

**GRANDVIEW CITY COUNCIL
COMMITTEE-OF-THE-WHOLE
SPECIAL MEETING AGENDA
TUESDAY, JUNE 9, 2026**



This meeting will be held in person and will also be available via teleconference.

PLEASE NOTE: The maximum occupancy of the Council Chambers is 49 individuals at one time. Access to exits must be kept clear to ensure everyone in the Chambers can safely exit in the event of an emergency.

COMMITTEE-OF-THE-WHOLE SPECIAL MEETING - 6:30 PM

PAGE

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. NEW BUSINESS**
 - A. Resolution authorizing the Mayor to sign Change Order No. 1 with T. Bailey, LLC to replace the electrical panel and repair the roof penetrations from the electrical conduit at Well #10, as part of the 3.0MG Reservoir Improvement Project 1-9
 - B. Resolution accepting the bid for the Street Sweeper and authorizing the Mayor to sign all contract documents with Enviro-Clean Equipment, LLC 10-14
- 4. CITY ADMINISTRATOR AND/OR STAFF REPORTS**
- 5. MAYOR & COUNCILMEMBER REPORTS**
 - A. Sub-Committee Updates
- 6. ADJOURNMENT**

The City of Grandview Committee-of-the-Whole and Regular Council Meetings scheduled for Tuesday, June 9, 2026 at 6:00 pm and 7:00 pm will be held in person and will also be available via teleconference.

Please join the meeting from your computer, tablet or smartphone.

Join Zoom Meeting

<https://us06web.zoom.us/j/85889345579?pwd=tudaHnidOIhEtawBt4JVQLRjYZFhBI.1>

To join via phone: +1 253 215 8782

Meeting ID: 858 8934 5579

Passcode: 035123

**CITY OF GRANDVIEW
AGENDA ITEM HISTORY/COMMENTARY
COMMITTEE-OF-THE-WHOLE MEETING**

| | |
|---|---|
| ITEM TITLE Resolution authorizing the Mayor to sign Change Order No. 1 with T. Bailey, LLC to replace the electrical panel and repair the roof penetrations from the electrical conduit at Well #10, as part of the 3.0MG Reservoir Improvement Project | AGENDA NO.: New Business 3 (A) AGENDA DATE: June 9, 2026 |
| DEPARTMENT Public Works | FUNDING CERTIFICATION (City Treasurer) (If applicable) N/A |

DEPARTMENT HEAD REVIEW

 John Simmons, Public Works Director

| | |
|--|---|
| CITY ADMINISTRATOR  | MAYOR  |
|--|---|

ITEM HISTORY (Previous council reviews, action related to this item and other pertinent history)

During a site visit/inspection from Pacific Power & Light, it was determined that the existing electrical service panel located at Well #10 is outdated and needs to be replaced. The replacement of the panel will require the removal of existing conduit and the repair of the holes.

ITEM COMMENTARY (Background, discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

- The scope of work includes:
- Electrical Upgrades – Installation of a 400amp CT Can, meter base, and service lateral by All-Phase Electric.
 - Roof Repairs – Patching and sealing the wellhouse roof at two locations following the removal of old electrical conduits.

- The total cost for this change order is \$14,952.12.
- Subcontractor Costs - \$13,350.11 (Electrical & Roofing)
 - Markups - \$1,602.01 (Per WSDOT 1-09.6 standards)
 - Time Extension – This work will add (5) calendar days to the contract duration.

These upgrades are essential for the integration of the new reservoir system with the local power grid and to maintain the structural integrity of the wellhouse roof.

ACTION PROPOSED

Move a resolution authorizing the Mayor to sign Change Order No. 1 with T. Bailey, LLC to replace the electrical panel and repair the roof penetrations from the electrical conduit at Well #10, as part of the 3.0MG Reservoir Improvement Project to the June 9, 2026 regular meeting for consideration.

23192A - GV 3.0MG Reservoir - Change Order 01 to City

From Janell Hayden <jhayden@hlacivil.com>

Date Thu 6/4/2026 11:12 AM

To Shane Fisher <sfisher@grandview.wa.us>; John Simmons <jsimmons@grandview.wa.us>; Anita Palacios <anitap@grandview.wa.us>

Cc Jakob Michael <jmichael@hlacivil.com>; Angie Ringer <aringer@hlacivil.com>; Taylor Denny <tdenny@hlacivil.com>; Nicolas Salamanca <nsalamanca@hlacivil.com>

 1 attachment (875 KB)

2026-06-02 - 23192A - CO1 to City.pdf;

CAUTION: External Email

Good morning,

Please review the attached change order for the meter upgrades on the 3.0 MG Reservoir project. If the change order is acceptable, please place on the council agenda.

Thanks,



Janell Hayden, Contract Administrator II

2803 River Road, Yakima, WA 98902

Office: (509) 966-7000 | jhayden@hlacivil.com

www.hlacivil.com

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RESOLUTION NO. 2026-_____

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
AUTHORIZING THE MAYOR TO SIGN CHANGE ORDER NO. 1 WITH T. BAILEY, LLC
TO REPLACE THE ELECTRICAL PANEL AND REPAIR THE ROOF PENETRATIONS
FROM THE ELECTRICAL CONDUIT AT WELL #10, AS PART OF THE
3.0 MG RESERVOIR IMPROVEMENT PROJECT**

WHEREAS, the City of Grandview has contracted with T. Bailey, LLC, as the contractor for the 3.0 MG Reservoir Improvement Project; and,

WHEREAS, Change Order No. 1 is to replace the electrical panel and repair the roof penetrations from the electrical conduit at Well #10; and,

WHEREAS, Change Order No. 1 compensates the Contractor for the additional repairs in the amount of \$14,952.12,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, AS FOLLOWS:

The Mayor is hereby authorized to sign Change Order No. 1 with T. Bailey, LLC to replace the electrical panel and repair the roof penetrations from the electrical conduit at Well #10, as part of the 3.0 MG Reservoir Improvement Project in the amount of \$14,952.12 in the form as is attached hereto and incorporated herein by reference.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on _____, 2026.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY



CHANGE ORDER NO. 1



DATE: 5/06/2026
 PROJECT OWNER: City of Grandview
 PROJECT NAME: 3.0 MG Reservoir Storage Improvements
 DWSRF PROJECT NO.: DWL28174-0
 HLA PROJECT NO.: 23192-A
 CONTRACTOR: T. Bailey, LLC

THE FOLLOWING CHANGES ARE HEREBY MADE TO THE CONTRACT DOCUMENT:

| | | |
|---|----|--------------|
| Original Contract Price (Including Applicable Sales Tax): | \$ | 5,941,620.00 |
| Current Contract Price Adjusted by Previous Change Order(s) Including Applicable Sales Tax: | \$ | 5,941,620.00 |
| Change in Contract Price Due to this Change Order (Including Applicable Sales Tax): | \$ | 16,178.20 |
| Adjusted Contract Price Including this Change Order (Including Applicable Sales Tax): | \$ | 5,957,798.20 |

| | |
|---|-----|
| Original Contract Working Days: | 350 |
| Current Contract Working Days Adjusted by Non-Working Days and/or Previous Change Order(s): | 350 |
| Change in Contract Working Days due to this Change Order: | 5 |
| Revised Contract Working Days: | 355 |

CONTRACTOR: Bonnie Wardlaw

Date: 6/3/26

ENGINEER:  Digitally signed by Jakob Michael
Date: 2026.06.03 17:11:32-07'00'

Date: 6/3/26

OWNER: _____

Date: _____



CHANGE ORDER NO. 1



DATE: 5/06/2026
 PROJECT OWNER: City of Grandview
 PROJECT NAME: 3.0 MG Reservoir Storage Improvements
 DWSRF PROJECT NO.: DWL28174-0
 HLA PROJECT NO.: 23192-A
 CONTRACTOR: T. Bailey, LLC

| ITEM NO. | DESCRIPTION | UNIT | QTY | UNIT PRICE | CHANGE AMOUNT |
|-------------------------------------|----------------------|------|-----|--------------|---------------------|
| CHANGE ORDER NO. 1 | | | | | |
| 16 | CO1 - Meter Upgrades | 1 | LS | \$ 13,677.56 | \$ 13,677.56 |
| 17 | CO1 - Roof Repairs | 1 | LS | \$ 1,274.56 | \$ 1,274.56 |
| CHANGE ORDER NO. 1 SUBTOTAL: | | | | | \$ 14,952.12 |
| 8.2% SALES TAX: | | | | | \$ 1,226.07 |
| CHANGE ORDER NO. 1 TOTAL: | | | | | \$ 16,178.20 |

When the Pacific Power (PPL) arrived to disconnect the power from the well house, they indicated that the current CT setup is antiquated and requires upgrading; to include installing a CT can and meter base. Pacific Power is requiring power meter upgrades to the wellhouse before power can be restored to the wellhouse. Since All Phase Electric is working in the building and altering the service, PPL is requiring them to supply and install the necessary upgrades.

Demolishing the current meter set up is out of the scope of the contract documents, which requires additional time, materials, and labor to complete. These costs have been provided by change order proposal from T. Bailey; proposal attached.



City of Grandview, WA. - 3.0MG Reservoir Improvement Project

Date: 5/21/2026
COP #: 140-03 R1

ADDITIONAL WORK TO THE CONTRACT: Pacifcorp Required Upgrades to Meter

| ITEM | DESCRIPTION | QTY | UNITS | LABOR | SERVICES | SUBCONTRACT | EQUIPMENT | TOTAL |
|---|---|-----|-------|-------|----------|--------------|-----------|-----------------------------|
| 1 | All-Phase Electric - Meter Upgrades | 1 | LS | | | \$ 12,212.11 | | \$ 12,212.11 |
| 2 | Roof Repairs [From demo of old conduit] | 1 | LS | | | \$ 1,138.00 | | \$ 1,138.00 |
| <u>Mark-Up Rates (WSDOT 1-09.6)</u> | | | | | | | | |
| | Labor | | | | | 13,350.11 | | \$ 13,350.11 |
| | Material | | | | | 1,602.01 | | \$ 1,602.01 |
| | Equipment | | | | | 14,952.12 | | \$ 14,952.12 |
| | Subcontractor | | | | | | | |
| SUBTOTAL, Direct additional costs | | | | | | | | |
| SUBTOTAL, Direct additional costs plus markup | | | | | | | | |
| SUBTOTAL, Direct additional costs | | | | | | | | |
| SUBTOTAL, Direct additional costs plus markup | | | | | | | | |
| CONTRACT TIME EXTENSION: 5 Calendar Days | | | | | | | | TOTAL = \$ 14,952.12 |

See attached Proposal and Scope clarifications from All-Phase Electric. Note: this proposal is for meter upgrades and includes the required roof patch repairs for new and old conduit. We are excluding any and all costs by Pacifcorp [they did confirm they should not have any costs]. All work to be done in conjunction with Pacifcorp scheduling, and availability. Pacifcorp will be required to wire the meter as per their specifications. We are not responsible for Pacifcorp scheduling dates and/or times.



1515 W Ahtanum Rd.
Union Gap, WA, 98903
GC #ALLPHPE819MB
EC #ALLPHPE923MQ
P: (509) 454-5093 | F: (509)454-5082
Email: info@allphaseco.com

Date: 4/029/2026 [Rev 4-30-2026]
Customer: T-Bailey Construction
Job Name: City of Grandview 3.0MG Reservoir
Job Location: Grandview, WA
All-Phase Job Number: P-10476

Scope of Work: Add CT Metering as well as overhead service Lateral to project

Included:

- ❖ 400 Amp CT Can
- ❖ CT Meter Base
- ❖ Conduit through Roof
- ❖ All Connectors, Couplings, Straps, and support means
- ❖ Roof Flashing, Clamp-on Insulator, Weatherhead, or any ancillary device needed to complete installation
- ❖ Additional conductors needed between CT Can and Service Panel
- ❖ Drilling through building to extend service into service panel from metering
- ❖ Demolition of existing Service Mast
- ❖ Any labor needed in the procurement of parts, materials, handling, and deliveries
- ❖ Grounding as per NEC 250
- ❖ Washington State Electrical Permit

Not Included:

- ❖ Washington State Sales Tax
- ❖ Roof patching
- ❖ Sealing roof penetrations
- ❖ PP&L (Pacifcorp) Charges and Fees
- ❖ Roofing work and or costs
- ❖ Digging, Trenching, Backfill, Backfill Materials, and Compaction
- ❖ Any item not mentioned in the included above.

Notes:

All work to be done in conjunction with Pacificorp scheduling, and availability.
Pacificorp will be required to wire the meter as per their specifications
We are not responsible for Pacificorp scheduling dates and/or times.

We propose to hereby furnish material and labor to complete the project as outlined above for the sum of:

\$12,212.11

Changes and or additions to this scope of work will be bill on a time and material basis unless otherwise quoted.



1515 W Ahtanum Rd.
Union Gap, WA, 98903
GC #ALLPHPE819MB
EC #ALLPHPE923MQ
P: (509) 454-5093 | F: (509)454-5082
Email: info@allphaseco.com

Payment is due upon receipt. Balances outstanding for more than 30 days may be subject to interest charges and late fees. A down payment of 25% will be invoiced upon approval and the remainder will be progressive billed. This proposal may be withdrawn by All Phase Electric Inc. if not accepted within 60 days.

Prepared by: Jamie Perez jamie.perez@allphaseco.com (509)504.4472

ACCEPTANCE OF PROPOSAL: *If the above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified; payments will be as outlined above.*

Approved & Accepted (Customer Representative)

Date of Acceptance

Print Name (Customer Representative)

Title

Customer PO Number



ROOFING BID

To: T Bailey, LLC

From: Ric Fernandez

Pages: 1

Phone:

Attn: *Ryan*

PROJECT: *Grandview Wellhouse – Wellhouse Roof Patch/Repairs*

SCOPE OF WORK: Patch openings in roof where conduits are removed

- Patch/repair openings in roof with compatible roofing material at 2 locations.
- Bid includes prevailing wage and associated documentation.

LABOR & MATERIALS: \$1,138.00

Pricing does not include sales tax.

CITY OF GRANDVIEW
AGENDA ITEM HISTORY/COMMENTARY
COMMITTEE-OF-THE-WHOLE MEETING

ITEM TITLE

Resolution accepting the bid for the Street Sweeper and authorizing the Mayor to sign all contract documents with Enviro-Clean Equipment, LLC

AGENDA NO.: New Business 3 (B)

AGENDA DATE: June 9, 2026

DEPARTMENT

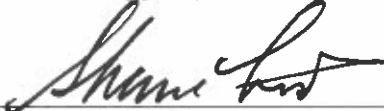
Public Works Department

FUNDING CERTIFICATION (City Treasurer)
(If applicable)

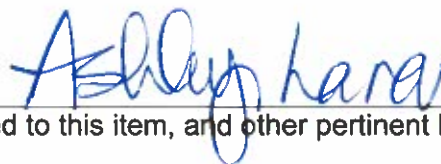
DEPARTMENT DIRECTOR REVIEW

John Simmons, Public Works Director

CITY ADMINISTRATOR



MAYOR



ITEM HISTORY (Previous council reviews, action related to this item, and other pertinent history)

The City received \$400,000 of funding through YVCOG's Carbon Reduction Program (CRP) for a replacement street sweeper. HLA prepared specifications and obligation documentation for a new electric street sweeper. The City completed a public hearing to amend its Statewide Transportation Improvement Program (STIP) to include the street sweeper. The public hearing was held on December 9, 2025. The STIP Amendment was submitted to YVCOG on December 10, 2025, and the Technical Advisory Committee (TAC) approval was received at the January 8, 2026 meeting. The street sweeper was included on the STIP around February 20, 2026. HLA finalized the funding obligation documentation and specifications for the purchase of an electric sweeper. Obligation documentation was signed and submitted to WSDOT on March 25, 2026 for processing. Additional specification revisions were requested by WSDOT on April 30, 2026 and authorization to advertise was provided on May 8, 2026. Advertisement for bids was scheduled for May 13 and May 20, 2026.

ITEM COMMENTARY (Background, discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

Bids for the street sweeper were opened on June 3, 2026. A total of one (1) bid was received with Enviro-Clean Equipment, LLC, of Gresham, Oregon, submitting the low bid in the amount of \$397,025.83.

ACTION PROPOSED

Move resolution accepting the bid for the street sweeper and authorizing the Mayor to sign all contract documents with Enviro-Clean Equipment, LLC to the June 9, 2026 regular Council meeting for consideration.

26007 - CRPUS-0515(017) - GV Street Sweeper - Recommendation of Award and Bid Summary

From Jennifer Davis <jdavis@hlacivil.com>

Date Wed 6/3/2026 3:57 PM

To Shane Fisher <sfisher@grandview.wa.us>

Cc John Simmons <jsimmons@grandview.wa.us>; Anita Palacios <anitap@grandview.wa.us>; Stephen Hazzard <shazzard@hlacivil.com>; Taylor Denny <tdenny@hlacivil.com>; Angie Ringer <aringer@hlacivil.com>

 2 attachments (1 MB)

2026-06-03 - 26007G - RecAward.pdf; 2026-06-03 - 26007G - Bid Summary.pdf;

CAUTION: External Email

Good afternoon, Shane,

Please see the attached Recommendation of Award letter and Bid Summary for the above referenced project.

If you have any questions or if we can provide additional information, please let us know.

Thank you,



Jennifer Davis, Contract Administrator, II

2803 River Road, Yakima, WA 98902

Office: (509) 966-7000 | jdavis@hlacivil.com

www.hlacivil.com

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June 3, 2026

City of Grandview
207 West 2nd Street
Grandview, WA 98930

Attn: Shane Fisher, City Manager

Re: City of Grandview
Street Sweeper
HLA Project No. 26007
Fed Aid No. CRPUS-0515(017)
Recommendation of Award

Dear Shane:

The bid opening for the above-referenced project was held at City of Grandview City Council Chambers at 10:00 a.m. on Wednesday, June 3, 2026. A total of one (1) bids were received with the low bid of \$397,025.83, being offered by Enviro-Clean Equipment, LLC, of Gresham, OR. This low bid is approximately eight (8) percent below the Engineer's Estimate of \$430,636.00.

We have reviewed and checked the bid proposal of this bidder and recommend the City of Grandview, pending CA concurrence, award a contract to Enviro-Clean Equipment, LLC, in the amount of \$397,025.83. Please send us a copy of the City of Grandview Council meeting minutes authorizing the award of this project.

Enclosed please find the project Bid Summary for your review. Please advise if we may answer any questions or provide additional information.

Sincerely,



Digitally signed by Stephen S. Hazzard, PE
DN: C=US, E=shazzard@hlaivil.com,
O=HLA Engineering and Land Surveying,
Inc., OU=Stephen S. Hazzard, PE
Date: 2026.06.03 15:51:06-0700

Stephen S. Hazzard, PE

SSH/JLD

Enclosures

Copy: John Simmons, Anita Palacios (City of Grandview)
Taylor Denny, Angie Ringer (HLA)

RESOLUTION NO. 2026-____

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
ACCEPTING THE BID FOR THE STREET SWEEPER AND AUTHORIZING
THE MAYOR TO SIGN ALL CONTRACT DOCUMENTS WITH
ENVIRO-CLEAN EQUIPMENT, LLC**

WHEREAS, the City of Grandview has advertised for bids for the street sweeper;
and,

WHEREAS, Enviro-Clean Equipment, LLC of Gresham, Oregon, has submitted the
lowest responsible bid, which bid has been accepted;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF GRANDVIEW, AS FOLLOWS:**

The Mayor is hereby authorized to sign all contract documents with Enviro-Clean
Equipment, LLC for the street sweeper in the amount of \$397,025.83.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular
meeting on _____, 2026.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY