

February 20, 2023

**ITB: Demolition of Edgefield Buildings B & F
Addendum #2**

INVITATION TO BID

DEMOLITION OF EDGEFIELD BUILDINGS B & F

REYNOLDS SCHOOL DISTRICT #7

The ITB for the above referenced project and the work covered are modified as follows, and except as set forth herein, otherwise remain unchanged and in full effect. This addendum is part of the ITB solicitation Documents for the above-named project and modifies the original ITB Documents posted January 26, 2023.

Item #1 Questions and Answers:

1. Do you have an estimate/range for this project?
[No, we don't have an estimate or range for this project.](#)
2. Is a plan holders list being maintained for this project?
[No, a plan holders list is not being maintained for this project.](#)
3. Will either of these buildings involve basement fill?
[Yes, this information in on the drawings.](#)
4. What will the next use of the property be?
[Parking lot and/or future use to be determined.](#)
5. Is a Bid Bond required?
[Yes.](#)
6. Can we set up a time to walk the job site?
[The second site visit was scheduled for Friday, February 17, 2023 at 9am. This was posted on 2/14/2023 as part of Addendum 1.](#)
7. I'd like to request reduced required insurance limits: General Liability insurance policy aggregate limit change from \$3,000,000 to \$2,000,000 and Polution policy limit change from \$2,000,000 to \$1,000,000.

We are not revising the insurance limits at this time.

8. May I schedule a site visit for Tuesday 2/14/23 at 9am?

The second site visit was scheduled for Friday, February 17, 2023 at 9am. This was posted on 2/14/2023 as part of Addendum 1.

9. Is the Waiver of liability and hold harmless addendum for COVID 19 still a requirement for this job as this is no longer a CDC requirement?

Yes, there have not been any changes to the Oregon rules related to schools.

Questions Related to Building F

10. In the attic, there was mention in the PBS report a pile of roofing debris was present. What kind of roofing is it, is there some estimated quantity?

Material is blown-in insulation contaminated with built-up roofing debris.
Approximately 5000 SF. See abatement specifications and drawings for additional information.

11. What is the basement footprint? Are there as-builts available? How much water is in the basement or estimated quantity? Is this water hazardous and needs to be pumped with appropriate handling?

Water was pumped from the basement over the summer. Any water currently in the basement should be considered to contain friable asbestos as it is unknown if any asbestos insulation located in the basement fell into the water. The water should be filtered for asbestos prior to discharge. Over the summer we discharged to the Troutdale sewer system located next to the building after filtering. The district will pump out prior to contractor mobilization. Contractor to provide unit pricing for any additional pumping volume needed at the time of mobilization to capping.

12. Do BOLI/Prevailing wages apply to this contract?

Yes, January 5, 2023 wage book and January 11th amendment. This project is subject to a public works bond of \$30,000 filed with the Construction Contractors Board before starting work.

13. Is a Payment and Performance bond required?

Yes, A performance bond in an amount equal to the full contract price conditions on the faithful performance of the contract in accordance with the plans, specifications and conditions of the contract. ORS 279C.380. A Payment Bond in the amount equal to the full contract price, solely for the protection of claimants under ORS 279C.600.

14. Who is to Cap and tie-off the natural gas? We believe only the owner can do this. What condition or is this to be left in, at what location?

District will work with utility to cap prior to demo start. If this activity delays project or demo activities, a zero cost time extension will be granted.

15. Who is responsible for calling for locates, public and private?

Contractor coordinated and paid.

16. What are the status of permits? Who pays for this?

Permits are paid for by the contractor and appear approved and ready for final processing upon reasonable notification by district for awarded contractor information.

17. Who is securing the 1200C? Owner or GC? What is the status?

1200C is ready for issuance. Waiting on GC award to provide information to agency, and payment by district or reimbursed at zero cost markup from GC.

18. Is there a fire hydrant on-site? Public or private? May we use?

A yellow hydrant is available for use by permit fee and meter checkout by contractor at their cost. Yellow is believed to be a public hydrant in the City of Troutdale.

19. Is the power shut-off? Who is responsible for the existing pole removal? Is there power available for contractor use?

Owner to coordinate pole removal with PGE. Contractor to coordinate with all parties. GC to provide own power by generator.

20. Is the hospital on city sewer or septic?

City Sewer. Assume no septic field.

21. Are we responsible for debris removal inside the building and/or adjacent to structure within footprint? This condition applies to both buildings.

Yes.

22. A cleanout adjacent to a catch basin was observed that looks like a septic field clean out. Due the age of the facility, it may be possible this condition existed at a point of time. Does this exist? What provision would we need to take in capping this, due to the condition.

District does not believe there is a septic field and site is on city sewer. Explore connection, advise owner of findings, cap per local jurisdiction requirements.

23. Size of basement:

Assume Slab on grade and/or typical stem footings for structure. Basement boiler room is indicated at 400 SF of structure + stairwell to down.

24. Loose debris in the building may contain fragmented asbestos and/or mercury, PCB materials.

The building should be generally approached with containment for demolition and protection from worker or public exposure. Contractor to refer to advisory project documents and provided specifications as applicable. This applies to both buildings.

Questions Related to Building B

25. Is there a basement? Size, as-builts?

Yes. Assume the footprint the size of the building with a concrete slab on grade, walls, 8' clearance. No water to be pumped known at this time.

26. Is the house empty or is there furniture and debris? GC responsible for this? Estimated quantity?

Assume generally empty of furniture. Minimal miscellaneous debris associated with building present. Intent is to demo building fully as-is with reasonable contractor assumptions. To include adjacent site concrete within footprint per drawings.

Item #2:

Other Project Information:

- Pay Applications should conform with the schedule of values. Each pay application should be accompanied with an unconditional lien waiver for the amount of the pay application and paid, stored to date. Upon a final payment a final unconditional waiver to be provided with retainage release.
- Additional abatement specifications and drawings added as supplemental information for bidders:
 - Asbestos Air Monitoring Requirements
 - Asbestos Abatement
 - Non-Friable Asbestos Containing Roofing
 - Less than one percent asb
 - Lead Handling Procedures
 - PCB-MVT Removal and Disposal
 - Haz Mat Abatement 1
 - Haz Mat Abatement 11x17
 - Haz Mat Abatement 2
 - Haz Mat Abatement 2 11x17
 - Haz Mat Abatement 3
 - Haz Mat Abatement 3 11x17

End of Addendum #2