



Addendum

PROJECT NAME: DEMOLITION SERVICES AT DORIE MILLER HOMES,
 DELANEY COMMUNITY AND GARY MANOR HOMES

SPECIFICATION No.: 2021-100-023

ADDENDUM No.: 4

DATE ISSUED: WEDNESDAY, NOVEMBER 03, 2021

For which bids will be accepted electronically via email at kmhammad@garyhousing.org , until 10:00 a.m. (CST), Wednesday, November 10, 2021. Any electronic responses received after that time, will not be accepted for Specification No. 2021-100-023, DEMOLITION SERVICES AT DORIE MILLER HOMES, DELANEY COMMUNITY AND GARY MANOR HOMES.

The following clarification(s), change(s), addition(s) and/or revision(s) will be incorporated into the Contract Documents. All other provisions and requirements as originally set forth, in the procurement documents, remain in force and are binding. Any additional work required by this Addendum will conform to the applicable provisions of the original documents.

RESPONDENT MUST ACKNOWLEDGE RECEIPT OF THIS ADDENDUM ON THE APPROPRIATE BID EXECUTION PAGE

NOTICE OF CLARIFICATIONS, CHANGES, ADDITIONS, OR REVISIONS

Change #1: There is new zoom meeting details for the bid opening on **Wednesday, November 10, 2021, at 10:00am CST**. See below.

Join Zoom Meeting

<https://us06web.zoom.us/j/81638932442?pwd=bmtYT1FSSWt4RktDWDdhTE1YYjZnUT09>

Meeting ID: 816 3893 2442

Passcode: 469214

One tap mobile

+13126266799,,81638932442#,,,,*469214# US (Chicago)

+16465588656,,81638932442#,,,,*469214# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 720 707 2699 US (Denver)

+1 253 215 8782 US (Tacoma)

Meeting ID: 816 3893 2442

Passcode: 469214

Find your local number: <https://us06web.zoom.us/u/kYDLZKvI0>

Addendum #4

Demolition Services at Dorie Miller Homes, Delaney Community and Gary Manor Homes
 Specification No. 2021-100-023

The original drawings included in the IFB and those included in Addendum No. 2 are hereby replaced with the drawings included in this Addendum No. 4, as listed below. Some sheet numbers are circled on the drawings where significant changes were made throughout the drawing; where less extensive changes were made, they were circled on the drawings:

DORIE MILLER HOMES:

DM-D100 - Demolition Site Plan
DM-ALT-1 - Alternate No. 1
DM-U100 - Demolition Utilities Plan and General Notes
DM-U200 - Demolition Utilities

DELANEY COMMUNITY:

DC-D100 - Demolition Site Plan
DC-U100 - Demolition Utilities Plan and General Notes
DC-U200 - Demolition Utilities
DC-ABT-1 - Abatement Plan

GARY MANOR HOMES:

GM-D100 - Demolition Site Plan
GM-U100 - Demolition Utilities Plan and General Notes
GM-U200 - Demolition Utilities
GM-ABT-1 - Abatement Plan

GENERAL

1. Utilities
The Utilities drawings for all 3 sites are updated with information GEC was able to obtain from utility companies and further field investigation. Contractor is responsible for removing all underground utilities, all sanitary and sewer lines, all associated catch basins, and all water lines unless noted otherwise, and cutting and capping all lines at the property lines as required by the City of Gary and utility companies.
2. Environmental
Tabulated environmental survey results are updated and included in revised tables on the drawings and in the specifications appendices for two (2) sites (Delaney Community and Gary Manor Housing).
3. Alternate No. 1 (Dorie Miller)
Alternate No.1 at Dorie Miller is deleted from this bid package. Revised Bid Form is attached and included in this Addendum No. 4.

DRAWINGS

General

1. Summaries of Asbestos Containing Materials tables are updated in the drawings at the Delaney Community and Gary Manor sites.
2. Sanitary and storm sewer lines are indicated to be removed within all three (3) properties.

In addition to the General Item listed above, some specific changes to the drawings include, but are not limited to, the following:

Dorie Miller Homes

DM-D100 - Demolition Site Plan

- a. Total number of Type A buildings updated in the table.
- b. Estimated tree count table updated.
- c. Legend regarding aggregate updated to 'not be removed'.

DM-ALT-1 – Alternate No. 1

- a. This sheet is deleted in its entirety.

DM-U100 - Demolition Utilities Plan & General Notes

- a. Legend updated.
- b. Alternate No. 1 plan callout removed.
- c. General Note 11 deleted.
- d. Main water shut off valve location updated.
- e. Main sewer lines indicated to remain on the west end of the site.

DM-U200 - Demolition Utilities

- a. Revised General Notes 4, 7, 8, 10.
- b. General Note 11 deleted.
- c. Alternate plan callout removed.
- d. Main water shut off valve in maintenance building indicated.
- e. Revised boxed note (top right corner of drawing).

Delaney Community

DC-D100 - Demolition Site Plan

- a. Estimated tree count table updated
- b. Legend regarding aggregate updated to 'not be removed'.

DC-U100 - Demolition Utilities Plan & General Notes

- a. General Notes revised.
- b. Legend revised.

DC-U200 - Demolition Utilities

- a. Additional keynotes 12, 13 & 14 added.
- b. Keynote numbers updated and additional labels added to the utility pole on the west end of the site.
- c. General Note 9 revised.
- d. Approximate location of AT&T ground level service indicated.

DC-ABT-1 - Abatement Plan

- a. Summaries of Asbestos Containing Materials and Other Hazardous Materials tables updated.

Gary Manor Homes

GM-D100 - Demolition Site Plan

- a. Estimated tree count table updated.
- b. Legend regarding aggregate updated to 'not be removed'.

GM-U100 - Demolition Utilities Plan & General Notes

- a. Underground sanitary, sewer, water and gas lines that are to remain are indicated.
- b. General Notes updated.
- c. Revised general note (top right corner of drawing).

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d. Legend revised.

GM-U200 - Demolition Utilities

- a. General Notes 7 and 8 added.
- b. Note 5 updated.

GM-ABT-1 - Abatement Plan

- a. Summary of Asbestos Containing Materials table updated.

SPECIFICATIONS

1. The Summaries of Asbestos Containing Materials tables for the Delaney Community and Gary Manor sites included in the Addendum No. 2 Appendices are hereby deleted and replaced with the Summaries of Asbestos Containing Materials (Table I) for the Delaney Community and Gary Manor sites included in this Addendum No. 4.
2. Under Section 008600 – Drawing Index, Dorie Miller Homes, delete sheet DM-ALT-1 Alternate No. 1.

QUESTIONS FROM BIDDERS

1. Question: Is there an addendum to be issued which reflects the location of site utilities as mentioned in the prebid? Specifically – sewer, water, gas telecommunications.

Answer: Both Addendum No. 2 and this Addendum No. 4 provide further information on site utilities, as much as could be determined to date. Contractor is responsible for verification.

2. Question: Just to confirm, Taco Tier 1 topsoil is required for the project – yes?

Answer: Yes, Taco Tier 1 topsoil is required.

3. Question: Sheet DM-D100 of the Dorie Miller Homes, Note 1 states “Remove all existing contents from all dwelling and non-dwelling buildings.” Note 7 states “Prior to demolition, GHA/GEC Rep is to be notified to confirm buildings are clean of debris.” While we recognize there are asbestos removal requirements which will require the movement or removal of some of the building contents to perform the work, are ALL contents of the building required prior to demolition?

Answer: All contents from the building must be removed to satisfactorily perform environmental abatement.

4. Question: In the project specifications for Demolition Services at Dorie Miller Homes, Delaney Homes & Gary Manor Homes, the Asbestos quantity sheet for the Delaney Homes has the Dorie Miller sheet instead. Therefore, we need the quantity sheet of Asbestos for Delaney Homes. Also in the Drawings for Dorie Miller Homes Sheet DM-D100 lists the Total Number of Type A buildings as 4 but should read 6.

Answer: Addendum No. 2 provided revised abatement tables for all 3 sites. This Addendum No. 4 provides updated abatement tables for Dorie Miller and Delaney based on latest environmental test results. This Addendum No. 4 corrects the Table A building quantities on Sheet DM-100.

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5. Question: At the prebid for this project it was mentioned that an addendum would be coming out with more mapping for utilities to be removed. Is this still the case? At this time there is only around a third of the gas piping mapped, a quarter electrical lines, zero storm lines, zero sanitary lines and zero water lines. I really need the sanitary, storm and water pipe type, size and depth. Without soil borings I am assuming the level of the water table, but I need to know if I'm going 5' or 20' deep.

Answer: See Answer to Question #1 and General Note 1 in this Addendum No. 4. Pipe types, sizes, and depths are unknown; contractor to use best judgement based on prior experience of utility excavations.

6. Question: Delaney Community Building Types A, B, C:
- a) Please clarify the construction of the exterior walls:
 - Face Brick – confirmed
 - Is there CMU back-up or are the walls framed using wood studs?
 - Drywall with plaster?
 - Fiberglass batt insulation for a stud wall?
 - b) Please clarify the construction of the interior walls:
 - Wood studs with drywall and plaster?
 - CMU walls with furring, drywall and plaster?
 - c) Ceilings:
 - Should we assume drywall with plaster?
 - Fiberglass batt insulation?
 - d) Please clarify the construction of the demising walls (these walls divide the buildings into living units):
 - Wood studs with drywall, plaster and fiberglass batt insulation?
 - CMU walls with furring, drywall and plaster?

Answers: To the best of our knowledge:

- a) Exterior walls are plaster on CMU, no fiberglass batts, or studs.**
- b) Interior walls are concrete.**
- c) Ceilings are plaster on plaster board with fiberglass batt insulation.**
- d) Demising walls appear to be CMU with plaster.**

7. Question: Delaney Community Management Building:
- a) Please clarify the construction of the exterior walls:
 - Face Brick – confirmed
 - Siding - confirmed
 - Is there CMU back-up or are the walls framed using wood studs?
 - Drywall with plaster?
 - Fiberglass batt insulation for a stud wall?
 - b) Please clarify the construction of the interior walls:
 - Wood studs with drywall and plaster?
 - CMU walls with furring, drywall and plaster?
 - c) Ceilings:
 - Should we assume drywall with plaster?
 - Fiberglass batt insulation?
 - d) 2nd Floor Framing:

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- Steel structure?
- Wood Floor Joists?

Answers: To the best of our knowledge:

- a) **Exterior walls: CMU back-up, exposed painted CMU, drywall in rooms.**
- b) **Interior walls: drywall on wood studs.**
- c) **Ceilings: Exposed in large space, drywall in rooms.**
- d) **Second floor framing: Wood floor joists.**

8. Question: At Delaney and Gary Manor utility prints do not show the storm or sanitary utilities, if these are to be removed per the addendum how are the contractors expected to figure out the quantities for this?

Answer: See Answer to Question #1 and General Note 1 in this Addendum No. 4.

9. Question: Please clarify that for each site you need us to disconnect sewer and water from main.

Answer: See General Note #1 and Answer to Question #1 in this Addendum No. 4.

10. Question: I'm planning to reutilize the material (concrete, masonry) to fill the holes (basement and foundation). Please clarify that this is fine with you.

Answer: This question was addressed in Addendum No. 2, Bidder Question/Response #5: Refer to Specification Section 022000 Earthwork Section 2.1.1.

11. Question: Is there any possibility to push the project Bid Due Date?

Answer: Addendum No. 3 pushed the Bid Due Date to 11/10/21.

12. Question: Do we have to bid all three projects or can we bid individual projects? Currently we are looking at bidding Delaney Community only.

Answer: Please see revised Bid Form attached to this Addendum No. 4 clarifying that the bidder may submit bids for any number of development sites indicated on the bid form.

13. Question: Why does the aggregate for the roads and sidewalks need to be removed, this is an enormous expense along with the imported fill for these locations?

Answer: Aggregate for roads and sidewalks does NOT need to be removed. Only asphalt and concrete must be removed as indicated.

14. Question: The spec allows for crushed concrete to be used as fill for foundations, can the removed aggregate be used for fill as well?

Answer: See Answer to Question #10 above.

15. Question: Will UG utility locations be provided, along with pipe sizes and depths?

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Answer: See General Note 1 and Answer to Question #1 and in this Addendum No. 4. Pipe types, sizes, and depths are unknown; contractor to use best judgement based on prior experience of utility excavations.

16. Question: We spoke with the local electric and gas utility, they are unaware of these projects, you might want to contact NIPSCO regarding retiring the electric and gas service. The contractor cannot do this due to the fact that the account holder needs to submit the request.

Answer: GHA has contacted the various utility firms, however the contractor is responsible to coordinate and verify utility disconnections per the specifications.

Clarification: Nothing verbally discussed at the pre-bid meeting or during any of the on-site walk-throughs or visits changes or alters the Invitation for Bids, unless it appears in writing via an Addendum signed by Gary Housing Authority's Procurement & Contract Coordinator.

Authorized Signature *Khalim Muhammad*
Procurement & Contract Coordinator

Date 11/3/21

END OF ADDENDUM #4

D. BID FORM

THE GARY HOUSING AUTHORITY
 DEPARTMENT OF PROCURMENT SERVICES
 578 BROADWAY, 2ND FLOOR
 GARY, INDIANA 46402

Contact Name: Khalim Muhammad
Phone No.: (219) 881-6557
Fax No.: (219) 881-6414
e-mail address: kmuhammad@garyhousing.org

SPECIFICATION NUMBER: 2021-100-023

PROJECT DESCRIPTION: Demolition Services at Dorie Miller Homes, Delaney Community, and Gary Manor Homes

BID DUE DATE/TIME (rev): November 10, 2021, by 10:00 a.m.

(To be considered, your bid must reach us by the deadline specified or as otherwise specified via an addendum.)

BIDDER INFORMATION:

Company Name: _____ Contact Name: _____

Address: _____ City: _____ State: _____ Zip code _____

Telephone: _____ Fax: _____ Email: _____

The GHA seeks qualified individuals or firms to perform Demolition Services at Dorie Miller Homes, Delaney Community, and Gary Manor Homes under the terms and conditions set forth and in conformance with the terms and conditions of the Contract Documents. The Bidder, having familiarized itself with the conditions and said requirements and documents, hereby proposes, offers and agrees, that if this Bid is accepted, the Bidder shall do all things necessary to fully perform and satisfy all terms, conditions and requirements of the said Contract Documents within **180 CALENDAR DAYS** as delineated in the Notes section of the Technical Specifications after receipt of "Notice To Proceed" for and at the price/prices indicated below. The Bidder may submit bids for any number of demolition sites indicated below. The GHA reserves the right to award one (1) or multiple contracts that are deemed most advantageous to the GHA.

BID AMOUNT:

Dorie Miller Homes Demolition (excluding Allowances Below)	\$	
• Dorie Miller Homes – \$50,000 Environmental Oversight Allowance	\$	50,000
• Dorie Miller Homes – \$25,000 Miscellaneous Allowance	\$	25,000
Project Duration: 180 Calendar Days	Dorie Miller Homes Subtotal:	\$
Delaney Community Demolition (excluding Allowances Below)	\$	
• Delaney Community – \$50,000 Environmental Oversight Allowance	\$	50,000
• Delaney Community – \$25,000 Miscellaneous Allowance	\$	25,000
Project Duration: 180 Calendar Days	Delaney Community Subtotal:	\$
Gary Manor Homes Demolition (excluding Allowances Below)	\$	
• Gary Manor Homes – \$50,000 Environmental Oversight Allowance	\$	50,000
• Gary Manor Homes – \$25,000 Miscellaneous Allowance	\$	25,000
Project Duration: 90 Calendar Days	Gary Manor Homes Subtotal:	\$

NOTE: Contractor(s) shall refund unused Allowances amounts that are not authorized / used by GHA) on this Project.

Please provide the following Unit Pricing (Add / Deduct):

Unit Price A: Demolition.....\$ _____/20 c.y.
Unit Price B: Site Clearing.....\$ _____/20 c.y.
Unit Price C: Rough & Finish Grading Topsoil.....\$ _____/20 c.y.
Unit Price D: Rough & Finish Grading Sub-surface.....\$ _____/20 c.y.
Unit Price E: Backfilling (CA6 aggregate).....\$ _____/20 c.y.
Unit Price F: Concrete Curb (prepare, form & pour).....\$ _____/4 l.f.
Unit Price G: Concrete Sidewalk (prepare, form & pour).....\$ _____/20 s.f.
Unit Price H: Asphalt patching (prepare, form & roll).....\$ _____/20 s.f.
Unit Price I: Asbestos Floor Tile and Mastic Removal.....\$ _____/s.f.
Unit Price J: Asbestos Transite Removal.....\$ _____/s.f.
Unit Price K: Asbestos Window Caulk Removal.....\$ _____/l.f.
Unit Price L: Asbestos Roof Shingles Removal\$ _____/s.f.
Unit Price M: Tree and Stump Removal (12" to 24" diameter)\$ _____/each

The low bid amount will be determined in accordance with Article 8 (b) of HUD-5369 *Instructions to Bidders*.

PERSON TO CONTACT REGARDING BID

NAME: _____ PHONE (____) _____
ADDRESS: _____
E-MAIL ADDRESS: _____

**SUMMARY OF HAZARDOUS MATERIALS
DELANEY COMMUNITY**

TABLE I - ASBESTOS CONTAINING MATERIALS

Material Description	Material Location	*Estimated Quantity	Comments
Floor tile and Mastic	Interior, Throughout	173,250 SF	1 - 3 Layers of Floor Tile
Ceramic Tile and Grout	Interior, Bathrooms	9,300 SF	
Transite Flue	Interior and Exterior	3,150 LF	
Transite Siding	Exterior	6,220 SF	
Transite Roof (over entry door)	Exterior Bldgs. CB21, CA24	80 SF	
Pipe Insulation and MJP fittings	Interior Bldgs. C01001, Maintenance bldg.	1,500 LF	
Tank Insulation	Bldg. C01001, Basement	1,500 SF	
Exterior Door Caulk	Exterior	11,175 LF	Under Storm Door Frame
Window Glazing	Interior, Throughout	2300 LF	

***ALL QUANTITIES ARE APPROXIMATE AND PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR TO CONFIRM ALL QUANTITIES PRIOR TO BIDDING. CHANGE ORDER WILL NOT BE APPROVED DUE TO INCORRECT QUANTITY ESTIMATING.**

TABLE II - OTHER HAZARDOUS MATERIALS

Material Description	Material Location	*Estimated Quantity	Comments
Mercury Thermostats	Management and Maintenance Building, Bldg. CD07	9 Total	
Potential PCB Light Ballast	Management and Maintenance Building, Bldgs. CD07, C01001, A02001, A03001	135 Total	
Mercury Light Tubes	Management and Maintenance Building, Bldgs. CD07, C01001, A02001, A03001	275 Total	

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**SUMMARY OF HAZARDOUS MATERIALS
GARY MANOR**

TABLE I - ASBESTOS CONTAINING MATERIALS

Material Description	Material Location	*Estimated Quantity	Comments
12" x 12" Floor tile and Mastic	Throughout	25,600 SF	1 - 3 Layers of Floor tile
Drywall System	Throughout	128,000 SF	

***ALL QUANTITIES ARE APPROXIMATE AND PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR TO CONFIRM ALL QUANTITIES PRIOR TO BIDDING. CHANGE ORDER WILL NOT BE APPROVED DUE TO INCORRECT QUANTITY ESTIMATING.**

TABLE II - OTHER HAZARDOUS MATERIALS

Material Description	Material Location	*Estimated Quantity	Comments
Mercury Thermostats	Throughout	25 EA	
Potential PCB Circuit Breakers	Throughout	25 EA	
Potential PCB Electrical Meters	Throughout	25 EA	
Unknown liquid in pantry next to bathroom - 2nd Floor	1043 Madison	3 Jars	

***ALL QUANTITIES ARE APPROXIMATE AND PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR TO CONFIRM ALL QUANTITIES PRIOR TO BIDDING. CHANGE ORDER WILL NOT BE APPROVED DUE TO INCORRECT QUANTITY ESTIMATING.**