



OTWELL MAWBY, P.C.

CONSULTING ENGINEERS

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Date: January 11, 2024

To: All Bidders in attendance of the January 4, 2024, mandatory pre-bid onsite meeting

From: Otwell Mawby, P.C., James Jackson, Senior Project Manager

Subject: **ADDENDUM NO. 1**, Revisions/Clarifications to the Bid Specifications (3 Bid Packages) dated, December 18, 2023
Advertisement for Bids, City of Traverse City, West State Street Redevelopment
West State Street, Traverse City, Michigan
Universal Waste Disposal and Asbestos Abatement, Building Relocation, and Building and Infrastructure Demolition
Bid Opening: January 18, 2024 at 2:00 pm.

Intent: This Addendum forms part of the Contract Documents and modifies the original Bid Specifications, dated, December 18, 2023. It is being issued as a formal response to Contractor clarifications/ questions from the mandatory, January 4, 2024, pre-bid meeting and Contractor questions submitted directly to the City of Traverse City and/ or the Professional (Otwell Mawby, P.C.).

This Addendum (12 pages), including the following the attachment:

1. Pre-Bid Contractor Sign in Sheet (1 Page)
2. Revised Bid Sheet for Demolition Package (2 Pages)
3. Revised Bid Sheet for Demolition Package (2 Pages)

REVISIONS / CLARIFICATIONS/ QUESTIONS & ANSWERS

1) Pre Bid Meeting Sign in Form:

Attached is a copy of the Contractor Sign in (1 page) from the mandatory, January 4, 2024, pre-bid meeting. A summary of the potential contractors that attended the pre-bid meeting is depicted in the following table.

Pre-Bid Attendee	Company Represented	Potential Universal Waste Disposal and Asbestos Abatement Contractor	Potential Building Relocation Contractor	Potential Demolition Contractor
Tony Kirby	Mid-State Asbestos Removal	X		
Tracy Bolle	Bolle Contracting	X	X	X
Curt Overly	Taplin	X	X	X
Grant Johnston	Quality	X	X	X
Kendra Kersten	Walton		X	X
Ronnie Greavg	Dore & Associates	X	X	X
David Peckham	Bay Area Demo	X	X	X
Mike Murray	Pitsch Co.	X	X	X
Brett Eberhardt/ Mike Heading	GFL	X		
Chris Wireman	Pro-Tech	X	X	X
Jeff Saxton	Molon			X
Casey Miller	Miller Contracting			X

2) Clarification/ Question 1 (Received 12/21/23):

When will an addendum to questions be issued?

RESPONSE

Responses to contractors' questions will be accepted until 2:00 pm (Eastern Standard Time) on January 11, 2024, followed by which an addendum will be issued to contractors that attend the pre-bid meeting on January 4, 2024. No questions will be accepted after the deadline. The addendum will provide responses to all questions received.

3) Clarification/ Question 2 (Received 12/21/23):

What is the plan deposit and refund amount?

RESPONSE

Costs to obtain the bidding documents are the responsibility of the potential bidder. Per the bidding documents, plans and specifications may be examined at the Office of the City Engineer after January 3, 2024. Copies of the plans and specifications may be viewed online and printed from the Builders Exchange Northwest Michigan (BXTVC) by going to: <http://www.bxtvc.com/> and clicking on "Private Projects" using Code # 2023-0BA8, and at <https://www.bidnetdirect.com/mitn>. Members may use their regular user ID and Password. Non-members must complete an online registration form first to get a user ID and password. If printed plans and specifications are desired, then complete the online order form, secure online payment for printed copies and they will be mailed/delivered by the BXTVC. Bidders are responsible for acknowledgement of all addenda with sealed bid. Members will receive addenda by tracking the project. Non-members will need to log in to check for addenda.

No deposits are required nor will any be accepted. No refunds or reimbursements will be issued for any costs associated with obtaining the bidding documents.

4) Clarification/ Question 3 (Received 12/21/23):

What is the estimated construction budget?

RESPONSE

A budget has not been set for any of the bid packages.

5) Clarification/ Question 4 (Received 12/21/23):

Is there a pre-bid meeting?

RESPONSE

As noted in the bidding documents, a mandatory pre-bid conference will be held at 2:00 pm (Eastern Standard Time) on January 4, 2024 at 120 West State Street in Traverse City, Michigan. All interested parties are required to attend. The purpose of the pre-bid conference is to allow potential bidders an opportunity to present questions to staff and obtain clarification of the requirements of the bid documents. Because the City of Traverse City considers the conference to be critical to understanding the bid requirements, attendance is mandatory in order to qualify as a bidder. Minutes of the conference will not be published.

6) Clarification/ Question 5 (Received 1/4/24):

What site is the former barbershop building to be relocated to?

RESPONSE

The City and Traverse City Downtown Development Authority do not intend to have the building relocated for their future use. The intent of the specifications is to allow for potential reuse of the building by a third party that would move the structure offsite to a location of their choosing to prevent the structure from being demolished. In the event the structure is not moved offsite the structure would be demolished as noted within the demolition specifications package.

7) Clarification/ Question 6 (Received 1/4/24):

Is the insulation associated with the roofing materials that is asbestos containing directly applied to the roof with a mastic or not?

RESPONSE

Approximately 250-ft² of an asbestos containing roof membrane is present at the 115 Pine Street building (former dry cleaner) that is located on the floor of the rooftop mechanical room. The material is adhered to the wood decking by what appears to be mastic/ tar. An approximately 3/4" layer of asbestos containing asphalt roof membrane is present. There are no additional layers above the asbestos containing layer.

At the 120 West State Street building approximately 3,150-ft² of hot tar roofing is asbestos containing. The asbestos containing components (two of three layers present) are comprised of the middle and bottom layers of the roof, each layer of which encompasses approximately 3,150-ft². An approximately 1/8" rubber roof membrane and approximately 2" of foam board insulation are present on top of the two asbestos containing layers of roofing and an approximately 1/2" cellulose board is present below the asbestos containing layers. The asbestos containing layers are each approximately 1/8" thick and are adhered to each other and the underlying cellulose board. No tar is present on the underlying wood roof deck.

8) Clarification/ Question 7 (Received 1/4/24):

Does the east concrete wall, east of the 120 West State Street building get removed as part of demolition?

RESPONSE

The concrete wall is to remain and is to be left in its current condition. The integrity of the concrete wall is the responsibility of the contractor to maintain. The building wall/ foundation is to be separated from the concrete wall and removed with demolition. The site restoration activities detailed in the specifications are to be implemented by the contractor following demolition. All associated costs are incidental to the project bid.

9) Clarification/ Question 8 (Received 1/4/24):

Does the interface between the building and the sidewalk need to be sawcut?

RESPONSE

The contractor is to provide all materials and costs to complete saw cutting at the sidewalk and parking lot/ alley interfaces to provide for a safe environment for future use. The site restoration activities detailed in the specifications are to be implemented by the contractor following demolition of the structures/ infrastructure. All associated costs for these activities are incidental to the project bid.

10) Clarification/ Question 9 (Received 1/4/24):

Is the parking lot pavement, curbing and landscaping to be removed?

RESPONSE

As detailed in the specifications, none of the pavement, curbing or landscaping is to be removed. The integrity of these materials are the responsibility of the contractor to maintain. In the event the materials are damaged the contractor is responsible for repairs to be completed to the satisfaction of the City. All associated costs are incidental to the project bid.

11) Clarification/ Question 10 (Received 1/4/24):

Is the concrete slab associated with the former dry cleaning building to remain in place?

RESPONSE

As detailed in the specifications, demolition of the dry cleaning building is limited to above grade components. The slab is to remain. Refer to the specifications related to specifics that are required for protrusions that extend through the slab and requirements for filling of holes in the slab.

12) Clarification/ Question 11 (Received 1/4/24):

If the former barbershop is not moved, is it to be demolished?

RESPONSE

Yes it is to be demolished. The former barbershop is included in the demolition bid specifications as an add on in the event the structure is not moved offsite prior to the timeframe provided.

13) Clarification/ Question 12 (Received 1/4/24):

Can the adjacent Street or alley be closed to facilitate demolition?

RESPONSE

Closure potential of the adjacent streets or alley would be dependent on the permitting authority. Due to unknown variables with a contractors planning/ scheduling of onsite activities, it is unknown if approval would be granted for closure of the streets or alley for completion of the project activities. It is up to each contractor to determine their preferred scope for completion of the work and any associated permit and associated costs. Any street or alley closure permitting would be up to the contractor to obtain through the applicable municipal office. Costs associated with permitting are incidental to the bid.

14) Clarification/ Question 13 (Received 1/4/24):

Will the adjacent parking lot be closed during the completion of the work activities?

RESPONSE

Upon contract award, Otwell Mawby and the City will assist the contractor to obtain the necessary parking lot closures through the City to facilitate completion of their work scope. No costs for closure of onsite parking spaces will be incurred by the contractor. It is intended to keep as much of the onsite parking lot open as possible during the project activities but closures will be granted at no cost to the contractor to allow for completion of their work scope.

15) Clarification/ Question 14 (Received 1/4/24):

Has an inspection been completed for the former barbershop?

RESPONSE

To date, an inspection has not been completed. Otwell Mawby will complete pre-demolition inspections of the structure at no cost to the contractor in the event the building is not moved offsite. The inspections will be completed prior to onsite mobilization for demolition. In the event asbestos is identified that requires abatement the schedule for completion of demolition of this building may be adjusted at the discretion of the owner.

16) Clarification/ Question 15 (Received 1/4/24):

What is required for site restoration?

RESPONSE

The project specifications detail the required site restoration details for each building area.

17) Clarification/ Question 16 (Received 1/4/24):

The bids are due at 2:00 pm on January 18th, 2024. Will the bids be publicly opened at that time?

RESPONSE

Bids are due to be received by the 2:00 pm on January 18th, 2024 deadline and will be opened promptly by the City of Traverse City following the close of the bidding deadline. The bids will be opened at the offices located at 400 Boardman Avenue in Traverse City, Michigan 49684.

18) Clarification/ Question 17 (Received 1/4/24):

The owner will need to disconnect the utilities as providers will not allow contractors to request disconnects. Will the owner provide for the utility disconnects?

RESPONSE

The owner will provide for the utility disconnects. Currently electric and water services are available but they are intended to be disconnected following completion of asbestos abatement activities. Other utilities have been disconnected. Disconnection of the utilities will be completed at no cost to the contractor. The attached Bid Sheet has been revised to include removal of the utility disconnections.

19) Clarification/ Question 18 (Received 1/4/24):

Area basements to be removed?

RESPONSE

As detailed in the specifications, all materials and utilities associated with the structures are to be removed with the exception of at the location of the building where the former drycleaner (115 Pine Street) was present. Refer to Clarification/ Question 10 and the project specifications for additional details. All associated costs are incidental to the project bid.

20) Clarification/ Question 19 (Received 1/4/24):

Is restoration of disturbed areas detailed in the specifications?

RESPONSE

Yes. Refer to the specifications for the restoration requirements. All costs associated with restoration are incidental to the project bid.

21) Revision 1 (Received 1/5/24):

A revised Bid Sheet, which is attached is being provided to include demolition of the former barbershop building and restoration of the area as a bid alternate (Bid Item #5). The revised Bid Sheet is attached. The restoration is to be completed as detailed in the project specifications. All other provisions included in the Supplemental Specifications associated with the other three structures included in the bidding documents apply to the bid alternate (Bid Item #5) associated with the 130 West State Street building.

22) Revision 2 (Received 1/5/24):

A revised Bid Sheet, which is attached is being provided related to relocation of the former barbershop building. The revision includes removal of Item #5. Based on the clarification provided in Clarification/ Question 17 (Received 1/4/24).

Pre-Bid Walk
West State Street Redevelopment
120 West State Street, Traverse City, Michigan
January 4, 2024, 2:00 pm EST

Name (Print)	Company Represented	Email Address	Phone Number	Bid Package of Interest		
				Demo	Move	Abatement/ UNV Waste
Tony Krav	MAN	Tony Krav	111-126-4258			
Tracy Bolle	Bolle Contracting	Mark E Bolle Contracting	989-388-7311	X	X	X
Curt Overly	Taplin	Curt Overly @ Taplin Enterprises	989-581-3563	X	X	X
Grant Johnston	Quality	info@qesi1.com	989-435-2946	X	X	X
Kendra Kursten	Walton	dustin@waltoncontracting.com	231-883-8020	X	X	
Ronnie Greaves	Dore + Associates Dore + Associates	est@doreassoc.com est@doreassoc.com	989-684-8358 989-684-8358	X	X	X
David Packham	Bay Area Demo	davidp@baDemo.net	231-769-0208	X	X	X
Mike Murray	Pitsch Co.	Mike@Pitschco.com	616-563-4895	X	X	X
Brett Eberhard	GFL	beberhard@GFLenv.com	(517) 886-2772			X
Mike Harding	GFL	mharding@GFLenv.com	231 364-1442			X

January 4, 2024, 2:00 pm EST

[illegible]

**BIDDER: PLEASE COMPLETE AND RETURN
DUE: JANUARY 18, 2024 AT 2:00 PM**

WEST STATE STREET REDEVELOPMENT

The undersigned bidder, having carefully examined the local conditions affecting the cost of the work and with the specifications, contract documents and any other applicable information, hereby proposes to perform everything required to be performed and to provide and furnish all labor, materials, necessary tools, equipment and all utility and transportation services necessary to perform and complete this project in a workmanlike manner in accordance with the plans and the work description.

Bidder submits this bid and agrees to meet or exceed all of the City of Traverse City's requirements and specifications unless otherwise indicated in writing and attached hereto.

Bidder certifies that as of the date of this bid, Bidder's company or Bidder is not in arrear to the City of Traverse City for debt or contract and is in no way a defaulter as provided in Section 152, Chapter XVI of the Charter of the City of Traverse City.

Bidder understands and agrees, if selected as successful bidder, to enter with the City into the contract included with the specifications.

Bidder understands that the City reserves the right to accept any or all bids in whole or in part and to waive irregularities in any bid in the best interest of the City of Traverse City. The bids will be evaluated and awarded on the basis of the best value to the City. Criteria used will include, but not be limited to, price, accessories, options and overall capability meeting the needs of the City.

Bidder agrees that the bid may not be withdrawn for a period of sixty-three (63) days from the actual date of the opening of the bid.

The prices shown in this bid reflect a specified completion within **21** days, starting from the date specified in the "Notice to Proceed". The Bidder shall be responsible for liquidated damages for each day after the **21** specified in the Notice to Proceed based on the table below.

Schedule of Liquidated Damages for Oversight	
Original Contract Amount, \$	Amount per Calendar Day, \$
≤49,999	200
50,000-99,999	400
100,000-499,999	600
500,000-999,999	900
1,000,000-1,999,999	1,300
2,000,000-4,999,999	1,550
5,000,000-9,999,999	2,650
10,000,000-19,999,999	3,000
20,000,000-49,999,999	3,800
≥50,000,000	4,500

Item No.	Est Qty	Unit	Description of Items	Unit Price	Total Price
1	1	Lump Sump	Mobilization, Administration, and Demobilization	Lump Sump	
2	1	Lump Sump	Building Relocation	Lump Sump	
3	1	Lump Sump	Site Restoration	Lump Sump	

Total Bid for items 1 through 3, inclusive

\$ _____

_____ **DOLLARS**
(write in amount)

Accompanying this bid is a certified check, bank draft or a bid bond in the amount of five percent (5%) of the total bid payable to the City of Traverse City, which it is agreed will be forfeited to said City if the undersigned fails to enter into the contract specified in the specifications within fourteen (14) days after the contract is awarded to the undersigned.

Bidder guarantees that he or she has authority to submit this bid for the firm named below.

Submitted by:

Signature

Company Name

Name and Title (Print)

Company Address

Phone

City, State, Zip

Email Address

BIDDER: PLEASE COMPLETE AND RETURN
DUE: JANURY 18, 2024 AT 2:00 PM

WEST STATE STREET REDEVELOPMENT

The undersigned bidder, having carefully examined the local conditions affecting the cost of the work and with the specifications, contract documents and any other applicable information, hereby proposes to perform everything required to be performed and to provide and furnish all labor, materials, necessary tools, equipment and all utility and transportation services necessary to perform and complete this project in a workmanlike manner in accordance with the plans and the work description.

Bidder submits this bid and agrees to meet or exceed all of the City of Traverse City's requirements and specifications unless otherwise indicated in writing and attached hereto.

Bidder certifies that as of the date of this bid, Bidder's company or Bidder is not in arrear to the City of Traverse City for debt or contract and is in no way a defaulter as provided in Section 152, Chapter XVI of the Charter of the City of Traverse City.

Bidder understands and agrees, if selected as successful bidder, to enter with the City into the contract included with the specifications.

Bidder understands that the City reserves the right to accept any or all bids in whole or in part and to waive irregularities in any bid in the best interest of the City of Traverse City. The bids will be evaluated and awarded on the basis of the best value to the City. Criteria used will include, but not be limited to, price, accessories, options and overall capability meeting the needs of the City.

Bidder agrees that the bid may not be withdrawn for a period of sixty-three (63) days from the actual date of the opening of the bid.

The prices shown in this bid reflect a specified completion within **14** days, starting from the date specified in the "Notice to Proceed". The Bidder shall be responsible for liquidated damages for each day after the **14** specified in the Notice to Proceed based on the table below. It is the intent of the City to have this project substantially completed by **March 31, 2024**, unless adjusted by a contract amendment.

Schedule of Liquidated Damages for Oversight	
Original Contract Amount, \$	Amount per Calendar Day, \$
<49,999	200
50,000-99,999	400
100,000-499,999	600
500,000-999,999	900
1,000,000-1,999,999	1,300
2,000,000-4,999,999	1,550
5,000,000-9,999,999	2,650
10,000,000-19,999,999	3,000
20,000,000-49,999,999	3,800
≥50,000,000	4,500

Item No.	Est Qty	Unit	Description of Items	Unit Price	Total Price
1	1	Lump Sump	Mobilization, Administration, and Demobilization	Lump Sump	
2	1	Lump Sump	State Street Buildings Demolition (120 and 122 West State Street)	Lump Sump	
3	1	Lump Sump	Pine Street Building Demolition	Lump Sump	
4	1	Lump Sump	Site Restoration	Lump Sump	
5	1	Lump Sump	Former Barber Shop Demolition and Site Restoration (130 West State Street)	Lump Sump	

Total Bid for items 1 through 4, inclusive

\$ _____

DOLLARS

(write in amount)

Total Bid for item 5, which is a Bid Alternate, inclusive

\$ _____

DOLLARS

(write in amount)

Accompanying this bid is a certified check, bank draft or a bid bond in the amount of five percent (5%) of the total bid payable to the City of Traverse City, which it is agreed will be forfeited to said City if the undersigned fails to enter into the contract specified in the specifications within fourteen (14) days after the contract is awarded to the undersigned.

Bidder guarantees that he or she has authority to submit this bid for the firm named below.

Submitted by:

Signature

Company Name

Name and Title (Print)

Company Address

Phone

City, State, Zip

Email Address