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**CITY OF FAIRBANKS POLARIS TOWER DEMOLITION PROJECT
ITB-23-12**

ADDENDUM NO. 1

July 11, 2023

Invitation for Bid No.: ITB-23-12
Opening Date and Time: 2:00 P.M., July 17, 2023

The following changes, clarifications, and or additions are hereby made to the City of Fairbanks Polaris Tower Demolition Project ITB-23-12.

1. Page 44, Section 643 Traffic Maintenance, 643-3.01 General Construction Requirements, Delete the following paragraph: "ROW shall be 100% vacated with no parking of vehicles, equipment, materials, and traffic control with the site fully secured from the direction of the Engineer from 5:00 PM June 20, 2024, to 7:00 AM June 23, 2024, for the Fairbanks Midnight Sun Festival."
2. Attached responses to 13 comments.

All other terms, conditions, and specifications of the original Invitation for Bid remain unchanged.

CITY OF FAIRBANKS

A handwritten signature in blue ink that reads "Robert H. Pristash".

Robert H. Pristash, P.E.
City Engineer

#	RFP Section	Page #	Question/Comment	COF Responses
1	Bid Evaluation Criteria/General Conditions		Since the project is federally funded by the EPA, will there be contracting goals for Alaska Native Corporations/MBEs/DBEs/Small Business?	<p>The COFs EPA award requires the city and the prime contractor to carry out the requirements in 40 CFR part 33 (Participation by Disadvantaged Business Enterprises in U.S. EPA Programs). Just as we are following the six good faith efforts in selecting a prime contractor, the prime contractor must do the same when selecting subcontractors.</p> <p>A link to 40 CFR part 33 here: https://www.ecfr.gov/current/title-40/chapter-I/subchapter-B/part-33. The link provides definitions for what a DBE is and Subpart C outlines the Good Faith Efforts.</p> <p>This requirement and others are included in Appendix F. Our award does not include specific language for contracting goals with Alaska Native Corporations.</p>
2	Contract Docs and Specs, Appendix G	66	Please provide breakout calculation of how quantities were generated. Specifically Item 801.0013.0 PCB/LBP Abatement and Demolition. Is the intention for all building demolition debris to be treated at PCB bulk waste?	<p>Page 3 of the ITB, "The 801 Pay Items listed in the Bid Schedule shall be a lump sum payment. It is the contractor's responsibility to field verify and determine the quantities of materials for this work before bidding."</p> <p>All painted materials are expected to be disposed of as PCB Bulk Product Waste.</p>
3	Drawing SD201		Please confirm adjacent previously demolished Annex Building area will be backfilled to grade prior to demolition of Polaris Tower.	Yes, the Annex site will be backfilled to grade prior to the demolition of the Tower.
4	Bid Affidavit	12	Reference to Liquidated Damages in accordance with Contract Documents, but unable to find in ITB. Are LD's applicable? If so, what is LD amount and timing (work days/calendar days).	SECTION 108-1.07 OF THE ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2020 EDITION.
5	643-3.01 GENERAL CONSTRUCTION REQUIREMENTS	44	Requirement III refers to removal of Non-Hazardous Materials Demolition, including miscellaneous hotel and restaurant equipment and material. Please verify what this material is comprised of, as we assume all equipment and material currently in building will be treated as friable ACM based on microvac and wipe sample analytical in Nortech report). The building contents (equipment, furniture) will need to be removed prior to abatement activities in order to access confirmed ACM (such as floor tile) safely.	<p>The presence of asbestos containing dust does not result in the underlying material/substrate/item being considered friable asbestos containing material by either OSHA or EPA. The contractor is required to protect workers from all hazards that may be encountered in the building, including asbestos containing dust.</p> <p>Page 3 of the ITB, "The 801 Pay Items listed in the Bid Schedule shall be a lump sum payment. It is the contractor's responsibility to field verify and determine the quantities of materials for this work before bidding."</p>
6	643-3.01 GENERAL CONSTRUCTION REQUIREMENTS	44	Please provide direction on handling and disposal for contents of the building (furniture, carpet, etc.) cross-contaminated with asbestos. Are these items deemed friable asbestos-containing? Or treated and disposed as non-hazardous waste and accepted at FNSB Solid Waste Landfill free of charge.	<p>See response to Question 5 regarding materials with asbestos containing dust. For specific ACM disposal questions, EPA Region 10 is the regulatory authority and has a representative in Anchorage.</p> <p>Contractor shall determine means and methods for all demolition. See 801-5.01 BASIS OF PAYMENT.</p>
7	801-3.02 GENERAL DEMOLITION	53	Prior to demolition of the concrete structure, all deteriorating and flaking paint on the outside of the structure shall be abated to the extent necessary to ensure paint and building materials are not spread to the surrounding areas outside of the building footprint during demolition - please elaborate on the extent of paint removal required. As a qualitative measure, just deteriorated and flaking paint? Or will complete removal be required to satisfy this requirement?	<p>The intent of removal of flaking paint is to eliminate the spread of loose/detached PCB paint outside of the Tower footprint during demolition. 801-3.02 GENERAL CONDITIONS paragraph 5. "Prior to demolition of the concrete structure, all deteriorating and flaking paint on the outside of the structure shall be abated to the extent necessary to ensure paint and building materials are not spread to the surrounding areas outside of the building footprint during demolition." So all deteriorating and flaking paint, only to the extent necessary to remove the hazard of PCB migration.</p>

8	801-3.03 DISPOSITION OF MATERIALS	53	Demolition debris transported off-site shall be covered and fully contained in lined vehicles that are leak-proof and dust-proof to the degree necessary to prevent discharge or spillage during transport. Please confirm this only includes asbestos and/or hazardous waste (non-haz C&D can be hauled in unlined, covered roll-offs/end-dumps).	The intent of the project is to follow all Federal, EPA, State and Local Laws and Regulations for transporting and disposing of all hazardous and non-hazardous waste and per Section 641.
9	801-3.07 OTHER HAZARDS -PCBs	55	PCB containing paints shall not be abated from the structure prior to demolition unless explicitly required by project documents. Section 801-3.02 GENERAL DEMOLITION, states <i>all deteriorating and flaking paint on the outside of the structure shall be abated to the extent necessary to ensure paint and building materials are not spread to the surrounding areas outside of the building footprint during demolition.</i> We're interpreting these sections to require paint abatement from the exterior of the building. But abatement of PCB paint from the interior of the building is not allowed?	Abatement as necessary only to the extents required to remove all deteriorating and flaking paint as shown in response to number 7 question and response. Abatement of PCB paint from the interior of the structure is not allowed.
10	801-3.07 OTHER HAZARDS -PCBs	55	Reference to Contractor's PCB sampling plan. Does the Owner expect additional sampling to be required at Contractor's expense?	Yes, all work to be included in Lump Sum payment. Contractors means and methods are decided by the contractor to meet the requirements of the contract. Included but not limited to section 801-3.07 OTHER HAZARDS, third paragraph.
11			Please provide as-built drawings for building, if available.	None are available.
12			Please provide locations for temp water, power and costs associated with each.	The utilities are privately owned. Golden Heart Utilities at (907) 455-4444 for water and Golden Valley Electric Association at (907) 452-1151 for power.
13	801.0017.0 Glycol Heating System	58	Does the city have an estimated quantity associated with the heating system that needs to be removed?	Page 3 of the ITB, "The 801 Pay Items listed in the Bid Schedule shall be a lump sum payment. It is the contractor's responsibility to field verify and determine the quantities of materials for this work before bidding."