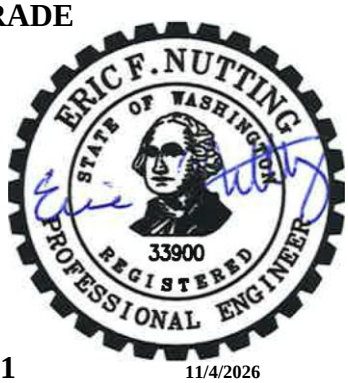
ADDENDUM 3
TO THE CONTRACT PROVISIONS AND CONTRACT PLANS

FOR

TAYLOR BAY BEACH CLUB HOA
WASTEWATER TREATMENT FACILITY UPGRADE

G&O #22848.01



11/4/2026

ISSUED THIS DATE: WEDNESDAY, NOVEMBER 4, 2026

BID SUBMITTAL: 11:00 A.M. (LOCAL TIME) ON WEDNESDAY, NOVEMBER 11, 2026 TAYLOR BAY BEACH CLUB HOA 8215 175TH AVENUE SW LONGBRANCH, WASHINGTON 98351

Bidder shall acknowledge receipt of this Addendum on Page P-3R of the Proposal.

TO PROSPECTIVE BIDDERS:

The attention of all prospective bidders on the above project is directed to the following additions and modifications to the Contract Provisions and Contract Plans.

I. ADDITIONS, MODIFICATIONS, AND/OR DELETIONS TO THE TECHNICAL SPECIFICATIONS

ITEM 1:

Page 11375-1, Specification Section 11375-1.1, SCOPE

REVISE the last paragraph as shown below (added text is italicized, deleted text is shown as strike out):

> "The fine *and coarse* bubble-diffused aeration equipment shall provide full-floor diffuser coverage in the areas of the Aeration Basin and WAS Tank shown on the Plans. The manufacturer shall submit the recommended diffuser grid arrangement in each process unit for the Engineer's review."

ITEM 2:

Page 11375-5, Specification Section 11375-2.1, APPROVED MANUFACTURERS

REVISE the first paragraph as shown below (added text is italicized, deleted text is shown as strike out):

> "The air diffusion system including fine *and coarse* bubble diffusers shall be manufactured by Aquarius, Environmental Dynamics International (EDI), or SSI Aeration. No other manufacturers shall be accepted."

ITEM 3:

Page 11375-10, Specification Section 11375-2.4 D., SUPPORTS

REVISE the third paragraph as shown below (added text is italicized, deleted text is shown as strike out):

> "The manifold supports for the vertical polyethylene WAS tank shall be ~~provided by the manufacturer~~ *provided by the Contractor as per the design requirements provided by the Manufacturer,* and shall be concrete pedestal blocks that rest on the bottom of the polyethylene tank with fasteners. The concrete pedestal blocks shall be sufficient in quantity and size to prevent uplift of the system as supported by calculations to be approved with the submittal. The dropleg for the WAS tank will be provided ~~tank manufacturer with supports in place upon tank delivery~~ *and installed by the Contractor with dropleg supports provided by the tank manufacturer with supports in place upon delivery*."

ITEM 4:

Page 15050-2, Specification Section 15050-1.4, PIPE MATERIALS

In the table row 4 "Drain (≤3")" and the column "Inside or Above Grade," **ADD** the following after the words "Ductile Iron, FL":

> ", Solvent Welded PVC (above grade from WAS tank)"

ITEM 5:

Page 15050-6, Specification Section 15050-2.4, STAINLESS STEEL PIPE AND FITTINGS

DELETE Section 2.4 in its entirety.

ITEM 6:

Page 15050-6, Specification Section 15050-2.5, STAINLESS STEEL PIPE AND FITTINGS FOR AIR SERVICE

REVISE the title as shown below (added text is italicized, deleted text is shown as strike out):

"**2.5 STAINLESS STEEL PIPE AND FITTINGS ~~FOR AIR SERVICE~~**"

REVISE the sixth paragraph as shown below (added text is italicized, deleted text is shown as strike out):

"Stainless steel pipe shall be butt-welded in accordance with the applicable standards. In addition to the locations shown on the Plans, expansion couplings shall be installed at a maximum spacing of 40 feet on all stainless steel *air low pressure (ALP)* pipe. *Grooved couplings may be used instead of butt-welding. Grooved couplings shall be Victaulic Style 489 stainless steel couplings or equal.*"

ITEM 7:

Page 15050-7, Specification Section 15050-2.5, STAINLESS STEEL PIPE AND FITTINGS FOR AIR SERVICE

ADD the following new paragraph before the first paragraph:

"Flanged couplings may be used instead of butt-welding for inside or above grade (non-buried) stainless steel pipe. Flanges shall comply with AWWA C207-07 Class D, with a pressure rating of 175 psi or greater."

ITEM 8:

Page 15050-13, Specification Section 15050-2.15 H., STAINLESS STEEL PIPE EXPANSION COUPLINGS

DELETE the paragraph in its entirety and **REPLACE** with the following:

"Stainless steel pipe expansion couplings shall be restrained and allow for expansion. Expansion couplings shall be CE8MN duplex stainless steel conforming to ASTM A890/A890M. Gaskets shall be Grade "E" EPDM. Bolts, nuts, and washers shall be 316 stainless steel. Expansion coupling shall allow a minimum of 0.26 inches of expansion and 0.34 inches/foot deflection. Stainless steel pipe expansion couplings shall be Victaulic

Style 77S or 77DX, and shall be installed on cut grooved pipe, or shall be 232S, Type 1, installed on welded piping, or equal."

ITEM 9:

Page 15100-10, Specification Section 15100-Part 2, PRODUCTS

ADD the following to the end of this Section:

"**2.24 PRESSURE RELIEF/PRESSURE SUSTAINING VALVES**

Pressure relief/pressure sustaining valve shall provide automatic control to maintain constant upstream pressure to close limits. Valve shall be hydraulically operated, pilot controlled, modulating valve, actuated by inlet pressure and opening to maintain a steady line pressure and closing gradually to prevent surges. When inlet pressure is below the pressure setting, the main valve and pilot valve shall close drip tight. Pressure setting adjustment shall be made with a single adjusting screw that has a protective cap to prevent tampering. Valve shall have ductile iron body, cover, disc retainer and diaphragm washer. Pressure reducing/pressure sustaining valve shall be Cla-Val Model 50-01 or equal (20 to 200 psi)."

II. ADDITIONS, MODIFICATIONS, AND/OR DELETIONS TO THE CONTRACT PLANS

ITEM 1:

SHEET G-12, PROPOSED PROCESS PIPING SITE PLAN

For the pipe connecting to the RAS pump station from the northwest, **DELETE** the pipe callout "4" GW" and **REPLACE** with the following:

"3" D"

ITEM 2:

SHEET M2-3, PROCESS TANKS AND HEADWORKS SECTION A

At the top of the 3" ALP line between the two 90-degree elbows in the aeration basin, **ADD** a callout with the following:

"1/2" VACUUM VALVE, WATTS N36 OR EQUAL"

ITEM 3:

SHEET M2-5, PUMP STATION HEADWORKS SECTION A

At the cut 6" OCD pipe, ADD the following callout:

"CL EL = 82.14"

ITEM 4:

SHEET M2-5, PUMP STATION HEADWORKS SECTION A

At the 8" OCD pipe, ADD the following callout:

"CL EL = 82.14"

ITEM 5:

SHEET M2-6. PUMP STATION AND HEADWORKS SECTIONS B, C, AND E

For each 4" OCD pipe in the horizontal, ADD the following callout:

"CL EL = 82.14"

ITEM 6:

SHEET I-4, HEADWORKS PROCESS AND INSTRUMENTATION DIAGRAM

For 02 MOV 01 and 02 MOV 02 voltages, **DELETE** "480 VAC" and **REPLACE** with the following:

"120 VAC"

ITEM 7:

SHEET E-6, ONE LINE DIAGRAM

Underneath the generator symbol **DELETE** the statements "80 kW, 100 kVA, 125 FLA" and **REPLACE** with the following:

"100 kW, 125 kVA, 150 FLA"

III. PRE-BID MEETING

ITEM 1:

Attached, for informational purposes only, are the October 28, 2026 Prebid Meeting Notes. The meeting notes do not change the Contract.

TAYLOR BAY BEACH CLUB HOA

WASTEWATER TREATMENT FACILITY UPGRADE
PRE-BID MEETING
October 28, 2026

G&O # 22848.01

NAME	REPRESENTING	ADDRESS	TELEPHONE/E-MAIL
NATE CRUISE	General Mechanical	2316 S. State ST Tacoma, WA	253-606-5983 ncruise@generalmechanical
Jeff Smith	TB	8209 171th Ave Ct SW Longbranch Wa.	253-797-1592
Brian Travis	Kubota	19910 N Creek Pkwy, Bothell	4255705552
Jon Moore	Kolkwy Electric	202 Roosevelt Ave 98022 Enumclaw wa	360,-886-1743
Daniel Donson	ControlFreek Inc	11616 E Montgomery Dr Ste #4 Spokane Valley, WA	360-605-3744 Daniel@controlfreak.com
Tyler Cowgill	Stiffett Johnson	5555 NW Westgate Rd Silverdale, WA 98383	360-692-6125 TCowgill@stjmech.com
Cory Lane	MD Electric Group	6th E 11th St Tacoma WA 98421	cory.Lane@mdeg.us
Mario Ditella	Western pacific Fence	3420 Auburn way W Auburn 98002	Mario@wpfences.com 206-714-4870
Garrett Rall	Pacific Civil and Inf	Tacoma, WA	Estimator@Paccivil.com 425-344-0592
Brad Vande Vusse	WECI	16120 Redmond-Woodinville Rd Woodinville, WA	Brad@WECI.com
Courtney Soyring	Titan Earthwork	1585 Valentine AveSE Pacific, WA 98047	CourtneySoyring@TitanEarth.com

TAYLOR BAY BEACH CLUB HOA

WASTEWATER TREATMENT FACILITY UPGRADE
PRE-BID MEETING
October 28, 2026

G&O # 22848.01

NAME	REPRESENTING	ADDRESS	TELEPHONE/E-MAIL
Jim LaMew	Stellar J Corp	1363 Downriver Dr Woodland WA 98674	360-225-7996 (Brent) BIDS@stellarj.com
Hayden Larson	Rodarte Construction	17 E Valley Hwy E Auburn WA 98092	253-204-9494 Hayden@rodarteconstruction.com
John Ellis	↓	↓	253-632-2737 John@rodarteconstruction.com
Kevin Durrant	↓	↓	Kevin@rodarteconstruction.com
David Berry	Ryedside	600 Winslow Way E Bainbridge Is	Sam@ryedside.biz
Rusty Goss	Future Clear		208-432-2310
Matt Azzi	Anvil Builders	605 1st Ave Ste 220 Seattle, WA 98104	510-815-0131 mazzi@anvilbuilders.com

TAYLOR BAY BEACH CLUB HOA

WASTEWATER TREATMENT FACILITY UPGRADE
PRE-BID MEETING
October 28, 2026

G&O # 22848.01

NAME	REPRESENTING	ADDRESS	TELEPHONE/E-MAIL
L J Kilts	Prospect Construction		bids@prospectconst.com
Jon Moore	Kolkay Electric		steverichardson@kolkay.com
Daniel Dopson	Controlfreek Inc		Daniel@controlfreek.com
Tyler Cowgill	STIRRETT JOHNSEN		TCowgill@SSEmech.com
Cory Lane	MD Electric Corp		cory.lane@mdeq.us
Beau James	Madsen Electric		bjames@madsenelectric.com
Jim			

TAYLOR BAY BEACH CLUB HOA

WASTEWATER TREATMENT FACILITY UPGRADE
PRE-BID MEETING
October 28, 2026

G&O # 22848.01

NAME	REPRESENTING	ADDRESS	TELEPHONE/E-MAIL
Mitzi McCart	Taylor Bay Beach Club	8215 176th Ave SW Longbranch WA 98351	253-970-1116

PRE-BID MEETING MINUTES

TAYLOR BAY BEACH CLUB HOA

WASTEWATER TREATMENT FACILITY UPGRADE

PIERCE COUNTY, WASHINGTON

G&O #22848.01

DATE: Wednesday, October 28, 2026 @ 10:00 a.m.

PLACE: Taylor Bay Beach Club HOA, 8304 178th Ave Court SW, Longbranch, Washington 98351

I. Introduction

A. Welcome to Pre-bid meeting for the Taylor Bay Wastewater Treatment Facility Upgrade project. Please enter name and information on Sign-In Sheet. Attendance at pre-bid is not mandatory.

B. Introduction of Taylor Bay Beach Club HOA (Owner) and Gray & Osborne (Engineer) and brief description of the roles of each.

- Mitzi McCart – Taylor Bay Beach Club HOA President
- Jeff Smith – Taylor Bay Beach Club HOA Member
- Steven Stemhagen – Taylor Bay Beach Club HOA Wastewater Facilities Manager
- Rusty Goss – WWTP Operations Manager
- Eric Nutting – Project Manager, Gray & Osborne
- Jessie Powell – Project Engineer, Gray & Osborne
- Brian Travis – Membrane Equipment System Supplier Representative

C. Funding provided by the United States Department of Agriculture Rural Development (USDA RD).

D. Brief description of the project scope of work.

II. Key Project Issues

A. Brief description of order of work requirements. Order of work requirements and summer construction window limitations for certain portions of the work are detailed in Section 01110 of the Specifications.

B. Project includes coordination with Peninsula Light Company for relocation of existing 1-phase overhead power line and installation of new 3-phase power service. Refer to Section 01110.

C. The project includes one Additive Bid Item (Shoreline Outfall Protection). All work related to construction of the Shoreline Outfall Protection shall be included in the Additive Bid Item. Refer to Addendum 2 for additional information.

D. Coordination of startup of all new facilities will be necessary to ensure that the existing treatment plant remains in service at all times.

E. Contract duration:

- 360 working days until substantial completion.
- 420 working days until physical completion.

F. Note the requirements to temporarily relocate the biosolids tank and piping in Section 01110.

G. Note that limited space is available on site for field offices, storage, and laydown area. Contractors can coordinate with the Owner and nearby property Owners for nearby areas available for these purposes.

III. Construction Management

A. Taylor Bay's Consulting Engineer is providing part-time inspection. Taylor Bay will do their own part-time inspection.

Among their functions are:

1. Resident Inspector/Engineer
2. Review and recommendation of Contractor's partial payment requests.
3. Monitor Quality Control.
4. Attend construction meetings.
5. Liaison between Contractor, Owner, and operators.

6. Submittal Review. Design clarification.

B. Contract will be with the Taylor Bay Beach Club HOA.

C. Form of contract provided for your information.

D. Only one prime Contractor for project.

E. Contractor will be requested to use Gray & Osborne's on-line project communication program (for RFIs, meeting minutes, memoranda, submittals, etc.).

III. Bidding Information

A. Bid due date and time: November 11 @ 11:00 a.m. (P.S.T.)

B. Location: https://questcdn.com/#10400489

C. Gray & Osborne, Inc. will receive and accept bids ONLY through QuestCDN.com via their electronic VirtuBid™ online bid service (# 10400489). Pending results will be posted shortly after bid closing.

D. Prices to be guaranteed for 60 days.

E. Fill out proposal forms completely, including all bid items and the additive item.

F. Bid must be in strict accordance with the bidding documents.

G. Acknowledge Addenda received.

IV. Bonds

A. Proposal Bond or Bid Deposit in an amount of not less than five percent (5%) of the total amount bid is required.

B. Performance bond and labor and material payment bond are required prior to Notice to Proceed.

V. Insurance

A. Contractor provides all insurance, in accordance with EJCDC C-700 Article 2.01 Delivery of Performance and Payment Bonds; Evidence of Insurance.

B. Include the Taylor Bay Beach Club Homeowner's Association and Gray & Osborne, Inc. (Engineer) on all certificates for additional insured.

VI. **Labor**

A. Prevailing wages are not required by the Funding Agency or Taylor Bay Beach Club HOA.

B. For information on payment of wages, see Articles 23 and 24 of the EJCDC C-200 Instructions to Bidders for Construction Contract.

VII. Safety

A. Safety will be of primary importance on this project.

B. Engineer will not enforce safety; WISHA or OSHA will enforce safety.

VIII. Quality Control

A. Contractor is responsible for all material testing.

B. Refer to Specification Section 01400, Quality Control.

IX. Geotechnical Report

Geotechnical reports for the Taylor Bay WWTF project site have been completed for this project and are included in the bid documents.

X. Sales and Use Tax

A. Owner pays sales/use tax on permanent work in place.

Contractor to collect from Owner and pay to the state.

B. Contractor pays sales tax on consumable supplies.

C. Local tax rates are Longbranch, WA rate of 8.2%.

XI. Domestic Preference

A. The project is subject to Build America, Buy America (BABA) and American Iron and Steel (AIS) requirements.

B. Refer to Part 6 of the Contract Provisions for forms and other documentation to be used to fulfill requirements.

C. USDA's De Minimus waiver is applicable to this project. The non-BABA compliant costs associated with the Membrane Equipment System procurement project are included in the total construction cost for this waiver.

XII. Membrane Equipment System

A. Kubota Water & Environment USA Corporation was contracted to provide a membrane equipment system to Taylor Bay Beach Club HOA in January 2025.

B. This contract will be assigned to the Contractor.

C. The equipment, instrumentation, and materials to be provided by the Membrane Supplier are summarized in Specifications Section 11500 and detailed in the Supplier Design Submittal Documents and Drawings in Appendix B of the Contract Provisions and Appendix B of the Drawings.

XIII. Plan Centers

A. Plans and specifications have been made available to Plan Centers and are on the G&O website (https://gobids.grayandosborne.com/biddocs/index.cfm).

XIV. Bid Package

A. Review Contents of Bid Package for completeness.

B. Verify all drawings (one volume) and Contract Provisions/technical specifications (one volume) are received.

C. Addendum #1 was uploaded on 10/16/26, and Addendum #2 was uploaded on 10/27/26.

D. Geotechnical report, permits and other reference materials are included in the Contract Provisions.

XV. Questions and Answers

A. Submit any questions in writing with name and phone number.

B. All questions will be addressed and confirmed by addendum, if necessary.

XIV. Conclusion and site tour

(Please make sure you have signed the SIGN-IN sheet. Copies will be included in an addendum.)