
THE CITY OF MARYSVILLE
MARYSVILLE, CA

ADDENDUM NO. 1

HOTEL MARYSVILLE
EMERGENCY ABATEMENT AND DEMOLITION PROJECT
CONTRACT NO. 24-03

The purpose of this Addendum No. 1 is to notify Bidders of clarifications to the Project Plans for the above project. This Addendum shall be attached to and become a part of said Contract Documents. **THIS ADDENDUM SHALL BE SIGNED BY THE BIDDER, DATED AND SUBMITTED WITH THE PROPOSAL FOR THE PROJECT.**

Questions and Responses:

1. **Question:** *Are there any reports on the structure and asbestos material available?*

Response: There is a fire damage structural assessment report from Wiss, Janney, Elstner Associates, Inc. (WJE) and an asbestos survey and hazard abatement plan prepared Adam labs Inc. for the City. Attached are copies of those plans.

2. **Question:** *Specifications reference ACM only, can we confirm that there is no lead painted items in the structure?*

Response: There were no lead paint items identified in the Adams report.

3. **Question:** *Please provide any/ all drawings available.*

Response: The attached reports are the only information available. There are not as-built plans for the structure.

4. **Question:** *For the basement walls/ foundations, please pricing an assumed thickness for bid purposes if not as-built are available.*

Response: There is not information available. *For bidding purposes assume one foot thickness on the basement walls and 2 foot thick on the foundation.*

5. **Question:** *Please confirm if water meter will be provided by the city at no charge to contractor.*

Response: The City is not the water purveyor, it is California Water Service and per General condition 5.12 (f) "Water shall be supplied the contractor if ordered by the Engineer for the alleviation or prevention of dust nuisance as provided in the Contract Documents. Any water obtained from a fire hydrant within the City of Marysville shall be subject to a fire hydrant permit issued by California Water Service and associated fees". *The cost for the water shall be included in the lump sum costs for the abatement and demotion items.*

6. **Question:** *Bid Schedule A requests pricing for abatement of the building prior to demolition. Has the building been deemed safe to enter? IF so, please provide the statement from the structural engineer.*

Response: Per the WJE, the Structural Engineer's report. "We understand there is potentially an interest in entering the building to abate existing hazardous materials. The top-story masonry walls must be stabilized prior to anyone entering the building. If the walls were to

fall inward prior to stabilization, the weight could potentially overload the fifth-floor slab, subsequently causing a progressive failure of the gravity system. We believe that the floor framing is relatively intact and is sufficient to support limited occupancy loads from people and limited light equipment (equipment that can be carried by hand by a single worker), with the exception of the area shown in Figure 18. If abatement work requires large equipment, we recommend that scaffolding be erected adjacent to the building and any equipment be supported on the scaffolding. Note that significant nonstructural and fall hazards also exist within the building, as described above. These hazards would need to be understood by and mitigated through proper planning and use of personal protective equipment. Additionally, care should be taken when walking on any of the elevated floors as there could be openings in the floor that are hidden by debris. Prior to any abatement work, we recommend either cordoning off or shoring the second floor between the elevators and the largest skylight at the one-story portion of the building (Figure 18), where the most damage was observed to the concrete framing.”

7. **Question:** *If the building has been deemed safe for entrance, how do we access the upper floors for abatement? Per Cal-OSHA, any structure over 36’ must have a construction elevator installed.*

Response: Determining the method of access is the contractor’s responsibility and part of the reasoning for the two options for demolition methods to which is more cost effective. If a construction elevator is determined necessary by the contractor it would be included in the abatement and / or demolition lump sum cost.

8. **Question:** *Per the debris removal section, 2nd bullet point, it states that waste shall be assumed RCRA until further testing is completed, but Schedule A says all waste shall be RACM. Please confirm which waste stream we are to assume for bidding purposes.*

Response: The bullet point is superseded by the report testing and demotion method and for bidding purposes assume the waste is RACM. If any unique items are encountered like those listed (light tubes/ ballasts/ PCBS/ etc.), they will need to be treated as RCRA until tested.

9. **Question:** *If RCRA is assumed, please confirm all personal employed by contractor to have, at minimum, CDPH lead training*

Response: See attached hazardous report. All abatement personal would be required to have training until the material is removed or the testing of the material indicates otherwise.

10. **Question:** *Has the city of Marysville discussed a variance to wreck the ACM in place with Feather River AQMD yet?*

Response: FRAQMD is a non-regulated air district regarding the Asbestos National Emission Standards for Hazardous Air Pollutants (NESHAP) for renovation or demolition. US EPA Region 9 has jurisdiction. Alternatives have been discussed with US EPA and they are reflected in the two alternative methods. FRAQMD only requires a Fugitive Dust Control Plan.

11. **Question:** *Please confirm contractor to hire the CIH directly, typically this is done by the owner as it is sometimes deemed a conflict of interest.*

Response: The Contractor is to hire the third party CIH. Due to the short duration of the project, the city would like the contractor to directly coordinate with the CIH to streamline scheduling and testing. The City may still hire an CIH for consultation if there are any issues.

12. **Question:** *Do the basement walls/foundations extend under any public sidewalks or other improvements that would require shoring/bracing/replacement? If so, can the basement walls in the areas where they are supporting any improvement that need to be protect get chipped down and remain in place in order to protect such improvements?*

Response: The foundations may extend beyond the property line. If that is encountered, they may be chipped down a minimum of 2' below the adjacent grade and remain in place.

13. **Question:** *Is the contractor responsible for providing compaction testing during backfill operations?*

Response: Yes, the contractor is responsible for providing the compacting testing from a qualified independent certified soils lab.

14. **Question:** *Has the gas service riser and all other service lines to the building been removed or are there any in place that need to be protected?*

Response: The only active utility service to the building prior to the fire was a small electrical panel. There may be sewer and storm drain connections encountered during demolition that will need to be removed to the property line and capped.

15. **Question:** *The two bid options requested are confusing. Please clarify the actual difference between abating before demo and demo/abatement together. Based on the statements in the documents it appears there is only one way to demo the structure since it states to assume the building contains friable asbestos. Unless the city has determined that the structure is stable for asbestos workers to enter the building and remove the asbestos containing materials, the entire building will have to be demoed as RACM.*

Response: See attached responses above and provided reports. There are measures to make the building safe abate prior to demolition to allow for option 1. There are two bid options because the city is interested in the most cost-effective demolition of the structure and the measures required for option may make it more costly.

16. **Question:** *Please describe this Bid Schedule A Item (#13): Backfill and Compaction of Removal Excavation*

Response: After the basement and foundation is removed as described in the technical specifications and above responses, the hole is required to be backfilled with imported soils or aggregate based material, so the site is flush with the adjacent grades. The material shall be placed in lifts and tested to meet the specified compaction. The material shall be clean of debris and any contaminates. The contractor is responsible for securing the material, hauling it to the site, compacting the material, and hiring and independent soils lab to perform the compaction. A submittal of the material to be used is to be provided to the city prior to importing.

17. **Question:** *For Bid Schedule A, are we assuming all concrete and brick is clean?*

Response: Yes, it is assumed to be clean after the surface abatement.

18. **Question:** *Please confirm there is no off-site demo (sidewalk, AC).*

Response: The is no required off-site demo, but any items damaged or removed as part of the contractors means and methods will need to be replaced at the contractor's expense.

19. **Question:** *What is the basement depth?*

Response: See attached conceptual plans for the remodel for more information on the basement. The approximate depth is 10 feet.

20. **Question:** *Is the intent to backfill the entire basement to street grade?*

Response: Yes, and the contractor will have to develop a temporary means of access for demolition and backfilling the area.

21. **Question:** *Is the 60 calendar days duration able to be adjusted to a higher count for Alternate Bid Schedule A?*

Response: No.

22. **Question:** *What are the hours of work for M-F and are both Saturdays and Sundays acceptable 8- 12- or 24-hour work days?*

Response: The typical working hours are 7 am to 5 pm Monday through Friday. The contractor may request working additional hours outside this range to complete the project at their own expense.

23. **Question:** *Bid Schedule A completed in 60 days would be impossible if abatement were to occur first and normal working hours. Could the duration for the 2 options be different?*

Response: No, the duration is set because of the significant impact on the community from the structure hazard. The City has the two alternatives to try and get the work completed as cost effective as possible within that duration.

24. **Question:** *If Alternate Bid Schedule A is selected, will time to engineer and install shoring/scaffold be accounted for in the 60-days?*

Response: The notice to proceed / start of the contract days coincides with the EPA approval of the work plan. It assumed that any design for shoring or access structure would be completed during this period and no additional time is allowed.

25. **Question:** *Should we assume concrete floors have asbestos mastic?*

Response: See attached report for findings.

26. **Question:** *Should we assume basement walls and slab have asbestos waterproofing?*

Response: There is material containing asbestos within the basement which may include coating on the walls.

Attachments:

WJE fire damage structural assessment report, Adam labs Inc. asbestos survey and hazard abatement plan, and previously submitted plans for remodeling the structure

BIDDER:

NAME

ADDRESS

SIGNATURE

DATE: _____

PREPARED BY:

John Mallen

CITY OF MARYSVILLE

DATED: July 25, 2024

*Bid opening date and time are not changed
by this Addendum No. 1*