

**TOOELE CITY
WATER RECLAMATION FACILITY
TOOELE WRF 2026 UPGRADES PROJECT - SOLAR DRYER PROCUREMENT**

**ADDENDUM NO. 1
January 20, 2026**

To All Plan Holders:

You are hereby notified that the following changes, clarifications, and/or corrections have been made to the Drawings, Specifications, or Contract Documents for the above referenced project.

The bid opening date IS changed by the addendum. The bid opening location and time are NOT changed by this addendum.

ADDENDUM NO. 1 consists of the following:

1. Pre-Bid Meeting

- a. The pre-bid conference was held virtually on Teams on Thursday, January 8, 2026 at 2:00 PM.

2. Questions and Clarifications

- a. Bids shall be mailed OR emailed to the following individuals:
 - i. Laura Bankhead: laurab@tooelecity.gov
- b. Answers to electrical questions will be answered in a future addendum.

3. Changes to the Contract Documents

- a. The question period has been extended from Thursday, January 15 to Thursday, January 29.
- b. The Bid Date has been extended from Thursday, January 22 to February 5, 2026. The location and time remain the same as in the contract documents: Tooele City Hall at 2:00pm MST.

4. Changes to the Drawings

- a. None
 - i. Electrical drawings will be forthcoming in a future addendum.

5. Changes to the Technical Specifications:

- a. None

This ADDENDUM #1 shall become a part of the Contract and all provisions of the Contract shall apply thereto. BIDDERS shall acknowledge receipt of this ADDENDUM in the space provided in the BID FORM.

Sincerely,

J-U-B ENGINEERS, INC.



Andrew Hobson, P.E.
Project Engineer

Meeting Minutes: Tooele Solar Dryer - Pre-Proposal Conference

Date: January 8, 2026

Time: 9:00 PM MST (Virtual)

Project: Tooele Solar Dryer Procurement

Purpose: Clarify contract scope, technical specifications (Turners/Controls), and commercial terms prior to bid submission.

Project

Host: Andrew Hobson (JUB Engineers)

Attendees:

- **JUB Engineers:** Andrew Hobson, Gary Vance, Lauren Schmidt
- **Huber Technology / Representatives:** Dieter Weinert, Nick Kolsch, Zachary Adreon, Matt Sassenrath (Elemech), Mike Charnholm (Goble Sampson)
- **Tooele City:** Nathan Farrer

Executive Summary

The meeting established the critical path for finalizing the Huber procurement bid, focusing on reconciling control system discrepancies (Ignition/IPC vs. Allen Bradley Standard) and redefining commercial terms regarding payment schedules and liquidated damages. JUB acknowledged a bottleneck regarding pending electrical drawings from the sub-consultant (SKM) and established a mechanism to handle post-60% design changes via the General Contractor to mitigate risk.

Technical Key Points

1. Solar Dryer & Turning Equipment (Section 467670)

- **Scope:** Pricing must be a **Lump Sum** for all three (3) units. The bid form unit price column should reflect the total package price, not a per-unit cost.
- **Commissioning:** Scope defined as a "Hybrid Approach."
 - Standard startup/commissioning.
 - **New Requirement:** Two (2) post-commissioning site visits (2 days each) to be included in the base bid.
 - **Timing:** To be utilized within a 2-year window (recommended at 3-months and 1-year/winter season) to optimize system performance and heating integration.

2. Instrumentation & Controls (Div 40 vs. Div 46)

- **Specification Conflict:**
 - *Div 46 (Solar Spec)*: Specifies a "Win Sonic" (Industrial PC/Monitor) running Ignition software.
 - *Div 40 (General Electrical)*: Specifies Allen Bradley PanelView Plus.
- **Resolution Strategy:** JUB prefers standardization (Allen Bradley PanelView) to minimize finger-pointing and align with existing plant standards.
- **Bid Instruction:** Elemech/Huber to submit a formal question noting the deviation. JUB likely to issue an addendum favoring the Allen Bradley PanelView hardware unless SKM strongly objects regarding Ignition software compatibility.

3. Electrical Design Status

- **Current State:** 60% Electrical and P&ID drawings are incomplete due to sub-consultant (SKM) delays.
- **Impact:** Huber team lacks full visibility on electrical tie-ins.
- **Mitigation:** If drawings are not received by January 15, Huber is instructed to request a bid extension.

Bidder Q&A Registry

Category	Question/Inquiry	Official Response / Clarification
Pricing	Is the "Number of Units: 1" on the bid form for a single dryer or the total system?	Total System. Provide a single lump sum price covering all three dryer units.
Scope	Are Post-Commissioning visits optional or required?	Required. Include costs for 2 post-commissioning visits (2 days each) in the base bid. This is not a line item the City can delete.
Bonds	Are Performance/Payment bonds required at the time of bid?	No. Only the 5% Bid Security is required now. Performance/Payment bonds are required upon execution of the agreement (post-award).

Contract	Can the 365-day price hold be adjusted due to market volatility?	Yes. JUB is open to indexing pricing after 1 year from Project Award (not shop drawing approval) or capping the shop drawing review window. Submit as a formal question.
Payment	The current payment schedule is unfavorable to the manufacturer (heavy back-end). Can this be adjusted?	Yes. Propose a modified schedule (e.g., milestone payments for submittal approval and fabrication release) in the formal questions.
Liability	Is the 50% Liquidated Damages (LD) cap negotiable?	Yes. 50% is likely rejected by Huber finance. Submit a request to lower the cap (precedent exists with the Trojan UV contract).

Action Item Log

Principle: Extreme Ownership. If a task isn't done, the owner is responsible for the failure.

Task Description	Owner	Deadline	Status
Submit Formal Questions (Price indexing, Payment terms, LD Cap, HMI Spec deviation).	Dieter Weinert / Matt Sassenrath	Jan 15, 2026	Pending
Submit Request for Extension (If electrical drawings are not received).	Dieter Weinert	Jan 15, 2026	Conditional

Issue Addendum (Final answers, meeting minutes, and updated SKM Electrical/P&IDs).	Gary Vance / Lauren Schmidt	Jan 19, 2026	Pending
Resolve HMI Standard (Confirm Allen Bradley vs. Ignition/IPC requirement with SKM).	Gary Vance	Jan 12, 2026	In Progress
Provide 60% Design Package (Link sent to Matt Sassenrath).	Lauren Schmidt	Completed	Closed
