL: _____			
DESCRIPTION OF WORK: (Provide sufficient details on process isolation, work sequencing, and safety (i.e. control of significant hazards unique to the work) to demonstrate an understanding of the work and how it will be completed within the constraints, and its impact on the processes and facility.)					
Task Summary: _____					
Processes Affected: _____					
Trades Affected: _____					
WORK PLAN:					
Work Sequencing: _____					
Process Isolation: _____					
Spill Prevention Plan: _____					
Contingency Plans: _____					
CRITICAL EQUIPMENT/TOOLS: (Pumps and discharge hoses with correct fittings, blind flanges and pipe plugs, no-hub fittings, properly sized electrical service components, generators, portable lighting, chlorine for potable water pipe breaks, etc.)					
☐	Acoustic Ceiling/or Walls Access	☐	Excavation Permit	☐	Lock Out/Tag Out
☐	Chemical Use Approval	☐	Fire Sprinkler Impairment	☐	Life Safety Systems
☐	Confined Space Permit	☐	Flammable Materials	☐	Roof Protocol
☐	Critical Lift Plan	☐	Flush/Discharge	☐	Work After Dark
☐	Energized Electrical Work	☐	High Pressure Test	☐	
☐	Elect. Panel Schedules	☐	Hot Work/Open Flame	☐	

EXISTING SERVICE(S) AT RISK:							
☐	Breathing Air	☐	Elect Normal	☐	Process Access	☐	Telephones
☐	Chemical Distribution	☐	Fire Protection	☐	Safety Showers	☐	UPS
☐	City Water	☐	HVAC	☐	SCADA	☐	VAX/DATA
☐	Communication	☐	Inert Gas	☐	Security	☐	
☐	Domestic Drain	☐	Instrument - Air	☐	Solvent Drain	☐	
☐	Elect-Bus Duct	☐	Life Safety System	☐	Specialty Gases	☐	
☐	Elect. Emergency	☐	Natural Gas	☐	Storm Drain	☐	
REVIEWER'S INSTRUCTIONS/COMMENTS: _____							
☐	PREJOB BRIEFING MUST BE COMPLETED PRIOR TO COMMENCING WORK:						
	Full Name (printed)	Signature	Phone	Date			
Submitted By							
System Owner							
Reviewer (if needed)							
Reviewer (if needed)							
Reviewer (if needed)							
Reviewer (if needed)							

ATTACHMENT B - READINESS CHECKLIST

READINESS CHECKLIST

(5 days prior to work)

Checklist provided as a guide but is not all inclusive.

1. Confirm all parts and materials are onsite: _____

2. Review work plan: _____

3. Review contingency plan: _____

ATTACHMENT C - SAFETY CHECKLIST

SAFETY CHECKLIST

(Just prior to commencing work)

Checklist provided as a guide but is not all inclusive.

1. Location awareness:
 - a. Emergency exits: _____
 - b. Emergency shower and eyewash: _____
 - c. Telephones and phone numbers: _____
 - d. Shut-off valve: _____
 - e. Electrical disconnects: _____
2. Inspect work area:
 - a. Take time to survey the area you are working in. Ensure that what you want to do will work. Do you have enough clearance? Is your footing secure? Do you have adequate lighting and ventilation? Are surrounding utilities out of the way for you to perform your work?
3. SDS (Safety Data Sheets):
 - a. Understand the chemicals and substances in the area you are working in by reading the SDS.
4. Lockout/tagout procedure:
 - a. Lockout/tagout energy sources before beginning work.
 - b. Make sure all valves associated with the work are locked out and tagged out on each side of the penetration.
 - c. Make sure the lines are depressurized.
5. Overhead work:
 - a. Use appropriate personal protective equipment; i.e., safety harness, lifeline, etc.
 - b. Select appropriate tie-off points; i.e., structurally adequate, not a pipe or conduit, etc.
 - c. Spotter assigned and in position.
 - d. Pipe rack access; i.e., check design capacity, protective decking or scaffolding in place, exposed valves or electrical switches identified and protected.
6. Safety equipment:
 - a. Shepherd's hook.
 - b. ARC flash protection.
 - c. Fire extinguisher.
 - d. Other: _____
7. Accidents:
 - a. Should accidents occur, do not shut off and do not attempt to correct the situation unless you are absolutely positive that your action will correct the problem and not adversely affect other people or equipment.
8. Review process start-up documents:
 - a. In the event the system is shutdown, the Control Center should have a working knowledge of the process start-up procedures in order to deal effectively with unforeseen events.
9. Evacuation procedures:
 - a. Do not obstruct evacuation routes.
 - b. Take time to survey the area for evacuation routes.

ZCS INC.
CRW #: 25-1199

WTP BUILDING IMPROVEMENTS 2026
CLACKAMAS, OREGON

**SECTION 01 22 00
UNIT PRICES**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. List of unit prices, for use in preparing Bids.

1.02 COSTS INCLUDED

- A. Unit Prices included on the Bid Form shall include full compensation for all required labor, products, tools, equipment, plant, transportation, services and incidentals; erection, application or installation of an item of the Work; overhead and profit.

1.03 UNIT QUANTITIES SPECIFIED

- A. Quantities indicated in the Bid Form are for bidding and contract purposes only. Quantities and measurements of actual Work will determine the payment amount.

1.04 MEASUREMENT OF QUANTITIES

- A. Measurement methods delineated in the individual specification sections complement the criteria of this section. In the event of conflict, the requirements of the individual specification section govern.
- B. Assist by providing necessary equipment, workers, and survey personnel as required.
- C. Measurement by Area: Measured by square dimension using mean length and width or radius.

1.05 PAYMENT

- A. Payment for Work governed by unit prices will be made on the basis of the actual measurements and quantities of Work that is incorporated in or made necessary by the Work and accepted by the Architect, multiplied by the unit price.
- B. Payment will not be made for any of the following:
 - 1. Products wasted or disposed of in a manner that is not acceptable.
 - 2. Products determined as unacceptable before or after placement.
 - 3. Products not completely unloaded from the transporting vehicle.
 - 4. Products placed beyond the lines and levels of the required Work.
 - 5. Products remaining on hand after completion of the Work.
 - 6. Loading, hauling, and disposing of rejected Products.

1.06 DEFECT ASSESSMENT

- A. Replace Work, or portions of the Work, not complying with specified requirements.
- B. The authority of Owner to assess the defect and identify payment adjustment is final.

1.07 SCHEDULE OF UNIT PRICES

- A. Item: 1: Removal of existing self-leveling underlayment
 - 1. Description: Remove existing self-leveling underlayment where required for new. See also Section 02 41 00 - Demolition
 - 2. Quantity and unit of measurement: Ten (10) square feet of removal
- B. Item: 2: Provide self leveling underlayment
 - 1. Description: Install self leveling underlayment on existing slab per Section 03 54 00 - Cast Underlayment
 - 2. Quantity and unit of measurement: Ten (10) square fee of installation

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

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**SECTION 01 23 00
ALTERNATES**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Description of Alternates.
- B. Procedures for pricing Alternates.

1.02 ACCEPTANCE OF ALTERNATES

- A. Alternates quoted on Bid Forms will be reviewed and accepted or rejected at Owner's option. Accepted Alternates will be identified in the Owner-Contractor Agreement.
- B. Coordinate related work and modify surrounding work to integrate the Work of each Alternate.

1.03 SCHEDULE OF ALTERNATES

- A. Alternate No. 1:
 - 1. Base Bid Item: No HVAC scope of work to be performed in Rooms 101 and 102.
 - 2. Alternate Item: Provide HVAC Improvements scope of work as indicated in 'Clackamas River Water Rooms 101 & 102 HVAC Improvements' drawings G01-01, M01-02, M02-03, M03-04, M04-05, M05-06, and E01-07.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION

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**SECTION 06 10 00
ROUGH CARPENTRY**

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Sheathing.
- B. Fire retardant treated wood materials.
- C. Concealed wood blocking, nailers, and supports.

1.02 REFERENCE STANDARDS

~~ASTM A153/A153M - Standard Specification for Zinc Coating (Hot Dip) on Iron and Steel Hardware.~~

~~ASTM B695 - Standard Specification for Coatings of Zinc Mechanically Deposited on Iron and Steel.~~

- A. ASTM D2898 - Standard Practice for Accelerated Weathering of Fire-Retardant-Treated Wood for Fire Testing.
- B. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials.
- C. ASTM E119 - Standard Test Methods for Fire Tests of Building Construction and Materials.
- D. ICC (IBC) - International Building Code.
- E. ITS (DIR) - Directory of Listed Products.
- F. NFPA 285 - Standard Fire Test Method for Evaluation of Fire Propagation Characteristics of Exterior Wall Assemblies Containing Combustible Components.
- G. PS 1 - Structural Plywood.
- H. PS 2 - Performance Standard for Wood Structural Panels.
- I. UL (DIR) - Online Certifications Directory.
- J. UL 723 - Standard for Test for Surface Burning Characteristics of Building Materials.

1.03 DELIVERY, STORAGE, AND HANDLING

- A. General: Cover wood products to protect against moisture. Support stacked products to prevent deformation and to allow air circulation.
- B. Fire Retardant Treated Wood: Prevent exposure to precipitation during shipping, storage, and installation.

1.04 WARRANTY

- A. See Section 01 78 00 - Closeout Submittals for additional warranty requirements.
- B. Manufacturer Warranty: Provide 2-year manufacturer warranty for materials and workmanship commencing on Date of Substantial Completion.
- C. Extended Correction Period: Correct defective work within 2-year period commencing on Date of Substantial Completion.

PART 2 PRODUCTS

2.01 GENERAL REQUIREMENTS

- A. Dimension Lumber: Comply with PS 20 and requirements of specified grading agencies.
 - 1. Species: Douglas Fir-Larch, unless otherwise indicated.

2.02 DIMENSION LUMBER FOR CONCEALED APPLICATIONS

- A. Sizes: Nominal sizes as indicated on drawings, S4S.
- B. Moisture Content: S-dry or MC19.
- C. Miscellaneous Framing, Blocking, Nailers, Grounds, and Furring:

1. Lumber: S4S, No. 2 or Standard Grade.

2.03 CONSTRUCTION PANELS

- A. Wall Sheathing: Wood structural panels with noncombustible overlayment or coating factory-bonded to interior face of plywood panels.
 1. Overlayment Noncombustibility Testing: Comply with ICC (IBC) testing requirements.
 2. Surface Burning Characteristics: Flame spread index of 25 or less and smoke developed index of 450 or less, when tested in accordance with ASTM E84 or UL 723.
 3. Plywood Panels:
 - a. Comply with PS 1 or PS 2.
 - b. Performance Category and Span Rating: 15/32 PERF CAT and 32/16 span rating.
 - c. Bond Classification: Exposure 1.
 - d. Grade: Structural 1 C-D.
 - e. Sizes: 48 by 96 inches.
 - f. Edges: Square.
 - g. Fire Rating: Class A

2.04 FIRE-RETARDANT TREATMENT (FRT)

- A. Products:
 1. Arxada: www.arxada.com/#sle.
 2. Great Southern Wood Preserving, Inc: www.flamefreez.com/#sle.
 3. Hoover Treated Wood Products, Inc: www.frtw.com/#sle.
 4. Koppers, Inc: www.koppersperformancechemicals.com/#sle.
 5. T2EARTH, LLC: www.t2earth.com/#sle.
 6. UFP Industries: www.ufpi.com/#sle.
 7. Viance, LLC: www.treatedwood.com/#sle.
- B. Fire-Retardant Treatment: Exterior Type B, Use Category UCFB.
 1. Treat all sheathing and exterior furring strips.
- C. Kiln-dry after treatment (KDAT) to maximum moisture content of 19 percent for sawn material and 15 percent for plywood.
- D. Label or brand FRT wood with classification mark of UL (DIR) or ITS (DIR) or other approved inspection agency, the treatment plant, name of treatment, species of wood, flame spread and smoke developed index, method of drying after treatment, and treating standard.
 1. In addition, label Exterior Type B wood with the words: NO INCREASE IN THE LISTED CLASSIFICATIONS WHEN SUBJECTED TO THE STANDARD RAIN TEST. In accordance with ASTM D2898.

2.05 ACCESSORIES

- A. Metal and Finish of Fasteners:
 1. Fire-Retardant-Treated Wood:
 - a. Comply with manufacturer's recommendations.
 - b. Fasteners: As indicated on Drawings.
~~Nails, timber rivets, wood screws, and lag screws: Hot-dip galvanized steel complying with ASTM A153/A153M Class D.~~
~~Staples: Type 304 stainless steel.~~
~~Fasteners other than staples, nails, timber rivets, wood screws, and lag screws: Mechanically deposited zinc-coated steel, ASTM B695 Class 55 or better.~~

PART 3 EXECUTION

3.01 INSTALLATION - GENERAL

- A. Select material sizes to minimize waste.
- B. Reuse scrap to the greatest extent possible; clearly separate scrap for use on site as accessory components, including: shims, bracing, and blocking.

- C. Where treated wood is used on interior, provide temporary ventilation during and immediately after installation sufficient to remove indoor air contaminants.

3.02 BLOCKING, NAILERS, AND SUPPORTS

- A. Provide framing and blocking members as indicated or as required to support specialty items.
- B. Provide nonstructural framing and blocking to support the following:
 - 1. Cabinets and shelf supports.
 - 2. Wall brackets.
 - 3. Handrails.
 - 4. Grab bars.
 - 5. Towel and bath accessories.
 - 6. Wall-mounted door stops.
 - 7. Chalkboards and marker boards.
 - 8. Wall paneling and trim.
 - 9. Joints of rigid wall coverings that occur between studs.
 - 10. Other wall- or ceiling-mounted items indicated on drawings.
 - 11. Canopies.

3.03 INSTALLATION OF CONSTRUCTION PANELS

- A. Wall Sheathing: Secure with long dimension perpendicular to wall studs, with ends over firm bearing and staggered, using nails, screws, or staples.
 - 1. Install plywood wall sheathing in accordance with manufacturer's current ICC-ES evaluation report for specified sheathing product.
 - 2. Use plywood or other acceptable structural panels at building corners, for not less than 96 inches, measured horizontally.
 - 3. Provide inlet diagonal bracing at corners.
 - 4. Apply fully-adhered membrane air barrier over wall sheathing.

3.04 TOLERANCES

- A. Framing Members: 1/4 inch from true position, maximum.
- B. Variation from Plane, Other than Floors: 1/4 inch in 10 feet maximum, and 1/4 inch in 30 feet maximum.

3.05 CLEANING

- A. Waste Disposal:
 - 1. Comply with applicable regulations.
 - 2. Do not burn scrap on project site.
 - 3. Do not burn scraps that have been pressure treated.
 - 4. Do not send materials treated with pentachlorophenol, CCA, or ACA to co-generation facilities or "waste-to-energy" facilities.
- B. Do not leave wood, shavings, sawdust, etc. on the ground or buried in fill.
- C. Prevent sawdust and wood shavings from entering the storm drainage system.

END OF SECTION

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