

ADDENDUM NUMBER 2

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

FROM: Northern Michigan University Foundation

ISSUE DATE: January 23, 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

Section B-1 1.3.2, add the following:

“Per the City of Marquette, Engineering Department, Water services with less than 2” diameter can be abandoned at the ROW. Larger diameter services should be abandoned at the main, or a hydrant installed at the end of the lead to allow for proper flushing. EGLE does not permit dead end water mains that cannot be flushed. All storm and sanitary abandonments can be completed at the ROW.

Permit fees for each abandonment is \$90.00”

A figure showing the water and sewer mains and laterals in the vicinity of the project area is attached to this Addendum.

2) RFI – Former MGH Property, Marquette, MI

Response 7 (R7.) – Replace response: “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.” With the following:

“The CONTRACTOR is responsible for the street closure/detour of College Ave. between North 7th St. and Hebard Ct. The detour along College Ave. would be by means of Hebard Ct, Magnetic and 7th St. to include closure of the northbound left turn lane at the North 7th St./College Ave. traffic signal. Signage shall meet all applicable Michigan Department of Transportation standards and include driven posts, not temporary signage with sandbag anchoring, etc.”

Response 8 (R8.) – Replace response: “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." with the following:

“The backfill materials mentioned in the City Code have generally been interpreted as something similar to MDOT CL2 material. Some amount of rock in the backfill should be fine as long as it can be compacted properly. The intent of the City Code is to prevent the filling of holes with materials that leave voids and cause future issues. An example would be the burying of concrete slabs or tree stumps.

The "common fill" generally described in the specifications likely meets MDOT CI2 gradation.

Material	Sieve Analysis (MTM 109), Total % Passing (a)									Loss by Washing % Passing No. 200 (a), (b)
	6 in	3 in	2 in	1 in	½ in	¾ in	No. 4	No. 30	No. 100	
Class I	—	—	100	—	45-85	—	20-85	5-30	—	0-5
Class II (c)	—	100	—	60-100	—	—	50-100	—	0-30	0-7
Class IIA (c)	—	100	—	60-100	—	—	50-100	—	0-35	0-10
Class IIAA	—	100	—	60-100	—	—	50-100	—	0-20	0-5
Class III	100	95-100	—	—	—	—	50-100	—	—	0-15
Class IIIA	—	—	—	—	—	100	50-100	—	0-30	0-15

a. Test results based on dry weights.
b. Use test method MTM 108 for Loss by Washing.
c. Except for use in granular blankets, Class IIA granular material may be substituted for Class II granular material for projects located in the following counties: Arenac, Bay, Genesee, Gladwin, Huron, Lapeer, Macomb, Midland, Monroe, Oakland, Saginaw, Sanilac, Shiawassee, St. Clair, Tuscola, and Wayne counties.

Response 24 (R24.) – Replace response, “The CONTRACTOR needs to demonstrate that backfill has been compacted to ninety percent (90%) of the maximum density, in maximum one-foot lifts.” with the following:

“Backfill excavations as soon as reasonably possible after completing excavation of an area. Grade to eliminate rough, low, or soft areas, and to ensure positive drainage Backfill will be compacted to ninety-five percent (95%) of the maximum density, in maximum one-foot (1') lifts.” as stated in Section 1.3.4.2 of the Invitation to Bid specifications.

Attachments(2): Figure: City of Marquette – Engineering Department, Water and Sewer Infrastructure
Addendum 2 Questions and Responses

END OF ADDENDUM 2

CONTRACTOR Question/Inquiry	OWNER Response
<p>A2-Q1. Will the Owner entertain keeping existing utilities available for the asbestos abatement activities? a. Utilities would be safely isolated to certain areas in the buildings, then cut & capped after abatement.</p>	<p>A2-R1. Existing utilities will remain available, until the CONTRACTOR completes disconnections, during demolition.</p>
<p>A2-Q2. Can bidders provide unit prices and/or allowances with their bid submittal for Owner consideration? a. This would be concerning the medical waste, e-waste, chemical tanks, etc.</p>	<p>A2-R2. No, as described in the project specification, this is a lump sum bid.</p>
<p>A2-Q3. What will the Owner's consultant responsibilities include? Asbestos clearance monitoring, bulk sampling, quantity verification, etc.?</p>	<p>A2-R3. OWNER CONSULTANT responsibilities are outside of the CONTRACTOR scope of work. The abatement/demolition contractor must account for the delivery of the project as detailed in the project specification.</p>
<p>A2-Q4. Are Category I non-friable materials allowed to remain during demolition? e.g. gaskets & roofing.</p>	<p>A2-R4. It would likely be cost-prohibitive as then all demolition activities would need to be managed as detailed below.</p> <p>MIOSHA (MLEO): Part 602 Asbestos Standards for Construction does not require segregating asbestos-containing material from non-asbestos-containing demolition material. However, if these materials are intermingled and cannot be completely separated, all the materials must be treated as asbestos-containing materials. For additional information, please refer to Part 602 Asbestos Standards for Construction.</p> <p>NESHAP (MEGLE): Under the Asbestos NESHAP regulations however, if the asbestos-containing material is not regulated (RACM) and permitted to stay in place during demolition, there are no requirements for waste segregation or disposal. If the asbestos-containing material is considered RACM, then it must be handled in accordance with 40 CFR Part 61, subpart M. For more information refer to the NESHAP definition of RACM.</p> <p>If a facility or a portion of a facility cannot be thoroughly inspected for asbestos prior to demolition or the RACM cannot be safely removed, there may be certain circumstances where segregating asbestos-containing waste materials from the demolition debris are feasible. For more information, please refer to the EPA Demolition Decision Tree Guidance Document</p> <p>MIOSHA (MLEO): Demolition of a building with ACM left in place falls under the definition of removal of installed ACM. The removal of installed ACM is either Class I or Class II asbestos work, and all applicable requirements of the regulations apply. Whether such demolition is Class I asbestos work or Class II asbestos work is determined by the type of ACM left in place. If any asbestos-containing thermal system insulation or surfacing material is left installed in the building, then the work being performed is Class I asbestos work. If the ACM left installed in the building does not include any thermal system insulation or surfacing material, then the work being performed is Class II asbestos work.</p> <p>NESHAP (MEGLE): Under normal circumstances, Asbestos NESHAP Category I non-friable materials need not be removed prior to demolition or renovation. This is not, however, a hard and fast rule; each facility must be evaluated on a case by case basis. If Category I materials have become friable or are in poor condition, they must be removed. Also, if you sand, grind, abrade, cut or render friable any non-friable materials, including Category I materials, you must treat the material as friable, if more than the jurisdictional amount is involved. Category II materials: These materials should be evaluated on a case-by-case basis. If Category II non-friable materials are likely to become crushed, pulverized or reduced to powder during demolition or renovation, they should be removed before demolition or renovation begin.</p> <p>If, for safety reasons, the RACM in the facility is not removed prior to demolition, the RACM must be kept adequately wet during the wrecking operations. After wrecking, all the contaminated debris must be kept adequately wet until disposal. All contaminated debris which cannot be segregated and cleaned should be disposed of as asbestos-containing waste material.</p>
<p>A2-Q5. 5.The Regulated Material Survey provided states that materials that contain <1% asbestos must be removed prior to demolition. Can the Owner confirm this is their intent? a.Previous projects in Michigan, this was not required.</p>	<p>A2-R5. The Hazardous Materials Assessment (HMA) Dated December 20, 2021 is provided for information only, all verification and quantities to be the responsibility of the bidder. The HMA suggests that removal methods in compliance with current State of Michigan asbestos regulations in Construction regarding materials containing asbestos at <1% should be removed prior to demolition using appropriately trained personnel, work methods, and disposal practices prior to the application of general demolition techniques. More detail on these requirements can be found in OSHA Letter of Interpretation Dated November 24, 2003 to Kurt Varga, Ph.D and included by reference in MIOASHA enforcement policies.</p> <p>See OSHA Letter of Interpretation document referenced above, excerpt below.</p> <p>Question 2: Did OSHA intend to regulate material that is found to contain asbestos at <1% when it promulgated the Construction Asbestos Standard that it issued in 1994?</p> <p>Reply: Yes. Instead of making all of the engineering controls and work practices applicable to all materials containing asbestos, OSHA made most of them applicable only to installed building materials that contain >1% asbestos and assigned the term "asbestos-containing material" (ACM) to those materials. However, to prevent needless worker exposures to asbestos, OSHA made a few common-sense work practices and prohibitions applicable if any asbestos is present in materials.</p> <p>Thus, the current standard contains engineering controls and work practices that apply regardless of the exposure levels to certain work activities involving only installed building materials that meet the definition of ACM. It also contains a few work practices and prohibitions for work involving material that contains any amount of asbestos regardless of the exposure levels. And the standard has exposure-based requirements, consisting of a 0.1 fiber/cc 8-hour TWA PEL and a 1 fiber/cc 30-minute excursion limit, and other requirements that apply whenever worker exposures exceed either or both of the limits, regardless of the amount of asbestos contained in the materials involved.</p>

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<p>A2-Q6. 6.Are bidders required to carry survey costs for the Bridge and RCN Buildings? How will materials requiring abatement be addressed?</p>	<p>A2-R6. The survey will be prepared by the OWNER once the building is vacated by the current tenant. Please include a cost of \$250,000 as a budget for this abatement activities which will be a negotiated project change with the successful bidder or bid separately if a negotiated price cannot be reached with the successful bidder.</p>
<p>A2-Q7. 7.Can you confirm, regarding ACM materials not previously identified, these materials will be handled through a change order. a.*This is not for quantity disputes about materials previously identified in specified locations. This would be new ACM in areas not previously known.</p>	<p>A2-R7. This is a lump sum bid, bidder should bid as such.</p>
<p>A2-Q8. Currently there is no Survey or written work scope for the collection, packaging, transport, and disposal of the unidentified OHMs and E-Waste items that are scattered throughout the facility. In fairness to all bidders, should we all include a T&M allowance of \$100,000.00 for this undetermined work scope?</p>	<p>A2-R8. There is not a current inventory for these items - Please include a cost of \$250,000 as a budget for this abatement activities which will be a negotiated project change with the successful bidder or bid separately if a negotiated price cannot be reached with the successful bidder.</p>
<p>A2-Q9. The Phase 1 work scope includes the removal of two, 10,000 gallon "closed in place" USTs. The contractor is to remove the tanks and what are we to assume as the quantity and type of fill</p>	<p>A2-R9. Yes.</p>
<p>A2-Q10. What is the construction material of the two, 10,000 gallon "closed in place" USTs?</p>	<p>A2-R10. Unknown, assume steel.</p>
<p>A2-Q11. Is the C&D waste generated from the demolition, required to be disposed of in the Marquette County Landfill, or can other disposal sites be utilized?</p>	<p>A2-R11. Flow control is in place for Marquette County Landfill.</p>
<p>A2-Q12. Please provide the quantity in gallons for the glycol that will be encountered during the decommissioning of the snow-melt system and equipment.</p>	<p>A2-R12. Unknown.</p>
<p>A2-Q13. Should the demolition contractor include an allowance for collection, packaging, transport, and disposal of glycol in the chiller equipment and piping, and if so what is the amount?</p>	<p>A2-R13. Unknown.</p>
<p>A2-Q14. Can the radiant heating system be drained into the sanitary sewer system, and if not, what type of liquid is it and how many gallons are we to dispose of?</p>	<p>A2-R14. Unknown. Assume radiant system heating water can be discharged to sanitary sewer system.</p>
<p>A2-Q15. Which quantity tables are to be used for bidding purposes? Table 2.4 lists estimated quantities for the entire job, however the quantity table for each building surveyed, when added up, is significantly different. I just want to make sure everyone is bidding the same #'s. i.e. tile is listed in the 2.4 table as 22,459 sf compared to 71,659sf when adding each building together.</p>	<p>A2-Q15. Asbestos Containing Material quantification are provided as engineering estimates and are not intended to be used for contractor cost development. TriMedia attempted to identify and accurately estimate ACM; however, TriMedia recommends that CONTRACTOR either independent quantification. Furthermore Table 2.4 contains quantities of the overall HMA including the blood donor house that is not included in this phase of demolition scope.</p>
<p>A2-Q16. With regards to mastic quantities some of the quantities are listed as greater than. Are we to bid the listed number and provide units for overages or are we supposed to bid the entire square footage of the building?</p>	<p>A2-R16. Estimated quantities of ACM mastic are presented as "greater than" the measured quantity. ACM mastic may be present beneath non-asbestos finishing flooring and associated mastic. All mastic without analytical results indicating "none detected" should be assumed to be ACM or appropriately sampled prior to demolition.</p>
<p>A2-Q17. There are no quantities listed for hazmat. For bidding purposes should we include an allowance for these materials?</p>	<p>A2-R17. See response to A2-Q-8</p>
<p>A2-Q18. In regards to all of the furniture and debris left in buildings. Most of this material is located on top of tile and would have to be moved, will the owner remove this material or it is our responsibility?</p>	<p>A2-R18. Removal of remaining items within the buildings is the responsibility of the CONTRACTOR.</p>
<p>A2-Q19. When viewing table 2.4 I have noticed that the mastic is double the # of flooring material. As per regulations any flooring material adhered to asbestos mastic needs to be removed as asbestos contaminated material. Are these quantities included in the flooring #'s?</p>	<p>A2-R19. Asbestos Containing Material quantification are provided as engineering estimates and are not intended to be used for contractor cost development. TriMedia attempted to identify and accurately estimate ACM; however, TriMedia recommends that CONTRACTOR develops independent quantification of ACM in the facility. Estimated quantities of ACM mastic are presented as "greater than" the measured quantity. ACM mastic may be present beneath non-asbestos finishing flooring and associated mastic. All mastic without analytical results indicating "none detected" should be assumed to be ACM or appropriately sampled prior to demolition. Furthermore Table 2.4 contains quantities of the overall HMA including the blood donor house that is not included in this phase of demolition scope. Listed materials and quantity estimates in the estimated quantities tables only include what was sampled and tested positive for asbestos.</p>
<p>A2-Q20. Is the pavement to the east of the RCN building, along with the helipad, to be removed?</p>	<p>A2-R20. No.</p>