

Section 2: Addenda to the Contract Documents

ADDENDUM #1:

- Engineer's estimate has been updated to a total of \$115,500.00
- For clarification on the scope of work, please see the following Scope of Work pages, also included in Section 7



Scope of Work

1.4 Pre-planning and Notifications

The selected Contractor will be responsible for appropriate permits from the village, county, and other agencies, as required. Permits include, but are not limited to demolition, well sealing, and septic pumping. The demolition Contractor will be notified when asbestos-containing materials are abated prior to demolition. A copy of the asbestos abatement and inspection report will be provided to the demolition Contractor prior to demolition of the buildings.

The demolition/abatement Contractor shall submit a *Notification for Demolition and Renovation* form to Ohio EPA, Division of Air Pollution Control at least 10 working days prior to demolition start date. This Notification must be turned in to MVPO. Please note that the Notification fee will be the responsibility of the contractor.

1.5 Disconnection of Utilities

The Demolition Contractor shall coordinate with Defiance County/the Village of Sherwood to schedule utility disconnects for water, sanitary sewer, and natural gas (if present). The utility lines will be capped at the main line to ensure there is no loss of utilities to surrounding properties.

1.6 Identification of items to be salvaged

No items will need to be salvaged.

1.7 Scope of Work for Demolition of building(s)

Demolition will be performed by an Ohio-registered demolition Contractor. Demolition will proceed as follows:

- Demolition will proceed by use of excavators equipped with concrete breakers, grapples, and other modern hydraulic demolition tools and attachments.
- General building/structure demolition will not interfere or encroach upon surrounding pedestrian and vehicular traffic during normal activities
- The Contractor shall provide fence around the project area and will work within the confines of that fencing, whenever possible.

Note that due to the location of the building, the Contractor must ensure that streets and adjacent buildings/properties are not negatively impacted by the demolition process. Upon completion of demolition all demolition debris will be handled as construction demolition debris by the demolition Contractor and properly recycled, when possible.

114 & 116-120 N Harrison St, Defiance, OH 43512 – C10-001-0-006-00 & C18-0001-0-005-00

- Remove two-story commercial building
- Site to be restored with clean fill dirt

1.8 Proper removal and off-site disposal of debris

The Contractor shall follow guidance provided in OAC 3745-400 for disposal and beneficial use of construction and demolition debris.

1.9 Site completion

Following demolition, excavations, holes, or depressions will be backfilled and graded with clean fill dirt at a 95% compaction rate.

1.10 Additional Detailed Technical Specifications

1. **Permits:** At the Contractor's expense, all required permits, including, but not limited to demolition, well sealing and septic pumping and all appropriate permits from the County and other agencies, as required should be obtained by the contractor and sent to MVPO.
2. **Utilities:** Contractors are responsible for ensuring utilities are shut off at each project location and ensure there is no loss of utilities to surrounding properties. Notify the Ohio Utility Protection Service in a timely manner and properly bulkhead sewer connection if applicable. Contractor shall be responsible for contacting utility services.
3. **10-day EPA Notice:** The demolition Contractor shall submit a Notification for Demolition and Renovation form to Ohio EPA, Division of Air Pollution Control at least 10 working days prior to the demolition start date. The Notification must be turned into the Land Bank. Please note that the Notification fee will be the responsibility of the Contractor. The 10-day EPA notice is **required** to receive a Notice to Proceed from the Defiance County Commissioners.

4. **Pre-Demolition Site Visit:** Contractor must coordinate with MVPO to conduct a pre-demolition site visit at the site of the demolition. This is required prior to issuing a Notice to Proceed.
5. **Notice to Proceed:** Contractor may **NOT** begin work until a Notice to Proceed has been executed.
6. **Land Bank and Owner Notice:** Contractor **must** notify MVPO and the building owner at least 48 hours prior to commencing the demolition. Contractor must also provide a timeline of work and their expected dates on site.
7. **Paperwork and Required Documentation:** Contractor must be pre-qualified with MVPO prior to quoting projects. Copies of Contractor's and Subcontractor's Workers Compensation, General Liability Insurance and W-9 must be provided by Contractor prior to signing contract. Contractor is responsible for providing MVPO updated copies when documents have expired or otherwise changed.
8. **General:** Except as otherwise stated, the Contractor shall provide and pay for all materials, labor, tools, equipment, water, light, heat, power, transportation, superintendence, temporary construction of every nature, charges, levies, fees, or other expenses incurred and all other services and facilities of every nature whatsoever necessary for their performance of the Contract within the specified time.
9. **Expectations and Unique Site Conditions:** The Contractor is expected to provide all necessary labor and materials to complete the scope of work. Contractor is expected to notify MVPO of any unique site conditions that require immediate discussion.
10. **Removal of Debris & Structures:** Contractor will demolish and haul away the building(s) to a legally pre-approved site; The Contractor shall follow guidance provided in Ohio Administrative Code (OAC) 3745-400 for disposal and beneficial use of construction and demolition debris. Contractor must provide Land Fill receipts.
11. **Land Fill Receipts:** The Contractor shall provide MVPO with **verified original receipts from an approved land fill or dump site**. Receipts must be received prior to submission of an invoice, as an additional condition of payment for work performed, as evidence that all waste material from the job site contracted herein was disposed of in a proper manner. Receipts shall contain the job address, location of the land fill or dump site, cubic yardage dumped, and must also bear the signature of the Contractor's driver. If such land fill receipts are not provided, the Defiance County Commissioners shall withhold

payment until received and approved thereof. *Contractors may **not** dump at unauthorized locations such as privately owned land.*

12. **Paperwork and Required Documentation:** Other required documentation to be submitted includes the 10-day EPA Notice, land fill receipts, photos, permits, and invoices. In addition, the Defiance County Commissioners reserve the right to request additional documents related to the project that are not listed here.
13. **Photographs during demolition must be submitted** prior to issue of payment or submission of an invoice. Photographs, from all angles, required include:
 - a) Before, during and after photos
 - b) A photo of the site without the structure BEFORE final site finish and AFTER final site finish
 - c) If there is a basement, a photo of the clean basement hole
 - d) A photo of the clean fill dirt used to fill basement/other holes
 - e) Contractor must also demonstrate proof of removal/abandonment of a well/septic or cistern.
 - f) **Failure to turn in the above items will impact Contractor pay.**
14. **Basements:** Contractor shall demolish and haul away any and all required basement walls, and basement columns to a legally pre-approved site; and further break and remove the basement floor leaving a clean hole, unless otherwise directed by the Defiance County Commissioners. **Photos from all angles of the clean basement hole must be provided to the MVPO OR Contractor may request a “clean hole inspection” in lieu of submitting photos.**
15. **Septic System:** If a septic system is in place and is to be abandoned, abandonment must be performed by a properly credentialed individual in conformance with the requirements of the County’s Health Department. Contractor is to pay all fees associated with the abandonment and provide documentation that the system has been satisfactorily abandoned prior to final payment being issued to the contractor.
16. **Well:** If a well is present and is to be abandoned, the abandonment must be in conformance with the requirements of the County’s Health Department. Contractor is responsible to remove and properly dispose of any well equipment located inside or immediately adjacent to the home and provide documentation that the system has been satisfactorily abandoned prior to final payment being issued to the contractor.

17. **Other Cleanup/Demolition:** Contractor is responsible to remove and properly dispose of all brush and debris to allow for fill and finish. Contractor shall remove existing pavement in driveway area, service walks and patios within property lines.
18. **Trees:** All vegetation surrounding buildings shall be removed. Removal of ALL large trees shall be bid separately.
19. **Public sidewalks** must remain intact and undamaged. If an existing sidewalk and/or street is damaged during demolition, the contractor shall repair/replace at his expense and in a manner satisfactory to the Defiance County Commissioners.
20. **Asphalt, Concrete and Stone:** Remove existing asphalt, concrete & stone in building and lot area including approach and service walks within the subject property lines.
21. **Site Finish & Fill Dirt:** The finished site should be level and free of construction debris, brush, and trash in all areas where demolition is performed. Excavation, holes, or depressions will be backfilled and graded with suitable granular or cohesive soils that are **clean and free of all organic and inorganic material and contaminants**. Following demolition, excavations, holes, or depressions will be backfilled and graded with earthen soil.
22. **Guarantee:** Contractor agrees to supply all labor, equipment, and material to complete the Scope of Work. All labor and material is guaranteed for a period of three (3) years.
23. **Davis-Bacon Wages:** This project must comply with Federal Davis-Bacon Wage Rates, see attached wage rates in the appendix.
24. **Safety:** Contractor shall provide protection, warning signs, barricades, fall protection and take all necessary precautions to protect workers and bystanders. Contractors shall also eliminate unnecessary hazards before leaving the jobsite at the end of the day. Hazards such as missing sidewalks and debris must be barricaded with yellow caution tape. In addition, contractors shall reinstall fall protection and safety precautions at the end of each workday if removed during that day.
25. **Inconvenience to neighbors:** The contractor shall attempt to minimize noise, dust, and inconvenience to neighbors. The Contractor will provide labor and use hoses to prevent the discharge of visible emissions to the outside air throughout demolition.

26. **Change orders:** Change orders are approved on a case-by-case basis. Change orders are not approved for work that is included in the original specifications. Do **not** complete work that requires a change in the scope of work prior to receiving an approved change order. Otherwise, you may not receive payment for that additional work.
27. **Additional Specifications:** Contractor shall comply with any and all specifications and standards in any bid package or as otherwise attached hereto on any Exhibit.

1.11 Site Photos

