

August 28, 2025

TO: PLANHOLDERS

SUBJECT: PORT PARCEL 114 SITE CLEANUP INTERIM ACTION EXCAVATION  
PROJECT NO. 92839  
CONTRACT NO. POT-PA-000000343

**ADDENDUM NUMBER 01**

This addendum is issued to amend the following:

**SPECIFICATIONS**

- A. DIVISION 00 - Division 00 - Procurement and Contracting Requirements, SECTION 00 11 13 - Advertisement for Bids, the Sealed Bid Date / Time/ Location paragraph is replaced with the following paragraph:**

Bids will be received at the Front Reception Desk, Port Administration Office, One Sitcum Plaza, Tacoma, Washington 98421 until **2:00 P.M. 10:00 AM on September 03, 05, 2025**, at which time they will be publicly opened and read aloud and the apparent low bid will be determined.

- B. DIVISION 01 - Division 01 - General Requirements: SECTION 01 20 00 - Price and Payment Procedures, 1.07 MEASUREMENT AND PAYMENT, Paragraph H-1 is replaced with the following paragraph:**

1. Description: The Work of this item includes but is not limited to all labor, equipment, supplies, and materials required to furnish, mobilize, install, test, decontaminate, and demobilize the water management system equipment (including properly disposing of all waste materials generated by water management), and operate the system including inspection and maintenance, assisting Engineer with sampling, and record keeping, per the project Drawings and specifications. The work also includes furnishing a dewatering and water management system that accomplishes, water extraction, treatment, and discharge, extracting groundwater from excavations and accumulated stormwater within the Project Limits, conveying that extracted water to the on-site water treatment system, treating that water to achieve specified pollution concentration limits (water quality limits), conveying treated water to the specified discharge point, and discharging it at rates not to exceed specified limits—all in accordance with requirements of the project's Special Approved Discharge (SAD) permit and other applicable laws and regulations. The contractor will be responsible for all the contractor's testing costs associated with the dewatering system and process from extraction to discharging into the City of Tacoma's system.

**C. DIVISION 01 - Division 01 - General Requirements: SECTION 01 64 00 - Owner-Furnished Products, 1.03 COORDINATION, Paragraph A is replaced with the following paragraph:**

- A. The materials are Ferrous Sulfate will be located at the Port warehouse located at 802 Port of Tacoma Rd, Tacoma, WA 98421 2311 E 11th St, Tacoma, WA 98421. The contractor will be responsible for picking up the Ferrous Sulfate from the warehouse. The material will be in supersacks. The Port will load the material for the contractor. The contractor is responsible for transporting and keeping the material dry.

**D. DIVISION 01 - Division 01 - General Requirements: section 01 14 00 - Work Restriction, 1.03 constraints – General, Paragraphs A-4 and A-5 are replaced with the following paragraphs:**

4. The Port has obtained a Waste Disposal Authorization (WDA 2896 Port of Tacoma - Parcel 114 Former PQ Products Site) from the Tacoma Pierce County Health Department. The Port will directly pay disposal fees to the County / LRI. The Contractor is to keep track of all disposal tickets and pass them onto the Port for processing and payment. All tickets must be signed by the Port's inspector or assigned representative to be considered and approved for payment. Tickets not signed by the Port's inspector or assigned Port representative, will not be paid.
5. Soils being disposed of are to pass the paint filter test USEPA Method 9095B to make sure there is no presence of free liquids in the waste sample / soils being disposed of. If the contractor transports soils with free liquid, and extra costs are charged to the Port by the Landfill for amending soils with free liquids, the extra charges will be passed onto the contractor and deducted from the contractor's final contract amount. The contractor can use soil amendments like sawdust; to help dry the contaminated soils so they pass the paint filter test.

**E. DIVISION 31 - Division 31 – Earthwork: SECTION 31 00 00 – Earthwork: 2.04 CHARACTERIZATION TESTING, REPORTING, AND CERTIFICATION OF OFF-SITE MATERIAL, paragraph G2, Table 31 00 00-1 is replaced with the following Table:**

**Table 31 00 00 - 1 – Import Material Screening Criteria**

Chemical / Metal Name	Criteria (mg/kg)
Total Petroleum Hydrocarbons (TPH) (NWTPH methods)	
Gasoline-range TPH	<u>2000</u> 30
Diesel- and oil- range TPH	2,000
Volatile Organic Compounds (EPA Method 8260)	
Benzene	0.004
Ethylbenzene	6.0
Toluene	4.7
Xylenes	9.0
Tetrachloroethylene (PCE)	0.05
Metals (EPA Method 6010/6020/7041)	
Arsenic	13.8
Cadmium	2.0
Chromium (III) (total)	2,000

Chromium (VI)	19
Copper	143
Lead	250
Mercury	2.00
Nickel	418
Zinc	5,981
Semi-Volatile Organic Compounds (EPA Method 8270)	
Acenaphthene	97.9
Anthracene	2,275
Benzo[a]anthracene	0.130
Benzo[a]pyrene	0.1
Benzo[b]fluoranthene	0.440
Benzo[k]fluoranthene	13.7
Benzoic acid	257
Benzyl alcohol	8,000
Bis(2-ethylhexyl) phthalate	13.9
Chrysene	95.5
Benzyl butyl phthalate	12.8
Cresol; o-	2.3
Cresol; p-	8,000
Dibenzo[a,h]anthracene	0.1
Dibenzofuran	80
Di-butyl phthalate	56.5
Dichlorobenzene; 1,2-	8.4
Dichlorobenzene; 1,4	0.2
Diethyl phthalate	72.2
Dimethylphenol; 2,4-	1.3
Di-n-octyl phthalate	800
Fluoranthene	631
Fluorine	101
Hexachlorobenzene	0.09
Hexachlorobutadiene	0.6
Indenol[1,2,3-cd]pyrene	1.2
Methyl naphthalene; 2-	320
Naphthalene	0.006
Nitrosodiphenylamine; N-	0.0009
Pentachlorophenol	0.003
Phenol	11
Pyrene	655
Trichlorobenzene; 1,2,4-	0.06

**F. DIVISION 31 - Division 31 – Earthwork: SECTION 31 00 00 – Earthwork: 3.02  
CONTAMINATED SOIL EXCAVATION Paragraph I is replaced with the following paragraph:**

- I. Control of Water Level in Excavations. The Contractor shall control groundwater inflow during excavation, Engineer performance sampling, and backfilling activities below the water table as needed to maintain unsaturated conditions (i.e., no standing water) within the excavation and to allow on-site handling and off-site transport of unsaturated soil. If needed, Contractor can set excavated soil on the edge of the excavation from which it came to allow drainage from the soils to drain back into the excavation; however, if that is done, the drainage must be controlled and directed into the excavation, and not to any area surrounding the excavation. Given the limited and non-artesian saturation present in the excavations, dewatering within the excavation by the Contractor is expected to include sumps placed directly into the excavation or shallow wellpoints outside the excavation. In no case shall Contractor's sumps, well points, or wells used for dewatering extend to a depth greater than 12 feet below existing (pre-excavation) ground surface without prior approval by Engineer. All water generated during performance of Work shall be managed in accordance with Section 31 23 19 Dewatering.

**G. DIVISION 31 - Division 31 – Earthwork: SECTION 31 00 00 – Earthwork: 3.04 SUBGRADE AMENDMENT, BACKFILL AMENDMENT, BACKFILL, AND COMPACTION Paragraph D is replaced with the following paragraph:**

- D. Amended Gravel Borrow will be used to backfill the bottom 4 feet (121.92 cm) of Boiler House Area Excavations above the amended Subgrade. A total of ~~96,000~~ 92,000 pounds of Ferrous Sulfate will be used to produce approximately 1,220 tons of backfill, which will be placed and compacted to backfill the bottom of the Boiler House Area Excavations. The Amended Gravel Borrow may be prepared in batches outside the Boiler House Area Excavations and subsequently placed and compacted, or it may be prepared within the excavations, placed, and compacted—as long as the Contractor can prevent settling or sorting of the Ferrous Sulfate within the Amended Gravel Borrow prior to compaction. The Contractor shall include in the Excavation and Water Management Plan a description of the means and methods to be used to produce and place Amended Gravel Borrow as specified. The Contractor and Engineer will agree on a methodology to uniformly mix the required quantities of Ferrous Sulfate and Gravel Borrow to produce Amended Gravel Borrow backfill; an on-site scale is not required for this process.

**H. DIVISION 31 - Division 31 – Earthwork: SECTION 31 23 19 – Dewatering: 1.02 SITE CONDITIONS Paragraph A is replaced with the following paragraph:**

- A. The Contractor should anticipate encountering groundwater in excavations. The Port has conducted subsurface investigations that generally characterize the soil and groundwater physical conditions within the Project Limits. Appendix A provides a summary of subsurface conditions (soil and groundwater) pertinent to the Work. Appendix A includes a brief description of Site stratigraphy and groundwater levels in the shallow-water bearing zone pertinent for dewatering which dewatering will be conducted as needed, tabulated data for shallow-zone water levels, tabulated analytical data for shallow-zone groundwater near the excavation areas (2010-2023 sampling), figures depicting locations of Site explorations, a subsurface geologic cross section, and interpreted shallow-zone

groundwater elevations (2013-2023 measurements), and a compilation of exploration logs for the Site. No dewatering of the silt unit or the intermediate water-bearing zone (alluvial sand), which are present at depths below the shallow water-bearing unit, will be required or conducted.

**I. DIVISION 31 - Division 31 – Earthwork: SECTION 31 23 19 – Dewatering: 2.01 GENERAL Paragraph C is replaced with the following paragraph:**

- C. Groundwater shall be removed from the excavation as necessary to achieve unsaturated conditions (no standing water) within the excavation, which will assist excavation and materials handling, allow for Engineer's verification sampling of the excavation, and facilitate compaction of backfill material. In no case shall Contractor's sumps, well points, or wells used for dewatering extend to a depth greater than 12 feet below existing (pre-excavation) ground surface without prior approval by Engineer.

**J. DIVISION 31 – Division 31 – Earthwork: SECTION 31 10 00 – Site Clearing 3.08 CONSTRUCTION WASTE MANAGEMENT PLAN IMPLEMENTATION, Paragraph A is replaced with the following:**

- A. Disposal of Waste Material: Burning is not permitted onsite. Remove waste material promptly from Owner's property. Dispose in accordance with local, State and Federal Regulations.
1. Materials generated as a result of Clearing may be disposed of at a local municipal yard waste transfer station.
  2. Materials generated as a result of Grubbing must be disposed of along with the potentially contaminated soil.

**DRAWINGS**

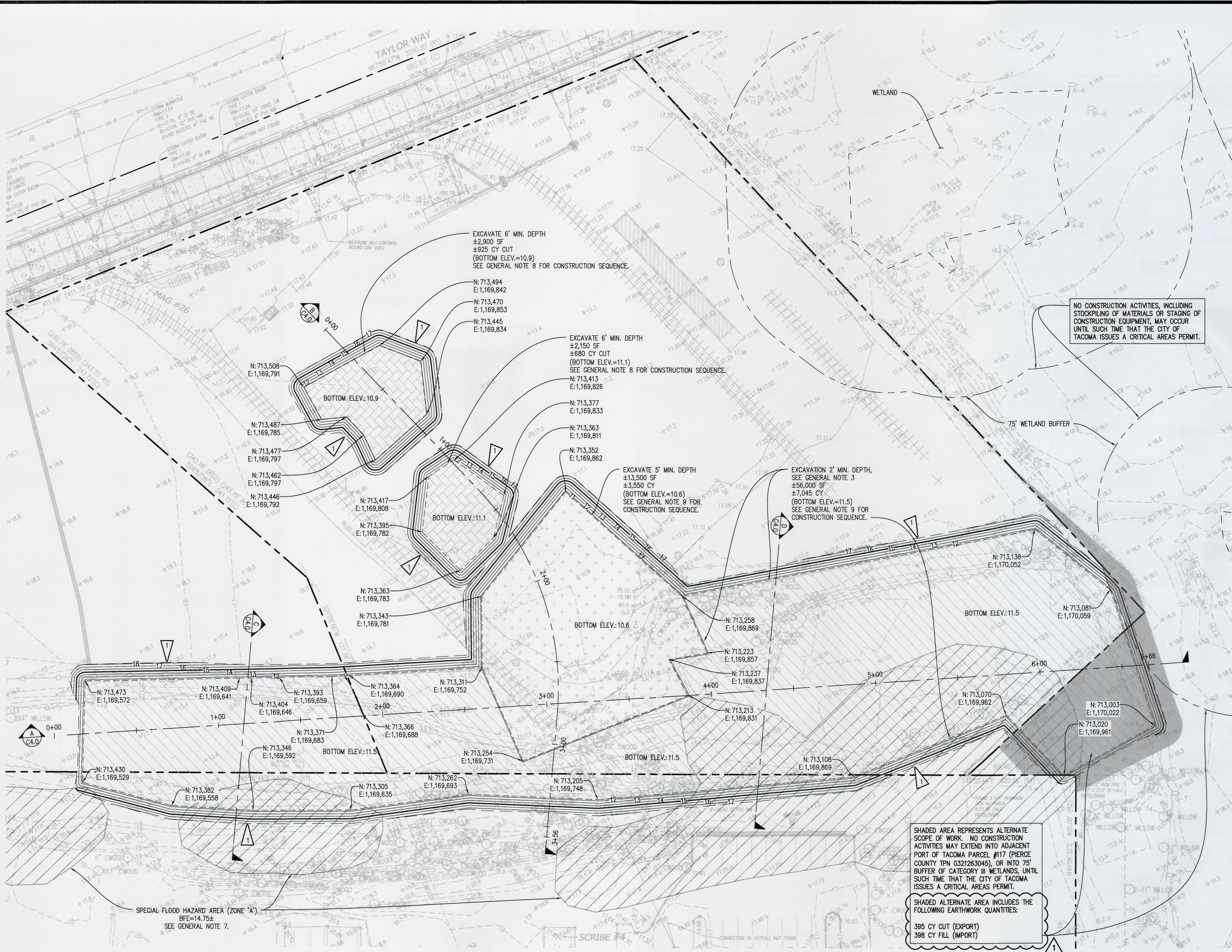
Drawing C2.0 is replaced with the attached Drawing C2.0.

**ATTACHMENTS**

- A. Drawing C2.0 ENLARGED CONCEPTUAL EXCAVATION GRADING PLAN

**END OF SECTION**

# ATTACHMENT 1



LEGEND

- PROPERTY LINE
- 15 TEMPORARY MAJOR CONTOUR
- 12 TEMPORARY MINOR CONTOUR
- TEMPORARY TOP OF SLOPE
- TEMPORARY TOE OF SLOPE
- BOILER HOUSE EXCAVATION AREA (MINIMUM DEPTH OF 6 FEET) SEE GENERAL NOTE 8.
- DEBRIS FILL EXCAVATION AREA (MINIMUM DEPTH OF 5 FEET) SEE GENERAL NOTE 9.
- STORMWATER DITCH EXCAVATION AREA (MINIMUM DEPTH OF 2 FEET) SEE GENERAL NOTE 3.
- SPECIAL FLOOD HAZARD AREA (ZONE A) SEE GENERAL NOTE 7.

GENERAL NOTES:

- SEE APPLICABLE GENERAL CIVIL NOTES ON SHEET G1.1.
- CONTRACTOR SHALL MAXIMIZE THE SLOPE OF EXCAVATION SIDEWALLS TO THE EXTENT PRACTICAL, SUBJECT TO MAINTAINING SLOPE STABILITY AND SAFE WORKING CONDITIONS.
- CONTRACTOR SHALL MEET ALL APPLICABLE OSHA/WISHA CODES REGARDING EXCAVATION.
- CONTOURS ON THIS PLAN REPRESENT MINIMUM HORIZONTAL AND VERTICAL LIMITS OF EXCAVATIONS REQUIRED FOR REMOVAL OF CONTAMINATED MATERIAL. LIMITS OF EXCAVATION REPRESENT BEST AVAILABLE INDICATORS OF EXTENT OF CONTAMINATION AND WILL BE DETERMINED AT TIME OF EXCAVATION BY ENGINEER'S SAMPLING OF SOIL AT EXTENTS SHOWN.
- CONTRACTOR SHALL FACILITATE SOIL SAMPLE COLLECTION BY ENGINEER AT THE VERTICAL AND HORIZONTAL LIMITS OF EACH EXCAVATION AREA. ENGINEER'S SOIL SAMPLES SHALL INDICATE WHETHER EXCAVATION OF ADDITIONAL AREA OR DEPTH IS REQUIRED.
- ADDITIONAL EXCAVATIONS SHALL ALSO COMPLY WITH SLOPE REQUIREMENTS LISTED IN GENERAL NOTES 2 AND 3.
- THE SPECIAL FLOOD HAZARD AREAS (SFHA) WERE GATHERED FROM PIERCE COUNTY WA OPEN GEOSPATIAL DATA PORTAL'S "REGULATED FLOODPLAIN 2017" LAYER. PER FEMA FLOOD MAP, THE SFHA DEPICTED ARE ZONE 'A' - AREAS WITH A 1% ANNUAL CHANCE OF FLOODING, FOR WHICH NO BASE FLOOD ELEVATIONS (BFE) HAVE BEEN DETERMINED. THE BFE LISTED FOR THE SFHAs ARE APPROXIMATED THROUGH INTERPOLATION OF THE NEARBY SFHAs WITH BFEs (ELEV.=12, NAD88 VERT. DATUM). TO CONVERT NAD88 VALUES TO MLLW, THE VALUE IS INCREASED BY 2.75; THEREFORE, THE APPROXIMATE BFE ELEVATION IS 14.75 FEET.
- PROPOSED/ANTICIPATED CONSTRUCTION SEQUENCE AT BOILER HOUSE EXCAVATION AREA:
  - CLEAR AND GRUB EXISTING TREES AND VEGETATION WITHIN EXCAVATION LIMITS SHOWN.
  - EXCAVATE AND DISPOSE OF EXISTING CONTAMINATED SOIL TO LIMITS SHOWN.
  - PORT ENGINEER COLLECTS SAMPLES AT THE BOTTOM OF EXCAVATION TO SEND TO LAB FOR TESTING.
  - CONTRACTOR WORKS IN A DIFFERENT LOCATION WHILE WAITING FOR SAMPLE RESULTS. IF SAMPLES RETURN POSITIVE AND ADDITIONAL EXCAVATION IS REQUIRED, THE CONTRACTOR WILL EXCAVATE A MAXIMUM AN ADDITIONAL ONE FOOT, THEN LET THE ENGINEER COLLECT SOIL SAMPLES AT THE BOTTOM OF THE EXCAVATION AGAIN. IF SAMPLE RETURNS NEGATIVE, THE CONTRACTOR WILL MIX IN SITU THE TOP TWO FEET AT THE BOTTOM OF THE EXCAVATION WITH FERROUS SULFATE AS DESCRIBED IN THE SPECS.
  - THE CONTRACTOR WILL MIX THE IMPORTED GRAVEL MATERIAL WITH FERROUS SULFATE TO CREATE AMENDED GRAVEL BORROW BEFORE BACKFILLING TO WITHIN 24" OF FINISH GRADE PER PROJECT SPECS.
  - INSTALL UNAMENDED GRAVEL BORROW BACKFILL WITHIN 6" OF THE FINISH GRADE.
  - INSTALL 6" TOPSOIL AND SEED.
- PROPOSED/ANTICIPATED CONSTRUCTION SEQUENCE AT DEBRIS FILL AND STORMWATER DITCH EXCAVATION AREAS:
  - CLEAR AND GRUB EXISTING TREES AND VEGETATION WITHIN EXCAVATION LIMITS SHOWN.
  - EXCAVATE AND DISPOSE OF EXISTING CONTAMINATED SOIL TO LIMITS SHOWN.
  - PORT ENGINEER COLLECTS SAMPLES AT THE BOTTOM OF EXCAVATION TO SEND TO LAB FOR TESTING.
  - CONTRACTOR WORKS IN A DIFFERENT LOCATION WHILE WAITING FOR SAMPLE RESULTS. IF SAMPLES RETURN POSITIVE AND ADDITIONAL EXCAVATION IS REQUIRED, THE CONTRACTOR WILL EXCAVATE A MAXIMUM AN ADDITIONAL ONE FOOT, THEN LET THE ENGINEER COLLECT SOIL SAMPLES AT THE BOTTOM OF THE EXCAVATION AGAIN. IF SAMPLE RETURNS NEGATIVE, THE CONTRACTOR WILL IMPORTED GRAVEL BORROW AND BACKFILL WITHIN 6" OF THE FINISH GRADE PER THE PROJECT SPECS.
  - INSTALL 6" TOPSOIL AND SEED.

KEY NOTES:

- EXCAVATE TO HORIZONTAL EXTENT AND DEPTH AS IDENTIFIED ON THIS PLAN, AND DISPOSE OF SOIL.



811 Call 811  
two business days  
before you dig

BID SET  
AUGUST 16, 2025

**sh** **sitts & hill**  
CIVIL | STRUCTURAL | ARCHITECTURAL | SURVEY  
4615 CENTER STREET | TACOMA, WA 98409  
PHONE: (253) 476-9449 | WWW.SITSHILL.COM

Project No.:	20,926	Project Mgr.:	DCD
Proj. Engineer:	KNL	Proj. Drafter:	KNL

SDEV25-0199

 P.O. BOX 887 TACOMA, WA 98401 (20926-SH41)		DATE: 08.27.25
BY: S&H	APPR: DCD	
REVISION: 1	ADDITION	
		
DCD	05.21.2025	CHECKED BY: DATE
KNL	05.21.2025	PROJ. ENGR. DATE
PRINTED BY: DonDavis	Aug 27, 2025	
PORT ADDRESS: 1202 TAYLOR WAY	TACOMA, WA 98401-1837	
PORT PARCEL 114 SITE CLEANUP INTERIM ACTION EXCAVATION ENLARGED CONCEPTUAL EXCAVATION GRADING PLAN		
6718	OF 7	SH #5
CONT./CONS: POT-PA-00000343	TOWNSHIP: 21	RANGE: 03
M. ID: 92839	DAT-HRZ: WA83-SF	VERT: MLLW 19.39' @ Tide 22 1933
PHASE: 90% / PERMIT	SET: 114	DRAWING SCALE: AS NOTED

THIS DRAWING IS THE PROPERTY OF THE PORT OF TACOMA AND SHALL NOT BE USED ON OTHER WORK, DISCLOSED, COPIED, IN WHOLE OR IN PART, WITHOUT WRITTEN PERMISSION