

ADDENDUM NO. 1

DATE ISSUED: August 21, 2017

PROJECT: #LB 17-017

**"#LB 17-017, Environmental Abatement, Demolition and Site Restoration – Former Ross Oil, 2360 West Pierson Road, and Former FIA Building, 2320 West Pierson Road, City of Flint, Michigan"**

AKT Peerless Environmental (AKT Peerless) is issuing this Addendum No. 1 to the Project Manual and Technical Specifications for the above referenced site, dated August 21, 2017. All information contained in this document shall be included in the Bidding Documents and shall be acknowledged therein. This information and requirements shall supersede items listed elsewhere in the Project Manual and Technical Specifications. Bids submitted that do not acknowledge this Addendum will be deemed incomplete and may be rejected on such basis.

YOU ARE HEREBY ADVISED THAT the Project Manual and Technical Specifications for the above referenced Project are revised in the following particulars:

**ITEM 1: PRE-BID MEETING SIGN-IN SHEET**

Please see Attachment 1: Pre-Bid Attendance Sign-in Sheets and Associated Business Cards (3 pages).

**ITEM 2: REVISED PROPOSED SCHEDULE**

Changes to the Proposed Schedule:

**Bids Due:** September 7, 2017 3:00 p.m.

**Approximate Award Date:** September 15, 2017

**Start Date:** September 20, 2017

**Contractor Submit 10-Day Notification:** September 6, 2017 (or before)

**First Payment Milestone Target (\$300,000 minimum):**  
October 6, 2017 (14 days from Notice to Proceed)

**Demolition and Site Restoration Substantially Complete:**  
October 27, 2017 (40 days from Notice to Proceed)

**Final Completion:** November 9, 2017 (50 days from Notice to Proceed)

- **Attachment 2:** Revised Proposed Schedule

**ITEM 3: REVISED CITY OF FLINT ORDERED DEMOLITION LETTER – 2320 West Pierson Road, Flint, MI**

At the time of this addendum, an ordered demolition letter has been revised and issued by the City of Flint.

- **Attachment 3:** Revised City of Flint Ordered Demolition Letter – Former FIA building, located at 2320 West Pierson Road, Flint, MI

**ITEM 4: FENCE REPAIRS AND FENCE INSTALLATION**

CONTRACTOR shall make repairs to perimeter fencing as field directed by the CLIENT and/or duly appointed representative. CONTRACTOR will utilize existing chain link fence that is to be removed along the east portion of the former Ross Oil building, located at 2360 West Pierson Road, Flint, MI. Holes in the fence shall be repaired to match existing fence. Additionally, CONTRACTOR will install, potentially reusing onsite chain link fencing to be removed, matching fencing along at western portion of the former FIA building subject property, located at 2320 West Pierson Road, Flint, MI.

- **Attachment 4:** Fence Removal and Installation Figure

**ITEM 5: ADDITIONAL PRE-DEMOLITION SURVEY ACTIVITIES – BASEMENT OF FORMER ROSS OIL BUILDING, LOCATED AT 2360 WEST PIERSON ROAD, FLINT, MI**

AKT Peerless conducted additional Pre-Demolition Survey activities within the basement of the former Ross Oil building, located at 2360 West Pierson Road, Flint, MI. No additional suspect asbestos containing materials were identified. Additional hazardous materials were identified within the basement during the survey. The hazardous materials and/or items banned from landfill disposal identified during the survey and/or demolition activities should be properly removed and disposed of in accordance with applicable state and federal regulations.

Based on the findings of the Pre-Demolition Survey, the additional survey activities conducted August 18, 2017, and the anticipated demolition of the subject building, AKT Peerless recommends that all identified ACM be properly removed by a licensed contractor in accordance with applicable state and federal regulations.

Suspect materials discovered during the demolition are required to be assumed asbestos containing and handled appropriately in accordance with state and federal regulations unless determined through laboratory testing identifying them as non-asbestos containing.

- **Attachment 5:** Additional Pre-Demolition Survey Activities – Former Ross Oil building, 2360 West Pierson Road, Flint, MI

**ITEM 6: ACCUMULATED WASTE FLUIDS AND ASSOCIATED SLUDGE, AND IMPACTED BUILDING COMPONENTS, DEBRIS, MATERIALS, AND/OR CONCRETE**

The CONTRACTOR is responsible to remove all accumulated waste fluids and associated sludge materials in accordance with all state and federal regulations. Additionally, any potentially impacted building components, debris, materials, and/or concrete, must be appropriately handled and/or disposed of in accordance with all state and federal regulations. AKT Peerless conducted initial sampling of accumulated waste fluids within the basement of 2360 West Pierson Road, Flint, MI. Analytical data is provided within the Phase II Survey for 2360 West Pierson Road, Flint, MI, Appendix C of the Bid Specs for #LB 17-017.

**ITEM 7: GENERAL INQUIRY/QUESTIONS AND ANSWERS**

**1. What is the percentage value of the required Bid Bond?**

The CONTRACTOR is required to have a Bid Bond of 5% of the value.

**2. If it is the intent to demolish the complete building at 2320 West Pierson Road, Flint, MI, as an "Ordered Demolition" is there a letter from the local building official stating that the building is imminent danger of collapse??**

Yes. Please refer to Attachment 3.

**3. If 2320 West Pierson Road, Flint, MI, is demolished as an Ordered Demolition (Asbestos Containing) how do you anticipate the ACM floor tile and mastic be handled?**

Due to safety concerns of the structure potentially collapsing, it is believed the risk may be too great for the building to be abated on any level. However, the final determination of safety would be made by the abatement/demo contractor. The current consensus of the former FIA building is that it is too dangerous to abate on any level due to fire damage, moisture damage, structural collapse, etc.

Recent conversations with the DEQ, they would like what can be safely abated to be abated, this is on a case by case basis and the Former FIA building was not the topic of discussion, it was a general inquiry regarding safety and abatement. Reminder the only building with the ordered demo status is the former FIA building. The Ross oil building will require abatement.

The structure has been provided an ordered demolition letter via the City of Flint, MI, and states the structure is in danger of imminent collapse. Refer to Attachment 3.

**4. Will all loads be required to be lined with 6 mil poly?**

Pertaining to 2320 West Pierson Road, Flint, MI, all loads with ACM/Ordered Demolition debris and impacted materials will be required to be lined. Some areas of concrete pads may be able to be segregated out depending on possible site conditions, however cannot be a guarantee.

GENESEE COUNTY LAND BANK AUTHORITY  
PROJECT MANUAL AND TECHNICAL SPECIFICATIONS

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CONTACT:

AKT Peerless Environmental  
214 Janes Avenue, Saginaw, Michigan 48607  
Attn: Heath Bobick  
Email: [BobickH@aktpeerless.com](mailto:BobickH@aktpeerless.com)  
Ph: 989-754-9896, Ext. 120  
Cell: 989-630-7701

This Addendum is hereby incorporated into the Project Manual and Technical Specifications for the above referenced site and is considered binding as though originally appearing therein. Receipt of this Addendum must be noted in the place provided on the Bid/Tender Form - Section 400.

ATTACHMENTS:

**Attachment 1:** Pre-Bid Attendance Sign-in Sheets and Associated Business Cards

**Attachment 2:** Revised Proposed Schedule

**Attachment 3:** Revised City of Flint Ordered Demolition Letter – Former FIA building, 2320 West Pierson Road, Flint, MI

**Attachment 4:** Fence Removal and Installation Figure

**Attachment 5:** Additional Pre-Demolition Survey Activities – Former Ross Oil building, 2360 West Pierson Road, Flint, MI

END OF ADDENDUM NO. 1

## **ATTACHMENT 1**

GENESEE COUNTY LAND BANK AUTHORITY  
PROJECT MANUAL AND TECHNICAL SPECIFICATIONS

BID WALK - SIGN IN SHEET

PROJECT:

#LB 17-017, Environmental Abatement, Demolition and Site Restoration - Former Ross Oil, 2360 West Pierson Road, and Former FIA Building, 2320 West Pierson Road, City of Flint, Michigan  
Pre-Bid Mandatory Site Walk: August 14, 2017, at 1:00 p.m.

#	Name (Person and Company)	Address	Phone	Email	If you are entering the building, please affirm that you have read the notice at bottom of page and you are entering the building at your own risk.
	Name: Art Dore Company: Dore & Associates	P.O. # 146 Bay City, MI 48706	989-684-8358	EST@DoreAssoc.com	ADore
	Name: Ed Dore Company: Dore & Assoc.	P.O. Box 146 Bay City, MI 48706	989-684-8358	edore@doreassoc.com	EdDore
	Name: Pat Wiertel Company: Bielecki	2000 Oak City Flint, MI 48942	989-205-2981	pwiertel@bielecki.com	P.W.
	Name: Tim Wietbold Company: Hamrich	200 Martin Flint, MI 48942	734-770-5465	timw@hamrich.com	T.W.
	Name: GAGE CUPPETILLI Company: (NADOC) NORTH AMERICAN DISMANTLING	384 LAKE NEPESSE RD LAPEER, MI	810-267-4058	gcuppetilli@nadoc.com	Gage Cuppetilli
	Name: Mike Bartman Company: BARTMAN EXCAVATING	4068 Dowdall St. Flint, MI 48906	810-736-2330	BartmanExcavating@att.net	Mike Bartman

Site Walk Safety Notice:

Note that hazardous conditions may exist at the subject property. Bidders are not required to enter the subject building. If choose to do so, Bidder shall enter the subject building at their own risk. The subject building has been abandoned for several years. Potential hazards present at the property include, but are not limited to: standing water, falling debris, asbestos, mold, unlighted areas, and trip hazards. At minimum, hard hats, non-slip boots, and flashlights are required for those entering the subject building

GENESEE COUNTY LAND BANK AUTHORITY  
PROJECT MANUAL AND TECHNICAL SPECIFICATIONS

#	Name (Person and Company)	Address	Phone	Email	If you are entering the building, please affirm that you have read the notice at bottom of page and you are entering the building at your own risk.
	Name: <i>Michael Salenbier</i> Company: <i>WDEQ</i>	<i>PO Box 3000</i> <i>LEWISIA, MI 48009</i>	<i>517 284-5145</i>	<i>SAKAWSKI@MICHIGAN.SG</i>	<i>LS</i>
	Name: <i>Leon Salenbier</i> Company: <i>Salenbier T &amp; E Inc.</i>	<i>9217 N. Ann Arbor Rd</i> <i>Dundee MI 48131</i>	<i>(734) 529-3823</i>	<i>Salenbier Excavating</i> <i>@XUWOO.COM</i>	<i>LCS</i>
	Name: <i>John Sears</i> Company: <i>SC Env Service</i>	<i>701 E South St</i> <i>Lansing, MI 48206</i>	<i>517 232-1600</i>	<i>SC Services 5170</i> <i>Envirion</i>	<i>US</i>
	Name: <i>Aaron Adkins</i> Company: <i>L.A. Construction Corp</i>	<i>4067 Commerce Dr</i> <i>Flushing, MI 48433</i>	<i>810</i> <i>654-7565</i>	<i>L.A. Construction Corporation</i> <i>Garri@L.com</i>	<i>GA</i>
	Name: <i>Richard Berg</i> Company: <i>ESS</i>	<i>300 E 7 Mile</i> <i>DETROIT MI 48203</i>	<i>(313) 281-2710</i>	<i>richberg@essdirect.com</i>	<i>Rich</i>
	Name: Company:				
	Name: Company:				

Site Walk Safety Notice:

Note that hazardous conditions may exist at the subject property. Bidders are not required to enter the subject building. If choose to do so, Bidder shall enter the subject building at their own risk. The subject building has been abandoned for several years. Potential hazards present at the property include, but are not limited to: standing water, falling debris, asbestos, mold, unlighted areas, and trip hazards. At minimum, hard hats, non-slip boots, and flashlights are required for those entering the subject building

# HOMRICH

**TIM NIETHOLD**  
Estimator

**734-654-9800 ext 82**  
CELL: 734-770-9165

timn@homrich.com

200 Matlin Road • Carleton, Michigan 48117



**NORTH AMERICAN  
DISMANTLING CORP.**  
*In Pursuit of Progress*

**Gage Cuppetilli**  
Estimator

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Find us on Facebook: [www.facebook.com/NorthAmericanDismantlingCorp](http://www.facebook.com/NorthAmericanDismantlingCorp)

**DORE & ASSOCIATES**  
**c o n t r a c t i n g   i n c .**  
Demolition • Abatement • Remediation

**Edward M.Dore**  
Vice President Operations

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**Environmental  
Specialty Services, Inc.**

- Asbestos, Lead and Mold Remediation
- Concrete Floor Grinding and Polishing

**Richard J. Berg, Vice President**

300 East Seven Mile Road  
Detroit, MI 48203  
Office: 313.891.2710 Ext. 105  
Fax: 313.891.2715; Cell: 313.268.7534  
email: [richberg@essdirect.com](mailto:richberg@essdirect.com)





## **ATTACHMENT 2**

**PS-1 – PROPOSED SCHEDULE**

PROJECT: # **LB 17-017**

**Environmental Abatement, Demolition and Site Restoration – Former Ross Oil, 2360 West Pierson Road, and Former FIA Building, 2320 West Pierson Road, City of Flint, Michigan**

**REVISED PROPOSED SCHEDULE**

Bid Release / Advertisement for Bid:	August 9, 2017	
Mandatory Pre-Bid Walkthrough:	August 14, 2017	1:00 p.m.
Final Contractor Questions:	August 18, 2017	3:00 p.m.
Bids Due:	September 7, 2017	3:00 p.m.
Approximate Award Date:	September 15, 2017	
Start Date:	September 20, 2017	
Contractor Submit 10-Day Notification:	September 6, 2017 (or before)	
First Payment Milestone Target (\$300,000 minimum)	October 6, 2017 (14 days from Notice to Proceed)	
Demolition and Site Restoration Substantially Complete:	October 27, 2017 (40 days from Notice to Proceed)	
Final Completion:	November 9, 2017 (50 days from Notice to Proceed)	

**CONTACTS:**

Genesee County Land Bank Authority  
Attention: Faith Finholm, Grants Manager  
452 South Saginaw Street, 2<sup>nd</sup> Floor  
Flint, Michigan 48502  
Ph: 810-257-3088  
Email: [ffinholm@thelandbank.org](mailto:ffinholm@thelandbank.org)

AKT Peerless Environmental & Energy Services  
Attn: Heath Bobick  
214 Janes Avenue  
Saginaw, Michigan 48607  
Email: [BobickH@aktpeerless.com](mailto:BobickH@aktpeerless.com)  
Ph: 989-754-9896 Ext. 120  
Cell: 989-630-7701  
Fax: 989-754-3804

## **ATTACHMENT 3**



**CITY OF FLINT**  
**DEPARTMENT OF**  
**TRANSPORTATION-DEVELOPMENT DIVISION**

*(formerly Building Inspections)*  
1101 S. Saginaw Street Rm. S106  
Flint, MI 48503  
810-766-7284 (Fax) 810-762-7379

FEBRUARY 20, 2017

GENESEE COUNTY LAND BANK  
452 S. SAGINAW ST.  
2<sup>ND</sup> FL  
FLINT, MI 48502

**RE: DEMOLITION AT 2320 W PIERSON RD**  
**EMERGENCY DEMO: #14962**  
**PP: #46-26-351-045**  
**LEGAL DESCRIPTION: UNPLATTED. LOT(S) AS RECORDED**

To Whom It May Concern:

On JULY 8, 2015, subject property was declared to be an immediate threat to the health, safety and welfare of the residents of the City of Flint. Pursuant to Section PM-109 of Article 24 of the Flint City Code of Ordinances, it is the judgment of the code official that the subject property is dangerous, unsafe and in danger of imminent collapse.

This letter is to serve as the official notice of demolition of the subject property. Costs incurred in the performance of this demolition work shall be paid from the treasury of the City of Flint. The legal officer for the City of Flint shall take appropriate action against you, as the owner of record, to recover all such costs.

If you have any questions, please feel free to contact me at (810) 766-7284.

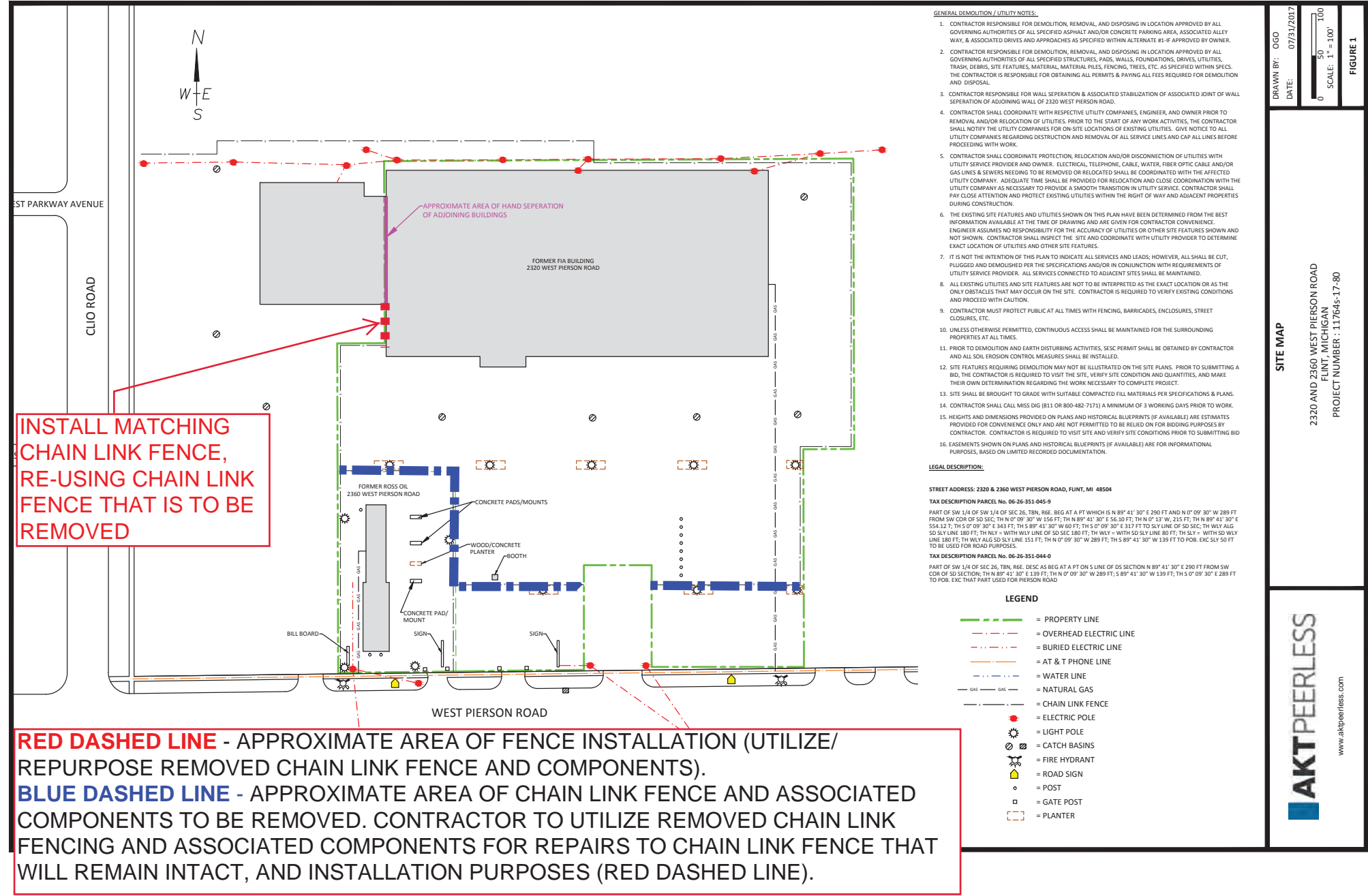
Respectfully,

Jesse Buchanan  
Director of Building Inspections, Blight Removal & Demolition

JB/bp


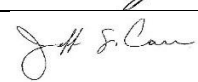
1101 S. Saginaw St. Rm. S106 — Flint, Michigan 48502 — (810) 766-7284 — (810) 762-7379 Fax

## **ATTACHMENT 4**







## **ATTACHMENT 5**

## PRE-DEMOLITION ASBESTOS/HAZARDOUS MATERIALS SURVEY

Report Date:	August 21, 2017		
Client:	Genesee County Land Bank Authority		
Project No:	11764s-16-194		
Site Location:	2360 West Pierson Road, Flint, Michigan	Parcel No. 46-26-351-044	
Inspection Date:	August 18, 2017	Building Square Footage:	4,496 SF (Total)
Inspector:	Aaron Bigler Accreditation A45052	Signature:	
Reviewer:	Jeff Carr Accreditation A36083	Signature:	

AKT Peerless Environmental and Energy Services (AKT Peerless) was retained by the Genesee County Land Bank Authority (GCLBA) to perform a Pre-Demolition Asbestos and Hazardous Materials (HAZMAT) Survey of the above referenced property. This survey included only the basement portion of the on-site building. A HAZMAT survey was completed on the remainder of the on-site building on October 3, 2016. The purpose of the survey was to identify building materials containing asbestos and other obvious hazardous substances/items that require removal from the property and/or special handling procedures in advance of structure demolition.

### SITE PHOTOGRAPHS

	
Basement View	Basement View
	
Basement View	Basement View



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## **1.0 INTRODUCTION**

AKT Peerless Environmental and Energy Services (AKT Peerless) was retained by the Genesee County Land Bank Authority (Client) to perform a Pre-Demolition Asbestos and Hazardous Materials (HAZMAT) Survey of the above referenced property. The purpose of the survey was to identify building materials containing asbestos and other obvious hazardous substances/items that require removal from the property and/or special handling procedures in advance of structure demolition.

## **2.0 ASBESTOS SURVEY RESULTS**

AKT Peerless conducted an inspection of the on-site basement on August 18, 2017. Based on AKT Peerless' observations, no suspect asbestos containing materials were observed within the basement; therefore, no samples/building materials were collected.

### **Asbestos Recommendation:**

1. Suspect materials discovered during the demolition are required to be assumed asbestos containing and handled appropriately in accordance with state and federal regulations unless determined through laboratory testing identifying them as non-asbestos containing.

## **3.0 HAZMAT INVENTORY RESULTS**

During the Hazardous Material Survey, AKT Peerless observed the existence of various types of potentially hazardous materials in the basement of the building. An inventory of hazardous building materials and containers was prepared and is included in the following table:

**HAZARDOUS/ REGULATED MATERIALS SUMMARY**

<b>Material Description</b>	<b>Location</b>	<b>Number of Units</b>	<b>Approximate Quantity/ Comments</b>
Aboveground storage tanks – steel	Basement	8, 500-gallon	Automotive fluids – partial contents
Light ballasts	Basement	5	Possibly oil or PCB containing
Fire extinguishers	Basement	4	Contents under pressure
Tires	Basement	5	Contains rubber
Fluorescent tube lighting	Basement	10	Possibly contains mercury
Steel drums	Basement	5, 55-gallon	Automotive fluids – partial contents
Automotive fluid containers	Basement	30± , 1-quart to 1-gallon	Automotive fluids – partial contents
Used oil filters	Basement	100± filters	Automotive fluids – partial contents
Miscellaneous electrical equipment	Basement	1, motor – attached to stairs	Possibly oil containing
Liquid (oil/water mixture) in basement	Basement	6" to 1'	Hazardous substance and/or petroleum containing

The survey was conducted to identify universal hazardous wastes or regulated materials/wastes. The building was inspected for potential hazardous materials, such as PCBs or oil containing light ballasts, batteries, chlorofluorocarbon-containing equipment, smoke detectors, exit signs, mercury light tubes and switches, and USTs. No intrusive examination or contact with manufacturers, sample collection, or testing of this equipment was performed. No sampling of any hazardous component materials was performed.

AKT Peerless recommends that qualified contractors perform the removal of these materials and follow appropriate special handling and disposal measures, which are required before general building demolition.

#### Hazardous Materials Recommendation:

1. The materials included in above table and other items banned from landfill disposal, identified during the demolition should be properly removed and disposed of in accordance with applicable regulations.
2. The CONTRACTOR is responsible to remove all accumulated waste fluids and associated sludge materials in accordance with all state and federal regulations. Additionally, any potentially impacted building components, debris, materials, and/or concrete, must be appropriately handled and/or disposed of in accordance with all state and federal regulations. AKT Peerless conducted initial sampling of accumulated waste fluids within the basement of 2360 West Pierson Road, Flint, MI. Analytical data is included within the Phase II Survey, Appendix C of the Bid Specs for #LB 17-017.

## **4.0 LIMITATIONS AND EXCEPTIONS OF THE SURVEY**

The following general limitations were encountered during the preparation of this survey:

- AKT Peerless uses trained and licensed inspectors in attempting to locate and identify materials potentially containing some form of hazardous material (i.e., asbestos, PCBs, etc.). The possibility exists that AKT Peerless did not identify all asbestos and hazardous materials within the buildings. Some buildings may have hidden spaces that may not be immediately obvious to a surveyor, who is not intimately familiar with the building and who has only a limited time in the building. There may be additional asbestos hazardous materials that were not found because they were not visible or accessible to the inspection team. Asbestos, PCBs, and mercury were used in a variety of building components and in many types of materials in the construction of buildings. In some of these materials, a hazardous material may be present, not as an intentional ingredient, but as a contaminant.

The following building-specific limitations apply to this HazMat Survey:

- Areas enclosed by fixed wall, ceiling systems, and roofing systems were restricted to limited visual access in identifying materials such as, but not limited to: pipe wrap, mud fittings, roof flashing, caulks, etc. Fixed wall and ceiling systems included plaster, drywall partitions, ceramic tile finish, concrete, and masonry. Roofing systems included multiple layers of materials. Representative intrusive observations were made inside ceilings and walls, as well as below

flooring materials such as floor tiles and roofing. As such, a complete survey and delineation of all hidden materials were not performed. **Due to these limitations, actual quantities of hazardous materials present may be greater than those inventoried as part of this survey.**

- AKT Peerless' proposed scope of work for this survey was specifically designed to support facility demolition.
- Inaccessible suspect materials observed were assumed to contain asbestos.
- Access to suspect ACM was restricted in areas defined as being located within a regulated confined space (i.e., such as crawl spaces, pipe chases, pipe trenches, attic, tunnel systems, etc.). These areas require the use of trained confined space professionals, personnel protective equipment, and rescue personnel. AKT Peerless did not access confined space areas.
- During the survey, lighting within the subject building was limited. AKT Peerless used portable spotlights and flashlights to improve general viewing conditions.
- During the survey, multiple areas of heavy debris, standing water, and building contents within building interior limited the inspection.
- During the survey, no dismantling of electrical or mechanical equipment were conducted. The electrical and mechanical systems were deactivated and inoperable. Since trade personnel was not available (i.e. electricians, plumbers, boiler workers, etc.), no dismantling of equipment was performed to identify the existence of PCBs containing components, mercury switches or asbestos insulation was performed.
- Estimated and not estimated quantities of materials reported are based on observations and estimates made by AKT Peerless at the time of the inspection. Specific materials including, but not limited to: roof flashing, roofing materials, tar coatings, building caulks, and wall adhesives were located in inaccessible areas such as behind fixed walls or ceilings, unsafe areas, confined spaces, and/or elevated heights (typically over 16-feet above ground level). **Due to these limitations, actual quantities may vary from those estimated as part of this survey.**

Other limitations pertaining to material accessibility or characterization may also be described in the survey data tables contained herein.

**Quantities of identified ACM reported in this document are provided for reference only and are not authorized to be relied upon for Contractor abatement bidding purposes.** AKT Peerless strongly cautions against utilizing the reported material quantities without field verification. It is expected that contractors will utilize their own quantities when preparing bid pricing. AKT Peerless recommends that a contingency allowance be used to address estimating method uncertainties for quantified materials.