

ADDENDUM #3

To: Demolition and Abatement Contractors
For: Iowa Juvenile Home Environmental Remediation and Demolition Services
Project: 13227024
From: Terracon Consultants, Inc., on behalf of the City of Toledo, Iowa
Subject: Addendum #3
Date: September 23, 2022

Please note the following changes/additions/clarifications/revisions relative to the above request for bid.

- 1. Correction:** It was discovered that that the scale utilized to calculate bid item 8 (Abatement: Brown glue pucks associated with ceiling tile, which is in the School/Administration building) was incorrect. It is estimated that approximately 17,000 square-feet of ceiling tile is adhered with asbestos glue pucks. Based on visual observations, individual ceiling tiles are adhered with approximately ¹/₃ to ¹/₂ square-feet of asbestos containing glue. **Note:** The ceiling puck material is mapped correctly and is depicted in Exhibits 15A and 15B.
 - a. **Replace:** Please utilize the revised *Proposal Attachment Part C – Bid Items, Quantities, and Prices* document (2 pages; P-11 and P-12), along with the revised contract /*Contract attachment: Bid Items and Quantities* (6 pages; pages C-5 and C-6 were revised) in place of the original submittal documents.
 - b. **Revision:** *Section 1.3 Material Requiring Abatement in the Environmental Remediation Specifications* should incorporate the above listed change. Instead of 3,225 square-feet of brown glue pucks associated with ceiling tile, the quantity should be 17,000 square-feet.
 - c. **See Revised Notice to Bidders posted on City of Toledo website.**
- 2. Clarification:** As noted in *Section 3.6, item 3 of the Demolition Specifications*, the Contractor shall obtain all City, County and/or State demolition permits. The City Demolition Permit Application is appended to this addendum and must be completely executed and returned to the City prior to commencing work. The City of Toledo will waive the demolition permit fee for this project.
- 3.** As noted in Addendum 1: The abatement contractor will need to coordinate with the demolition contractor to provide power to the structures. Currently, the power is live to the Cottages and School. Assume that water will not be available for the house, or the cottage structures. **Clarification:** It is unknown if any heat will be operational in the demolition structures; assume that heat will not be available, and that the contractor will need supply temporary heat, as needed. As noted in the Bid Documents, the contractor shall be responsible for supplying all necessary power, water, heat, lighting, etc. the work areas and buildings.
- 4. Change:** Schedule: It is expected that power, water, and geothermal services (at a minimum) be terminated from the demolition structures no later than **February 24, 2023**. As environmental remediation is completed in each structure, all utilities shall be terminated to those locations, if they have not been completed prior to that time. As noted

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elsewhere, all environmental remediation shall be completed in the School/Administration building no later than December 31, 2022. The abatement contractor shall remain onsite until all environmental remediation is completed for the project. **The contractor shall execute the schedule as indicated in part K of the Bid documents.**

5. Addition: The School District's MEP Designer has indicated the following, which shall also be incorporated into the project:

- a. Domestic Water Piping
 - i. Drain CW, HW and HWR lines in tunnel to prepare for demolition.
- b. Wellfield/Geothermal Piping
 - i. Drain wellfield piping in tunnel to allow for demolition. Salvage glycol solution for reuse.
 - ii. Demolish and cap wellfield piping as indicated on the drawings.
 - iii. Refill system with salvaged glycol solution and ensure all air is removed from the system. Operate system pumps to remove all air in piping.
 - iv. Ensure existing equipment in the Administration/School Building remains operational for both heating and cooling.
 - v. No heavy equipment allowed on entire area of well field. No exceptions.
- c. Sanitary
 - i. Administration/School Building sanitary lines shall be kept intact.
- d. Storm Water
 - i. Storm water from the Administration/School Building shall remain operational.
- e. Tunnel Plan
 - i. All Lighting, Ventilation and Heating that is not part of the tunnel demolition areas shall remain in service.

6. See attached Revised contract and Part 6 along with a City of Toledo Demolition Permit

CONTRACT NO. _____

DATE _____

CONTRACT

THIS CONTRACT, made and entered into at Toledo City Hall this _____ day of _____, 2022, by and between the City of Toledo by its Mayor, upon order of its City Council hereinafter called the "Jurisdiction," and _____, hereinafter called the "Contractor."

WITNESSETH:

The Contractor hereby agrees to complete the work comprising the below referenced improvement as specified in the contract documents, which are officially on file with the Jurisdiction, in the office of the Toledo City Hall. This contract includes all contract documents. The work under this contract shall be completed in accordance with the specifications and special provisions included in said contract documents, the SUDAS Standard Specifications, **2022** Edition, and the Contract Attachments, which is attached hereto. The Contractor further agrees to complete the work in strict accordance with said contract documents, and to guarantee the work as required by law, for the time required in said contract documents, after its acceptance by the Jurisdiction.

This contract is awarded and executed for completion of the work specified in the contract documents for the bid prices shown on the Contract Attachment - Bid Items, Quantities, and Prices, which were proposed by the Contractor in its proposal submitted in accordance with the Notice to Bidders and Notice of Public Hearing for the following described improvements:

The Iowa Juvenile Home Environmental Remediation and Demolition project [13227024] located at 701 South Church Street, Toledo, IA includes asbestos abatement, environmental remediation, and demolition services. Ten structures (10) will require demolition and proper disposal of all associated debris associated with these structures, including but not limited to the structure(s), foundations, footings, basements, slabs, tunnels, utilities. The work also includes partial demolition of the tunnel system (including footings, slabs, walls, ceilings, utilities); demolition, capping, removal, and protection of utilities; paving/concrete removal (sidewalks, roadways, driveways, etc.); removal of railings, and retaining walls. Tunnel demolition will require re-construction of the tunnels at select locations. Additionally, roadway surfaces, curbs, and utilities will need to be restored and the site shall be restored to grade.

The Contractor agrees to perform said work for and in consideration of the Jurisdiction's payment of the bid amount of _____ dollars (\$_____) which amount shall constitute the required amount of the performance, maintenance, and payment bond. The Contractor hereby agrees to commence work under this contract on or before a date to be specified in a written notice to proceed by the Jurisdiction and to fully complete the project _____; and to pay liquidated damages for noncompliance with said completion provisions at the rate of _____ dollars (\$_____) for each calendar day thereafter that the work remains incomplete.

IN WITNESS WHEREOF, the Parties hereto have executed this instrument, in triplicate on the date first shown written.

JURISDICTION

CONTRACTOR

By _____

Contractor

(Seal)
ATTEST:

By _____

Signature

Title

FORM APPROVED BY:

Attorney for Jurisdiction

Street Address

City, State, Zip Code

Telephone

CONTRACTOR PUBLIC REGISTRATION INFORMATION To Be Provided By:

1. All Contractors: The Contractor shall enter its Public Registration Number ____ - ____ issued by the Iowa Commissioner of Labor pursuant to Section 91C.5 of the Iowa Code.
2. Out-of-State Contractors:
 - A. Pursuant to Section 91C.7 of the Iowa Code, an out-of-state contractor, before commencing a contract in excess of five thousand dollars in value in Iowa, shall file a bond with the division of labor services of the department of workforce development. It is the contractor's responsibility to comply with said Section 91C.7 before commencing this work.
 - B. Prior to entering into contract, the designated low bidder, if it is a corporation organized under the laws of a state other than Iowa, shall file with the Engineer a certificate from the Secretary of the State of Iowa showing that it has complied with all the provisions of Chapter 490 of the Iowa Code, or as amended, governing foreign corporations.

NOTE: All signatures on this contract must be original signatures in ink; copies, facsimile, or electronic signatures will not be accepted.

CORPORATE ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

On this ____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ and _____, to me known, who, being by me duly sworn, did say that they are the _____, and _____, respectively, of the corporation executing the foregoing instrument; that (no seal has been procured by) (the seal affixed thereto is the seal of) the corporation; that said instrument was signed (and sealed) on behalf of the corporation by authority of this Board of Directors; that _____ and _____ acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

Notary Public in and for the State of _____
My commission expires _____, 20 ____

PARTNERSHIP ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

On this ____ day of _____, 20 ____, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ to me personally known, who being by me duly sworn, did say that the person is one of the partners of _____, a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

Notary Public in and for the State of _____
My commission expires _____, 20 ____

INDIVIDUAL ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

On this ____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ and _____, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that (he) (she) (they) executed the instrument as (his) (her) (their) voluntary act and deed.

Notary Public in and for the State of _____
My commission expires _____, 20 ____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

On this ____ day of _____, 20____, before me a Notary Public in and for said county, personally appeared _____, to me personally known, who being by me duly sworn did say that person is _____ of said _____, that (the seal affixed to said instrument is the seal of said OR no seal has been procured by the said) _____, and that said instrument was signed and sealed on behalf of the said _____, by authority of its managers and the said _____ acknowledged the execution of said instrument to be the voluntary act and deed of said _____, by it voluntarily executed.

Notary Public in and for the State of _____
My commission expires _____, 20 ____

CONTRACT ATTACHMENT: BID ITEMS AND QUANTITIES

This contract is awarded and executed for completion of the work specified in the contract documents for the bid prices tabulated below as proposed by the Contractor in its proposal submitted in accordance with notice to bidders and notice of public hearing. All quantities are subject to revision by the Jurisdiction. Quantity changes that amount to 20% or less of the amount bid shall not affect the unit bid price.

BASE BID ITEMS

ITEM NO.	ITEM	UNIT	ESTIMATED QUANTITIES	UNIT PRICE (\$)	TOTAL PRICE (\$)
1	Abatement: Base cove adhesive	LF (linear feet)	1,300		
2	Abatement: Vinyl Floor Tile (VFT)	SF (square feet)	20,700		
3	Abatement: VFT and associated mastic	SF	6,200		
4	Abatement: Residual mastic	SF	1,600		
5	Abatement: Linoleum/sheet flooring	SF	800		
6	Abatement: Leveling compound and associated adhesive	SF	675		
7	Abatement: Drywall joint compound	SF	550		
8	Abatement: Brown glue pucks associated with ceiling tile	SF	17,000		
9	Abatement: Abatement: Cement (Transite) panels	SF	4,255		
10	Abatement: Thermal system pipe insulation (TSI)	LF	3,500		
11	Abatement: TSI Mudded fittings	Each	200		
12	Abatement: Plaster skim coat	SF	2,000		
13	Abatement: Built up roofing	SF	4,100		
14	Abatement: Roofing tar	SF	400		
15	Abatement: Roof felt	SF	4,100		
16	Abatement: Sink undercoating	Each	2		
17	Abatement: Window glazing	LF	550		
18	Abatement: Sealant / Caulk (window, foundation, misc.)	LF	725		
19	Abatement: Electrical equipment	Each	80		
20	Abatement: Molded tar gasket	SF	360		
21	Abatement: Regulated/Hazardous Materials	LS	1		
22	Building Demolitions	LS	1		
23	Tunnel Demolitions	LS	1		
24	Site Fencing	LS	1		
25	Sidewalk / Parking / Roadway, Retaining Wall Demolitions	LS	1		
26	Utility Disconnects, Removals, and Capping	LS	1		
27	Miscellaneous Demolitions and Removals	LS	1		
28	Grading and Erosion Control	LS	1		
29	Site Restoration	LS	1		
30	Full Depth Patch, 6" PCC	SY	360		

31	Tunnel Enclosure	SY	60		
32	Mobilization	LS	1		
33	Cistern: clean-out, disposal, removal and backfill	Each	0		
34	Septic Tanks: clean-out, disposal, removal and backfill	Each	0		
35	Underground Storage Tanks (UST): closure, removal, disposal	Each	0		
36	UST disposal of generated sludge / rinse water	Gallon	0		
37	Disposal of petroleum contaminated soils	Ton	0		

BASE BID TOTAL

_____ Dollars
(amount in words)

(\$ _____)

PROPOSAL

PROPOSAL ATTACHMENT: PART C – BID ITEMS, QUANTITIES, AND PRICES

This is a UNIT BID PRICE CONTRACT. The bidder must provide the Bid Price(s), any Alternate Price(s), and the Total of the Base Bid plus any Add-Alternates in this Proposal Attachment: Part C – Bid Items, Quantities, and Prices the total of the base bid plus any alternates selected by the Jurisdiction shall be used only for comparison of bids. The total of the Base Bid plus any Add-Alternates shall be used for determining the sufficiency of the bid security.

BASE BID ITEMS

ITEM NO.	ITEM	UNIT	ESTIMATED QUANTITIES	UNIT PRICE (\$)	TOTAL PRICE (\$)
1	Abatement: Base cove adhesive	LF (linear feet)	1,300		
2	Abatement: Vinyl Floor Tile (VFT)	SF (square feet)	20,700		
3	Abatement: VFT and associated mastic	SF	6,200		
4	Abatement: Residual mastic	SF	1,600		
5	Abatement: Linoleum/sheet flooring	SF	800		
6	Abatement: Leveling compound and associated adhesive	SF	675		
7	Abatement: Drywall joint compound	SF	550		
8	Abatement: Brown glue pucks associated with ceiling tile	SF	17,000		
9	Abatement: Abatement: Cement (Transite) panels	SF	4,255		
10	Abatement: Thermal system pipe insulation (TSI)	LF	3,500		
11	Abatement: TSI Mudded fittings	Each	200		
12	Abatement: Plaster skim coat	SF	2,000		
13	Abatement: Built up roofing	SF	4,100		
14	Abatement: Roofing tar	SF	400		
15	Abatement: Roof felt	SF	4,100		
16	Abatement: Sink undercoating	Each	2		
17	Abatement: Window glazing	LF	550		
18	Abatement: Sealant / Caulk (window, foundation, misc.)	LF	725		
19	Abatement: Electrical equipment	Each	80		
20	Abatement: Molded tar gasket	SF	360		
21	Abatement: Regulated/Hazardous Materials	LS	1		
22	Building Demolitions	LS	1		
23	Tunnel Demolitions	LS	1		
24	Site Fencing	LS	1		
25	Sidewalk / Parking / Roadway, Retaining Wall Demolitions	LS	1		
26	Utility Disconnects, Removals, and Capping	LS	1		

ITEM NO.	ITEM	UNIT	ESTIMATED QUANTITIES	UNIT PRICE (\$)	TOTAL PRICE (\$)
27	Miscellaneous Demolitions and Removals	LS	1		
28	Grading and Erosion Control	LS	1		
29	Site Restoration	LS	1		
30	Full Depth Patch, 6" PCC	SY	360		
31	Tunnel Enclosure	SY	60		
32	Mobilization	LS	1		
33	Cistern: clean-out, disposal, removal and backfill	Each	0		
34	Septic Tanks: clean-out, disposal, removal and backfill	Each	0		
35	Underground Storage Tanks (UST): closure, removal, disposal	Each	0		
36	UST disposal of generated sludge / rinse water	Gallon	0		
37	Disposal of petroleum contaminated soils	Ton	0		

BASE BID TOTAL

_____ Dollars
(amount in words)

(\$ _____)

CITY OF TOLEDO
DEMOLITION APPLICATION
Demolition Application Fee: \$50.00

Property Address: _____
Legal Description: _____
Record Title Holder: _____
Year Constructed: _____

Type of Construction (check all that apply):

Wood Frame Cement Block Poles Brick/stone/stucco veneer
 One Story Two Story
 Residential Commercial Utility
 Other (please explain) _____

Area Zoning: _____
Type of Roofing Material: _____
Type of Flooring Covering: _____
Identify any known Asbestos or other Hazardous Waste on Premises (consider flooring, insulation roof, walls, pipes, and ceiling tile): _____
Date of Hazard Waste Inspection: _____
Name, Address and phone number of Inspector: _____

Documentation and Requirements

The following Documents and requirements must be attached or noted with this Application.

1. Letter from Utility Company stating that the gas and electric services are disconnected and the date of disconnection.
2. Letter from Telephone Company stating that the telephone service has been disconnected and the date of disconnection.
3. Statement of verification identifying all adjacent property owners and occupants affirming that all names persons or entities have been given Notice of Intent to demolish the subject property at least 30 days prior to the demolish date by certified mail or personal service.
4. Letter from Licensed plumber stating that the water is sufficiently terminated as to prevent leaks at either the curb stop or the water main. The final determination and inspection will be completed by The City of Toledo Public Works Director or his designee prior to backfilling.
5. Letter from Licensed plumber stating that the sanitary sewer is sufficiently terminated as to infiltration and ex-filtration at either the property line or sewer main. The final determination and inspection will be completed by The City of Toledo Public Works Director or his designee prior to backfilling.
6. The entire site must be inspected prior to backfill by The City of Toledo Public Works Director or his designee.
7. Iowa One Call has or will be called (1-800-292-8989) at least 48 hours prior to demolition work.
8. Signed Assumption of Risk/ Hold Harmless Agreement

Pre – Demolition Plan

Identify the companies that will be performing the following in relation to this demolition plan. For each company provide the name and address of the company and the telephone number for the primary contact person

JOB	COMPANY / CONTACT NAME	ADDRESS	PHONE NUMBER	ESTIMATED DATE OF COMPLETION
DEMOLITION				

DUST CONTROL				

ASBESTOS REMOVAL AND DISPOSAL				

ROOF MATERIAL REMOVAL AND DISPOSAL				

BUILDING MATERIAL REMOVAL AND DISPOSAL				

PAVING CONCRETE REMOVAL/ DISPOSAL				

OTHER:				

NOTE: NO DEBRIS SHALL BE DISPOSED OF WITHIN THE TOLEDO CITY LIMITS

HAZARDOUS MATERIAL DISPOSAL PLAN	

ASSUMPTION OF RISK/ HOLD HARMLESS AGREEMENT

The undersigned Applicant understands and agrees that by applying for and having a Demolition Permit granted by The City of Toledo, this only gives notice to the City of Toledo of the demolition planned and confirmation that there is a demolition plan and required and necessary precautions have been taken. The grant of a Demolish Permit by The City of Toledo does not waive the Applicant's legal or financial liability for damage or injury that might occur during the execution of this demolition project.

The Applicant further understands that the grant of This Demolition Permit does not constitute an assumption of responsibility or liability by the City of Toledo for any of the work done or damage or injuries sustained during the execution of this demolition project.

The applicant specifically agrees to hold The City of Toledo harmless for any complaints or claims made for damages or injuries arising from the execution and completion of this demolition project.

Applicant Signature and Date

Affirmation

I have reviewed the content of this Application for Demolition Permit from The City of Toledo and swear and affirm that the information contained herein is true and accurate. I further state that if any of the demolition plan or information contained in this application changes, I will not commence any work or I will suspend any work started and will file an amended Application before starting or continuing any work on this project.

Date this ____ day of _____, 20__.

Applicant:_____

Print Name:_____

Company: _____

Address:_____

Telephone: _____

City of Toledo Demolition Permit

_____ is hereby _____ granted _____ denied a Demolition Permit for the _____ property located at _____ pursuant to a plan of Demolition contained in Application # _____.

Dated this _____ day of _____, 20__.

City of Toledo

By: _____
Kendall Jordan, Public Works Director

- _____ Application submitted
- _____ Fee Paid
- _____ Gas Disconnected
- _____ Electric Disconnected
- _____ Telephone Service Disconnected
- _____ Notice of Intent
- _____ Water Inspection
- _____ Sewer Inspection
- _____ Site Inspection
- _____ One Call Contacted
- _____ Assumption of Risk
- _____ Pre- Demolition Plan
- _____ Affirmation Page