

ADDENDUM NUMBER 1

PROJECT: Former Marquette General Hospital Campus
420 W. Magnetic Avenue
Marquette, MI 49855

FROM: Northern Michigan University Foundation

ISSUE DATE: January 18, 2023

The Contractor shall acknowledge receipt of all addenda by listing the number where indicated on the Bid Forms.

Drawings, specifications, bid forms, and/or proposals are herein amended, expanded and/or modified, as hereinafter described, and become a part of the Contract Documents with the same effect as if incorporated, therein, on the original documents. Any contrary provisions contained, or referred to, in Drawings and/or Specifications, shall remain applicable unless overridden by this addendum. Revised or contrary provisions herein shall include all labor, materials, methods, modifications, etc., required for the completion of the Work.

CONTRACT DOCUMENT MODIFICATIONS

1) Invitation to Bid Cover Sheet and Bid Instructions

Replace the sentence: "Bids are due by Friday, January 20, 2023, at 5 p.m. EST, as reflected on the bid form.", 'Bid Due: Friday, January 20, 2023, 5 p.m. EST" with the following:

"Bids are due by Friday, January 27, 2023, at 5 p.m. EST, as reflected on the bid form.", 'Bid Due: Friday, January 27, 2023, 5 p.m. EST.

2) Intent to Bid

Bidders that intend to provide a bid shall complete and return the "Letter of Intent to Bid" attached to this addendum prior to Friday, January 20, 2023, 5 p.m. EST. Electronic submittal to the email address indicated below is acceptable.

3) RFI – Former MGH Property, Marquette, MI

The initial request for information questions and responses as posted on the bid website (<https://www.renewcollegeavemgt.org/>) on January 12, 2023 is attached to this addendum.

3) Bid Cover Sheet and Bid Instructions

- a.) Add the following sentence: The pre-bid question period closes on Friday, January 20, 2023 at 5 p.m. EST. An addendum will be issued to include responses to questions received from the date of the RFI through January 20, 2023.
- b.) Bid submittal – Electronic submittal of bids is acceptable. Submit bids to:

TriMedia Environmental and Engineering
ATTN: Ryan Whaley
830 W. Washington Street
Marquette, MI 49855
rwhaley@trimediaee.com
(906) 228-5125

Attachments (2): Letter of Intent to Bid
RFI – Former MGH Property, Marquette, MI

END OF ADDENDUM 1

LETTER OF INTENT TO BID
Former Marquette General Hospital Campus

Invitation to Bid – Former Marquette General Hospital Campus, Marquette, Michigan,
dated December 12, 2022

This is to notify you that it is our present intent to submit information in response to the
above referenced Invitation to Bid (ITB).

The individual to whom all information regarding this ITB should be transmitted is:

Company Name:

Contact Name:

Street Address:

City, State, & Zip:

Phone Number:

E-Mail Address:

We are enclosing, as requested, the following completed document.

*Signed Letter of Intent to Bid

____ We intend to provide a bid in accordance with the ITB.

Signature

Title

Typed Name

(____) _____
Phone Number

RFI - Former MGH Property, Marquette, MI

CONTRACTOR Question/Inquiry	OWNER Response
Q1. Can you provide additional detail as to what Utilities or building-related systems need to be considered or maintained during the connector/bridge building separation work activities?	R1. The fire alarm system will need to be maintained to the RCN Building until UPHS vacates that portion of the property. We understand that the fire alarm system connection through the Bridge Building will be deactivated by UPHS prior to demolition.
Q2. Please provide additional detail on what buildings and/or systems are fed by each of the main electrical switchgear.	R2. The South Campus electrical service is fed through a series of seven switchgears, with redundancy, located along the south exterior side of the '69 building. The RCN Building electrical service is fed through a series of switchgears located along the north exterior side of the RCN Building.
Q3. Will all woody vegetation (trees and shrubs) within the project fence area need to be removed as part of the demolition project? Do any Trees or Shrubs need to be protected and saved?	R3. No woody vegetation needs to be protected or saved.
Q4. Will the base course material of the parking lots to be removed also need to be removed from the site as part of the demolition project?	R4. Section B-1, 1.1 states, "Any site pavements shall also be demolished and removed, including but not limited to asphalt, concrete, sidewalks, parking areas, driveways, and subsurface utilities to point of entry to the property or as approved by the OWNER and/or utility owner. See R8.
Q5. How would the Owner like grading to be completed post demolitions? There are some significant elevation changes across the site (i.e., between buildings, etc.)	R5. The CONTRACTOR shall grade the site to ensure positive drainage and conform to the surrounding sites. Area grading shall consist of the grading of filled areas, the leveling of ground broken by demolition operations and the removal of non-draining areas. Said area grading shall be finish grade, leaving surface relatively smooth and capable of draining. Low areas which could permit the retention and pooling of water shall be filled or graded to drain so that no pooling of water can occur.
Q6. How should e-waste, universal waste, biohazardous, and chemical waste management be proposed? There does not appear to be an inventory of these items.	R6. E-waste, universal waste, biohazardous, and chemical waste shall be managed, disposed of and/or recycled in accordance with local, state, and federal regulations. There is not a current inventory of these items available for bidders.
Q7. Will College Avenue be closed during the demolition phases? Is protection of the street and subsurface infrastructure required?	R7. The OWNER understands that the City of Marquette intends to vacate College Avenue between North 7th Street and Hebard Court. Protection of the subsurface utilities within the College Avenue right-of-way will be required.
Q8. Can concrete be crushed and used as ground surface completion material?	R8. Section 10-68 of Article IV of the Marquette City Code states, "All below grade spaces, depressions or excavations, including, without limitations, former basements, cellars, septic tanks, pits, wells and any other excavation, shall after removal of all installations and materials, be filled with clean sand, except for the top three inches, which shall be filled with black dirt and seeded with grass seed."
Q9. Are there any remaining X-ray or radiation generating devices at the site?	R9. There is at least one imaging device remaining at the property. The x-ray/radiation generation potential for the device is unknown.
Q10. Are there any available utility demolition plans for the property?	R10. No. Utilities are to be disconnected, cut, and capped to point of entry to the property or as approved by the OWNER and/or utility owner.
Q11. What are the ground surface restoration requirements post-demolition?	R11. See R8.
Q12. How are sidewalks, drive entrances, etc. at the city right-of-way to be completed following removal?	R12. Everything is to be graded and graveled. Any damage to City property is to be repaired at the contractor's expense.

<p>Q13. "As far as the General Liability increased limits for the Fire Damage Legal Liability and Medical Payments...Fire Damage Legal Liability covers businesses that are renting space and damage occurs due to the renter's negligence. You are knocking down a building. Asking for this coverage, does not make sense."</p> <p>"...please reach out about the Fire Damage Legal and Medical expense, I think it would be worth addressing. Even the limits. Do they need 30mil or a total of 20mil. It makes a difference with the way the carrier's will offer coverage."</p>	<p>R13. General Liability - The GL limit is \$5M and the umbrella is \$25M. So really, it makes no difference how they stack their limits. The liability requirement is \$25M.</p> <p>Fire Damage Legal Liability - This is part of a standard general liability policy. It protects the hired contractor and has no scope on the operations and furthermore can be waived completely if necessary. If the contractor does rent a building for mobilization purposes, this coverage would potentially protect them in the case of a claim.</p>
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Q14. Are there any prevailing wage or union requirements for this project?	R14. No
Q15. Has a site restoration topographical map or grade plan been generated?	R15. No
Q16. Who will provide snow removal for the duration of the project in the parking lots and surfaces throughout the work area?	R16. The CONTRACTOR.
Q17. Please confirm that heat, electrical, and water will remain available throughout the duration of the abatement.	R17. Yes, at the expense of the CONTRACTOR.
Q18. What parking lots are to be removed as part of the demolition?	R18. Section B-1, 1.1 states, "Any site pavements shall also be demolished and removed, including but not limited to asphalt, concrete, sidewalks, parking areas, driveways..." in the Phase I and II Demolition areas shown in Exhibit A. The parking lots include: 'PARKING LOT A', 'PARKING LOT B', 'EMERGENCY AMBULATORY ENTRANCE', 'EMERGENCY PARKING', AND 'BLOOD DONOR CENTER' as shown on the Existing Composite Campus Site Plan included in the Existing Facility Plans.
Q19. Is testing, sampling, & characterization for the tank contents, and DEQ reporting to be completed by contractor.	R19. Testing, sampling, and characterization of the UST contents is only necessary to the degree required for recycling and/or disposal. Reporting to DEQ (now EGLE) is not required.
Q20. For bidding purposes should we assume #6 oil or heavy metals will not be present and that all tank sludges will be pumpable.	R20. The USTs contain No. 2 fuel oil and is not expected to contain 'heavy metals'. The UST sludges are expected to be pumpable.
Q21. The specifications say to dispose of excavated material but then it says non-contaminated soils can be returned to the excavation. Should I assume excavated material will be suitable for backfill and placed back into the excavation? For bidding purposes should I assume contaminated soil will not be encountered and any additional excavation, T&D will be T&M?	R21. Excavated material from the UST basins are expected to be suitable for use as excavation backfill. Assume contaminated soil will not be encountered. Excavation, transport, and disposal of contaminated soil associated with the USTs will be a time and materials cost item.
Q22. Specs mention "surface fixtures" can you clarify what these are?	R22. "Surface fixtures" include UST manholes/manways, fill ports, vents, piping, pumps, etc.
Q23. Is the 400 Gallon UST that is connected to decon facilities meant to be removed?	R23. Yes, all USTs will be removed as part of the Phase I and II demolition scope.
Q24. Is backfill density testing to be provided by contractor?	R24. The CONTRACTOR needs to demonstrate that backfill has been compacted to ninety percent (90%) of the maximum density, in maximum one-foot lifts.