

ADDENDUM NO. 1

GMIA-Van Beck Farm Building Demolition

PROJECT NO. 5051-8509

OFFICIAL NOTICE NO. 6644

GENERAL MITCHELL INTERNATIONAL AIRPORT
Milwaukee County, Wisconsin

Prepared By: MILWAUKEE COUNTY DEPARTMENT OF PUBLIC WORKS
ARCHITECTURE AND ENGINEERING DIVISION
Airport Engineers - Telephone 414-747-5320
5300 South Howell Avenue
Milwaukee, Wisconsin 53207

DATE OF ADDENDUM: May 19, 2011

BIDS CLOSE: 2:00 P.M., WEDNESDAY May 25, 2011

TO ALL BIDDERS:

Each bidder shall read this Addendum in its entirety to determine to what extent his proposal and the contract conditions will be affected. This Addendum to the Contract Documents is issued to modify, explain, or correct the original documents and is hereby made part of the Contract Documents.

RECEIPT - Sign the following receipt and attach to submitted Proposal Form.

Receipt of Addendum No. 1, consisting of eighteen (18) pages, for **GMIA, Van Beck Farm Building Demolition**, Official Notice No. 6644, at General Mitchell International Airport, Milwaukee, Wisconsin, dated May 19, 2011 is acknowledged.

Date _____

Firm _____

Per _____

Address _____

CHANGES

BID SCHEDULE

- Replace Bid Schedule with enclosed Revised Bid Schedule.

Contractor shall abandon the on-site wells in accordance with Wisconsin Administrative Code NR 811.13 and Department of Natural Resources (DNR) requirements. Remove well pumps, piping, and backfill well casing with bentonite.

SPECIFICATIONS

- Substitute seeding specification with attached document.

CLARIFICATIONS

- Concrete apron approaches on all buildings shall be included in the demolition bid price.
- See attached "Asbestos & Lead Paint Inspection & Sampling Report" for Van Beck property.

**BID SCHEDULE
REVISED**

Bidders are requested to quote unit prices and make extensions for each item on the following Bid Schedule, in accordance with the proposal conditions, specifications, drawings, exhibits, and standard forms listed herein and made a part hereof. Unit prices so quoted herein shall govern in all cases.

BIDDER'S ATTENTION IS SPECIFICALLY DIRECTED to the fact that the items listed herein constitute one complete bid schedule comprising a single job unit, and the price on all items listed must be quoted in order to quality as an acceptable bid.

**BID SCHEDULE (REVISED)
GMIA -Van Beck Farm Building Demolition @ 1301 East College Avenue
BASE BID**

Item No.	Item	Estimated Quantity	Unit	Unit Price	Amount	
					Dollars	Cents
1	Mobilization Section 02100 Lump Sum Price in Writing	1	L.S.			
2	Farm Building Demolition @ 1301 East Collage Avenue Section 02221 Lump Sum Price in Writing	1	L.S.			
3	6 Inch Well Abandonment Lineal Feet Price in Writing	100	L.F.			
4	Miscellaneous Allowance Section 01210 Ten Thousand-----00/100 Dollars	1	L.S.		10,000	00
<p>BASE BID TOTAL IN FIGURES : _____ (In Words)</p> <p>BASE BID TOTAL IN WRITING : _____ (In Figures)</p>						

SEEDING SPECIFICATION

1. DESCRIPTION

- 1.1 This item shall consist of soil preparation, seeding and fertilizing the areas shown on the plans or as directed by the Engineer in accordance with these specifications.

2. MATERIALS

- 2.1 Seed. The species and application rates of grass, legume, and cover-crop seed furnished shall be those stipulated herein.

Fescue mixture portions shall be determined and submitted by the contractor for engineer's approval. Fescue mixture shall be comprised of at least three varieties of the ten types listed in the following table. Fescues chosen shall best fit the Southern Wisconsin regional climate. A cover crop of Perennial Ryegrass shall be used in the mixture for quick establishment. A maximum of 15% of Perennial Ryegrass shall be used in the mixture. Fescue mixture application rate shall be 6 lbs. per 1000 square feet. Fescue varieties shall be furnished separately or in mixture in standard containers with the seed name, lot number, net weight, percentages of purity and of germination and hard seed, and percentage of maximum weed seed content clearly marked for each kind of seed. The Contractor shall furnish the Engineer duplicate signed copies of a statement by the vendor certifying that each lot of seed has been tested by a recognized laboratory for seed testing within 6 months of date of delivery. This statement shall include: name and address of laboratory, date of test, lot number for each kind of seed, and the results of tests as to name, percentages of purity and germination, and percentage of weed content for each kind of seed furnished, and, in case of a mixture, the proportions of each kind of seed.

Three seed mixture types to be chosen from:

Seed
Varieties

Finesse II
Cayenne
Crossfire II
Titan LTD
2nd Millennium
SR 8600
Blackwatch
Grande II
Bonsai 2000
Mustang IV

Contact General Mitchell International Airport's wildlife biologist at 414-747-4963, if other high endophyte tall fescue varieties are of interest for the seed mixture.

Seeding shall be performed during the period between May 1 and October 1, inclusive, unless otherwise approved by the Engineer. **An endophyte enhanced seed mixture shall be applied.**



ASBESTOS AND LEAD PAINT INSPECTION AND SAMPLING REPORT

**Van Beck Farm
1301 College Avenue
Milwaukee, Wisconsin**

Prepared by:

**LF Green Development, LLC
P.O. Box 370888
Milwaukee, Wisconsin 53237**

Prepared for:

**Milwaukee County
2711 W Wells Street
Milwaukee, WI 53208**

May 3, 2011

SUBMITTAL CERTIFICATION

**Van Beck Farm
1301 College Avenue
Milwaukee, Wisconsin**

I, LINDA J. FELLEENZ, hereby certify that I am a licensed Asbestos Inspector as defined by the State of Wisconsin Department of Health and Family Services, Certification # AII-15354, licensed Asbestos Supervisor, Certification # ACS-15354, Asbestos management Planner, Certification # AMP-15354, and a licensed Hydrogeologist as that term is defined in s. NR 712.03 (1), Wis. Adm. Code, and that, to the best of my knowledge, all of the information contained in this document is correct and the document was prepared in compliance with all applicable requirements in Chs. NR 700 to 726, Wis. Adm. Code.

Linda J. Fellenz

Linda J. Fellenz
Asbestos Supervisor

May 2, 2011

Date

May 2, 2011

Milwaukee County
2711 W Wells Street
Milwaukee, WI 53208

RE: ASBESTOS AND LEAD PAINT INSPECTION
Van Beck Farm 1301 College Avenue, Wisconsin 53097

Milwaukee County,

On April 19, 2011 an asbestos and lead paint inspection was conducted at Van Beck Farm. The inspection was of a 2-story residence and 6 outbuildings, scheduled for demolition. Fifteen samples were collected and analyzed.

ASBESTOS INSPECTION:

All friable asbestos materials (materials containing greater than 1%) and non-friable materials in poor condition or on substrates that will be recycled, need to be removed prior to demolition.

Appropriate regulations need to be followed for asbestos removal, including but not limited to: notifications to the WI Department of Health and Family Services, WI Department of Natural Resources, and compliance with OSHA regulations, as well as the use of certified contractors.

Any suspect materials that have not been sampled and analyzed that are found during the course of demolition need to be treated as asbestos until analyzed by the laboratory. Both the DNR and OSHA (competent person) require being onsite that can make those decisions.

All estimates of quantity are only approximate numbers and should not be used for bidding purposes by contractors. Contractors would need to make their own measurements.

Samples, locations and results are listed below:

Sample #	Description	Location	Results
1	Paper	Ductwork	90% Chrysotile
2	Roofing	Roof	None Detected
3	Roofing	Roof	None Detected
4A	Red Tile	Well building	5% Chrysotile
4B	Mastic	Well building	10% Chrysotile
5	Roofing	Roof – root cellar	20% Chrysotile
6	Caulk	Windows throughout	None Detected
7	Caulk	Windows throughout	None Detected
8	Caulk	Windows throughout	None Detected
9	Yellow Linoleum	Kitchen	25% Chrysotile
10A	Beige Tile	Breeze way	None Detected
10B	Mastic	Breezeway	3% Chrysotile

11	Plaster	Ceiling in basement	None Detected
12	Plaster	Drywall in dining room	None Detected
13	Insulation	Walls	None Detected
TOTAL SAMPLES ANALYZED- 15			

LEAD PAINT INSPECTION:

LF Green completed the lead paint inspection April 19, 2011. The inspection was completed by collecting paint chips from the surfaces within the building for the presence of lead.

INSPECTION PROCEDURES:

The United States Department of Housing and Urban Development (HUD) in the Guidelines for the Evaluation and Control of Lead-Based Paint in Housing (HUD Guidelines) defines lead based paint as having a surface concentration of lead that is at or greater than 1 milligram of lead per square centimeter of surface or 0.5% or greater of lead per weight of a paint chip sample. These measurements will be referred to in this report as the HUD Standard.

This inspection follows the procedures of the client as to the location of the testing. Due to the limited testing conducted, conclusions on the presence of lead-based paint can only be drawn on the areas tested. The presence or absence of lead-based paint in other areas not tested is unknown.

The Wisconsin Administrative Code (HFS 163) for lead-based paint is more protective and will be reference in this report where a potential lead poisoning hazard may be present. The Wisconsin Administrative Code defines lead-based paint as having a surface concentration of lead that is more than 0.7 milligrams of lead per square centimeter of surface or more than 0.06% of lead per weight of a paint chip sample. These measurements will be defined as the Wisconsin Standard.

REPORT DISCLOSURE

A copy of this summary must be provided to new lessees (tenants) and purchasers of this property under Federal law (24 CFR part 35 and 40 CFR part 745) before they become obligated under a lease or sales contract. The complete report must be provided to new purchasers and it must be made available to new tenants. Landlords (lessors) and sellers are also required to distribute an educational pamphlet and include standard warning language in their leases or sales contracts to ensure that parents have the information they need to protect their children from lead-based paint hazards,

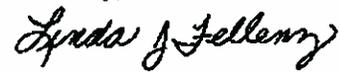
LEAD PAINT SAMPLING REPORT:

Sample #	Description	Location	Results
LBP 1	Green Paint Chip	Outbuilding	Negative
LBP 2	White Paint Chip	Outbuilding	Negative
LBP 3	White Paint Chip	Outbuilding	Negative
LBP 4	Green Paint Chip	Garage	Positive
TOTAL SAMPLES ANALYZED- 4			

Recommendations:

Please call if you have any questions.

Sincerely,



LF Green Development



DNR's Asbestos Citation Authority

What is asbestos citation authority?

The Department of Natural Resources (DNR) asbestos citation authority, passed by the Wisconsin Legislature in July 2003, allows the DNR to issue citations for several specific asbestos violations. Citations can be issued for any of the following:

1. failure to notify the DNR of regulated demolition or renovation activities;
2. failure to conduct an inspection prior to demolition or renovation; or
3. not following asbestos landfill disposal requirements.

This enforcement tool was developed because many building owners and contractors were not taking precautions to prevent asbestos air pollution before renovating and demolishing structures. Is this a new requirement?

No. Citation authority is a new tool used to enforce the existing regulations. It will be used to address the less egregious violations that often develop into more serious issues.

Who does the asbestos citation authority affect?

Wisconsin Administrative Code states that both **owners** and **operators** may be responsible if requirements are not met.

Owners include any owner of a regulated facility. A regulated facility is any institutional, commercial, public, or industrial structure. In general, owners of residential structures (homeowners) are not regulated by asbestos air regulations. However, a residential structure may be regulated if:

- it is part of a larger project (multiple buildings),
- has ever had an institutional function,
- will be used for a controlled fire training burn, or
- has greater than four dwelling units.

Even if a home is not a regulated facility, the homeowner is still subject to DNR asbestos disposal requirements.

Operators are defined in short as any person who leases, operates, controls or supervises the renovation or demolition at the facility in question. This includes asbestos contractors, demolition contractors, general contractors, excavators, landfill operators, and fire departments.

What does this mean to me?

As an **owner** or **operator**, you must ensure you are in compliance with state asbestos regulations. This can be done by either contracting with a company or individual with expertise in the field, or educating yourself on the requirements of [Wis. Admin. Code, ch. NR 447](#). If we find you have failed to do so, you may be subject to the citation authority, or DNR may refer the case to the Wisconsin Department of Justice.

How much are the citations?

Citations are \$500 to \$5,000 per violation, and penalties double to \$1,000 to \$10,000 with repeat offenses within five years.

Can a DNR inspector write a citation on site?

No. The DNR inspector documents violations on site and requests an enforcement conference with the violator, the inspector, and a warden. If a citation is issued, it is processed by the warden at that time.

Why is asbestos a concern?

Asbestos is a known carcinogen, with no known safe levels of exposure. It causes a number of respiratory diseases, including asbestosis, lung cancer, mesothelioma, and may have connections to some intestinal and stomach cancer.

Asbestos is a mineral that is used in thousands of building materials. The naturally occurring fiber is added to building materials to strengthen them and increase their resistance to heat. Failing to inspect for asbestos prior to a renovation or demolition means the presence of asbestos is unknown, thus increasing the likelihood that the public and workers could be exposed to asbestos fibers.

How does citation authority work with the existing regulations?

Asbestos citation authority, [NR 447.19](#), was added to address three particular portions of the existing regulations. These were chosen due to poor compliance with these sections. The citation authority focuses on black-and-white sections of the regulations that can prevent dangerous situations from arising.

I still have questions, who do I contact?

For questions about citation authority or the DNR asbestos program, contact Amy Walden by email: Amy.Walden@Wisconsin.gov or phone (608) 266-3658.

APPENDIX A

TESC LAB RESULTS

TRIANGLE ENVIRONMENTAL SERVICE CENTER, INC.

13509 East Boundary Road, Suite B, Midlothian, VA 23112
804-739-1751 • fax: 804-739-1753

BULK ASBESTOS SAMPLE ANALYSIS SUMMARY

CLIENT: L F Green Development, LLC
P. O. Box 370888
Milwaukee, WI 53237

TESC LOGIN #: 110425B

DATE OF RECEIPT: 4/25/2011
DATE OF ANALYSIS: 4/25/2011
DATE OF REPORT: 4/25/2011

CLIENT JOB/ #:

JOB SITE: Van Beck Farm

ANALYST: F. Jiang

TESC SAMPLE #	CLIENT SAMPLE ID & GROSS DESCRIPTION	ESTIMATED % ASBESTOS	NON ASBESTOS % FIBERS	NON FIBROUS % MATERIALS
1	ACM-1 / Gray fibers	90% Chrysotile	8% Cellulose	2%
2	ACM-2 / Black tar-like, black fibers	NAD	40% Cellulose	60%
3	ACM-3 / Black tar-like	NAD	20% Cellulose	80%
4A	ACM-4-Tile / Red vinyl	5% Chrysotile		95%
4B	ACM-4-Mastic / Black adhesive	10% Chrysotile		90%
5	ACM-5 / Black tar-like	NAD	20% Cellulose	80%
6	ACM-6 / Gray powder	2% Chrysotile		98%
7	ACM-7 / Gray powder	5% Chrysotile		95%
8	ACM-8 / Light gray powder	NAD		100%

Samples are analyzed in accordance with "Interim Method for the Determination of Asbestos in Bulk Insulation Samples", EPA/600/R-93-116, July 1993 (EPA-600/M4-82-020, Dec 1982), or the current US EPA method for the analysis of asbestos in building material. None Detected: not detected at/or below the detected limit of method (Reporting limit: 1% Asbestos). Glass fiber is analyzed for quality control blank. TESC recommends by point count or Transmission Electron Microscopy (TEM), for materials regulated by the EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by Polarized Light Microscopy (PLM). Both services are available for an additional fee. This report must not be reproduced except in full with approval of Triangle Environmental Service Center, Inc. This test report relates only to the item(s) tested.

NVLAP Lab Code: 200794-0

[LEGEND NAD=No Asbestos Detected, Lino.=Linoleum, JC=Joint Compound]

Reviewed By Authorized Signatory:



Feng Jiang, MS Senior Geologist, Laboratory Director
Yuedong Fang, Senior Geologist

TRIANGLE ENVIRONMENTAL SERVICE CENTER, INC.

13509 East Boundary Road, Suite B, Midlothian, VA 23112
804-739-1751 • fax: 804-739-1753

BULK ASBESTOS SAMPLE ANALYSIS SUMMARY

CLIENT: L F Green Development, LLC
P. O. Box 370888
Milwaukee, WI 53237

TESC LOGIN #: 110425B

DATE OF RECEIPT: 4/25/2011
DATE OF ANALYSIS: 4/25/2011
DATE OF REPORT: 4/25/2011

CLIENT JOB/ #:

JOB SITE: Van Beck Farm

ANALYST: F. Jiang

TESC SAMPLE #	CLIENT SAMPLE ID & GROSS DESCRIPTION	ESTIMATED % ASBESTOS	NON ASBESTOS % FIBERS	NON FIBROUS % MATERIALS
9	H-1 / Yellow lino., gray fibers	25% Chrysotile		75%
10A	H-2-Tile / Beige vinyl	NAD		100%
10B	H-2-Mastic / Black adhesive	3% Chrysotile		97%
11	H-3 / Gray granular	NAD		100%
12	H-4 / White powder	NAD		100%
13	H-5 / Yellow fibers	NAD	98% Fiberglass	2%

Total Samples/Layers Analyzed: 15

Samples are analyzed in accordance with "Interim Method for the Determination of Asbestos in Bulk Insulation Samples", EPA/600/R-93-116, July 1993 (EPA-600/M4-82-020, Dec 1982), or the current US EPA method for the analysis of asbestos in building material. None Detected: not detected at/or below the detected limit of method (Reporting limit: 1% Asbestos). Glass fiber is analyzed for quality control blank. TESC recommends by point count or Transmission Electron Microscopy (TEM), for materials regulated by the EPA NESHAP (National Emission Standards for Hazardous Air Pollutants) and found to contain less than ten percent (<10%) asbestos by Polarized Light Microscopy (PLM). Both services are available for an additional fee. This report must not be reproduced except in full with approval of Triangle Environmental Service Center, Inc. This test report relates only to the item(s) tested.

NVLAP Lab Code: 200794-0

[LEGEND NAD=No Asbestos Detected, Lino.=Linoleum, JC=Joint Compound]

Reviewed By Authorized Signatory:



Feng Jiang, MS Senior Geologist, Laboratory Director
Yuedong Fang, Senior Geologist

TESC LOGIN NUMBER: 110425B

TRIANGLE ENVIRONMENTAL SERVICE CENTER

13609 East Boundary Road, Suite B • Midlothian • VA • 23112 • Tel: 804-739-1751 • Fax: 804-739-1753

CHAIN OF CUSTODY FORM

LAB CUSTOMER: L F Green Development, LLC

ADDRESS: P. O. Box 370888

CITY, STATE, ZIP: Milwaukee, WI 53237

TAT: 2 Hour: _____ 6 Hour: _____ 24 Hour: 24 Hour 48 Hour: _____ 3 Day: _____ 5 Day: _____

CONTACT METHOD: Phone: 414-254-4813

Fax: 414-763-5499

Email: lfellenz@lfgreendevlopment.com

DATE: 4/18/11

CONTACT NAME: Linda Fellenz

PROJECT #:

PROJECT SITE: VAV Beck Farm

Sample number	Sample Date	Asbestos							Lead							Other Metals			Air Quality/Mold				Comments						
		Bulk ID by PLM	PCM Fiber Count	PLM Point Count 400	PLM Point Count 1000	PLM Gravimetric	CARB 435 (Soil only)	TEM AHERA Air	TEM Bulk Chatfield	Air	Paint(% & PPM)	Soil(PPM)	Wipe	TCLP (Pb)	Waster Water	Drinking Water (Pb)	TCLP RCRA 8	CAM 17	Welding Fume	Toxic Metal Profile	Biocassette	Slide		Surface Tape	Surface Swab	Bulk	Air Volume (L)	Wipe Area (ft ²)	Scrape Area (cm ²)
H-1	4/8/11	X																											linoleum
H-2																													tile
H-3																													plaster
H-4																													plaster
H-5																													marble
LB0-1	4/19/11																												Paint green
LB0-2																													Paint white
LB0-3																													Paint white
LB0-4																													greenish gray

Released by: Linda Fellenz

Released by: _____

Received by: _____

Signature: [Signature]

Signature: _____

Signature: _____

Date/Time: 4/19/11 1:00

Date/Time: _____

Date/Time: _____

TRIANGLE ENVIRONMENTAL SERVICE CENTER, INC.

13509 East Boundary Road, Suite B, Midlothian, VA 23112 • 804-739-1751 • fax: 804-739-1753

LEAD IN PAINT SAMPLE ANALYSIS SUMMARY

(EPA METHOD 7420)

CLIENT: L F Green Development, LLC
P. O. Box 370888
Milwaukee, WI 53237

TESC LOGIN #: 110425C

DATE OF RECEIPT: 4/25/2011
DATE OF ANALYSIS: 4/25/2011
DATE OF REPORT: 4/25/2011

CLIENT JOB #:

JOBSITE: Van Beck Farm

ANALYST: M. Eltilib

TESC SAMPLE #	CLIENT SAMPLE #	SAMPLE WEIGHT (mg)	TOTAL LEAD (ug)	LEAD CONCENTRATION (% by Weight)	LEAD CONCENTRATION PPM
1	LBP-1	342	23.9	0.007	70
2	LBP-2	364	13.1	0.004	36
3	LBP-3	361	16.7	0.005	46
4	LBP-4	375	29,301.9	7.814	78,138

Total Sample(s) Analyzed: 4

Reviewed By Authorized Signatory:



Feng Jiang, MS Senior Geologist, Laboratory Director
Yuedong Fang, Senior Geologist

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Results represent the analysis of samples submitted by the customer. Sample information was provided by the customer. This report must not be reproduced, except in full, without the written consent of Triangle Environmental Service Center, Inc. The test report related only to the item(s) tested. This analysis was performed by an AHIA accredited laboratory. AIHA/ELLAP ID: 100527, NYELAP/NELAC ID: 11413. Minimum Reporting Limit: 20 ug. Lead Based Paint contains 0.5% lead by weight per Federal statute. The OSHA Lead in Construction Standard, 29 CFR 1926.62, is invoked if any lead is present in the sample. Lead-free paint is defined as <0.06% by weight (CPSC). [LEGEND: mg= milligram, ug= microgram, ppm= parts per million]

