ADDENDUM FOR

IMPROVEMENTS TO

THE MUNICIPAL ELECTRICAL SYSTEM

FOR THE

CITY OF PIQUA, OHIO

ADDENDUM NO. 1

CONTRACT NO. 012-01531-00 – POWER PLANT WATERFRONT REDEVELOPMENT PROJECT

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SSOE INC.

The Project Manual for Contract No. 012-01531-00 – Power Plant Waterfront Redevelopment Project is hereby modified as follows:

1. The sign in sheet from the pre bid meeting of May 24, 2013 is attached.

2. A revised Appendix No. 1 is attached. Changes to Appendix No. 1 are noted via strikethrough and underline.

3. Questions shall be submitted to Tom Fitzpatrick (tfitzpatrick@ssoe.com) via email no later than Thursday June 6, 2013 at 5:00 pm.

4. The following note is hereby added to Drawing D 101 Rev 0

   11. An existing 36" sanitary sewer is located directly under the Screen House building. Demolition to the Screen House must be done with caution and extreme care, as to not damage this pipe and any of its manhole structures. The City has recently paid to have this section/area lined and hence has solved river water intrusion into this sanitary sewer.

5. The following note is hereby revised to Drawing S001 Rev 0

   Masonry Note #6: Provide Bituminous Waterproofing Sealer at all below grade masonry to exterior side of in-fill walls.

6. The following note is hereby added to Drawing C100 Rev 0

   Notes #8 - Fill to meet 4” below final grade or pavement subgrade shall conform to Spec section 312000.2.1.B Satisfactory Soils. The top 4” not receiving a finished surface shall be topsoil per ODOT Item 653

7. During the pre-bid meeting Tom Fitzpatrick of SSOE stated that the bid date is June 21st. This was an error. The bid date is June 14th as stated in the bid advertisement.

8. A question was raised during the pre-bid asking if testing of concrete is included in the project. Response: Yes, concrete testing is required. Concrete Note #1 on Drawing S001 requires compliance with American Concrete Institute (ACI) Standard 301. ACI 301 outlines concrete testing requirements.

9. A question has been submitted requesting a copy of soil borings in the area of the coffer dam. Response: The City does not have soil borings in the area of the coffer dams.

Tom Fitzpatrick

Thomas J. Fitzpatrick, P. E.
Project Manager
SSOE Inc
1001 Madison Avenue
Toledo, Ohio 43604

May 29, 2013
Date

City of Piqua, Ohio

Power Plant Waterfront Redevelopment Project

Appendix No. 1

Description of Scope of Work

Existing Conditions

The City of Piqua (City) has a coal fired power plant that last fired coal in 1997. The power plant included six (6) coal fired boilers and five (5) steam turbine generators. At the time when operations ceased tanks, hoppers and silos were emptied but were not cleaned out. Therefore it is expected that such tanks will still contain residue of materials that were originally contained therein. There is asbestos containing material throughout the inside of the power plant. The City will need access to the inside of the power plant from time to time.

The City has had both an asbestos survey and lead paint survey performed. The survey results are included in appendices nos. 8 and 9.

All roof drains and some of the floor drains discharge into one of the circulating water discharge pipes.

The power plant does have an operating passenger elevator which the contactor will be allowed to use.

The City has received a grant from the Clean Ohio Revitalization Fund that will pay for a portion of the Power Plant Waterfront Redevelopment Project.

Abandonment of any onsite wells will be performed by the City.

There is a dead box elder tree located on the shore north of northernmost pump house. This tree shall remain in place.

There is an existing 36" sanitary sewer located directly under the Screen House building. Demolition to the Screen House must be done with caution and extreme care, as to not damage this pipe and any of its manhole structures. The City has recently paid to have this section/area lined and hence has solved river water intrusion into this sanitary sewer.

General Description of the Scope of Work

The project includes the demolition of equipment and structures located between the east wall of the City of Piqua power plant and the Great Miami River and redevelopment of this area.

Demolition includes removal and proper disposal of numerous items including, but not limited to, asbestos containing materials, three (3) baghouses, one (1) ash storage silo, three (3) bucket elevators, concrete structures, steel structures, tanks, foundations, various pieces of equipment, piping, conduit, flues, total demolition of two (2) pump houses, partial demolition of one (1) pump house, and partial removal of a concrete wall. Redevelopment includes, but is not limited to, modifications to the power plant roof drains and floor drain system, sealing of various water intakes and discharges, removal and replacement of all asphalt between the power plant and the river bank, removal of all concrete to two feet below grade, installation of a scenic overlook, clearing of the river bank, placement of rip rap along the river bank, cleaning and repair to a set of concrete steps, cleaning and repair of a stormwater discharge structure, and removal and replacement of a stone wall.

All piping, conduit and aqua ducts connecting the power plant to the pump houses, various structures and river bank shall remain underground. However, piping, conduit and aqua ducts shall be removed, sealed and covered at its terminus point as noted on the drawings. The 36" stormwater discharge from the power plant that is located just south of the dam shall remain in operation.

All materials and equipment removed as part of demolition shall be properly disposed of in accordance with local, state and federal regulations. Concrete that is removed as part of the demolition may be used as riprap provided that it is free of exposed rebar, oils and visible residue.

All containerized chemical wastes (e.g., cleaners, paints, oils, solvents, petroleum products, fluorescent light ballasts, etc.) encountered at the site must be inventoried and staged for proper disposal.

All chemical wastes (e.g., cleaners, paints, solvents, petroleum products, etc.) must be properly removed and disposed of at a properly licensed facility and copies of all waste manifests for these wastes must be provided to the City of Piqua.

The contractor must contact Brownfield Restoration (the Project Certified Professional) immediately upon encountering any evidence of contamination in the subsurface (e.g., odors, staining, pools or soils saturated with product, etc.). No subsurface contamination may be excavated, moved, buried, or otherwise disturbed except with the knowledge and under the direct supervision of the Project Certified Professional.

No fill may be used as backfill at the site without the knowledge and prior approval of the Project Certified Professional. A minimum of two weeks' notice regarding a potential source of clean fill will be required to receive approval of the fill. All backfill material will require an affidavit from the owner of the fill source attesting that the material is "clean" (i.e., no environmental impact). In addition, sufficient analytical test results (as determined by the

Project Certified Professional) may also be required to be provided by the contractor to demonstrate that the material is suitable for use as clean fill in accordance with the Ohio EPA Voluntary Action Program rules and guidelines. Testing of fill will be paid for by the City.

The contractor shall hire a professional surveyor registered in the state of Ohio to survey the site upon completion of rough grade (prior to installing any fill) and upon completion of the project. The certified surveys shall be provided to the City. The City will use this documentation to confirm that two foot of fill has been installed.

Redevelopment includes installation of clean fill, topsoil, seeding, plantings, asphalt path, scenic overlook and other improvements.

Itemized Description of the Scope of Work

The Contract includes but is not limited to the following items of Work which are listed for the Contractor's convenience in understanding the Scope of Work:

It is the intent that this project be performed as one continuous program. However, due to the timing of permits the City may find it necessary to have the work performed in two (2) phases by this contractor. Therefore, the itemized description is provided in two (2) phases.

Phase 1 – Equipment Demolition

1. Asbestos abatement.
2. Removal and disposal of existing fencing surrounding the baghouses and ash silo. Contractor may reuse fencing during demolition phase but is responsible for ultimate disposal.
3. Provide and install temporary fencing, trailer, toiler facilities, and other required contractor furnished facilities.
4. Removal and disposal of three baghouses and associated structural supports, piping, flues, conduit and wiring.
5. Removal of flues associated with the three baghouses. Flue work upstream of the baghouses shall be removed up to and including the expansion joint located adjacent to the old stacks located on the roof. Flue work downstream of the baghouse shall be removed up to and including the expansion joint located at the inlet of the induced draft fan located on the roof. Installation of a metal plate on each of the remaining flanges and installation of structural support as needed.

6. Removal and disposal of three (3) bucket elevators. The bucket elevators shall be removed back to a spot just above the existing power plant roof. The remaining opening shall be covered with steel plating.

7. Removal and replacement of the rock wall and associated stairs located just west of the ash silo.

8. Removal and disposal of the ash silo and all associated structural support, piping, flues, conduits, and wiring.

9. Removal and disposal of the siding wall located adjacent to the west side of the ash silo.

10. ~~Closure of any openings in the exterior of the power plant created by the demolition.~~

11. Removal of all stairs located on the west wall of the power plant. Close all openings (doors and windows) that are partially or totally bellow grade. Closure shall be performed using concrete masonry units as shown on the detail 1 on Drawing S700. All doors located totally above grade will be welded shut by the City.

12. Removal of vent piping located at the northwest and southwest corners of the southern most oil storage room.

Phase 2 – Demolition Completion and Redevelopment

1. Rerouting of roof drains and floor drains as described on the drawings. Installation of a new pumping and filtering system including pumps, filter, panel, piping, conduit, wiring, and controls.

2. Removal and proper disposal of all foundations associated with the baghouses, bucket elevators, and ash silo to two feet below grade.

3. Removal and proper disposal of the concrete top of the turbine oil rooms and side walls to two feet below grade.

4. Removal and proper disposal of all equipment, tanks, piping, conduit and wiring located inside the existing truck hoppers and oil storage rooms. Breaking up of the floor of the truck hoppers and oil storage room to allow for drainage.

5. Removal and proper disposal of various foundations and other concrete structures as shown on the drawings.

6. Permanent closure of all opening in the power plant created in Phase 2. Close all openings (doors and windows) that are partially or totally bellow grade. Closure shall be

performed using concrete masonry units as shown on the detail 1 on Drawing S700. All doors located totally above grade will be weld shut by the City.

7. Removal and proper disposal of the two (2) most northern pump houses and all of their contents. Removal of electrical wire back to the breaker located in the power plant. Permanent sealing and covering of all piping and conduit remaining underground. Note: There are access hatches on the top of the pump houses. The contractor may use these access hatches to remove the contents of the pump houses either during phase 1 or phase 2.

8. Removal and proper disposal of the contents of the southern pump house. Removal of the roof and first floor walls of the southern pump house. Conversion of the operating floor of the southern pump house into an observation deck including the providing and installation of railing, bike rack, bench and garbage can.

9. Removal and proper disposal of various structures located along the river bank. Removal, capping, closing and covering of piping and conduits associated with the structures.

10. Permanent closure of various water intakes and water discharge tunnels/pipes as shown on the drawings.

11. Cleaning and repair of steps leading down to the Great Miami River.

12. Cleaning, repair and partial replacement of the storm water discharge structure as shown on the drawings.

13. Removal and disposal of the concrete wall located at the top of the river bank.

14. Backfill of all underground hoppers.

15. Back fill of the turbine oil storage rooms.

16. Removal and disposal of all asphalt located between the east wall of the power plant and the top of the river bank. Bidder shall assume that the asphalt material is 6" thick. Backfill of this area as specified.

17. Installation of seeding, plantings, and asphalt as specified.

18. Removal and disposal of vegetation to grade along the river bank. The dead box elder tree located north of the northern most pump house shall remain. The existing soil should remain. Provide and install rip rap along the river bank. The contractor may use waste concrete generated through the demolition process as rip rap provided that the concrete does not contain exposed rebar and is free from oil and other visible residues.

19. Removal of all contractor furnished facilities.

20. Cleanup of site.

Piqua Power Plant Waterfront Redevelopment Project
Pre Bid Meeting Attendance Sheet

Date: May 24, 2013 | Project No.: 012-01531-00

Subject: Pre Bid Meeting | Location: City of Piqua, Ohio

NAME + COMPANY	PHONE	EMAIL
SITE TECH EXC	313-930-6992	MARTY H@SITETECHEXCAVATING.COM ✓
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Mike Moeller	513 623 1638	mmoeller@thevanegroup inc.com ✓
JEFF OVERBECK. TOTAL WRECKING	716.515.8880	joverbeck@totalwrecking.com
~~DAVID Huck Fryman & Huck Co.~~	~~937-274-2942~~	~~DAVE@FRYMAN-HUCK.COM~~
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Andy Haag - WBT	614-404-1646	andyh@wellsbrothers.com ✓
Scott HomRich - HomRich	734-654-9800	ScottH@HomRich.com
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