



**ASBESTOS ABATEMENT AND DEMOLITION FOR 228 MCGILL AVENUE &
234 – 240 MCGILL AVENUE
PROJECT NO. 2024-001**

January 22, 2024

- 1) The Retaining wall attached to footing at rear of 228 McGill Avenue is to remain. Demo rear building wall off footing leaving rear footer and retaining wall. Provide slab saw cut at footing as needed for clean separation.
- 2) The house at 438 Allison Street NW is owned by the City and the property can be used as an equipment staging area for this project. Also, water and electric utilities will be active at this location and available for this project.
- 3) The tree located next to the structure at the back right corner of 228 McGill Avenue can be removed to simplify the demolition of the building.
- 4) The contractor will make every effort to save as much of the existing sidewalk as possible. Saw cutting at the existing joints may be required to separate the sidewalk from the building. If it is not possible to save the sidewalk, the city will replace them after demolition is completed. Large concrete area beside 240 McGill Ave. on Allison Street side will need a saw cut to separate from structure.
- 5) All HVAC refrigerants need to be reclaimed from units following all applicable laws and regulations.
- 6) The paved parking lot to the left of 234 – 240 McGill Avenue does not belong to the City and cannot be used for parking or staging of equipment for this project.

- 7) No Davis-Bacon Requirements will apply to this project.
- 8) The Asbestos Abatement Project Design by TD Environmental requires the contractor to provide a 6-foot construction fence around the work area for the duration of the project. It is also required in the Bid Sheet for the contractor to prepare and submit a work plan to ensure the safety and health of the community. This work plan must include providing a traffic control plan for a lane closure during the demolition of the front and Allison Street portions of both structures. The lane closure will be contracted and paid for by the contractor.
- 9) Bid opening will be Tuesday, January 30, 2024, at 2:00 PM at the Brown Operations Center.
- 10) All utilities to both sites have been disconnected, Contractor is still responsible for obtaining their own all clear 811 Ticket. It is the responsibility of the contractor to protect adjacent power poles and to coordinate any utility line protection with the appropriate utility company.
- 11) The asbestos inspection documents for both buildings have been uploaded to the City's website and can be downloaded for free at:
<https://concordnc.gov/Departments/Finance/Purchasing/RFPs-RFQs-and-Bids/active130>
- 12) Qualifying contractor cannot have any outstanding EPA or NC Health Hazard Control violations.
- 13) Contractor to protect asphalt streets from all metal track machine damage.
- 14) Contractor to protect storm drain system from demolition debris from entering storm system.
- 15) The Request for Bids document has been updated and uploaded to the City's website for review and can be downloaded for free at:
<https://concordnc.gov/Departments/Finance/Purchasing/RFPs-RFQs-and-Bids/active130>
- 16) City of Concord Grading Plans call for silt fence to be installed after grading is completed.

- 17) Demo small block wall connected to the back left corner of 234-240 McGill Ave. along with main structure.
- 18) Acknowledge receipt of ADDENDUM 1 on page 11 of the bid documents.

End of Addendum 1