

**City of Traverse City and Charter Township of Garfield  
Recreational Authority  
Sealed Bids, Historic Barns Property - Abatement  
Attn: Matt Cowall, Executive Director  
324 Munson Avenue  
Traverse City, Michigan 49686**

**Date Issued:4/3/2015  
File No:14-0533/SHRR3103697VI**

**SUBJECT: NOTICE of BID and ADDENDUM No. 1**  
Facility Waste Abatement and Site Restoration Activities at Historic Barns Property, Traverse City, Michigan

**INTENT:** Extention of Bidding Period - This addendum is being issued, based upon data becoming available which alters the proposed work defined under the original issued Bid Specification Package:

Bid Specification Package  
Facility Waste Abatement  
And Site Restoration  
At  
Historic Barns Property  
Traverse City, Michigan

Furthermore, funding issues have resulted in a delay in the project as initially proposed. As such Section 0120 I. General Item B was recognized by the City of Traverse City and Charter Township of Garfield Recreational Authority.

**NOTICE OF BID and ADDENDUM NO. 1**

**TO:** All Bidders

**SUBJECT:** Revisions to Bidding and Contract Documents for the Historical Barns Property, project located in Traverse City, Michigan, Michigan

Division 0 Bidding and Contract Requirements: (Sections 00020, 00120, 00130 & 00300, Schedule of Alternates, Contractor Contract)  
Section 01010 Part 1.4  
Section 01025 Part 1.8  
Section 01110 Part 1.2  
Section 1300 General  
Section 1340 General

**BID DUE:** April 14, 2015 @ 2:00 p.m. local time

**CONTRACT TIME:** (30 Working Days)

This Addendum is issued to futher clarify the existing contract documents and provide additional information to aid in the prepartion of bid submittals. The following sections are amended herein, all other text is considered not amended.

## **Division 0 Bidding and Contract Requirements**

### **Section 00020**

Sealed bids will be received by the City of Traverse City and Charter Township of Garfield Recreational Authority until April 14, 2015 at 2:00 p.m., local time.

A MANDATORY pre-bid conference and inspection will not be held, however bidders may arrange a site walk by contacting ECT before April 10, 2015 at 9:00 a.m., local time:

Environmental Consulting & Technology, Inc. (ECT)  
Attn: Tonya Lewandowski  
3399 Veterans Drive.  
Traverse City, Michigan 49685  
Email: [tlewandowski@ectinc.com](mailto:tlewandowski@ectinc.com)  
Fax: 231.946.8208

On the outside of the envelope identify:

Sealed Bids April 14, 2015, 14-0533/SHRR3103697VI, & Bidders Name/Address and Phone Number

### **Section 00120 – Part I.G.**

- G. Interpretation of Contract Documents: If any person contemplating submitting a Bid for this project is in doubt as to the true meaning of any part of the Drawings, Specifications or other Contract Documents, he/she may submit a written request to the (Environmental Consulting & Technology, Inc. a.k.a. Professional) for an interpretation thereof not later than 5:00 pm April 9, 2015. The person submitting the request will be responsible for its prompt delivery. The City of Traverse City and Charter Township of Garfield Recreational Authority will make an interpretation of the Documents and an Addendum issued and mailed or delivered to each person who has received a set of Drawings and Specifications. All Addenda issued shall be made a part of the Contract requirements. The City of Traverse City and Charter Township of Garfield Recreational Authority will not be responsible for any other explanation or interpretation of the Contract Documents.
- H. Substitution of Materials: Any bidder wishing to use manufacturers or materials other than those specified or equivalent materials shall submit a written request to the Professional not later than 5:00 p.m. April 9, 2015. Request shall be accompanied by product data to permit evaluation and comparison with specified products or materials. The person submitting the request will be responsible for its prompt delivery. An examination and evaluation of product data will be made by the Professional, and if found acceptable, an Addendum will be issued and mailed or delivered to each person who has received a set of Drawings and Specifications. All Addenda issued shall be made a part of the Contract requirements.
- I. Time of Completion: Upon acceptance of the Proposal and Contract by the City of Traverse City and Charter Township of Garfield Recreational Authority, the Contractor agrees to complete all Field Work required within 30 working days of mobilization.

### **Section 00130**

A MANDATORY pre-bid conference and inspection will not be held, however bidders may arrange a site walk by contacting ECT before April 10, 2015 at 9:00 a.m., local time:

Environmental Consulting & Technology, Inc. (ECT)  
Attn: Tonya Lewandowski  
3399 Veterans Drive.  
Traverse City, Michigan 49685  
Email: [tlewandowski@ectinc.com](mailto:tlewandowski@ectinc.com)  
Fax: 231.946.8208

## Section 00300 – Reference Attached

### Contractor Contract

#### 4. Period of Performance.

The services to be rendered under this Agreement shall commence within 3 days of written direction from the Authority's Executive Director ("Director") and shall be completed within 30 days of commencement. Performance shall be in accordance with the schedules attached hereto.

If the Director does not provide such written notification by day 10, the Agreement shall be void at no expense to either party.

### Section 01010 Part 1.4

#### C. Site Management/Abatement (LBP/Paint)

This item shall also include all labor, equipment, tools, materials, and incidentals necessary to complete the following Lead Based Paint or Paint (LBP/Paint) abatement by approved methods/regulations (State of Michigan/U.S. EPA):

- C-1 Building/Garage 221 – Exterior Surfaces shall be abated of LBP/Paint. (*Excluding Metal Garage Doors*). The LBP/Paint removal may not damage the surface abated beyond the paint scheduled for abatement. Debris/waste/paint structures will be managed during abatement/removal/ loading/transport/off-site disposal as containing lead. LBP management, including air monitoring, is required during the completion of this pay item. Furthermore abated paint may not be allowed to fall on the ground surface. *The bidder may propose an alternate cost to remove/dispose exterior wood structures, and replace with new un-painted structures in place of abatement.*
- C-2 Building/Auto Repair Garage 223 – (Exterior Surfaces) shall be abated of LBP/Paint. The LBP/Paint removal may not damage the surface abated beyond the paint scheduled for abatement. Therefore all debris/waste/paint structures will be managed during abatement/removal/ loading/transport/off-site disposal as containing lead. All LBP management, including air monitoring, is required during the completion of this pay item. Furthermore abated paint may not be allowed to be fall on the ground surface. *The bidder may propose an alternate cost to remove/dispose exterior wood structures, and replace with new un-painted structures in place of abatement.*
- C-3 Building/Barn 206 – Basement Windows Interior and Exterior Surfaces (window frames + 1 foot in all directions supporting the windows and the basement interior surfaces) shall be abated of LBP/paint. The LBP/paint removal may not damage the surface abated beyond the paint scheduled for abatement. Therefore all debris/waste/paint structures will be managed during (abatement/removal/ loading/transport/off-site disposal) as containing lead. All LBP management, including air monitoring, is required during the completion of this pay item. Furthermore abated paint must be cleaned from the areas abated (after removal). *The bidder may propose an alternate cost for the removal/disposal of the interior non-supporting walls and floor debris in place of abatement said items.*
- C-4 Granary Root Cellar 226 – Exterior Surface – Painted Surfaces shall be abated of LBP/Paint. The LBP/Paint removal may not damage the surface abated beyond the paint scheduled for abatement. Therefore all debris/waste/paint structures will be managed during (abatement/removal/ loading/transport/off-site disposal) as containing lead. All LBP management, including air monitoring, is required during the completion of this pay item. Furthermore abated paint may not be allowed to be fall on the ground surface. *The bidder may propose an alternate cost to remove/dispose exterior wood structures, and replace with new un-painted structures in place of abatement.*

The work includes characterization/off-site disposal of the abatement matrix, and the sealing of abated surfaces with a lead based paint sealant. The sealant shall be an approved sealant specified for lead based paint application. The Engineer retains the right to exclude areas from sealant application (written exclusion on the Engineers Letterhead).

D. Site Management/Abatement (Asbestos)

This item shall also include all labor, equipment, tools, materials, and incidentals necessary to complete the following asbestos abatement by approved methods/regulations (State of Michigan/LARA):

D-1 Building/Garage 221 – Roofing Material (Asphalt/Tar)

The asbestos containing material shall be abated, but efforts must be taken to not damage the surface abated beyond the ACM scheduled for abatement. Therefore all debris/waste will be managed during abatement/removal/loading/transport/off-site disposal as containing asbestos. ACM management, including air monitoring, is required during the completion of this pay item.

After the roofing material is abated, seal the roofing with a thin coating of liquid asphalt coating sealer (Black Jack ® 6190 -9-30) to insure that residuals have no potential to become air borne in the future.

D-2 Building/Garage 206 – Former Windows, (staged in the basement)

The asbestos containing material (staged windows) shall be removed and disposed. Therefore all debris/waste will be managed during abatement/removal/loading/transport/off-site disposal as containing asbestos. ACM management, including air monitoring, is required during the completion of this pay item.

D-4 Building/Granary Root Cellar 226 – Roofing Material (Asphalt/Tar)

The asbestos containing material shall be abated, but efforts must be taken to not damage the surface abated beyond the ACM scheduled for abatement. Therefore all debris/waste will be managed during abatement/removal/loading/transport/off-site disposal as containing asbestos. ACM management, including air monitoring, is required during the completion of this pay item.

After the roofing material is abated, seal the roofing with a thin coating of liquid asphalt coating sealer (Black Jack ® 6190 -9-30) to insure that residuals has no potential to become air borne in the future.

## Section 01025 Part 1.8

C. Site Management/Abatement (LBP/Paint)

All acceptable abatement work for LBP/Paint management/abatement shall be paid at the Contract Lump Sum Price(s). This item shall also include all labor, equipment, tools, materials, and incidentals necessary to complete the following asbestos abatement by approved methods/regulations (State of Michigan/LARA):

- C-1 Building/Garage 221 – Exterior Surfaces shall be abated of LBP/Paint. (*Excluding Metal Garage Doors*). The LBP/Paint removal may not damage the surface abated beyond the paint scheduled for abatement. Debris/waste/paint structures will be managed during abatement/removal/ loading/transport/off-site disposal as containing lead. LBP management, including air monitoring, is required during the completion of this pay item. Furthermore abated paint may not be allowed to be fall on the ground surface. *The bidder may propose an alternate cost to remove/dispose exterior wood structures, and replace with new un-painted structures in place of abatement.*
- C-2 Building/Auto Repair Garage 223 – Exterior Surfaces shall be abated of LBP/Paint. The LBP/Paint removal may not damage the surface abated beyond the paint scheduled for abatement. Therefore all debris/waste/paint structures will be managed during abatement/removal/ loading/transport/off-site disposal as containing lead. All LBP management, including air monitoring, is required during the completion of this pay item. Furthermore abated paint may not be allowed to be fall on the ground surface. *The bidder may propose an alternate cost to remove/dispose exterior wood structures, and replace with new un-painted structures in place of abatement.*
- C-3 Building/Barn 206 – Basement Windows Interior and Exterior Surfaces (window frames + 1 foot in all directions supporting the windows and the basement interior surfaces) shall be abated of LBP/paint. The LBP/paint removal may not damage the surface abated beyond the paint scheduled for abatement. Therefore all debris/waste/paint structures will be managed during abatement/removal/ loading/transport/off-site disposal as containing lead. All LBP management. including air monitoring. is required during the completion of this pay item.

Furthermore abated paint must be cleaned from the areas abated (after removal). *The bidder may propose an alternate cost for the removal/disposal of the interior non-supporting walls and floor debris in place of abatement of said items.*

- C-4 Granary Root Cellar 226 – Exterior Surface – Painted Surfaces shall be abated of LBP/Paint. The LBP/Paint removal may not damage the surface abated beyond the paint scheduled for abatement. Therefore all debris/waste/paint structures will be managed during abatement/removal/ loading/transport/off-site disposal as containing lead. All LBP management, including air monitoring, is required during the completion of this pay item. Furthermore abated paint may not be allowed to be fall on the ground surface. *The bidder may propose an alternate cost to remove/dispose exterior wood structures, and replace with new un-painted structures in place of abatement.*

The work includes characterization/off-site disposal of the abatement matrix, and the sealing of abated surfaces with a lead based paint sealant. The sealant shall be an approved sealant specified for lead based paint application. The Engineer retains the right to exclude areas from sealant application (written exclusion on the Engineers Letterhead will be required).

#### D. Site Management/Abatement (Asbestos)

All acceptable abatement work for ACM management/abatement shall be paid at the Contract Lump Sum Price(s). This item shall also include all labor, equipment, tools, materials, and incidentals necessary to complete the following asbestos abatement by approved methods/regulations (State of Michigan/LARA):

##### D-1 Building/Garage 221 – Roofing Material (Asphalt/Tar)

The asbestos containing material shall be abated, but efforts must be taken to not damage the surface abated beyond the ACM scheduled for abatement. Therefore all debris/waste will be managed during (abatement/removal/loading/transport/off-site disposal) as containing asbestos. ACM management, including air monitoring, is required during the completion of this pay item.

After the roofing material is abated, seal the roofing with a thin coating of liquid asphalt coating sealer (Black Jack ® 6190 -9-30) to insure that residuals have no potential to become air borne in the future.

##### D-2 Building/Garage 206 – Former Windows, (staged in the basement)

The asbestos containing material (staged windows) shall be removed and disposed. Therefore all debris/waste will be managed during abatement/removal/loading/transport/off-site disposal as containing asbestos. ACM management, including air monitoring, is required during the completion of this pay item.

##### D-3 Building/Granary Root Cellar 226 – Roofing Material (Asphalt/Tar)

The asbestos containing material shall be abated, but efforts must be taken to not damage the surface abated beyond the ACM scheduled for abatement. Therefore all debris/waste will be managed during abatement/removal/loading/transport/off-site disposal as containing asbestos. ACM management, including air monitoring, is required during the completion of this pay item.

After the roofing material is abated, seal the roofing with a thin coating of liquid asphalt coating sealer (Black Jack ® 6190 -9-30) to insure that residuals has no potential to become air borne in the future.

## Section 01110 Part 1.2

- D. Contractor and/or sub-contractor(s) on-site staff shall be trained as required for the completion of their specified work activities. An on-site supervisor responsible for delegation of work activities shall be competent and hold certifications for (lead and asbestos abatement work). Staff conducting soil abatement activities shall have appropriate HAZWOPER training.

## **Section 1300 Part 1 General**

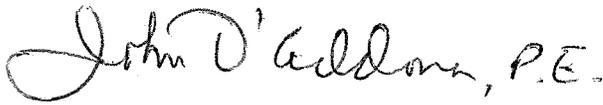
All submittals submitted to the Engineer/Professional will be review and returned with comments or approval within 1 working day.

## **Section 01340 Part 1 General**

A per-Construction conference can be scheduled within 2 day of Notice of Award, or ASAP in order to facilitate the initiation of the project.

**ACKNOWLEDGEMENT: This Addendum, must be properly acknowledged for the bidder's proposal to be valid (Section 00300). The changes and information shall become part of the contract documents.**

Sincerely,

A handwritten signature in black ink that reads "John D'Addona, P.E." The signature is written in a cursive style.

John D'Addona, PE  
Environmental Consulting & Technology, Inc.  
2200 Commonwealth Blvd.  
Ann Arbor, Michigan 48105  
Email: [jdaddona@ectinc.com](mailto:jdaddona@ectinc.com)  
Fax: 734 769 3164

Date: 4/3/2015

**Base Proposal Sum** - The undersigned agrees to the performance of the work as stated for the Base Proposal Sum from Bid Schedule of

Dollars (\$

(the above amount shall be in both words and figures).

This offer has been prepared after our examination of the complete drawings and specifications, together with their related documents, and our examination of the conditions surrounding the construction of the proposed work including the availability of materials, equipment and labor.

Bidder shall complete the work in accordance with the Contract Documents for the following unit prices:

Item	Description	Estimated Quantities	Unit	Unit Price	Bid Price
A	Site Services	1	Lump Sum	\$	\$
B	Mobilization & Demobilization	1	Lump Sum	\$	\$
C-1	Site Management/Abatement LBP Building 221	1	Lump Sum	\$	\$
C-2	Site Management/Abatement LBP Building 223	1	Lump Sum	\$	\$
C-3	Site Management/Abatement LBP Building 206	1	Lump Sum	\$	\$
C-4	Site Management/Abatement LBP Building 226	1	Lump Sum	\$	\$
D-1	Site Management/Abatement ACM Building 221	1	Lump Sum	\$	\$
D-2	Site Management/Abatement ACM Building 206	1	Lump Sum	\$	\$
D-3	Site Management/Abatement ACM Building 226	1	Lump Sum	\$	\$
E	Debris/HEPA Vacuum Building 206	1	Lump Sum	\$	\$
F	RTD Non Hazardous Soil (Surface Soils)	160	Ton	\$	\$
G	Supply and Placement of Screened Topsoil	140	Ton	\$	\$
H	Establishment of General Cover (TUF)	800	Sq. Yard	\$	\$
I	Project Close Out	1	Lump Sum	\$	\$
<b>Base Proposal Sum:</b>					\$

Terms: ACM = asbestos containing materials  
 LBP = lead based paint  
 R = removal, excavation, on-site meeting, stockpiling, sorting, covering, and loading  
 T = transport  
 D = disposal

ACKNOWLEDGEMENT: Addendum No. 1

\_\_\_\_\_  
 Signature of Bidder

\_\_\_\_\_  
 Company Name

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Printed Name and Title of Bidder's Authorized Representative

\_\_\_\_\_  
 Signature of Bidder's Authorized Representative

BIDDER acknowledges that quantities are not guaranteed and final payment will be based on actual quantities determined as provided in the Contract Documents.

## SCHEDULE OF ALTERNATES

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The Bidder shall use this "Schedule of Alternates" to propose contingent prices. The proposed alternate price set forth in this schedule, at the sole discretion of the Owner, may or may not be incorporated into the Contract Documents. The Owner reserves the right to negotiate contingent prices set forth herein prior to their possible incorporation into the Contract Documents. Proposed alternate prices will not affect determination of the lowest Bid.

<b>Item No.</b>	<b>Units or Quantity</b>	<b>Description (Bidder to write price in words)</b>	<b>Bidder's Bid Price (Reduction)</b>
C-1		Building/Garage 221, Alternate (AC-1) The bidder may propose an alternate cost to remove/dispose exterior wood structures, and replace with new unpainted structures in place of abatement.	<hr/>
C-2		Building/Auto Repair Garage 223, Alternate (AC-2) The bidder may propose an alternate cost to remove/dispose exterior wood structures, and replace with new unpainted structures in place of abatement.	<hr/>
C-3		Building/Barn 206, Alternate (AC-3) The bidder may propose an alternate cost for the removal/disposal of the interior non-supporting walls and floor debris in place of abatement said items.	<hr/>
C-4		Granary Root Cellar 226, Alternate (AC-4) The bidder may propose an alternate cost to remove/dispose exterior wood structures, and replace with new unpainted structures in place of abatement.	<hr/>