

Exhibit 3

**AMENDMENT NO. 1 TO
WORK ORDER NO. RWS-2022-3
CITY OF HERMISTON, OREGON
PHASE 2 OF THE REGIONAL WATER SYSTEM IMPROVEMENTS - 2023-2024**

**Additional Engineering Services
Job No. 736-137
Effective February 3, 2023**

The following revisions shall be made to the original Work Order No. RWS-2022-3 (Work Order) dated September 28, 2022, between Anderson Perry & Associates, Inc. (Engineer) and the City of Hermiston, Oregon (Owner).

The Owner seeks to make improvements to the Regional Water System associated with the installation of a new data center campus named PDX245. In a meeting on February 2, 2023, the Owner requested that additional scope be added to the PDX245 project as follows:

1. Design and Construction Engineering for half-street improvements for S.E. 9th Street between E. Penney Avenue and Feedville Road (approximately 2,620 linear feet [LF]). This will include curb and gutter, sidewalk, and paving between the centerline of the street and the edge of gutter on the west side of S.E. 9th Street plus 10 feet of paving beyond the centerline of the street on the east side of S.E. 9th Street.
2. Design and Construction Engineering of water and sewer line utilities along the same stretch of S.E. 9th Street. This will include the installation of a sewer lift station near the intersection of S.E. 9th Street and E. Penney Avenue as recommended and shown on Figure 4-1 (attached) of the Regional Assessment of Industrial Sewer Expansion Feasibility Study dated February 2017. It is anticipated that this sewer lift station will replace the sewage pump station shown on Sheet SP1.0 (attached) of the conceptual layout of PDX245. It is anticipated that these improvements will be installed by September 1, 2024.
3. Design and Construction Engineering for half-street improvements for E. Penney Avenue between its intersection with S.E. 9th Street and the western extent of the primary access road shown on Sheet SP1.0 (attached) of the conceptual layout of PDX245 (approximately 1200 LF). This will include curb and gutter, sidewalk, and paving between the centerline of the street and the edge of gutter on the south side of the primary access road plus 10 feet of paving beyond the centerline of the street on the north side of the primary access road.
4. Design and Construction Engineering of water and sewer line utilities along the same stretch of the primary access road described in item 3 above. It is anticipated that these improvements will be installed by September 1, 2024.
5. Design and Construction Engineering of a triplex lift station on Amazon Web Services (AWS) property that pumps industrial wastewater from an evaporation pond via an approximately 50 LF pressure main to the industrial wastewater discharge main line from PDX138 that will be located in Feedville Road. The location of the lift station is anticipated to be adjacent to Feedville Road right-of-way located directly south of the evaporation pond shown on Sheet SP1.0 described in item 3 above.

These additions have led to an increase in total project costs, including increases to Design and Construction Engineering fees. Preliminary cost estimates of the anticipated increase in project costs are attached to this Amendment No. 1. The estimates show the breakdown between roadway improvements and water/sewer/wastewater improvements. In addition to the increase in project costs, it is anticipated that additional days of construction time will be needed to complete these added project elements.

Scope of Work Fee Estimate. The change in scope of work associated with this Amendment increases the engineering fees and/or days of construction as follows:

1. The lump sum fee for "Design Engineering Services" will increase from \$570,000 to \$900,000, which is an increase of \$330,000. It is anticipated that design for all work associated with Phase 2 improvements will be completed in September 2023.
2. The estimated fee for "Construction Engineering Services" will increase from \$600,000 to \$966,000, which is an increase of \$366,000. The additional construction time associated with completing the work described in this Amendment is 85 days, which brings the total estimated construction time for construction of Phase 2 improvements to 450 calendar days. This increase in days assumes that some of this additional work can be completed simultaneously with other work associated with the original Phase 2 scope of work. All Phase 2 work, including the work described in this Amendment, is anticipated to be completed by February 2025.

This Amendment is executed in duplicate.

Owner:

City of Hermiston, Oregon

By _____

Type Name Mark Morgan

Title Assistant City Manager

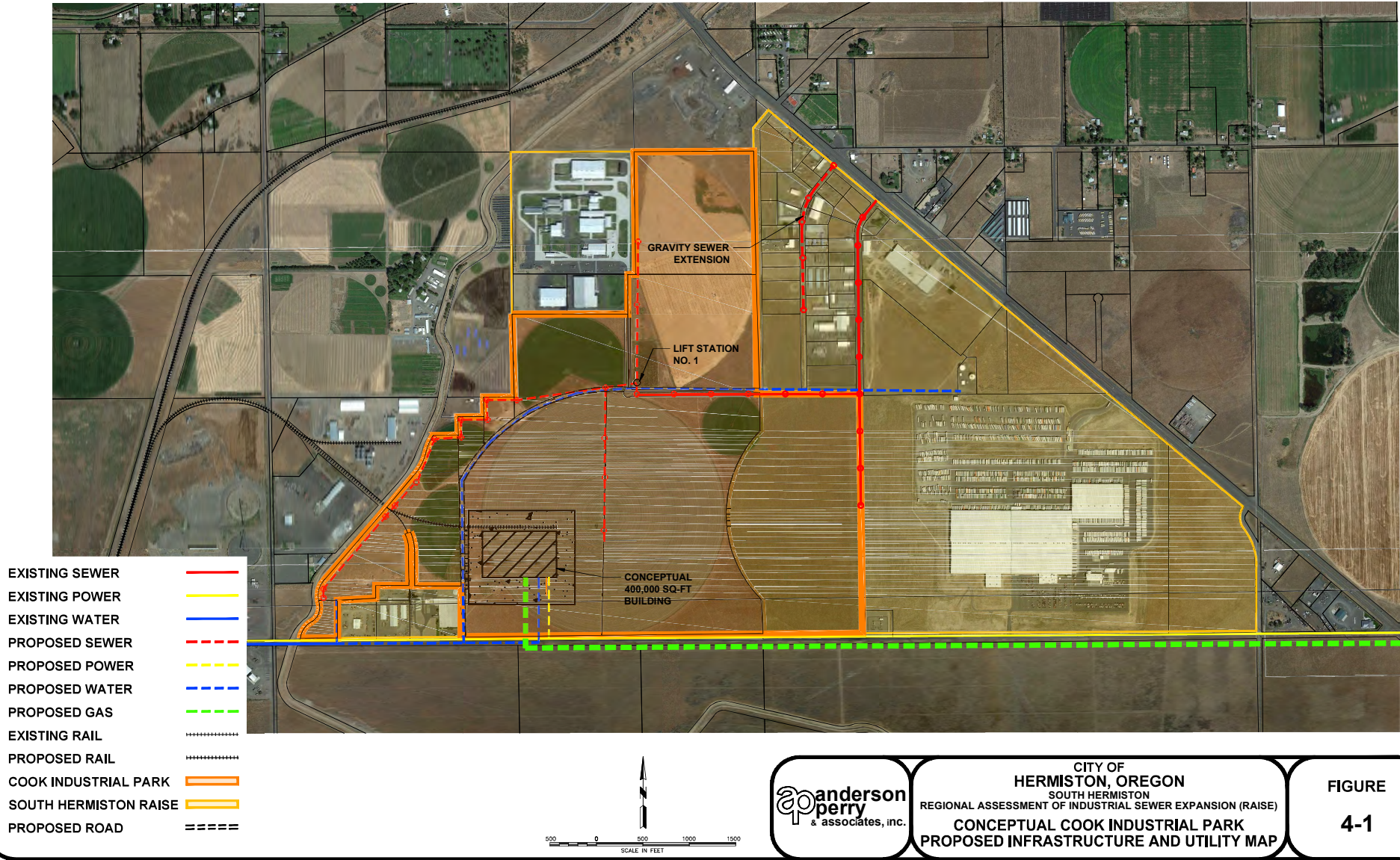
Engineer:

Anderson Perry & Associates, Inc.

By Chas Hutchins

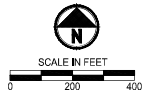
Type Name Chas Hutchins, P.E.

Title Treasurer



FILE: PD245-E-W-8007-SEP-REVISED-ENTRANCE_LAYOUT_PD245-DM-LAYOUT PATH: U:\V00-Projects\Confidant\B17 - AWS\353-817-04 PD245-Entrance\DWG\DWG Sheets PLOTTED BY: munnickw DATE: Friday, August 26, 2022 2:19:35 AM

- LEGEND**
- FIBER OPTIC DUCTBANK
 - POWER DUCTBANK
 - STORM DRAIN PIPES
 - SEWER PIPES
 - WATER SERVICE PIPES
 - FIRE SERVICE PIPES
 - SEWER PUMP STATION
 - PRESSURE SEWER MAIN

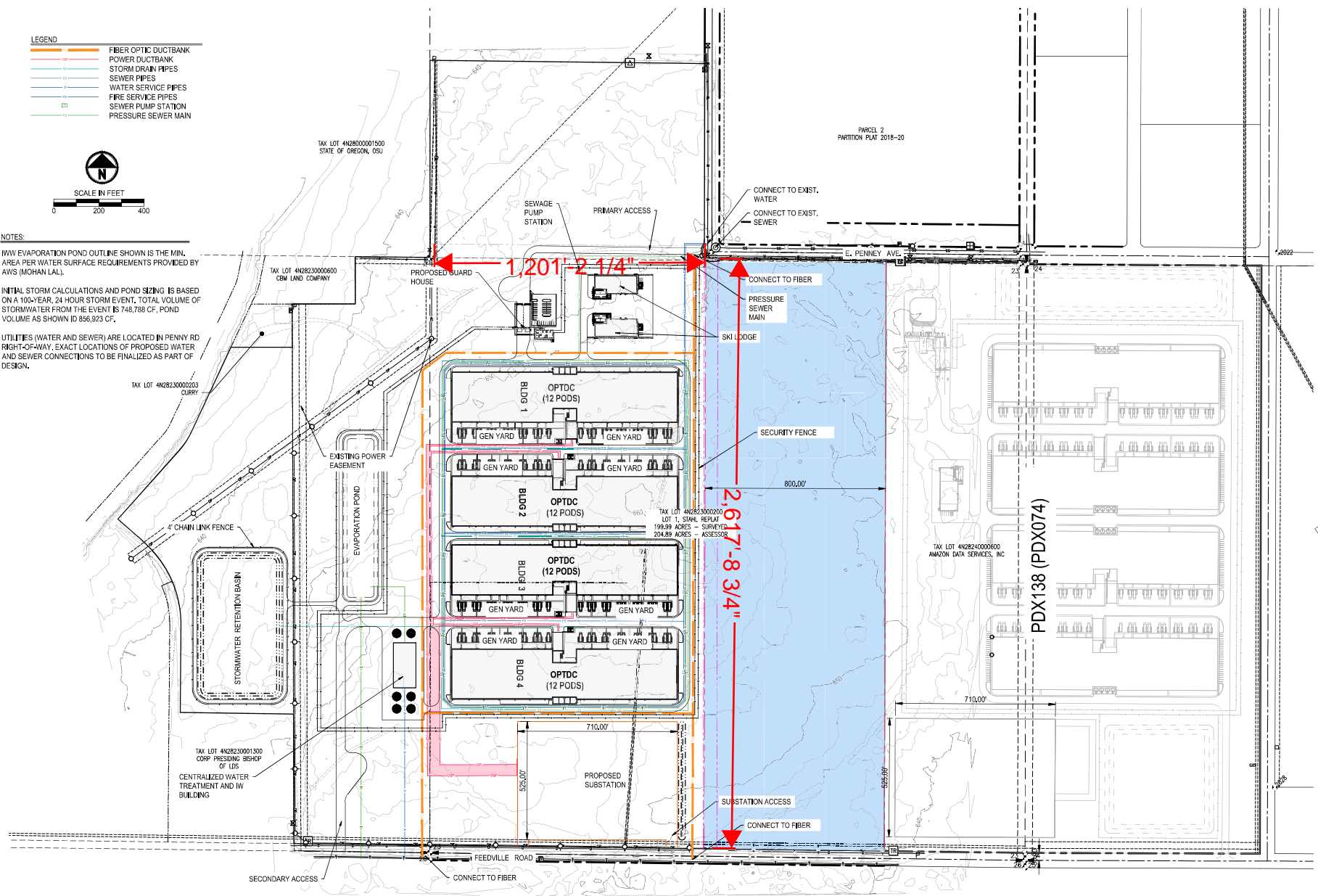


NOTES

1) IWV EVAPORATION POND OUTLINE SHOWN IS THE MIN. AREA PER WATER SURFACE REQUIREMENTS PROVIDED BY AWS (MOHAN LAL).

2) INITIAL STORM CALCULATIONS AND POND SIZING IS BASED ON A 100-YEAR, 24 HOUR STORM EVENT. TOTAL VOLUME OF STORMWATER FROM THE EVENT IS 748,788 CF. POND VOLUME AS SHOWN ID 856,923 CF.

3) UTILITIES (WATER AND SEWER) ARE LOCATED IN PENNY RD RIGHT-OF-WAY. EXACT LOCATIONS OF PROPOSED WATER AND SEWER CONNECTIONS TO BE FINALIZED AS PART OF DESIGN.



REVISIONS	DATE	BY

ONE INCH SCALE NOT SCALE ACCURATELY

Parametrix
 CONSULTING ENGINEERS ARCHITECTS
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 503.538.7100
 WWW.PARAMETRIX.COM

PROJECT NO. 245
 SHEET NO. 1 OF 2

PRELIMINARY

PROJECT NAME
PDX245 TECHNICAL DUE DILIGENCE

EAST-WEST CONFIGURATION 800' BUFFER

DRAWING NO. 1 OF 2
SP1.0

NOT FOR CONSTRUCTION

CITY OF HERMISTON, OREGON
PHASE 2 REGIONAL WATER SYSTEM IMPROVEMENTS - 2023-24
AMENDMENT NO. 1 - WATER/SEWER/WASTEWATER IMPROVEMENTS
PRELIMINARY COST ESTIMATE
February 22, 2023

NO.	DESCRIPTION	UNIT	UNIT PRICE	ESTIMATED QUANTITY	TOTAL PRICE
1	Mobilization/Demobilization (not to exceed 5% of Total Bid Price)	LS	\$ 108,700	All Req'd	\$ 108,700
2	Temporary Protection and Direction of Traffic/Project Safety	LS	8,000	All Req'd	8,000
3	Erosion and Sediment Control	LS	15,000	All Req'd	15,000
4	Job Photos	EA	20	20	400
Sewer					
5	Connection to Existing Sewer Main	EA	8,000	1	8,000
6	8-inch PVC Gravity Sewer Line	LF	80	3,820	305,600
7	6-inch PVC Sewer Service Line	LF	50	300	15,000
8	Sewer Service Connection	EA	2,000	10	20,000
9	Manhole	EA	6,000	10	60,000
10	Sewer Lift Station	LS	600,000	All Req'd	600,000
Water					
11	Connection to Existing Water Main	EA	7,500	1	7,500
12	10-inch Ductile Iron Water Line	LF	90	3,820	343,800
13	8-inch Ductile Iron Water Line	LF	100	300	30,000
14	Water Service Line	LF	40	300	12,000
15	Water Service Connection	EA	2,500	12	30,000
16	Fire Hydrant Assembly	EA	9,500	6	57,000
17	12-inch Gate Valve	EA	4,000	2	8,000
18	10-inch Gate Valve	EA	3,000	5	15,000
19	8-inch Gate Valve	EA	2,000	10	20,000
Industrial Wastewater					
20	Connection to PDX138 IWW Discharge Main	EA	8,000	1	8,000
21	IWW Discharge Lift Station	LS	600,000	All Req'd	600,000
Misc. Improvements					
22	Surface Restoration	LS	10,000	All Req'd	10,000
Total Estimated Construction Cost					\$ 2,282,000
Construction Contingencies (15%)					343,000
Design Engineering (9%)					206,000
Construction Engineering (10%)					229,000
TOTAL ESTIMATED PROJECT COST (2023)					\$ 3,060,000
Inflation to the time of construction (assumed construction 2024-25)					153,000
TOTAL ESTIMATED PROJECT COST (2024)					\$ 3,213,000