

**ADDENDUM No. 1**  
**ITB 4310 – Asbestos Abatement Project Floors 3, 4, 5**  
**City of Ann Arbor**  
**Due: Wednesday, November 6, 2013 by 10:00 a.m.**

The following changes, additions, and/or deletions shall be made to the Invitation to Bid for the Asbestos Abatement Project Floors 3, 4, 5, ITB - 4310, on which bids will be received on or before 10:00 A.M. Wednesday, November 6, 2013.

The information contained herein shall take precedence over the original documents and is appended thereto. This Addendum includes 6 pages, inclusive of a revised 3<sup>rd</sup> Floor Covering Plan Drawing. In addition a separate file of drawings titled "Orig. Larcom Drawings is appended thereto.

**The Contractor is to acknowledge receipt of this Addendum No. 1 and the appended separate drawing on page P-1 of the Bid Documents prior to submitting its Bid.**

Changes in the Bid Documents which are outlined below are referenced to a page or drawing in which they appear conspicuously. Bidders are directed to take note in its review of the documents of the following questions and City responses as they affect work or details in other areas not specifically referenced here.

- Item #1:      Technical Specifications, Extra Materials, pg. TD-45, Section 09510-1.9 A.1  
                Extra materials for acoustical ceiling tiles shall be reduced from 5% to 1%.
  
- Item #2:      Technical Specifications, Extra Materials, pg. TS-59, Section 09680-1.09 A.1  
                Extra materials for carpet tiles shall be reduced from 3% to 1%.
  
- Item #3        Technical Specifications, Floor Covering Plan, pg. TS-65  
                Two rooms on the 3<sup>rd</sup> floor are being changed from linoleum to carpet. The new 3<sup>rd</sup> Floor, Floor Covering Plan is attached in Appendix B of this addendum.
  
- Item #4        Light Fixtures: The Owner has decided to include the removal/demolition of the existing light fixtures as part of the base bid for this project. The Owner, or its representative, will supply and install the new light fixtures right behind the installation of the ceiling grid system by the Contractor during Phase 4 Work on each floor. The following sections are being modified to reflect the removal of the existing light fixtures:

A. General Specifications for Restoration, Suspended Ceiling System, pg. GS-7, Paragraph 14.2

Paragraph 14.2 is deleted in entirety and replaced with the following:

14.2 The ceiling plan submittal shall be returned to the Contractor by the Owner with the locations of the new 2' x 4' recessed lay-in lighting fixtures, supplied and installed by the Owner, or the Owner's representative, during the Phase 4 Work time period for each floor shown in the Sequence of Work (SW-3). The ceiling grid system shall be supported appropriately to handle the approximate 30 lb/light fixture weight. The 2' x 4' light fixtures shall displace approximately 480 2' x 2' ceiling tiles on the three floors combined."

B. Scope of Work, Demolition Activities, pg. SW-1, Paragraph 1.3

Paragraph 1.3 is deleted in entirety and replaced with the following:

1.3 All light fixtures shall be disconnected from their electrical supply at the light fixture and the electrical wires shall be safely terminated (capped) for future re-use. Existing light fixtures shall be included in demolition. All other ceiling mounted fixtures shall be cleaned of residual asbestos, protected and secured as needed."

C. Scope of Work, Demolition Activities, pg. SW-1, Paragraph 1.5 (

Paragraph 1.5 is deleted in entirety and replaced with the following:

1.5 All ceiling materials, including light fixtures, should be demolished and treated as hazardous materials due to their long-term exposure to friable ACM above the ceiling. All chemical mastic removers utilized should consist of "no-odor" or "low-odor" type removers. All floors where chemical mastic removers are to be utilized shall be evaluated prior to the use of chemical mastic removers to ensure the integrity of the floors and to ensure leakage of mastic remover and asbestos will not occur."

D. Scope of Work, Sequence of Work, pgs. SW-4 and SW-5, Paragraphs 3.4.2, 4.4.2 & 5.4.2

Paragraphs 3.4.2, 4.4.2 & 5.4.2 are deleted in entirety and replaced with the following:

The new ceiling should be at the same height as the removed ceiling and be able to support the new light fixtures (approx. 30 lb/light fixture) being supplied and installed by the Owner during Phase 4 of the work. Other ceiling mounted fixtures shall be re-installed and their operation verified.

**Pre-Bid Conference Notes  
9:00 A.M., Thursday, October 24, 2013**

1. Original Building Drawings – pdf copies of some of the original drawings are available and provided in a separate file labeled “Orig. Larcom Drawings.” These drawings are 50 years old and the contractor is still responsible to verify measurements and locations of current conditions.
2. Spray-on Quantities – Nova Environmental Inc. completed an asbestos survey in 2004 of the Larcom City Hall building. Their estimates on the amount of spray-on materials are attached in Appendix A of this addendum. Again, these quantities are approximate and should not be relied upon by the bidder.
3. Stored Materials – Please refer to Section 16 of the General Conditions (GC-9).
4. Dye Lots – Dye lots for flooring materials (carpet and linoleum) need only be consistent on a per floor basis.
5. 5<sup>th</sup> Floor Conference Room Divider – The divider in the 5<sup>th</sup> floor conference room will remain so the ceiling plan should reflect this.
6. Painting – The Owner, or its representative, will be painting the interior walls of each floor during Phase 3 Work (OWNER WORK). The Contractor must remove any items they attached to the walls and leave the walls clean and in generally the same condition as they were prior to the start of work.

**Questions and Answers**

The following Question has been received by the City. The response is being provided in accordance with the terms of the ITB.

Q. I am inquiring about the prevailing wage stipulation in the bid. It refers to section 1:813 - and I cannot locate that in the package anywhere. Is there a prevailing wage list that can be provided?

A. The Scope of Work for this Bid does not require payment of a prevailing wage (note: Instructions to Bidders reference prevailing wage payment only if “applicable” to work). Selected contractor will be required to pay a living wage as defined in Section 1:813 is part of Chapter 23 of the Ann Arbor City Code which is available in full at the City’s website ([www.a2gov.org](http://www.a2gov.org)). Pages AFF 5 & 6 of the bid document provide the necessary information and the actual current living wage required by City.

## Appendix A

### Estimate of Spray-on Material by Nova Environmental

Nova Environmental, Inc.

City of Ann Arbor  
City Hall

Asbestos Inspection

#### List by Floor of Asbestos Containing Spray-on Material

<b>Building Floor</b>	<b>Associated FS Numbers</b>	<b>Approximate Spray-on Quantity</b>
Basement	226 - 299	16100 Sq. Ft.
First Floor	159 - 225 and 300 - 309	20000 Sq. Ft.
Second Floor	122 - 158	11100 Sq. Ft.
Third Floor	68 - 101	11100 Sq. Ft.
Fourth Floor	41 - 46 and 48 - 67	11500 Sq. Ft.
Fifth Floor	11 - 40 and 47	11800 Sq. Ft.
Sixth Floor	102 - 121	N/A
Seventh Floor	1 - 10	3800 Sq. Ft.

Appendix B

Revised 3<sup>rd</sup> Floor Covering Plan

