



Office of Purchasing/Contract Management
3410 Taft Boulevard Wichita Falls, Texas 76308-2099

February 17, 2017

ADDENDUM # 1

Demolition Multiple Buildings Request For Proposal 735-17-8174

The following items are clarifications and alterations to the original specifications and shall become part of the project from this point forward. All alterations will take the place of the original requirement in the issued documents.

ITEM 1: SECTION 3000 DEMOLITION

SECTION 3000 has been replaced entirety. See attached document.

ITEM 2: Bid Form

The attached bid form has been added to the package. The Bidder is still required to submit the price breakdown sheet as well.

This addendum shall be acknowledged on the bid documents.

Steve Shelley
Director of Purchasing & Contract Management

Attachments:
SECTION 3000
BID FORM

DEMOLITION SPECIFICATIONS Revised – Addenda 1

It is the intent of the Owner to award a contract for the demolition, clearing and cleaning for residential and commercial properties located at the corner of Louis J. Rodriguez and Comanche Trail, 2508, 2510, 2512 Hampstead Lane in Wichita Falls, Texas. An additive alternate building is located at 2525 Hampstead Lane. Contractor shall be responsible for all costs associated with demolition to include fill dirt to level the lot as required herein. The contractor shall be responsible to provide all services and means as needed for the demolition of said structures. These costs shall be included in the bid price.

Successful bidder shall **obtain required permits for the residential properties within ten (10) working days** of contract award. **Project shall START upon specified project dates. The estimated date is April 3, 2017. Demolition will be completed on the residential buildings no later than May 19, 2017. Asbestos abatement and demolition dates for McGaha are set as June 1, 2017 with a completion date of July 15, 2017.**

| BUILDING | AVAILABLE DATE | COMPLETION DATE |
|--------------------------------------|----------------|-----------------|
| 2508 Hampstead | April 3 | May 19, 2017 |
| 2510 Hampstead | April 3 | May 19, 2017 |
| 2512 Hampstead | April 3 | May 19, 2017 |
| McGaha Building | June 1 | July 15, 2017 |
| Additive Alternate 2525 Hampstead | April 3 | June 2, 2017 |

Exceptions to this schedule requirement will only be negotiable based upon consultant recommendations, utility disconnect delays and inclement weather which restricts working conditions and will result in extensions on an as required basis. If bidder fails to finish project by said dates, bidder may be liable to the Owner, or may have deducted from funds owed, as liquidated damages five hundred dollars (\$250.00) per day per location for each calendar day of delay until the project is completed.

A. Item Retention

The following items are to be retained by the Owner. Some of the appliances and building systems will be removed in advance by the Owner. If this is not achieved, the Contractor shall remove said items and present the items to the Owner for removal from the site.

1. 2512 Hampstead Lane: Clothing washer, clothing dryer, food refrigerator, cooking stove, central air conditioning system.
2. McGaha: The Contractor will supply the Owner with 30 cleaned bricks. The bricks are to be stacked on a pallet provided by the Owner. The Owner will remove the pallet from the site once the bricks are cleaned and accepted.

B. Utilities:

The Owner will cause the utilities to be terminated at the sites. The current plan is that all utilities (gas, electric, water, sewer) will be terminated and meters pulled by the Service Provider prior to the start of the project at 2508, 2512 and 2525 Hampstead Lane. The gas meter will be pulled at 2510 as soon as possible (should be completed by 4/3/17). The water meter, electric power line, and electric meters at 2510 will be scheduled to be pulled based upon an agreed schedule between the Owner and the Contractor so they can be used for the abatement process at 2508, 2510, and 2512.

The Owner has made the following schedule for termination of utilities at the McGaha Building:

HVAC plumbing to be shut off at valves: June 1, 2017

Electrical Service: June 20, 2017

Water Service: June 20, 2017

The Contractor will be responsible for the removal of all utility lines starting from the meter location to the residential buildings and to the valves for McGaha. The Contractor will be required to utilize a licensed plumber to make the sewer cap at the main line at 2510, and to make the water line cap and HVAC line cap for McGaha.

All appliances with refrigerant will be properly handled to remove the refrigerant prior to demolition or disposal.

Any manholes, or other service components of utilities operated by the Owner or the City of Wichita Falls shall be properly flagged and protected during the course of project.

C. Storm Water Pollution Prevention Plan:

The overall surface area of the project is less than one acre unless the alternate is selected. A Storm Water Pollution Prevention Plan will not be required as all sites are remote from each other. The Contractor will be required to install drift fences and place control berms at all points of water runoff. All entrances to and from the site will be properly engineered to limit transfer of materials from the site onto the street. Upon completion, the Contractor will install hay bale berms at all driveway cuts.

D. Site Demolition

As part of the work for the demolition of said structures, the Contractor shall remove all driveways, patios, walkways, sidewalks, flower beds, stone work, decks, pool aprons, flag poles, post, yard lighting fixtures, planters and runners and other items. Said items will be removed completely to include base concrete and footings. All resulting holes will be filled and the site will be leveled. If the work for the site requires fill dirt, said holes and depressions will be filled with clean fill that is compacted in 12 inch lifts.

Please refer to attached site drawings for guidance of some items to be removed.

E. TREES AND FENCE:

Contractor shall be required to remove all trees, stumps, bushes and shrubbery on the residential properties. The trees around McGaha will be maintained un-harmed. The tree adjacent to the building should be protected as much as possible.

Contractor shall remove all nonparty fences. This will include the removal of the fence to the East of 2508 and the fence West of 2512. The said adjoining properties are owned by the Owner. Removal of the fence will include the removal of all webbing, wire, panels, post, securing concrete, curbs, bracing and other components that were used for the construction and securing of said fences.

All remaining fences that borders the property shall be protected.

2525 Hampstead Lane: The fence panels on the EAST and South along the alley at 2525 Hampstead Lane will be removed, stacked on pallets and returned to the Owner. The post, securing concrete and fence curb shall be removed from the East fence at 2525 Hampstead

Lane. The West fence, posts, and any fence curbing at 2525 shall be removed and removed from the site by the Contractor. All fence post holes resulting from demolition activities shall be backfilled with clean fill and compacted on 12 inch lifts. The said adjoining property is owned by the Owner.

Any damage to perimeter fences is to be repaired by the Contractor. All materials shall be of same brand and color.

F. FILL DIRT:

The Contractor shall be responsible for the cost of fill dirt required to bring the lot at 2525 Hampstead Lane to grade. Fill with compacted (12 inch lifts) clean fill to grade.

The remaining sites must be clean of all, debris and vegetation, bladed, and mowable by a riding mower when work is completed. Fill dirt will not be required but leveling of the existing soil will be required to fill holes and large depressions. *Large debris (> 1/2" diameter) that would either cause damage to a riding mower blade or be harmful to the person mowing shall be removed.*

G. POOLS – STORM CELLARS

Remove all components of pools and storm cellars. Fill with compacted clean fill to grade. The fill is to be compacted in 12 inch lifts to grade. The Owner will conduct periodic compaction test on the site prior to the acceptance of said work.

H. FOUNDATIONS

Remove all foundations, slabs and piers. Remove concrete slab or pier and beam foundations. Level the site unless it is a site that requires fill. If the site requires fill, it shall be filled with compacted (12 inch lifts) clean fill to grade.

I. INDOOR FIRING RANGE

The West side of McGaha Building is an inactive indoor gun range. The Contractor will collect all berm sand and dust from this section of the building. All said materials will be properly disposed of as lead bearing materials. The backstop shall be dismantled and transferred to a facility for recycling. Documentation must be provided to the Consultant that verifies the disposal of said materials.

All personnel working in this area must be trained in the dangers and handling of lead based materials and dust. Proper personal protection equipment and decontamination procedures shall be adhered to.

Clearance: Once all removal has been completed, a visual inspection will be conducted by the Consultant. If visible dust or debris is found in the work area, the area fails the inspection.

Once the area has passed the visual inspection and the space has set static a minimum of two hours, the Consultant will collect 3 wipe samples. Samples will be collected in accordance with HUD clearance criteria for housing units. The 3 samples must all be below 100 µg/ft² as sampled on the floor of the space for the space to pass analytical clearance. The samples will be sent to a laboratory of the Consultant's choice. The results will be available within two business days from the time of collection.

Once the area passes clearance, the Contractor may proceed with demolition activities.

J. DISPOSAL FEE.

Landfill fees shall be paid by the Contractor at time of debris disposal. **These fees shall be included in the bid price.**

ALL debris (unless other approval is received for recycling purposes) shall be taken to an approved Landfill. Clean masonry debris may be disposed of in an approved hard fill.

Landfill tickets shall be submitted with invoice once the asbestos abatement and/or demolition is complete. Any outstanding invoices to the Landfill shall be paid before contractor will receive final payment for awarded demolitions.

K. PERMITS:

It is the Contractors responsibility to obtain and pay for all permits and comply with all requirements of local, State and Federal laws, and assure that no legal requirement has been or will be violated in making or accepting this bid. **Permits from the City of Wichita Falls will only be required for the residential buildings.**

Note: Permits must be obtained for demolition from Building Inspection, Room 401, Memorial Auditorium, 1300 7th Street, Wichita Falls, TX, 76301, phone number (940) 761-7459.

L. EMISSIONS CONTROL:

Awarded contractor named herein is required to furnish water truck(s), hoses, and related hardware necessary to provide control of dust and particle emissions during all demolition and debris removal. **Obtaining water and the cost of the water will be the responsibility of the awarded contractor.**

All contractor furnished equipment, pumps, hoses and all related hardware shall meet standards of acceptance by MSU Facilities Services personnel.

Water availability will be the nearest fire hydrant at each demolition location. City water may not be expended by contractor personnel from any fire hydrant prior to the placement of a meter. Coordination and location of meters shall be the responsibility of the awarded contractor. Installation of the meter will be accomplished by the Public Utilities Department, Telephone (940) 761-7411. Note: a twenty-four-(24) hour notice is required when re-location of a meter is required.

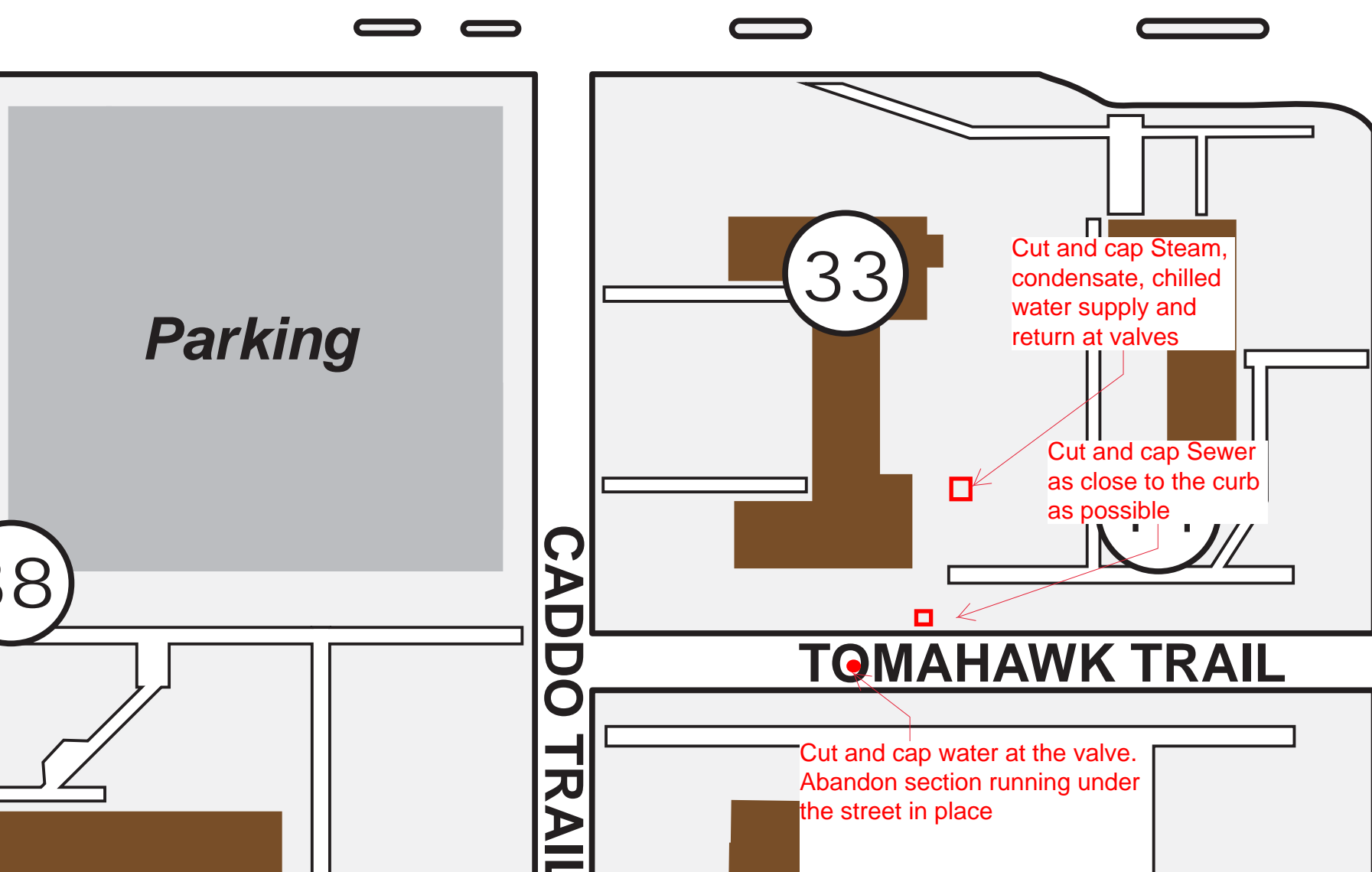
ADDITIONAL REQUIREMENTS:

1. Structures have been tested for asbestos and verified by Flint Inspection Consulting Services, Inc. The demolition cannot begin until after the asbestos has been abated or does not need to be removed prior to demolition.
2. It will be the responsibility of the contractor to provide all needed utilities

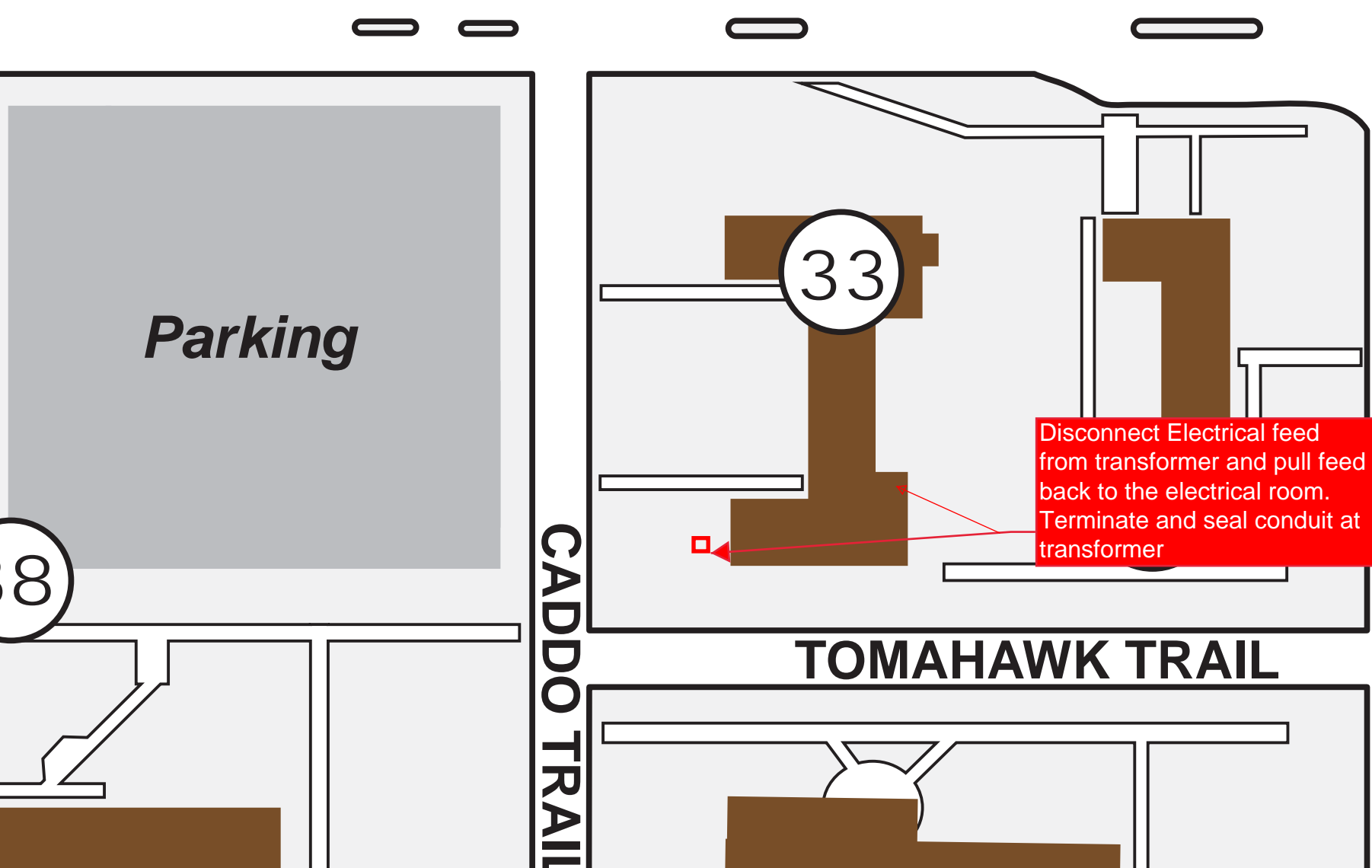
(water, electric, etc.) required for the demolition to the various sites. Owner will leave electric, water, and sewage utilities operational at 2510 until the abatement process at all three houses is completed. Any utility needs after the abatement is completed are the responsibility of the Contractor. The utilities will be disconnected at 2508 and 2512 prior to the start of the project (if Alternate #1 is selected, Owner will be responsible for disconnecting all utilities from this site). The Contractor shall utilize duly licensed electricians and plumbers to make all disconnects from, electrical, communication, plumbing supply, mechanical and sewer at McGaha. The Contractor shall utilize duly licensed plumbers to make the disconnects from plumbing supply, mechanical and sewer at 2510. All such disconnects will be permanent and durable back to the main source.

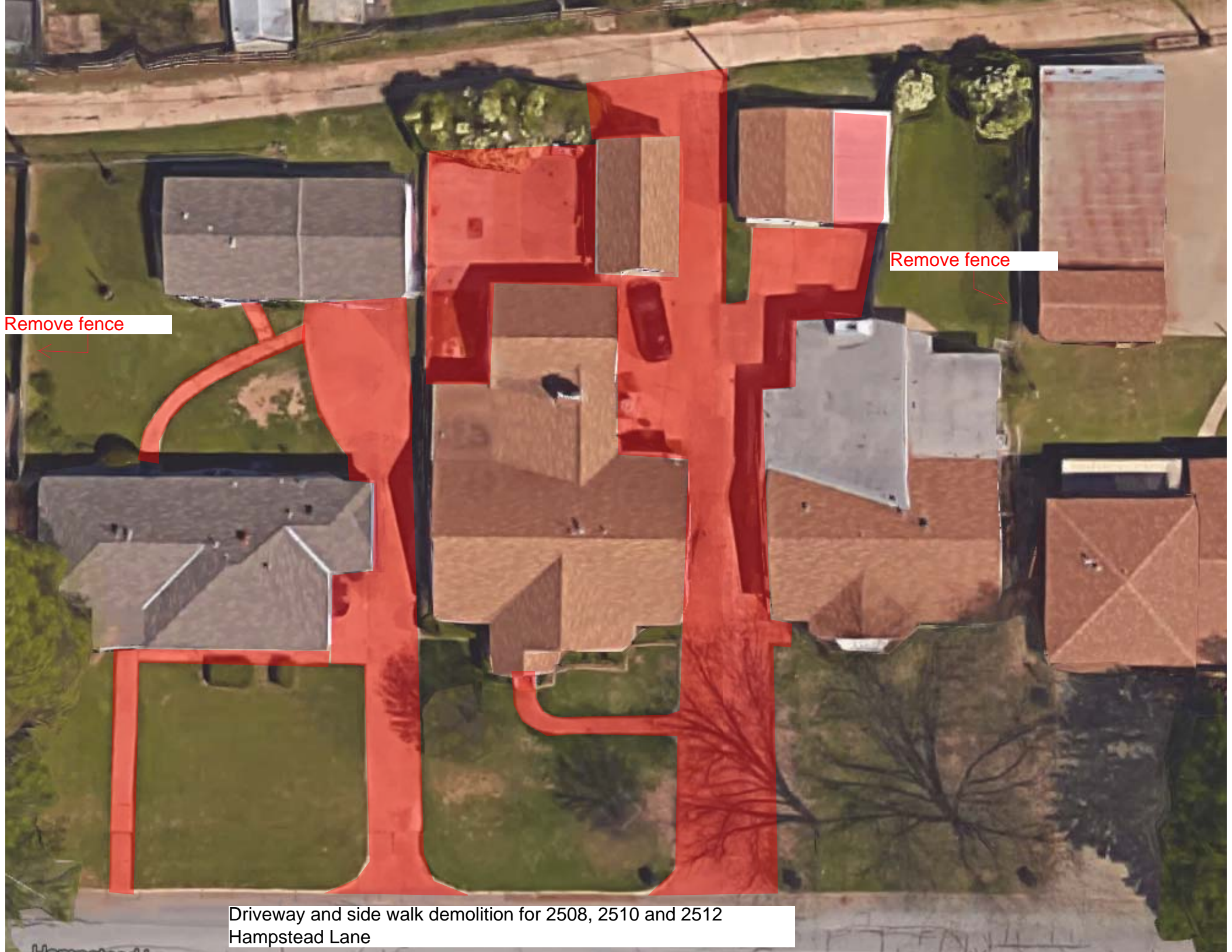
3. Concrete MAY BE taken to a state approved hard fill and the name with location of the hard fill must be submitted in writing to the Consultant prior to any fill be taken to that location.
4. The Owner and/or Flint Inspection Consulting Services Inc. will prepare TDSHS demolition notifications and any subsequent amendments. The filing fees will be paid by the Owner and should not be included in the bid.
5. Awarded contractor shall contact Texas811 prior to any work being done on site (<http://www.texas811.org/>) to have all lines marked.
6. Contractor will coordinate with the Consultant for a final inspection when the lot is completed as per the following specifications for each property.

END OF SECTION



PLUMBING DISCONNECTS





Remove fence

Remove fence

Driveway and side walk demolition for 2508, 2510 and 2512
Hampstead Lane



Tomahawk Trail

Tomahawk Trail

Cedarho Trail

Cedarho Trail

Cedarho Trail

Cedarho Trail

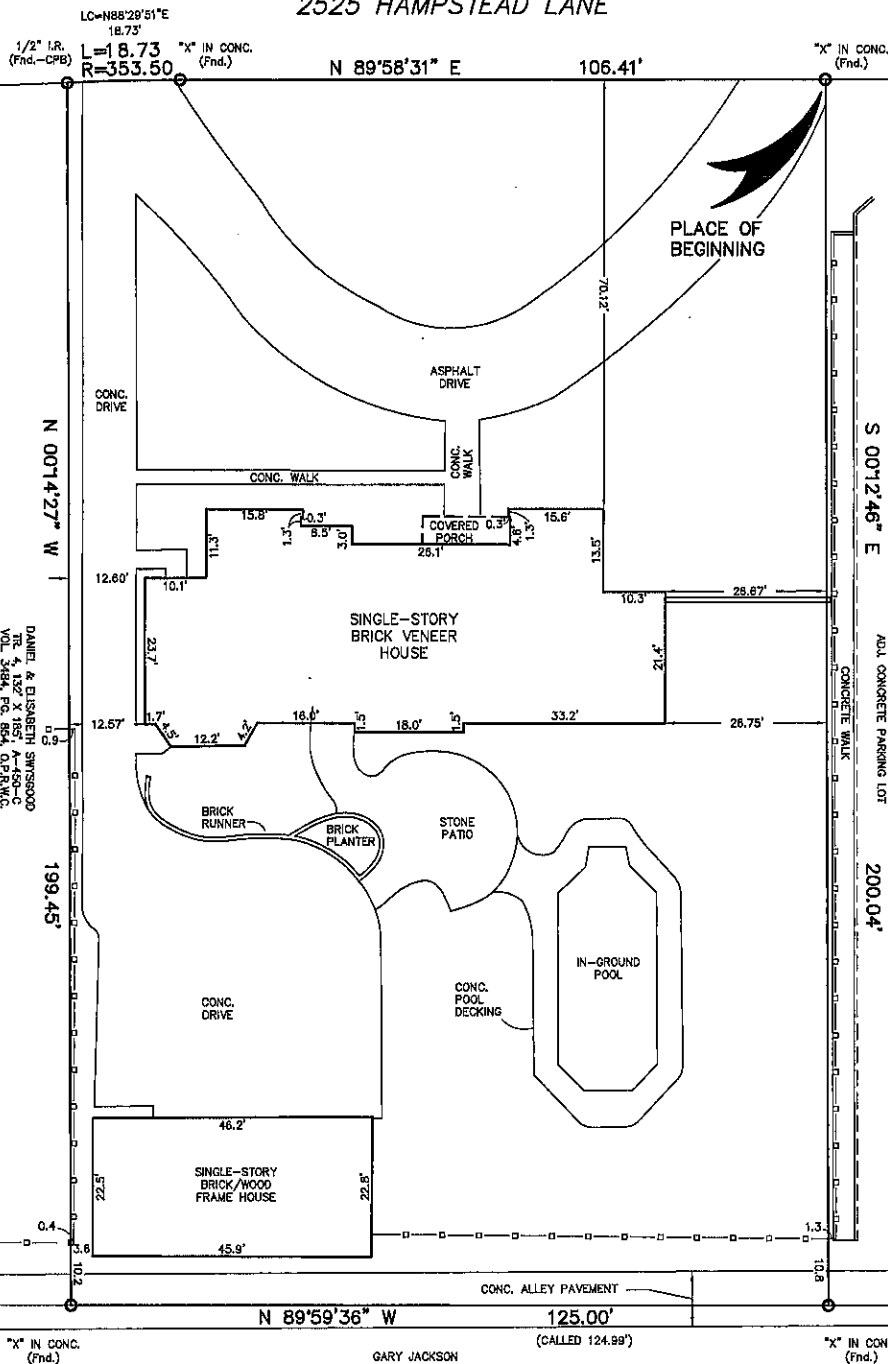
Cedarho Trail

Catholic Campus
Center At MSU

MSU Police Department

**Demolition of sidewalks, patio
and flag pole pad will be
required**

2525 HAMPSTEAD LANE



PROPERTY DESCRIPTION:

A TRACT OF LAND IN WICHITA FALLS, WICHITA COUNTY, TEXAS, OUT OF BLOCK 46, HIGHLAND ADDITION, AN ADDITION TO THE CITY OF WICHITA FALLS AS RECORDED IN VOLUME 1, PAGES 23-26, WICHITA COUNTY PLAT RECORDS, WICHITA COUNTY, TEXAS AND BEING MORE SPECIFICALLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" IN CONCRETE FOR THE NORTHEAST CORNER OF THIS DESCRIPTION, SAID "X" LYING IN THE SOUTH RIGHT-OF-WAY LINE OF HAMPSTEAD LANE AND ALSO BEING THE NORTHWEST CORNER OF LOT 2, BLOCK 46, HIGHLAND ADDITION, AN ADDITION TO THE CITY OF WICHITA FALLS AS RECORDED IN VOLUME 25, PAGE 133, WICHITA COUNTY PLAT RECORDS;

THENCE ALONG THE WEST LINE OF SAID LOT 2, SOUTH 001°24'46" EAST 200.04 FEET TO AN "X" IN CONCRETE FOR THE SOUTHWEST CORNER OF THIS DESCRIPTION, SAID "X" ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE LEAVING THE WEST LINE OF SAID LOT 2, NORTH 89°59'36" WEST 125.00 FEET TO AN "X" IN CONCRETE FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID "X" ALSO BEING THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO DANIEL AND ELISABETH SWYSGOOD IN VOLUME 3454, PAGE 854, OFFICIAL PUBLIC RECORDS OF WICHITA COUNTY;

THENCE ALONG THE EAST LINE OF SAID SWYSGOOD TRACT, NORTH 001°42'27" WEST 199.45 FEET TO A 1/2 INCH IRON ROD IN THE SOUTH RIGHT-OF-WAY LINE OF SAID HAMPSTEAD LANE FOR THE NORTHWEST CORNER OF THIS TRACT, SAID ROD ALSO BEING THE NORTHEAST CORNER OF SAID SWYSGOOD TRACT;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF HAMPSTEAD LANE IN A NORTHEASTERLY DIRECTION, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 353.50 FEET, AN ARC DISTANCE OF 18.73 FEET TO AN "X" IN CONCRETE FOR THE END OF SAID CURVE, THE LONG CHORD OF SAID CURVE BEARS NORTH 89°29'51" EAST 18.73 FEET;

THENCE CONTINUING ALONG THE SOUTH LINE OF SAID HAMPSTEAD LANE NORTH 89°59'31" EAST 106.41 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.574 ACRE OF LAND, MORE OR LESS.

FLOODPLAIN INFORMATION:

THIS FLOOD STATEMENT: (I) IS PROVIDED FOR FLOOD INSURANCE PURPOSES ONLY AND IS BASED ON CURRENTLY AVAILABLE INFORMATION THAT IS SUBJECT TO CHANGE; (II) DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE; AND (III) SHALL NOT CREATE ANY LIABILITY ON THE PART OF THE SURVEYOR.

THE PROPERTY DESCRIBED HEREON DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS DELINEATED ON THAT FLOOD INSURANCE RATE MAP FOR WICHITA FALLS, TEXAS, COMMUNITY PANEL NUMBER 4848503200, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND DATED FEB. 3, 2019, ZONE X.

BASIS OF BEARINGS:

NORTH 89°59'36" WEST FOR THE SOUTH LINE OF THE SUBJECT TRACT.

SURVEYOR'S NOTE:

NO TITLE COMMITMENT WAS PROVIDED TO THE SURVEYOR AND NO EASEMENT SEARCH WAS PERFORMED. EASEMENTS AND LIMIT LINES SHOWN ARE REFLECTED ON THE FINAL PLAT.

SURVEY PERFORMED EXPRESSLY FOR THE BENEFIT OF: MIDWESTERN STATE UNIVERSITY
COPYRIGHT 2016 CORNERSTONE ENGINEERING, ALL RIGHTS RESERVED

I hereby certify that this survey of this property located at 2525 HAMPSTEAD LANE
being legally described By PROPERTY DESCRIPTION ABOVE OUT OF BLOCK 45, HIGHLAND ADDITION,
WICHITA FALLS, WICHITA COUNTY, TEXAS

was made on the grounds; represents the facts found at the time of the survey; and substantially complies with the current Texas Society of Professional Surveyors
Standards and Specifications for a Category 1A, Condition II Survey on or this the 19th day of JANUARY, 2016.

Martin Litteken, Jr.
MARTIN LITTEKEN, JR.
Registered Professional Land Surveyor No. 5179
160028-0.DWG 1=20

TMD/MWC
Scale: 1"= 20'

CORNERSTONE ENGINEERING
2408 KELL BOULEVARD
WICHITA FALLS, TEXAS 76309
(940) 322-6450
Texas Licensed Survey Firm 10015000



BID FORM
COST SUMMARY SCHEDULE
(to be returned as part of Bid)

The bidder proposed to perform all or only part of the work as specified by the following submitted price below. Bidder agrees to make Bid pricing valid for 90 days without alteration. All work will be done as required by the contract documents for the amount of:

Bid Number 735-17-8174 Demolition Multiple Buildings.

Base Work: 2508, 2510, 2512 Hampstead Lane, McGaha Building

\$_____ for the completion of all work.

_____ written price

Availability date for start of project _____

Refer to the attached breakdown sheet for this work.

Additive Alternate: 2525 Hampstead Lane

\$_____ for the completion of all work.

_____ written price

Acknowledgement of Addendum:

| ADDENDA Num | Date Issued | Acknowledged | Not Acknowledged |
|-------------|-------------|--------------|------------------|
| | | | |
| | | | |
| | | | |
| | | | |

By my signature, I attest that I am authorized to submit this bid in the name of this firm and that all work will be in complete compliance with project specifications. I furthermore attest that I have read said documents and agree to conduct all work in accordance to current rules, regulations and project specifications.

Authorized Signature

Name/Title (Printed or Typed)

Company Name

Address

Date

City/State/Zip

Phone

Fax

Notary Statement and Signature

Bid Breakdown and Timeframe

| BUILDING NAME | ASBESTOS COST | # DAYS | DEMOLITION COST | # DAYS | LEAD COST | # DAYS |
|-------------------|---------------|--------|-----------------|--------|-----------|--------|
| McGaha Building | | | | | | |
| 2508 Hampstead Ln | | | | | | |
| 2510 Hampstead Ln | | | | | | |
| 2512 Hampstead Ln | | | | | | |

Additive Alt

| | | | |
|-------------------|--|--|--|
| 2525 Hampstead Ln | | | |
|-------------------|--|--|--|