



Addendum No. 1



Date: Friday, September 18, 2026

*Subject: Bid 2026-1 Dunes CDD Reverse Osmosis Feed Pump Replacement –
Addendum No. 1*

Dear Prospective Bidder:

The following supplementary information encompasses project drawings, specifications, responses to questions, and any necessary clarifications related to the initial bid documents for Bid 2026-1 Dunes CDD Reverse Osmosis Feed Pump Replacement.

Questions:

1. We did want to point out on the network architecture drawing that the PLC rack in MCP-1 is called out as a SLC 5/05E, but the cards you specify to add are CompactLogix cards. Our recent experience is that you can't get SLC cards anymore so either the SLC rack needs to be changed out for a CompactLogix as part of this scope, or it is already a CompactLogix and is simply mislabeled on the drawing?

Response: The PLC in that panel today is a CompactLogix 5069-L320ER. Sheet I-3 has been revised and is attached as Attachment 1.

2. While reviewing the specifications for the Reverse Osmosis Membrane Feed Pump Replacement project for the Dunes Community Development District, I noted that McKim & Creed (M&C) is listed as the Process Control System Supplier (PCSS). Could you please clarify whether McKim & Creed is the sole acceptable PCSS for this project, or if approved equal / alternate PCSS firms may be submitted for consideration and approval? If alternate PCSS firms are permitted, could you please advise on the approval process and any applicable deadlines?

Response: McKim & Creed is the sole acceptable PCSS for this project.

3. How heavy are the pumps?

Response: Pump vendor information is included in Attachment 2.

Afton Pumps: Pump Weight 585 lbs + Motor Weight 1,900 lbs = 2,485 lbs

Grundfos: Gross Weight = 2,090 lbs.

4. Is there some ability to postpone Notice-to-Proceed to accommodate long lead items?

Response: Based on additional information received for the expected lead time on the Afton pumps at the pre-bid meeting Dunes CDD has increased the contract days from Notice to Proceed to Substantial Completion from 52 weeks or 365 calendar days to 72 weeks or 504 calendar days.

5. Will you share the Pre-Bid Meeting Attendance List and Presentation?

Response: Yes, see Attachment 3.

6. What will be the source of water for protecting the membranes during the outage and how far away is the water source?

Response: Per the Toray Membrane manual, flushing water should be RO permeate water or pre-treated feed water. Flushing water should not contain any oxidants and the pH range is to be maintained between 3.0 and 8.5. Currently Dunes CDD uses pre-treated feed water for flushing that is supplied from the raw water supply wells routed through the cartridge filter and the existing T&T pumps while the pumps are off (without any boost) and the existing feed control valve is opened to 50-percent. Following demolition, the Contractor may elect to install the bypass piping and associated valves from the existing cartridge filter discharge to the RO skid inlet to provide pre-treated feed water to the RO skids while the new pumps are being installed. Alternatively, the Contractor may provide temporary piping or another suitable temporary configuration if determined to be more advantageous based on constructability, sequencing, or potential cost savings. The Contractor shall maintain a suitable source of flushing water to the RO skids throughout the work. Temporary piping may therefore be required during portions of the installation to ensure flushing water remains available. Any interruption to the flushing water supply shall be coordinated in advance with the Owner and shall not exceed eight (8) hours.

7. The drawings show dismantling joints, but there is concern that there will not be sufficient room to include the T fitting and a dismantling joint at the RO inlet piping. Will it be acceptable to install without a dismantling joint?

Response: If there is not sufficient room to install a dismantling joint per the mechanical detail a flanged connection will be sufficient as long as the piping section can be removed for maintenance or repair.

8. Will existing SCADA be relocated to the new Operator Control Room?

Response: Sheet I-3 indicates that the Water Plant Office Workstation and Plant View Node 2, each equipped with the VTScada Development Package, are to be relocated to the new Operator Control Room. The VTScada OIT and VTScada Historian Server will remain in the Electrical Room. The relocated workstations shall remain connected to the VTScada system as indicated on the Contract Documents.

9. Will there be phone and communication inside the new Operator Control Room? Who is installing?

Response: Section 133423.16, Paragraph 2.2.J, Fabricated Control Booths, indicates that the fabricated control booth supplier (Modular Office) shall provide a 2-inch by 3-inch data box with pull line and two communications outlets, each equipped with four TIA-1096-A miniature eight-position jacks for telephone and data connections. The control booth will not include pre-installed counters, the communications outlets may be wall-mounted or furnished for installation beneath the proposed desk location, as appropriate. The Contractor shall coordinate the final outlet locations and equipment requirements with the Modular Office supplier. The Contractor shall also be responsible for completing all required final communications connections between the pre-wired modular office systems and the existing communications infrastructure located in the Electrical Room.

10. How are the VFDs going to control pump speed?

Response: Sheet I-4 and Sheet I-5 Note 1 show how existing flow control valve I/O are to be re-purposed. The VFDs will control speed based on feedback from the existing flow meters.

11. Do contractors have to pay bridge tolls?

Response: Bridge tolls are the Contractor's responsibility. Toll fees with a pass are \$0.75 per vehicle. Toll fees without a pass are \$3.00 per vehicle. Tolls are only charged on entry. Dunes CDD does not limit the number of passes per account that can be issued. It is also possible to access Dunes CDD without a toll via SR 206 E to AIA if approaching from the North or via E. Hwy 100 to AIA if approaching from the South.

12. What is the stainless-steel specification of the existing RO skids?

Response: 316 Stainless Steel Schedule 40, confirm with H2O Innovations the RO Skid supplier.

13. Who was specified for the Modular Building to serve as the new Operator Control Room?

Response: Section 133423.16-14 Fabricated Control Booths 2.2.A. indicates that the basis of design is the A-Wall™ 300 Structural Building System by Warwick Products (or approved equal).

14. Can you confirm that actuators will be provided by the contractor; the spec reviewed indicates that the PCSS will supply, but this will not be supplied by the PCSS?

Response: Actuators are not listed as a PCSS supplied equipment in the Issued-for-Bid drawings. Contractor is to supply the actuators and valves.

15. Section 002113.16 Instructions to Bidders Part 1.6 requires the Bidder to have at least five years of water-treatment-plant construction/rehabilitation/equipment-replacement experience and three similar RO/high-pressure or membrane-feed-pump/VFD/control projects, including two at operating drinking-water facilities. Must those references be held directly by the prime bidder, or can any portion of the experience requirement be satisfied through a named specialty subcontractor or teaming partner?

Response: Section 002113.16 Parts 1.5 through 1.8 as it relates to licenses, qualifications, experience, equipment, resources, personnel, safety, and compliance have been revised. Revised Section 002113.16 is included as Attachment 4.

16. Section 002113.16 Instructions to Bidders Part 1.5(b) requires "Certification from the appropriate authority for working with drinking water treatment systems." Please identify the exact certification/license the District expects for this requirement.

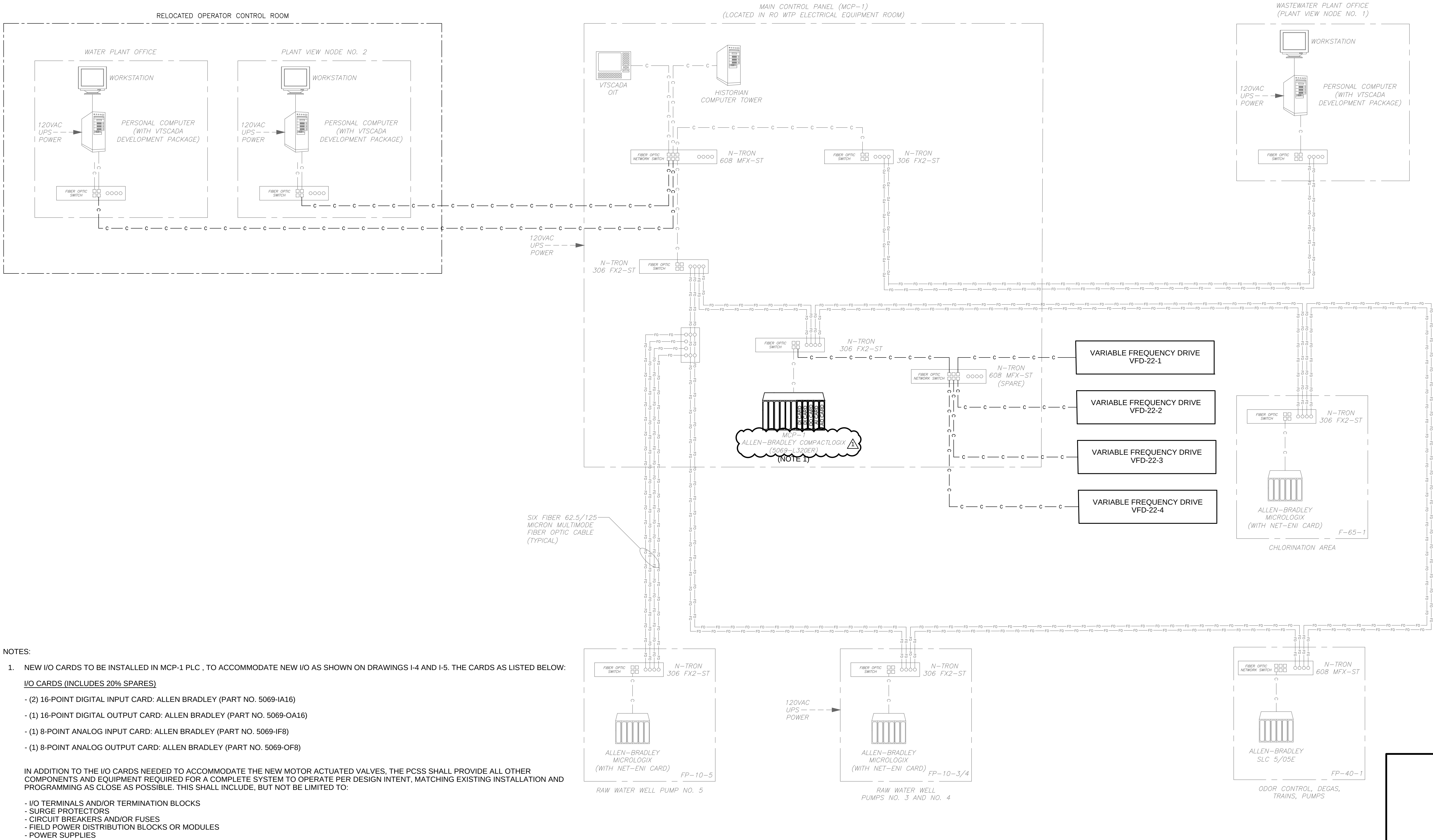
Response: Section 002113.16 Parts 1.5 through 1.8 as it relates to licenses, qualifications, experience, equipment, resources, personnel, safety, and compliance have been revised. Revised Section 002113.16 is included as Attachment 4.

17. Will a copy of the pre-bid meeting presentation be made available?

Response: Yes, a PDF copy is provided as Attachment 5.

Attachment 1: Revised Sheet I-3

XREFs: [CDMS 2436] Images: []
Last saved by: CHARTITYRW Time: 9/11/2026 11:30:16 AM
pw:\dms\haz02-ww\benley.com\rw_011263019\3847104 Design Services\MA_Bld10 Instrumentation\10 BIM_CADD\1003PIDT.dwg
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REV. NO.	DATE	DRWN	CHKD	REMARKS
1	09/26	RWC	WSW	ADDENDUM NO. 1
	08/26	RWC	WSW	CHECKED OR UPDATED AUGUST 2026

DESIGNED BY: R. CHARITY
DRAWN BY: R. CHARITY
SHEET CHK'D BY: W. WHITMORE
CROSS CHK'D BY: M. ALOK
APPROVED BY: W. WHITMORE
DATE: SEPTEMBER 2026

CDM Smith
4651 Salisbury Road, Suite 420
Jacksonville, FL 32256
Tel: (904) 731-7109
FL CCA No. EB-0000020

DUNES COMMUNITY DEVELOPMENT DISTRICT
REVERSE OSMOSIS
MEMBRANE FEED PUMP REPLACEMENT

CONTROL SYSTEM BLOCK DIAGRAM

DATE:
WILLIAM S. WHITMORE
PE NO. 58215

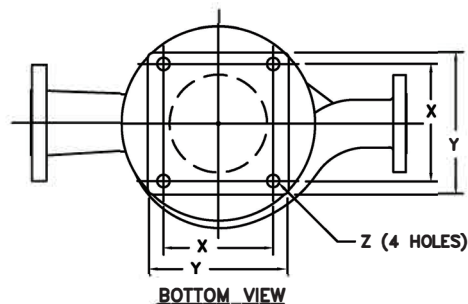
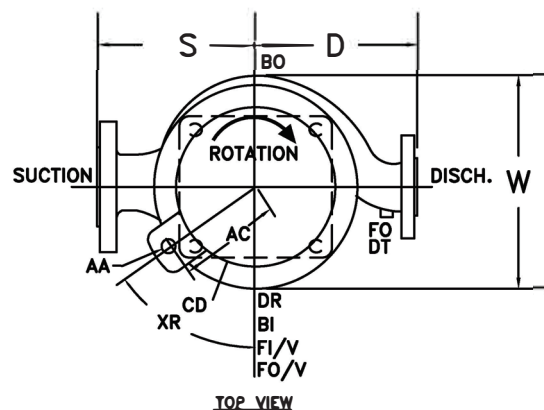
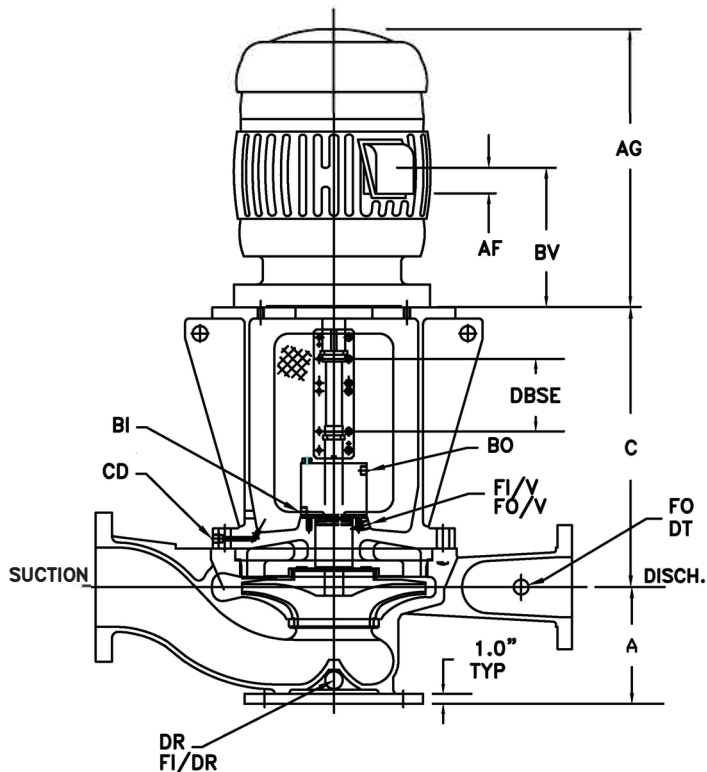
PROJECT NO. 263019-308471
FILE NAME: 1003PIDT.DWG

SHEET NO.

I-3

ISSUED FOR BID

Attachment 2: Pump Information



ALL DIMENSIONS ARE IN INCHES										NEAREST OBSTR.	PUMP WEIGHT	DBSE ③	
① SIZE	A	C	D	S	X	Y	Z	W				4-1/2	2-3/4
2x3-7	6-1/4	22-7/8	11	9-1/2	8	10	1	10-3/4	5	300	-	6-3/4	
2x3-9	5-3/8	23-7/8	10	10	8	10	1	12-3/4	5	280	6-3/4	8-1/2	
✕ 2x3-13	6-7/16	26-13/16	14	14	11	13	1	18-3/4	5-3/4	585	7-1/4	9	

① DISCHARGE SIZE 'X' SUCTION SIZE '-' IMPELLER DIAMETER

② BOLT HOLES TO STRADDLE C

③ DBSE (DISTANCE BETWEEN SHAFT ENDS) = MAXIMUM SEAL REMOVAL LENGTH

API PLAN*			PIPING CONNECTIONS	NPT	SIDE
14	11	13			
FI/DR	DR	FI/DR	FLUSH OUT/CASE DRAIN	1/2"	NEAR
FI/FO/V	FI/V	FO/V	SEAL FLUSH IN/VENT	1/2"	NEAR
FO	FO	DT	FLUSH OUT/DISCHARGE TAP	1/2"	NEAR
CD	CD	CD	COVER DRAIN	1/2"	NEAR/FAR
D	D	D	SEAL DRAIN (WHEN REQ'D)*	1/2"	NEAR
Q	Q	Q	SEAL QUENCH (WHEN REQ'D)**	1/2"	FAR
API PLAN 52					
BI	BI	BI	BARRIER FLUID IN	1/2"	NEAR
BO	BO	BO	BARRIER FLUID OUT	1/2"	FAR

* TYPICAL - SINGLE SEAL AND CARTRIDGE CONNECTIONS WILL BE IN GLAND

** TYPICAL - WHEN REQUIRED CONNECTIONS ARE IN GLAND

CERTIFIED FOR CONSTRUCTION			YES	✕ NO
BY: RT	DATE: 9/15/26			
REV.: BY:	DATE:			
REV.: BY:	DATE:			

NOT CERTIFIED FOR CONSTRUCTION UNLESS SIGNED & DATED

MEETS INTENT OF API 610 11TH EDITION

DRAWING NOT TO SCALE

TOLERANCE-ALL DIM.=+/- 1/8"

CUSTOMER DATA	
CUSTOMER:	
P.O. NO.:	ITEM NO.:
SERVICE: RO FEED	SIZE: 2x3-13
SERIAL NO.:	

DESIGN CONDITIONS		
GPM: 295	TDH: 690	VISC.:
SP. GR.: 1.0	TEMP: 80	
SUCT. PSIG:	DISCH. PSIG:	SWP. PSIG: 740
2 DISCH FLG-300LB ANSI RF	3 SUCT FLG-300LB ANSI RF	
BOLT HOLES STRADDLE C		

MOTOR DATA		
MFG.: NIDEC		
H.P.: 125	RPM: 3600	
FRAME: 444	VOLTS: 460	PH/CY: 3/60
ENCL.: TEFC	S.F.: 1.15 /1.0	WT.: 1900
AA:	AC:	AF:
AG: 47.56"	BV:	XR:



afton pumps. inc.

ILVS-E OUTLINE FOR 300# RF

DRWN:

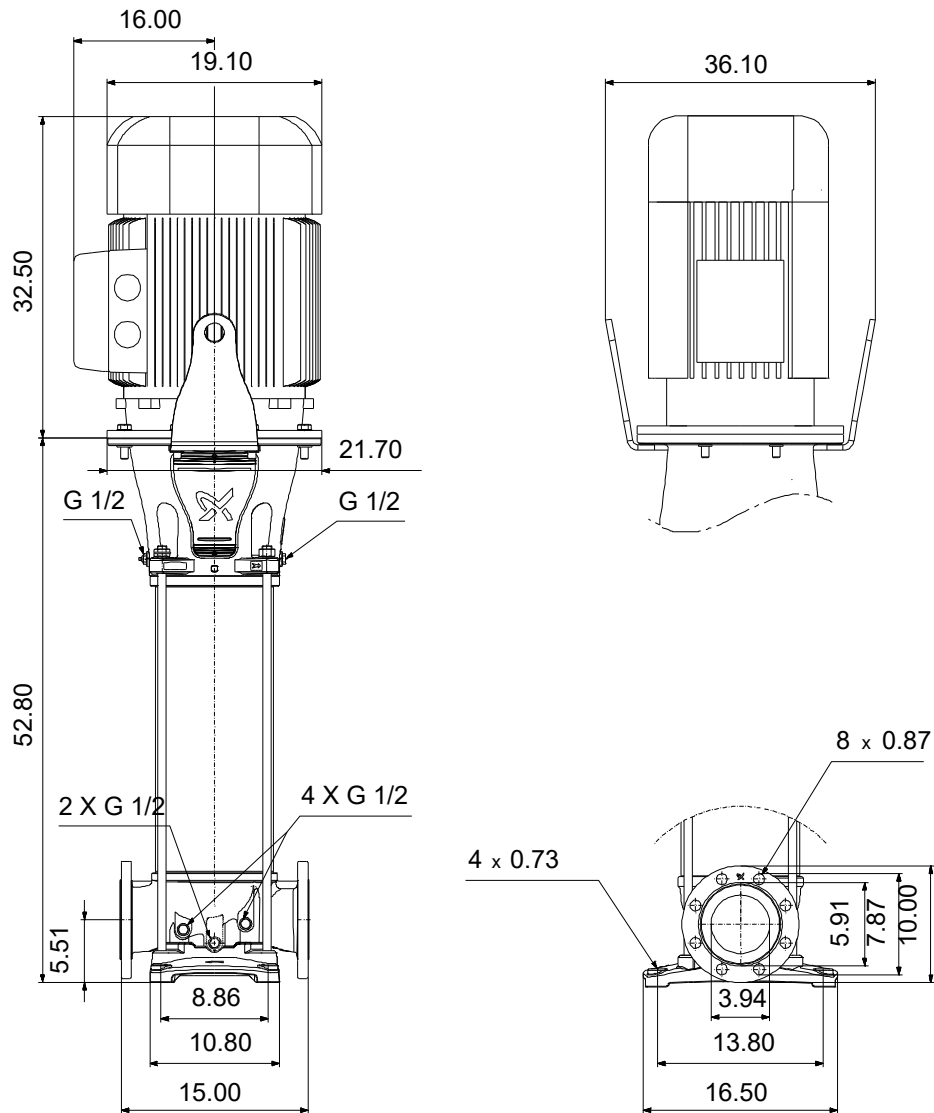
DATE:



Company name: Carl Eric Johnson
Created by: Steven Nguyen
Phone: 4706186159
Email: snguyen@cejco.com
Date: 9/16/2025

Description	Value
Power (P2) required by pump:	100 HP
Main frequency:	60 Hz
Rated voltage:	3 x 460 V
Service factor:	1.25
Rated current:	112 A
Starting current:	650 %
Full load SF current:	140 A
Cos phi - power factor:	0.89
Rated speed:	3545 rpm
IE efficiency:	IE3 94,1%
IE Efficiency class:	IE3 / NEMA Premium
Motor efficiency at full load:	94.1 %
Motor efficiency at 3/4 load:	94.1 %
Motor efficiency at 1/2 load:	93.0 %
Number of poles:	2
Start. method:	VFD or Soft starter
Enclosure class (IEC 34-5):	IP55
Insulation class (IEC 85):	F
Built-in motor protection:	NONE
Motor Number:	99883216
Controls:	
Frequency converter:	None
Others:	
DOE Pump Energy Index CL:	0.93
Net weight:	1610 lb
Gross weight:	2090 lb
Shipping volume:	138 ft ³
Thrust handling device (Yes/No):	Y
Country of origin:	US
Custom tariff no.:	8413.70.2040

99145073 CRN 95-7-2 A-G-A-E-HQQE 60 Hz



Note! All units are in [in] unless otherwise stated.
 Disclaimer: This simplified dimensional drawing does not show all details.

Attachment 3: Pre-Bid Meeting Attendance List



2026-1 Dunes CDD RO Feed Pump Replacement 9/15/2026 Pre-Bid Meeting Attendance List

Name	Company	Phone	Email
Greg Peugh	Dunes CDD	(386) 445-9045	gpeugh@dunescdd.org
James Overton	Dunes CDD	(386) 445-9045	joverton@dunescdd.org
Earl Nash	Dunes CDD	(386) 445-9045	enash@dunescdd.org
Krishna Cole	CDM Smith Inc.	(386) 965-3866	colekc@cdmsmith.com
John Justus	McMahan Construction	(386) 734-1071	jjustus@mcmahanfl.com
Matt Myers	McMahan Construction	(386) 734-1071	mmyers@mcmahanfl.com
Mike Stoup	McKim & Creed	(813) 624-2506	mstoup@mckimcreed.com
Todd Shaw	Trippensee Shaw, Inc.	(407) 222-0575	lts@trippenseeshaw.com
Aaron Gildea	Petticoat Schmitt	(904) 525-6505	agildea@petticoatschmitt.com
Vara Pasupula	Petticoat Schmitt	(267) 579-7637	vpasupula@petticoatschmitt.com

Attachment 4: Revised Section 002113.16

COVERSHEET

SECTION 002113.16 - INSTRUCTIONS TO BIDDERS

Dunes Community Development District (Name of Owner)

Reverse Osmosis Drinking Water Treatment Plant Refurbishments (Category of Improvements)

Reverse Osmosis Membrane Feed Pump Replacement (Contract Title)

2026-1 (Contract Number)

INSTRUCTIONS TO BIDDERS

ARTICLE 1. QUALIFICATIONS OF BIDDERS

1.1 Bidders may be investigated by OWNER to determine if they are qualified to perform the Work. All Bidders shall be prepared to submit within five days of OWNER's or ENGINEER's request, written evidence of such information and data necessary to make this determination.

1.2 The investigation of a Bidder will seek to determine whether the organization is adequate in size, is authorized to do business in the jurisdiction where the project is located, has had previous experience and whether available equipment and financial resources are adequate to assure OWNER that the Work will be completed in accordance with the terms of the Agreement. The amount of other work to which the Bidder is committed may also be considered.

1.3 In evaluating Bids, OWNER will consider the qualifications of only those Bidders whose Bids are in compliance with the prescribed requirements.

1.4 OWNER reserves the right to reject any Bid if the evidence submitted by, or the investigation of, such Bidder fails to satisfy OWNER that such Bidder is properly qualified to carry out the obligations of the Contract Documents and to complete the Work contemplated therein.

1.5 Licenses and Certification:

- (a) Bidder shall possess all contractor licenses required by the State of Florida and applicable local jurisdictions for performance of the Work.
- (b) Bidder shall be properly authorized to conduct business in the State of Florida and shall be capable of obtaining all permits, bonds, and insurance required by the Contract Documents.

1.6 Experience:

- (a) Bidder shall have a minimum of five (5) years of experience as a prime contractor performing construction, rehabilitation, equipment replacement, or modifications at municipal water, wastewater, pumping, or similar utility/process facilities.
- (b) Bidder shall have successfully completed a minimum of three (3) projects involving municipal water or wastewater treatment facilities, pumping facilities, or other projects of comparable mechanical, electrical, and operational complexity.

- (c) At least one (1) of the referenced projects shall have included significant work involving one or more of the following:
 - 1. Installation or replacement of centrifugal, vertical turbine, split-case, or similar process pumps;
 - 2. Process piping, valves, fittings, and associated appurtenances;
 - 3. Electrical, instrumentation, controls, motor control, or variable frequency drive improvements associated with pumping or process equipment;
 - 4. Replacement or modification of mechanical/process equipment within an operating water or wastewater treatment facility; or
 - 5. Construction requiring coordination of shutdowns, temporary operations, bypass facilities, or sequencing necessary to maintain facility operation.
- (d) At least one (1) referenced project shall have had a construction value of not less than **\$2,000,000**, or shall otherwise demonstrate mechanical, electrical, controls, and operational complexity comparable to the Work of this Contract.
- (e) Experience is not required to be limited to reverse osmosis treatment facilities or identical membrane feed pump systems. Projects demonstrating comparable pumping, mechanical, electrical, controls, and operational coordination will be considered in determining Bidder qualifications.
- (f) For each referenced project, Bidder shall provide, at a minimum:
 - 1. Owner name and contact information;
 - 2. Project name and location;
 - 3. Approximate construction value;
 - 4. Year completed or substantially completed; and
 - 5. Brief description of the work and Bidder's role.

1.7 Equipment, Resources, and Personnel:

- (a) Bidder shall demonstrate that it has adequate personnel, equipment, financial resources, and organizational capability to complete the Work within the Contract Time.
- (b) Bidder shall identify the proposed Project Manager and Superintendent/Foreman and provide information demonstrating relevant experience on municipal utility, treatment facility, pump station, industrial process, or comparable mechanical construction projects.
- (c) The proposed Superintendent/Foreman shall have served in a superintendent, assistant superintendent, foreman, or comparable field leadership role on at least two (2) projects involving work of similar mechanical, electrical, or operational complexity.
- (d) Bidder is not required to have self-performed all specialized work identified herein. Experience utilizing qualified mechanical, electrical, instrumentation, controls, equipment installation, and other specialty subcontractors will be considered acceptable, provided the Bidder, as prime contractor, was responsible for overall project management, coordination, scheduling, safety, quality control, and completion of the work.
- (e) Bidder shall provide appropriately qualified and licensed subcontractors and personnel for specialty work as required by the Contract Documents and applicable laws and regulations.

1.8 Safety and Compliance:

- (a) Bidder shall maintain a safety program appropriate for the Work and shall comply with all applicable federal, state, and local occupational safety and health requirements.
- (b) Bidder shall disclose its Experience Modification Rate (EMR) for the most recent available year and OSHA recordable incident rates for the previous three (3) years, if available.
- (c) Bidder shall disclose any serious, willful, or repeat OSHA citations received within the previous five (5) years, together with a brief description of the citation and its final disposition.

ARTICLE 2. COPIES OF CONTRACT DOCUMENTS

2.1 Complete sets of Contract Documents shall be used in preparing Bids; neither OWNER nor ENGINEER assume any responsibility for errors or misinterpretations resulting from the use of incomplete sets of Contract Documents.

2.2 OWNER and ENGINEER in making copies of Contract Documents available do so only for the purpose of obtaining Bids on the Work and do not confer a license or grant for any other use.

ARTICLE 3. EXAMINATION OF CONTRACT DOCUMENTS AND SITE

3.1 Before submitting a Bid, each Bidder must (a) examine the Contract Documents thoroughly, (b) visit the site to become familiar with local conditions that may in any manner affect cost, progress or performance of the Work, (c) become familiar with Federal, State and local laws, ordinances, rules and regulations that may in any manner affect cost, progress or performance of the Work; and (d) study and carefully correlate Bidder's observations with the requirements of the Contract Documents.

3.2 Before submitting a Bid, Bidders may, at their own expense, make such additional investigations and tests as they may deem necessary to determine their Bid for performance of the Work in accordance with the time, price and other terms and conditions of the Contract Documents.

3.3 On request, OWNER will provide each Bidder access to the site to conduct such investigations and tests as each Bidder deems necessary for the submission of a Bid.

3.4 The lands upon which the Work is to be performed, rights-of-way for access thereto and other lands designated for use by CONTRACTOR in performing the Work are identified in the Supplementary Conditions, General Requirements or on the Drawings.

3.5 The submission of a Bid will constitute an incontrovertible representation that the Bidder has complied with every requirement of this Article 3 and that the Contract Documents are sufficient in scope and detail to indicate and convey understanding of all terms and conditions for performance of the Work.

ARTICLE 4. INTERPRETATIONS

4.1 All questions about the meaning or intent of the Contract Documents shall be received in writing to CDM Smith, via email to colekc@cdmsmith.com Attn: Krishna Cole at least ten days before the date set herein for the opening of bids.

4.2 Written clarifications or interpretations will be issued by Addenda not later than five days before the bid opening date. Only questions answered by formal written Addenda will be binding. Oral and other clarifications or interpretations will be without legal effect. Addenda will be emailed to all parties recorded as having received the Contract Documents.

4.3 Bidders are responsible for determining that they have received all Addenda issued.

ARTICLE 5. PRE-BID CONFERENCE

5.1 A pre-bid conference will be held on **September 15, 2026 at 9:00 AM at 101 Jungle Hut Road, Palm Coast, FL 32137** to discuss the requirements of the Contract Documents.

ARTICLE 6. BID SECURITY

6.1 Each Bid must be accompanied by cash, bid bond, or a certified check on, or a treasurer's or cashier's check issued by, a responsible bank or trust company, payable to OWNER. The Bid Security shall be in the amount stated in the Invitation to Bid. Bid Security shall be sealed in a separate envelope from the Bid and then attached to the envelope containing the Bid. All Bid Securities except those of the three lowest responsible and eligible Bidders will be returned within five days, Saturdays, Sundays, and legal holidays excluded, after opening of the Bids. All Bid Securities will be returned on the execution of the Agreement or if no award is made, within thirty days, excluding Saturdays, Sundays and legal holidays after the actual date of opening of the Bids, unless forfeited under the conditions herein stipulated.

6.2 In case a party to whom a Contract is awarded shall fail or neglect to execute the Agreement and furnish the satisfactory bonds within the time specified, OWNER may determine that the Bidder has abandoned the Contract, and thereupon the Bid Forms and acceptance shall be null and void and the Bid Security accompanying the Bid Form shall be forfeited to OWNER as liquidated damages for such failure or neglect and to indemnify said OWNER for any loss which may be sustained by failure of the Bidder to execute the Agreement and furnish the bonds as aforesaid, provided that the amount forfeited to OWNER shall not exceed the difference between the Bid Price of said Bidder and that of the next lowest responsible and eligible bidder and provided further that, in case of death, disability, or other unforeseen circumstances affecting the Bidder, such Bid Security may be returned to the Bidder. After execution of the Agreement and acceptance of the bonds by OWNER, the Bid Security accompanying the Bid Form of the Successful Bidder will be returned.

ARTICLE 7. PERFORMANCE, PAYMENT AND OTHER BONDS

7.1 Performance, Payment and other Bonds shall be provided in accordance with Article 6 of the Conditions of the Contract.

7.2 All Bonds required as Contract Security shall be furnished with the executed Agreement.

7.3 Permit fees will be reimbursed by the OWNER, but not for re-inspections which will only be paid once.

ARTICLE 8. BID FORM

8.1 Each Bid shall be submitted on the Bid Form on the perforated pages appended to the Project Manual. The Bid Form shall be removed and submitted separately. All blank spaces for Bid prices must be filled in with the unit price for the item or the lump sum for which the Bid is made.

8.2 Bid Forms shall be completed in ink or by typewriter. The Bid price of each item on the form shall be stated in words, and figures. If unit prices are required on the Bid Form, discrepancies between unit prices and their respective total amounts will be resolved in favor of the unit prices. Discrepancies between words and figures will be resolved in favor of words. Discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in favor of the correct sum.

8.3 Bids by corporations 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) and the corporate seal shall be affixed and attested by the secretary or an assistant secretary. The corporate address and state of incorporation shall be shown below the signature.

8.4 Bids by Limited Liability Companies shall be executed in the Limited Liability name by the Manager (or other Limited Liability Company officer/representative accompanied by evidence of authority to sign.) The Limited Liability Company address and state where the Limited Liability Company was formed shall be shown below the signature.

8.5 Bids by partnerships shall be executed in the partnership name and signed by a partner, whose title shall appear under the signature. The official address of the partnership shall be shown below the signature.

8.6 All names shall be typed or printed below the signature.

8.7 The Bid shall contain an acknowledgement of receipt of all Addenda (the numbers of which shall be filled in on the Bid Form).

8.8 The address to which communications regarding the Bid are to be directed shall be shown.

8.9 Bids shall be submitted via email to Krishna Cole at colekc@cdmsmith.com by October 6, 2026 by 02:00 PM and a hardcopy with bid security delivered to the Owner at 101 Jungle Hut Road, Palm Coast, FL 32137. Both the electronic and hard copy bids received after this deadline will not be considered.

ARTICLE 9. RECEIPT OF BIDS

9.1 Sealed Bids for the work of this Contract will be received at the time and place indicated in the Invitation to Bid.

9.2 OWNER may consider informal any Bid not prepared and submitted in accordance with the provisions hereof.

9.3 Bidders are cautioned that it is the responsibility of each individual bidder to assure that their bid is in the possession of the responsible official or the designated alternate prior to the stated time and at the place of the Bid Opening. Owner is not responsible for bids delayed by mail and/or delivery services, of any nature.

ARTICLE 10. MODIFICATION AND WITHDRAWAL OF BIDS

10.1 Bids may be modified only by an appropriate document duly executed (in the manner that a Bid must be executed) and delivered to the place where Bids are to be submitted at any time prior to the opening of Bids.

10.2 Bids may be withdrawn prior to the scheduled time (or authorized postponement thereof) for the opening of Bids.

10.3 Any Bid received after the time and date specified for receiving bids shall not be considered. No Bid may be withdrawn for a period of 120 days after the actual date of the opening of the Bids.

ARTICLE 11. AWARD OF CONTRACT

11.1 The Contract will be awarded to the lowest responsible and eligible Bidder (Successful Bidder). Such a Bidder shall possess the skill, ability, and integrity necessary for the faithful performance of the work. The term "lowest responsible and eligible Bidder" as used herein shall mean the Bidder whose Bid is the lowest of those Bidders possessing the skill, ability and integrity necessary to the faithful performance of the Work.

11.2 OWNER reserves the right to reject any and all Bids, to waive any and all informalities if it is in Owner's best interest to do so, and the right to disregard all nonconforming, non-responsive or conditional Bids.

11.3 A Bid which includes for any item a Bid Price that is abnormally low or high may be rejected as unbalanced.

11.4 OWNER also reserves the right to reject the Bid of any Bidder that OWNER considers to be unqualified relative to Article 1 above.

11.5 If the Contract is to be awarded, OWNER will give the Successful Bidder a Notice of Award within thirty days, excluding Saturdays, Sundays, and legal holidays, after the actual date of the opening of the Bids. All bids shall remain open for thirty days, excluding Saturdays, Sundays, and legal holidays, after the actual date of the opening of the Bids but OWNER may, at OWNER's sole discretion, release any Bid and return the Bid Security prior to that date.

ARTICLE 12. EXECUTION OF AGREEMENT

12.1 When OWNER gives a Notice of Award to the Successful Bidder, it will be accompanied by at least six unsigned copies of the Agreement and all other applicable Contract Documents. Within five days, excluding Saturdays, Sundays and legal holidays, after the date of receipt of such notification CONTRACTOR shall execute and return all copies of the Agreement and all other applicable Contract Documents to OWNER.

ARTICLE 13. SAFETY AND HEALTH REGULATIONS

13.1 This project is subject to the Safety and Health Regulations (CFR 29, Part 1926 and all subsequent amendments) as promulgated by the U.S. Department of Labor on June 24, 1974 and CFR 29, Part 1910, General Industry Safety and Health Regulations Identified as Applicable to Construction.

13.2 The Successful Bidder shall comply with the Department of Labor Safety and Health Regulations for Construction promulgated under the Occupational Safety and Health Act of 1970 (PL-91-596) and under Section 107 of the Contract Work Hours and Safety Standards Act (PL-91-54).

13.3 The Successful Bidder shall have a competent person or persons, as required under the Occupational Safety and Health Act, on the Site to inspect the Work and to supervise the conformance of the Work with the regulations of the Act.

ARTICLE 14.FEMA CONTRACT PROVISIONS (IF APPLICABLE)

14.1 At this time the OWNER has not requested funding from FEMA for this project. However, in the event that FEMA funding is provided for this project, the Successful Bidder shall comply with the FEMA Contract Provisions included in Exhibit A for Public Assistance Grant Funding.

ARTICLE 15. AMERICAN IRON AND STEEL REQUIREMENT

15.1 PART NOT USED

ARTICLE 16. BONDS AND INSURANCE

16.1 Upon award of the contract, the Bidder, simultaneously with the execution of the Agreement, shall furnish certificates of insurance, insurance certification, performance bond, and payment bond. The forms of the bonds and insurance certification, including bond amounts and duration and insurance coverage required are included in the Bidding Documents.

16.2 The Successful Bidder shall, before commencing the work, record said Payment and Performances Bond in the public records of the County where the improvement is located in accordance with FS 255.05.

ARTICLE 17. CONTRACT TIME – LIQUIDATED DAMAGES

17.1 The following will be made a part of the Agreement:

The Contractor shall have five (5) days to return the signed Agreement from the time the Contractor receives a “Notice of Award”. The OWNER will return a “fully executed” Agreement to the Contractor no later than five (5) days after the return of the executed Agreement originals.

The Contractor will furnish a recorded original of the Public Construction Bond three (3) business days after receipt of the fully executed Contract (the Public Construction Bond must be recorded after the Contract is fully executed by all parties including the County Clerk). Upon receipt of the recorded Public Construction Bond, the OWNER will issue a Notice to Proceed. If the Contractor fails to meet any of the dates and timeframes set forth in this section, or fails to execute the Contract, or to provide a Public Construction Bond, the City may elect at its option to consider the Contractor non-responsive and Contract with the next best Bidder.

The work to be performed per the project, under this Agreement, shall be commenced within ten (10) calendar days of the date of the Notice to Proceed, in writing for the project

17.2 Substantial Completion shall be **within 72 weeks or 504 calendar days from Notice to Proceed (NTP).**

17.3 Final completion for the project shall be thirty (30) consecutive calendar days after substantial completion.

17.4 Conditions under which Liquidated Damages are Imposed:

Should the Contractor or, in case of his default, the Surety fail to complete the work within the time stipulated in the contract, or within such extra time as may have been granted by the OWNER, the

Contractor or, in case of his default, the Surety shall pay to the OWNER, not as a penalty but as liquidated damages, the amount of \$2,000 per day for each calendar day beyond the Contract Limit for Substantial Completion or extension or extension and thereof that the work remains incomplete in accordance with the terms of the Agreement. Contractor or, in case of his default, the Surety shall pay to the OWNER, not as a penalty but as liquidated damages, the amount of \$500 per day for each calendar day beyond the Contract Limit for Final Completion or extension or extension and thereof that the work remains incomplete in accordance with the terms of the Agreement.

All additional fees and costs incurred by the Engineer and OWNER resulting from the Contractor's failure to complete the work will be charged to the Contractor.

ARTICLE 18. APPROVED HOURS OF OPERATION

18.1 The approved hours of operation for construction activities for this project are Monday through Friday from 7 AM to 3:30 PM and shall not include holidays observed by the OWNER. Overtime, holiday, nighttime, or weekend hours must be approved in advance by OWNER on a case-by-case basis.

ARTICLE 19. PROJECT SCHEDULE

Bidders are to include with their Bid a detailed construction schedule for the project from Notice to Proceed through Final Completion in number of days. The Schedule shall include activities for procurement of major material items - submittals and approval, manufacture, and delivery; right of way permitting; mobilization and clearing and grubbing; construction sequencing, planned utility outages, and restoration; cleaning, pressure testing, and clearance; and all other activities to indicate how the Bidder intends to perform the project within the allotted contract time. The duration and schedule of project shall be given due consideration in the selection of Contractor.

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Attachment 5: Pre-Bid Meeting Presentation

PRE-BID MEETING

Reverse Osmosis Membrane Feed Pump Replacement

Dunes Community Development District

Contract No. 2026-1 | Issued for Bid, September 2026

September 15, 2026 | Palm Coast, Florida



**CDM
Smith**



Meeting Purpose & Agenda

Today's objectives

- Establish a common understanding of the bid documents
- Highlight major scope, interfaces, and constraints
- Explain procurement requirements and key dates
- Conduct a site walk through and capture bidder questions

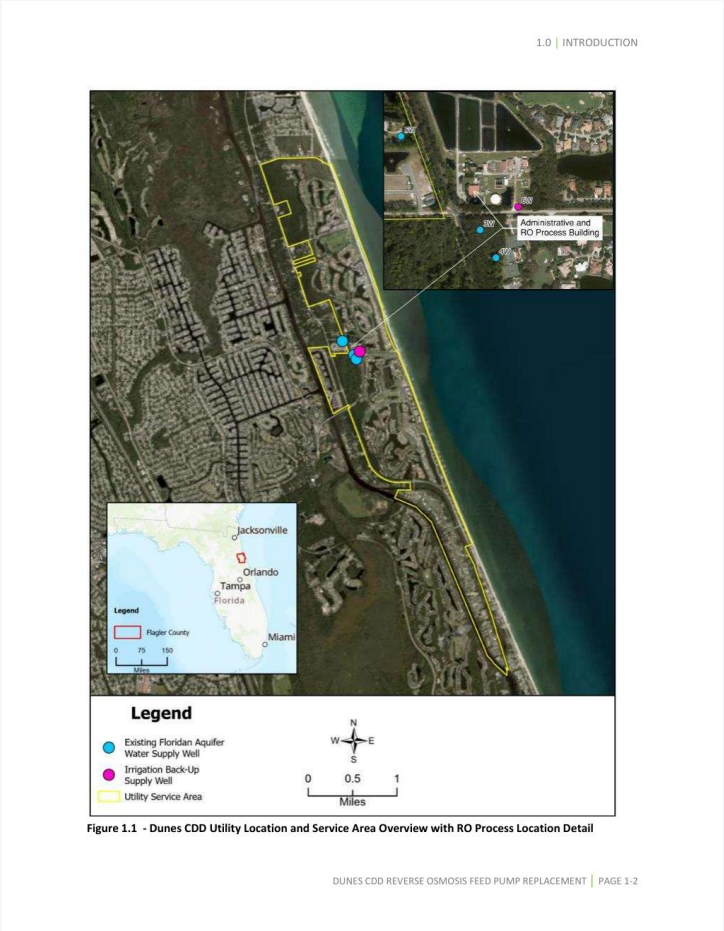
Agenda

1. Introductions and procurement
2. Existing facility and project drivers
3. Major work by discipline
4. Delegate Designs
5. MOPO and construction sequence
6. Contract requirements
7. Site visit and questions

Document priority

The Contract Documents govern. This presentation is an overview only. Bidders are responsible for reviewing the complete drawings, specifications, addenda, and site conditions.

Project Setting & Existing Facility



Facility

DCDD RO Water Treatment Plant
101 Jungle Hut Road, Palm Coast, Florida

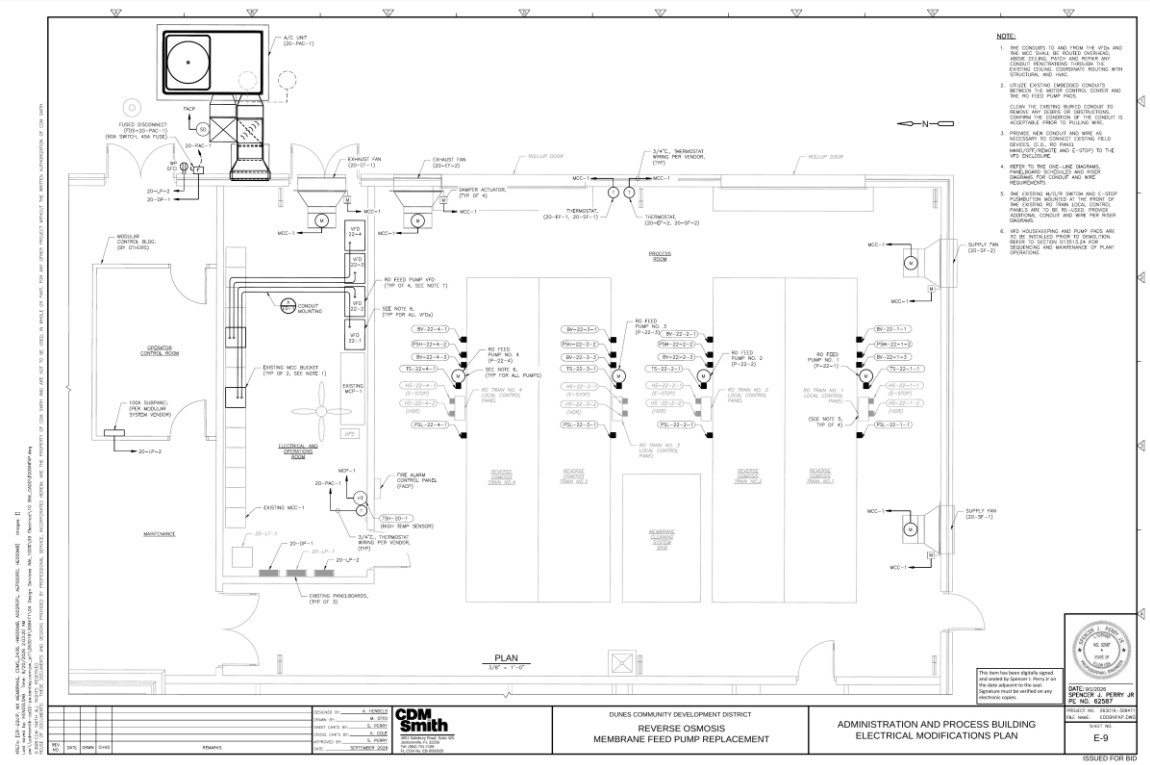
Existing process

1.44 MGD maximum daily flow facility with four RO treatment trains supplied by three groundwater wells.

Project driver

Improve feed-pump reliability, standardize equipment, improve parts and service availability, and replace valve-based flow control with VFD control.

Electrical, HVAC & Control-Room Work



Electrical room

Four freestanding VFDs, new MCC-1 breakers, conduit and wiring, housekeeping pads, and relocation of the existing operator's station, desks, and storage cabinets.

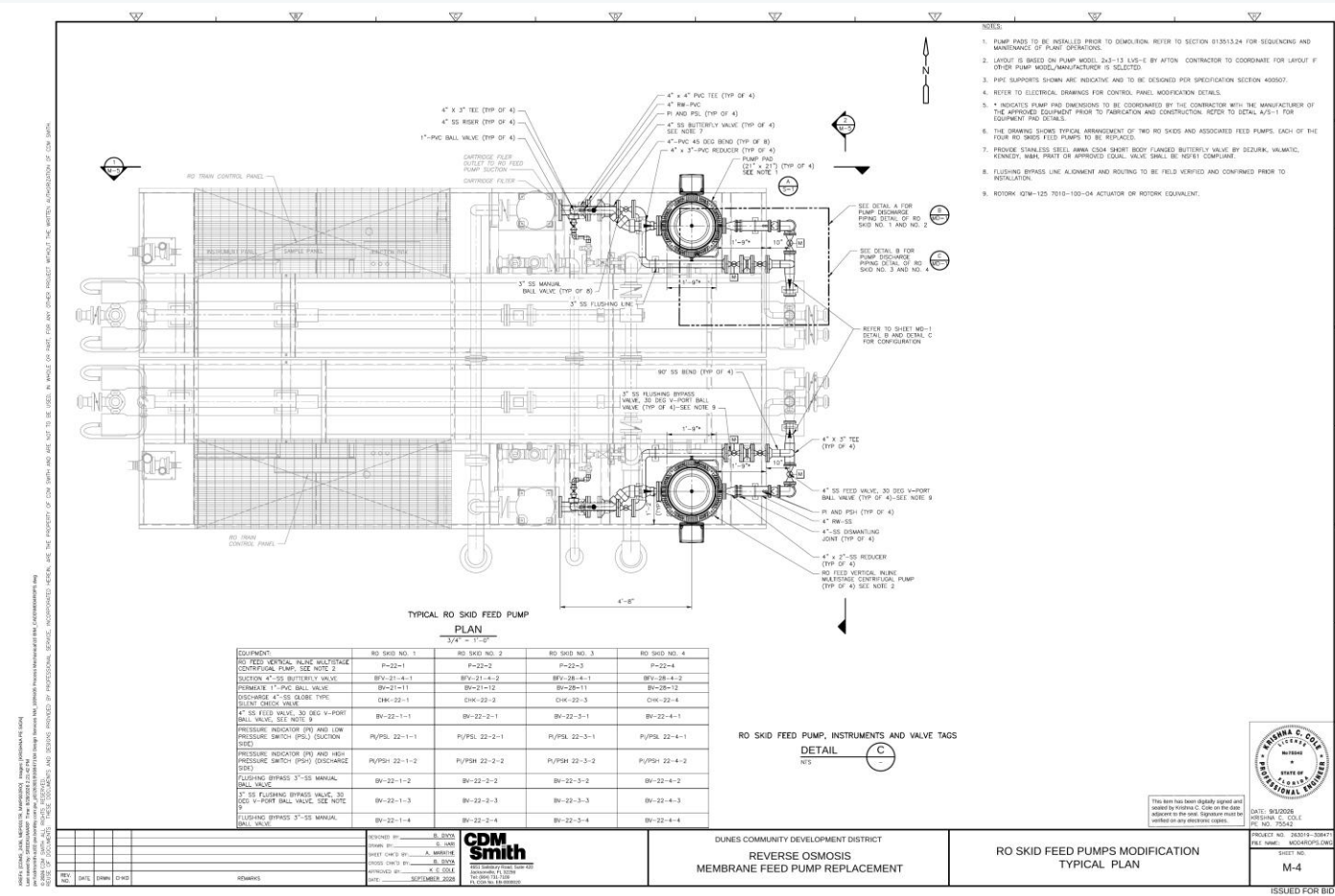
HVAC and ventilation

Replace the electrical-room air-conditioning system and ductwork. Replace two supply and two exhaust fans in the RO process room.

Operator control room

New 10 ft × 14 ft heated and cooled in-plant modular office within the maintenance room, with electrical, communications, workstation, and process-control access.

RO Feed Pump Modifications



Pump duty

Common design basis: 295 gpm at 665.6 ft TDH; 125 hp hydraulic power basis.

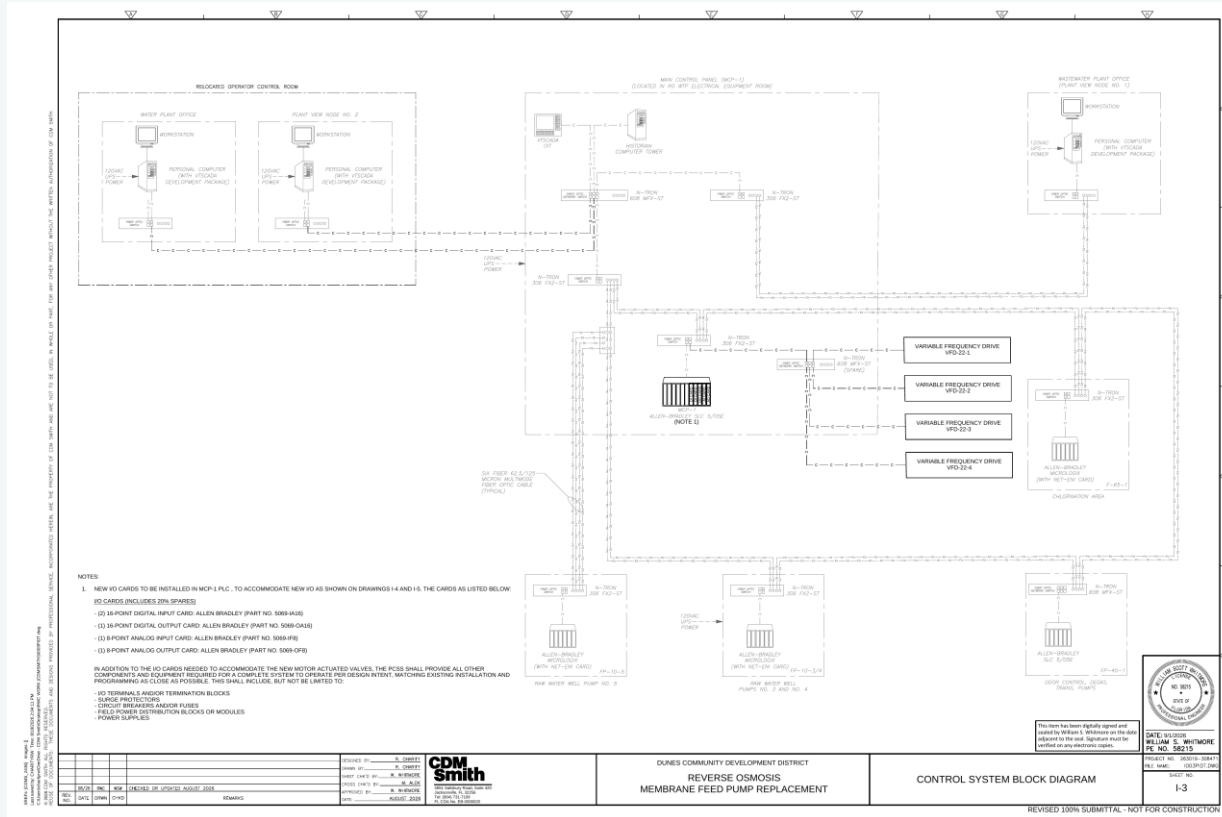
Piping and valves

Reroute suction and discharge piping from the cartridge filter discharge to the RO skid inlet. Install pump bypass piping and valves and feed pump piping and valves.

Structural interface

Provide concrete pump platforms and anchorage.

Instrumentation, Controls & System Integration



- Control four new VFD-driven RO feed pumps.
- Modify PLC hardware and I/O as shown in the control-system drawings and specifications.
- Repurpose control signals for pump speed command and feedback from the existing feed control valve.
- Add controls for the new modulating flushing valve and on/off feed valve,
- Coordinate loop checks, startup, functional testing, SCADA integration, and operator training.

Expected Delegated Design (Section 011000 – Summary)

Modular Building

Modular building and anchorage to existing.

HVAC Duct

Duct supports and anchorage

Modular Building HVAC

Sizing

RO Pumps

Pump supports and anchorage.

New VFD Equipment

Equipment supports and anchorage.

Conduit

Hangars, supports, and anchorage.

Maintenance of Plant Operations (Section 013513.24)

Maintain water production

Coordinate construction to minimize disruption. Existing storage and remaining RO trains support planned sequential work.

Storage Capacity

750,000-gallon ground storage tank
Maximum 24 hours

One train at a time

Complete RO train modifications sequentially. Maintain at least two trains available to operate, with one additional train on standby.

Install pump pads in advance.

Assumes new pump pads will be poured in advance during new VFD installation and electric room modifications.

Shutdown planning

Conduct a pre-shutdown meeting and submit a detailed plan, schedule, and contingency for each train at least 7 days in advance.

Shutdown limits

Shutdowns are limited to 4-hours per an occurrence between 11 PM and 7 AM. Storage tank must be full. Existing emergency high service pump must be operational and a 100 kW 480V generator must be provided.

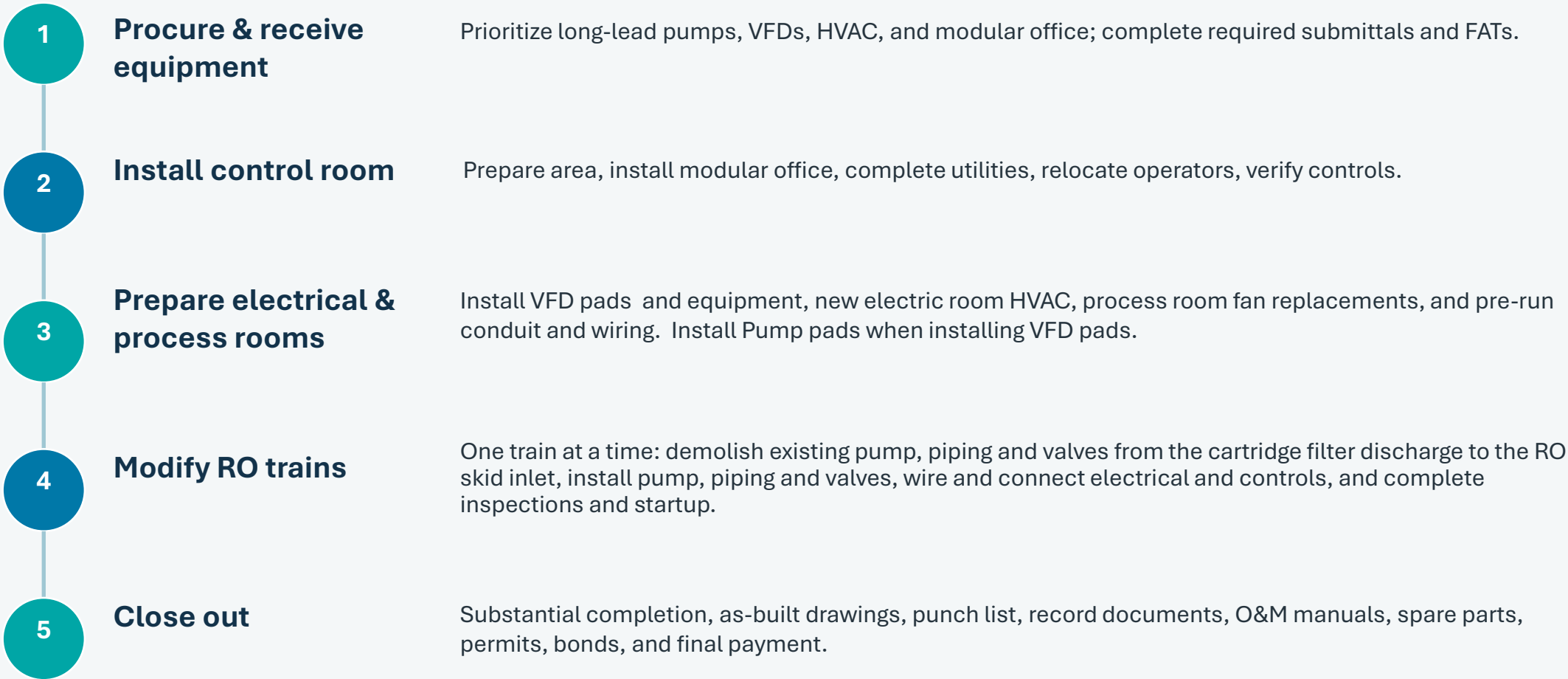
Protect membranes

Comply with train flushing and storage requirements.

Flushing and storage requirements

RO skids cannot remain drained of fluid more than 8-hours. Refer to the Toray RO Membrane Handling Manual for flushing requirements.

Recommended Construction Sequence



Contract Time, Work Hours & Schedule

Contract time

Substantial Completion within 365 days from Notice to Proceed. Final Completion within 30 days after Substantial Completion.

Approved work hours

Monday through Friday, 7:00 AM to 3:30 PM, excluding Owner holidays. Other hours require advance Owner approval.

Construction schedule

Submit a detailed construction schedule covering procurement, submittals, fabrication, delivery, sequencing, planned outages, testing, restoration, and completion.

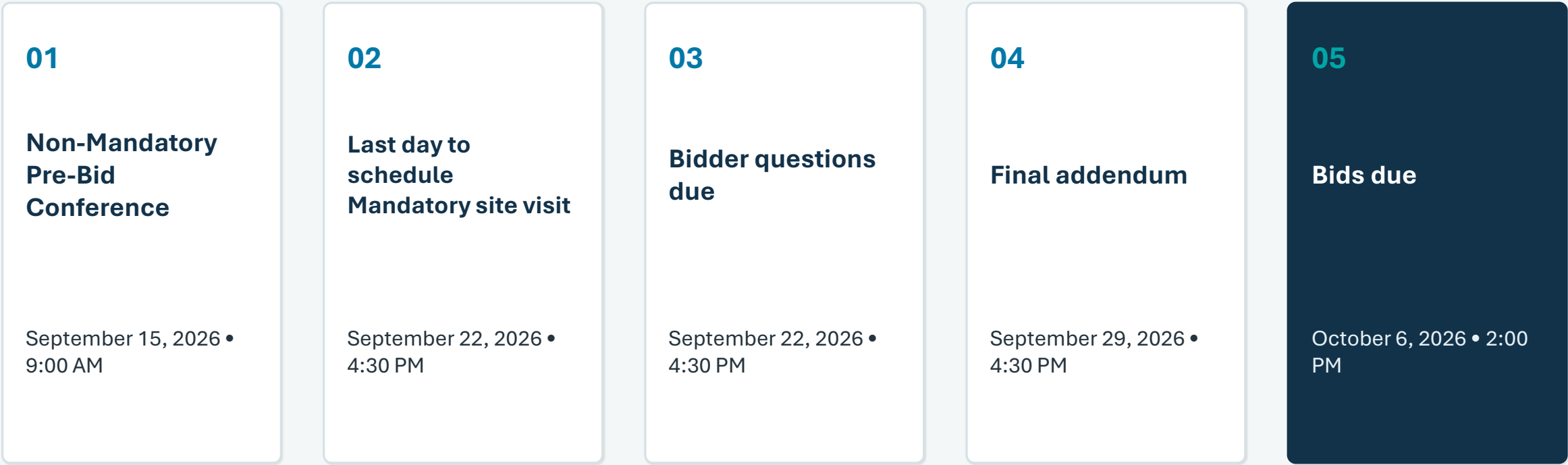
Liquidated damages

- \$2,000 per calendar day beyond the Substantial Completion contract limit
- \$500 per calendar day beyond the Final Completion contract limit
- Additional Engineer and Owner costs resulting from late completion may be charged to Contractor

Bid planning focus

Show how long-lead equipment, delegate design, FATs, shutdown windows, train-by-train work, startup, and closeout fit within the contract time.

Procurement Milestones



Technical and procurement questions must be submitted in writing to Krishna Cole at colekc@cdmsmith.com.

Bid Submission & Security

Electronic bid

Email the bid to:
colekc@cdmsmith.com

Electronic bid must be received by the bid deadline.

Hard-copy bid

Deliver hard copy and bid security to:
Dunes CDD
101 Jungle Hut Road
Palm Coast, FL 32137

Bid security

Provide bid security equal to 5% of the bid.
Seal bid security in a separate envelope from the Bid Form.

Post-award bonds

Provide 100% Performance Bond and 100% Payment Bond, as required by the Contract Documents.

Timeliness

Both electronic and hard-copy submissions received after the deadline will not be considered.

Bidder Qualifications & Key Submittals

Qualifications

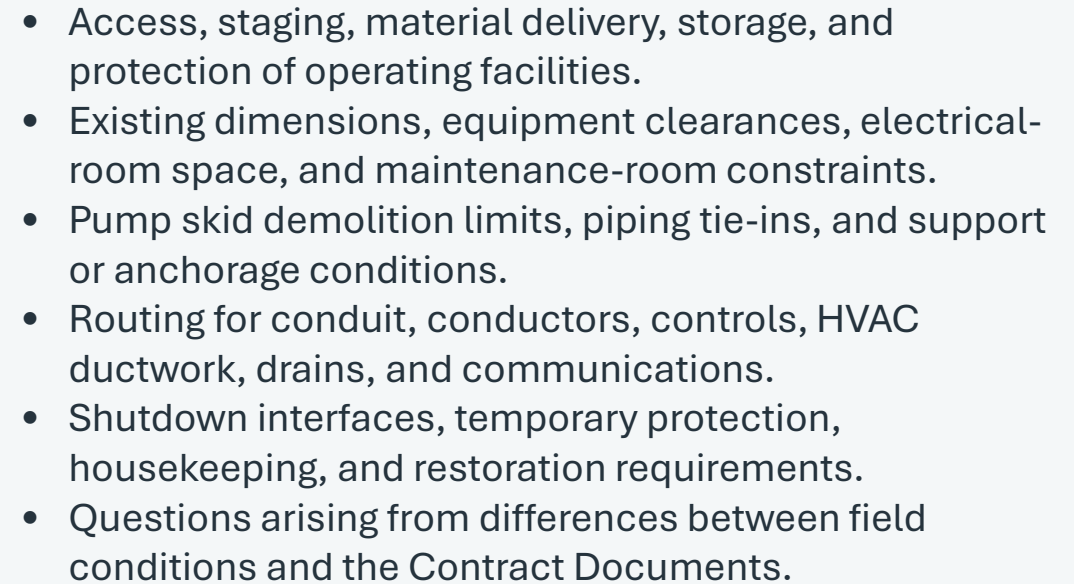
- Florida General Contractor license
- Minimum 5 years of water-treatment construction or rehabilitation experience
- Three similar projects involving RO systems, high-pressure pumps, VFDs, electrical, or controls
- Two projects at operating drinking-water facilities

Bid package focus

- Completed Bid Form
- Bid security
- Required experience and references
- Detailed construction schedule
- Acknowledgment of addenda
- Required procurement and FEMA-related forms
- Other items listed in the Instructions to Bidders

Price the full obligation

Include labor, materials, equipment, temporary work, coordination, testing, permits, delegate design, startup, training, closeout, and all incidental work needed for a complete operating system.



Bidder Questions & Addenda

1 Submit in writing

Direct all technical and procurement questions to Krishna Cole at colekc@cdmsmith.com. Verbal responses are not changes to the Contract Documents.

2 Meet the deadline

Questions are due September 22, 2026 at 4:30 PM. Submit early enough to allow evaluation and coordinated response.

3 Rely on addenda

The final addendum is scheduled for September 29, 2026 at 4:30 PM. Acknowledge all addenda in the bid.

Discussion today is intended to clarify the bid documents. Contractual changes will be issued only by written addendum.

Site Walk & Closing

Before we walk the site

- Sign in and provide contact information.
- Observe all plant safety and access requirements.
- Do not operate equipment or enter restricted areas without Owner direction.
- Record questions for formal written submission.
- Verify field conditions relevant to your bid.

Questions now

Clarifying discussion before the site walk.

Questions later

Submit formal written questions by the stated deadline.

Thank you

Dunes Community Development District
CDM Smith

Project: Reverse Osmosis Membrane Feed Pump
Replacement