

Genesee County Land Bank Authority Blight Elimination Program

Invitation for Bids- LB 24-002 Environmental Abatement & Disposal of Asbestos and Hazardous Materials & Demolition and Disposal of Residential and Commercial Structures in Genesee County ADDENDUM #2 March 15, 2024

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. Updated Bid Tabs uploaded to Box.com 3-13-24. Previous file had an error in the Total column as the formula left out column I. This was addressed and corrected file uploaded 3-13-24.

2. Questions and Answers:

1. Q: Which properties require archaeologist oversight and who will do that work?

A: The projects listed in Appendix 12 and relisted below will require coordination with the designated Qualified Environmental Professional's archaeologist. This will be coordinated with Mannik Smith. Schedules will need to be created and kept. Successful bidder may be held responsible for costs incurred for archaeologist oversight due to poor scheduling and communication.

No.	PARCEL-NO	Address	Dir	Street
19	40-13-402-027	710		HAZELTON ST*/***
20	40-13-404-036	1108	W	COURT ST***
21	40-13-427-015	914		WATSON AVE*/***
22	40-13-427-017	702		HALL ST*/***
23	40-13-427-019	710		HALL ST***
24	40-13-433-009	707		ATWOOD***
31	41-18-305-002	617		CARRILL CT***
32	41-18-306-008	1113		STOCKTON ST*/***
33	41-18-307-016	1018	S	GRAND TRAVERSE*/***
34	41-18-308-026	1120	S	GRAND TRAVERSE*/***
35	41-18-351-005	611	W	SIXTH ST***
36	41-18-354-002	1150		ANN ARBOR ST*/***
37	41-18-355-008	1210		STOCKTON ST*/***
38	41-18-358-026	1226		WALKER ST*/***

2. Q: Which properties require subsurface testing and who will do that work?

A: The projects below will require coordination with the designated Qualified Environmental Professional, PSI/Intertek so that they may be on site to conduct oversight and environmental testing of subsurface soils.

No.	PARCEL-NO	Address	Dir	Street	Class
1	40-12-202-035	1602		OREN AVE*/***	COMMERCIAL
2	40-14-370-014	3210		CORUNNA RD*/***	COMMERCIAL
3	40-23-105-003	3113		CORUNNA RD***	COMMERCIAL
4	41-06-102-042	3200	N	SAGINAW ST*/***	COMMERCIAL
5	41-16-101-025	1101	S	DORT HWY***	COMMERCIAL

3. Q: Which properties have an Environmental Construction Management Plan and Contractor Disclosure Statements?

A: A project specific Environmental Construction Management Plan and Contractor Disclosure Statement (Appendix 13) was created for each of the projects listed below.

No.	PARCEL-NO	Address	Dir	Street	Class
1	40-12-202-035	1602		OREN AVE*/***	COMMERCIAL
2	40-14-370-014	3210		CORUNNA RD*/***	COMMERCIAL
3	40-23-105-003	3113		CORUNNA RD***	COMMERCIAL
4	41-06-102-042	3200	N	SAGINAW ST*/***	COMMERCIAL
5	41-16-101-025	1101	S	DORT HWY***	COMMERCIAL

Bidders are to review and be prepared to implement ECMPs, to include fencing commercial sites as indicated in ECMP. Bidders are to sign and submit disclosure statements. Employees working on these sites will also need to sign disclosure statements.

Some additional items of note: Wage and Job boards will need to be posted on site- perhaps in decon trailers. This will be verified when GCLBA conducts Davis Bacon interviews.

Please take special note of backfill required to meet the 1 to 4 slope post demolition of 3200 N Saginaw St.

4. Q: If contaminated material is found such as soil that has to be transported to the landfill, will a change order (per ton) be issued? We have an extensive history of ground soil contamination construction. It is a standard procedure that this material is transported to the landfill per ton. It is not fair for either party to try and estimate how many tons are going to be on each site. In the past engineering had to approve start and stop points and the depth. We don't see this in the proposal if this work occurs how is it going to funded and controlled.

A: In the event that it is determined that impacted soils are to be removed, the extent of the removal will be informed by the appropriate Qualified Environmental Professional conducting oversight (PSI). While subsurface testing will be conducted by GCLBA QEP for the

commercial projects on this bid, characterization of materials appears in the UNIT PRICE FOR NON-SCOPE ADD/DEDUCT. You will note there is also an item for disposal of impacted non-hazardous soils/liquids. There is space for additional material and unit rates that the bidder may write-in at the end of the UNIT PRICE ADD/DEDUCT. Please use the space provided to add your disposal per ton with the parameters for material indicated.

Please take note that some contaminated subsurface soils may remain in place. In this event the contractor will place an barrier under the guidance of the QEP. Any such barrier will follow this guidance from EGLE:

“A demarcation or separation layer of highly visible geotextile fabric or other non-degrading porous material to be placed above the contaminated soils before the installation of the clean fill layer. The material must be chemically compatible with the contamination on site to provide an acceptable design life. A geotextile fabric may also provide protection from upward migration of debris or cobble with frost heave that could affect the integrity of the barrier. EGLE’s previous acceptance of orange snow fence as a demarcation layer has proven to degrade over time and is no longer considered effective.

Design life is for as long as the soil remains contaminated, but for a minimum of 20-25 years.”

This barrier may also be written in to the UNIT PRICE ADD/DEDUCT.

- 5. Q: Has the GCLB considered work practices that other municipalities have used in the past where they remove the commercial building to slab only. Leaving the slab or parking lot on location would eliminate having to cover everything with plastic and you eliminate disturbing any material that would be contaminated . If there is a basement on location all concrete stays in place and the hole is backfilled with any other contaminated material being handled at a later date.**

A: The City of Flint Building and Safety Inspections office will only issue demolition permits for 100% removal at this time. We do hope it is a policy they may reconsider as capping is a federal compliance method.

- 6. Q: Can you confirm the timeline for this work?**

A: This work is to be funded with time-sensitive grant funding. All work must be completed with acceptable submittals received for reimbursement no later than July 5, 2024. Genesee County Land Bank must submit requests to funders for reimbursement by August. These projects must be prioritized. There is no room for extensions.

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

****END OF ADDENDUM****