

Genesee County Land Bank Authority Blight Elimination Program

Invitation for Bids- LB 26-006 Environmental Abatement & Disposal of Asbestos and Hazardous Materials & Demolition and Disposal of Residential and Commercial Structures in Genesee County ADDENDUM #1 October 21, 2026

The following information is to be incorporated into the bidding and contract documents and acknowledged by all bidders for the above referenced project. Bids submitted that do not acknowledge this Addendum will be deemed incomplete and may be rejected on such basis.

1. The following residential properties are to be added to this bid as List 2 (26-006-2). An updated excel file: COMM Bid Tabs for Publishing, maps, and surveys were uploaded to Box.com October 14, 2026, and October 16, 2026:

BID LIST #- LB 26-006-2						
No.	PARCEL-NO	Address	Dir	Street	Zip	Type Fund
1	47-31-329-014	906		DAMON ST	48505	Res MOTT BERSTON 27 RES
2	47-31-330-009	820	E	MYRTLE AVE*	48505	Res MOTT BERSTON 27 RES
3	47-31-329-026	833	E	MYRTLE AVE	48505	Res MOTT BERSTON 27 RES
4	47-31-329-027	901	E	MYRTLE AVE	48505	Res MOTT BERSTON 27 RES

2. Replace Attachment D: Unit Rate Pricing Coversheet (Pg. 19) with the updated version, which reflects the bid amounts for List 1 (26-006-1) and List 2 (26-006-2). See attached. The revised document was uploaded to Box.com on October 20, 2026.
3. Revised Phase II ESAs were added to box.com on September 30, 2026, for the following properties to address changes related to corrected address, zip codes, reliance and site description:

40-01-231-0493101	N	SAGINAW ST	48505
40-01-231-0533107	N	SAGINAW ST	48505
47-31-353-0023614	N	SAGINAW ST	48505
47-31-353-0033612	N	SAGINAW ST	48505
47-31-353-0043606	N	SAGINAW ST	48505

4. **Question:** Should slabs be removed at former drycleaner and gas station sites?
Answer: Yes. Bids should include the removal of all slabs, basement floors, and footings. Investigations identified soil concentrations below applicable direct-contact criteria, indicating no current direct-contact concerns. However, as discussed during the pre-bid meeting, an Environmental Consultant may be present during demolition to monitor



soils beneath the slabs. If visual evidence, field screening results, or other indicators suggest contamination may be present, the consultant will evaluate the soils, collect samples as necessary, and determine whether additional response actions are required. A line item for the placement of a soil barrier, if needed, is included in the Non-Scope Bid Schedule. All commercial work should follow the prepared Environmental Construction Management Plan (ECMP) and all staff on site should sign the disclaimer included in the ECMP.

5. **Question:** How can contractors be informed of existing conditions of the neighboring property (Vibez)? Is access available?

Answer: GCLBA is coordinating with the owner of the adjoining 5533 N. Saginaw property regarding the planned demolition activities and has been granted access to observe the condition of the shared interior /exterior walls. Photos are available in the Box.com folder. GCLBA can assist the successful bidder in coordinating access to the adjoining property for the bidder's independent evaluation of existing conditions. Any information or access provided by GCLBA is offered for informational purposes only. The successful bidder shall be responsible for independently verifying all existing conditions, assessing potential impacts to adjacent properties, and implementing any measures necessary to protect adjoining structures and improvements.

6. **Question:** Do either of these buildings (5525 and 5533 N. Saginaw) have basements?

Answer: No, both buildings are on a slab.

7. **Question:** Who is responsible for the roof flashing?

Answer: Contractors will be responsible for repairing, strengthening, bracing, and/or resurfacing the adjoining/shared walls or roofing as necessary per applicable Michigan Building Codes to ensure structural integrity. This will only include those portions of such walls exposed as a result of demolition activities.

8. **Question:** Is a liaison available to be onsite during the shared wall demolition?

Answer: Yes. A GCLBA liaison can be available onsite during the shared wall demolition if requested by the successful bidder. Coordination should be arranged in advance to ensure availability. Presence of such a liaison would be for informational purposes only and not as professional directing or necessarily approving the work. GCLBA does not plan to have a GCLBA staff on site observing all demolition activity.

9. **Question:** What needs to be done with the slab footings? How much slab do we need to take?

Answer: The contractor shall be responsible for coordinating with a licensed professional engineer and the municipality to evaluate the existing wall(s) and determine what portion of the slab/footings should remain to be protective of adjacent structures and sidewalks as applicable. For the shared wall, the engineer must provide a letter post demolition certifying that the remaining wall is structurally sound and stable

following the proposed work. Any slab or footing removal shall be performed in accordance with the engineer's recommendations.

10. **Question:** At what point should a structural engineer be involved?

Answer: It will be the contractor's responsibility to retain and coordinate with a licensed professional engineer prior to, and during demolition activities. Successful bidder will include in their demolition pricing and work plan a licensed professional engineer to certify the structural integrity of the remaining portion(s) of the subject buildings and adjoining shared wall for 5533 N Saginaw St. following demolition activities.

11. **Question:** What is the contract term date for this bid?

Answer: Winter-grade must be completed through submittals for reimbursement by no later than Friday, February 19, 2027. Final grade, seed and straw work completed, and paperwork is due on or before Friday, April 30, 2027.

12. **Question:** If I have a HASP on file with GCLBA from the prequalification submittals, do I need to submit a copy with my bid submittals.

Answer: If GCLBA has a copy of your company's generic HASP on file from your most recent prequalification submission, you may note on the Proposal Bidder's Checklist that the HASP is already on file. If your company is awarded a contract, GCLBA will require an updated, site-specific HASP prior to the start of work.

13. **Question:** How are trees and brush to be handled?

Answer: Per GCLBA Appendix 1B Demolition Scope of Work/Summary of Work which can be found in the IFB. In general the site should be cleared of buildings, structures, facilities, and other debris including brush and trees or logs. As you are completing the work under permit of local municipalities, contractor will also want to ensure that municipal requirements are met, too. Specific to trees, in part, Appendix 1B, Section 100, 1.1(D)(ii):

- (a) Contractors are to remove trees:
 - (i) within five (5) feet of excavations;
 - (ii) that have been damaged by the contractor;
 - (iii) whose roots have been damaged or exposed through the course of the work;
 - (iv) that are dead/rotten and/or are in jeopardy of falling. Trees in this condition or caused to be in this condition are to be removed by the contractor at the contractor's cost. Trees are to be considered dead/rotten/in jeopardy of falling if they have obvious fire damage, large mushrooms/fungi growing on the trunk, broken tops, etc.
 - (v) It shall be the responsibility of the Contractor to protect all trees of a diameter of 4" or greater that are located outside of five (5) feet from the structure being demolished. UNLESS trees are in the

way of the demolition or dead/rotten and/or are in jeopardy of falling.

14. **Reminder:** Contractors are responsible for retiring/abandoning water well/sewer/septic service per municipal requirements and Consumers gas/electric cuts for properties located outside the City of Flint (8450 & 8460 N Saginaw, Genesee Township).
15. **Reminder 609 E Jamieson** – Contractors will need to properly dispose of the debris/garbage on adjoining vacant lot (PID 40-01-229-038). Photo uploaded to box.com on October 14, 2026.
16. **Reminder 3615 N Saginaw** – Contractors will need to remove the abandoned metal fence posts along N Saginaw, between the sidewalk and N. Saginaw Street.
17. There is no update to published wages.
18. Contractor will be responsible for any winter-grade inspection fees to local municipality if weather prevents Contractor(s) from completing final-grade and/or the local municipality is not issuing final-grade inspections. An amount of \$5,000.00 USD per property will be withheld from the contract for the final grade.
19. A copy of the Mandatory Pre-Bid Sign-In Sheet is attached.

Each bidder must acknowledge receipt of this addendum on IFB SUBMITTAL REQUIREMENTS CHECKLIST.

****END OF ADDENDUM****

ATTACHMENT D: UNIT RATE PRICING BID COVERSHEET & BID TAB

Please note that an incomplete Attachment D may result in rejection of submittals. Please flag this page in your submittal for ease of reading at bid opening.

Company Name: _____

DBA: _____

BID TENDER SUMMARY

Bidders must supply a quote for each structure on a list in order to be eligible for a potential contract for that list. Bidders may be awarded multiple lists if they possess the capacity to complete multiple lists.

BID LIST#	LB 26-006-1	LB 26-006-2
BID AMOUNT	\$	\$

Statement of Experience

Primary Contact:

Name	
Title	
Telephone	
Email	

Change since pre-qualification or annual update

Has the address in the principal place of business changed?

- ☐ Yes (Note new address): _____
☐ No

Have the principals of the bidder changed?

(Principals refer to those persons with an ownership interest in the bidding entity)

- ☐ Yes (List all new principals): _____
☐ No

Does bidder qualify as any of the following business enterprises?

Attach supporting certifications as necessary. Check all that apply:

- ☐ Section 3 ☐ MBE ☐ WBE ☐ DBE

Bid Number: LB 26-006



Mandatory Pre-Bid Meeting 26-006

Invitation for Bids- Abatement & Demolition and Disposal of Residential and Commercial Structures in Genesee County
Thursday, October 8, 2026

NAME	COMPANY name and address	TELEPHONE NUMBER	FAX NUMBER	EMAIL ADDRESS
Tracey Bulke	Bulke Contracting	988-386-7311		MARK@ BulkeContracting.com
Joseph Smalley	Smalley CO.	844 757 Demo		sheila@SmalleyCO .com
Scott Bartman	Bartman Excavating	810 981 9065		Bartman Excavating @ Hotmail
Jon Paron	Solenbier excavating	810 599 3275		Jon@Solenbier excavating.com
Beverly Beard	WT Stevens Const. Inc.	313-293- 3714		beng@ wtstevens.com
Connor Doll	Inner City Contracting	810-701-8124		Connor@innercity contracting.com
Adam Tupany	Adamo Demolition	313-779-7205		atupany@adamogroup.com
Shatt Bulke	Jones US Holdings Inc / Jones USA Demolition & Disposal	519 818 4207		mkelley@pariestly-ca

Mandatory Pre-Bid Meeting 26-006

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Thursday, October 8, 2026

NAME	COMPANY name and address	TELEPHONE NUMBER	FAX NUMBER	EMAIL ADDRESS
Brent Thomas	Thomas Touching Services, Inc. 27409 Widdle Poundstown, NJ 08183	734-816-6714		Brent@thomasco.com
KATHENIA Monarch	MW ENVIRONMENTAL SERVICES 18407 WEAVER ST DETROIT MI 48228	313-646-2523		Kathenw@environmental.com
Brynn Winborn	Metro Abatement MC. 1417 Liza Blvd Pontiac MI 48342	313 500 4641		winborn@metroabatementmc.com
IRA NEWBLE	LEADHEAD CONSTRUCTION 90599 KINGSLEY LN	248-885-9959		NEWBLE@LEADHEADCONSTRUCTION.com
VAHID YAREVICH	1317 S MAIN ST DUNGONVILLE, IL	312-468 4198		VAHID@REZARDEMOLITION.com
Hynne Duchene	Metro Abatement	810-730-0708		hynne@metroabatement.com
Will Taylor	Hornrich 200 Mattia Rd. Carleton Place, ON	734.682.9576		WilliamTaylor@hornrich.com
James Wood	Hornrich	734-755-2560		Jamesw@hornrich.com