

ADDENDUM NO. 1

PROJECT INFORMATION

Project Number: 2026-11163

Project Title: Structure Demolition

Project Location: 1302, 1308, & 1310 W. Boone Ave., Spokane WA 99201

Agency: Spokane Transit Authority

1.1 NOTICE TO BIDDERS

- A. The following clarifications, changes, additions, and/or deletions are considered as Addendum No. 1 and are hereby made a part of the contract documents. All bidders are required to base their bid upon the information furnished in this addendum and as required in the contract documents. The Contractor is required to acknowledge Addendum No. 1 in their company proposal. Failure to acknowledge addendum on the bid form will result in the bid proposal being declared non-responsive.
- B. All communications shall be directed to Josh Wood, as listed in the bid documents at jwood@spokanetransit.com or by telephone at 509-325-6070.
- C. Deadline to submit questions, requests for clarifications, or approved equals is 4:00 p.m. Pacific Time, June 22, 2026.

1.2 REVISIONS/CLARIFICATIONS TO PLANS AND SPECIFICATIONS SECTIONS

- A. It was omitted from the plans and pre-bid meeting but should be noted that Unit C (first floor southwest corner) of the 1302 structure had a fire approximately 4 years ago. No occupancy nor repairs have been made since that time. Scorched surfaces should be expected.
- B. Bid Form 004213 has been updated to request Unit Pricing in the event a deductive or additive change order is required. **You MUST submit your bid using the attached, Revised Bid Form.**

1.3 QUESTIONS/ANSWERS (from the Pre-Bid Meeting, Emails, and Phone Calls)

Question 01: What is the Engineers estimate?

Answer 01: Approximately \$475,449

Question 02: Is the 90-day clock calendar days or working days?

Answer 02: Calendar days.

Question 03: Will all three parcels be accessible simultaneously at NTP, or is there a phased access sequence?

Answer 03: All parcels will be accessible simultaneously.

Question 04: Is there a required sequence between structures (e.g., abatement must be complete on all structures before demo begins on any)?

Answer 04: No specific sequence has been dictated, only that salvaging of historic items and abatement must be completed prior to City of Spokane Fire Department destructive training if selected, and then demolition. The sequencing of the project is at the discretion of the contractor.

Question 05: Are there any STA operations, events, or access restrictions that could affect work windows beyond the stated 7AM-4:30PM hours?

Answer 05: STA has two peaks in operations. A morning peak between 5am and 7am, and an evening peak approximately 4pm to 9pm. We chose these working hours based on our Paratransit operations immediately east of this site and morning noise restrictions. STA must maintain its operations in all facilities (south, north and east) around the project site. No interruption or blocking of driveways, garage doors, or employee parking lots is allowed. We must also be respectful of Spokane County's access and street parking immediately west of the project site. IF the contractor is able to keep within the site and not interrupt STA's or Spokane County's operations, we will consider any alternative hours requests (4-10's for example are generally okay).

Question 06: Do the trees along Adams Street need to stay?

Answer 06: Yes. The street trees need to remain in place and be protected during the work. See also Sheet C-203, Key Note P5.

Question 07: Does the power pole in the parking lot of 1308 stay in place?

Answer 07: Yes. Electrical termination is to the nearest power pole. See also sheets C-201 and C-202, Key Note R2

Question 08: It looks like there may have been a septic system for one or more of the buildings in the past, do you know if they did?

Answer 08: In review of available septic system records, including that from the health department and building permits, we noted a side sewer permits pulled as early as 1912. The City of Spokane's GIS mapping indicates the sewer lines in the alley and in Adams St. were installed in 1913. No other evidence of septic systems were found however it does not mean that there may not be remnants of one.

Question 09: Will STA assist with or initiate the SRCAA Notice of Intent, or is that fully on the contractor?

Answer 09: Yes, STA will assist and pay for any fees associated via direct reimbursement to the Contractor with no markup. Do not include this fee in your bid.

Question 10: Has the City of Spokane demolition permit/Cap Permit already been applied for, or does the contractor initiate it?

Answer 10: The Contractor is to obtain and include in their bids the cost to coordinate and obtain utility capping permits as well as any costs associated with Avista utilities terminations and protection of existing lines.

The demolition permits for the multi family structures were submitted on May 21, and the garage on May 28. Review and approval of the permit for the 1302 multifamily structure is complete. The 1302 Garage, 1308 and 1310 approvals are expected any day. Once a contractor is selected and an SRCAA NOI number is obtained, the final information needed for the documents can be added and the permits obtained. STA will pay for the demolition permit either directly or will reimburse the contractor, separately from the contract, and with no markup.

Question 11: Please confirm whether basement holes are to remain open and sloped at 2H:1V, or fully backfilled to surrounding grade.

Answer 11: Basement holes are to be sloped at 2H:1V and a min. 5ft wide level area at property lines—please also see the Invitation for Bid, Section 003100 Project Description and Scope of Work, and Sheet Note #2 on sheets C-201, C-202, C-203

Question 12: Please confirm whether formal compaction testing is required for basement slope areas, or only for utility trenches/hoist/backfill areas.

Answer 12: Basement slopes are expected to be cut while trenches and the hoist void are expected to be structurally backfilled (i.e. to Modified Proctor ASTM D1557)

Question 13: Please confirm if Spokane Fire destructive training involves cutting/breaching only, or any live-fire/burn activity.

Answer 13: The Fire Department will not set any live fire or do any burning. They would like to breach walls, roofs, etc. and flow water if agreeable. STA and the selected contractor can set limits as necessary.

Question 14: After Fire Department training, will STA inspect/confirm the structures are safe for contractor demolition access?

Answer 14: The Fire Departments training is not expected to leave the buildings in structurally unsafe conditions. Salvaging of some windows as required by Historic Preservation and some training measures, if allowed, will leave structures exposed to the elements, however. STA and the selected contractor can set limits to the extent of damage.

Question 15: Can we ask the Fire Department to keep all materials inside the structures?

Answer 15: Yes. STA and the selected contractor can add this requirement of the Fire Department.

Question 16: If the Fire Department training option is accepted, does the 14-day pause count against the 90-day contract period?

Answer 16: The 14-day pause will not count against the 90-day contract period.

Question 17: Is the existing security fence owned by STA or a rental? Who is responsible for the rental cost during the contract period?

Answer 17: The existing fence is being leased by STA and protected. See also the Invitation for Bid, Section 003100 Project Description and Scope of Work.

Question 18: Will onsite water be available for dust control and compaction moisture conditioning, or should contractors include hydrant meter/water truck costs?

Answer 18: No. The contractor is responsible for coordinating access to water. If a water truck will be used, include that in your bid price. If a City of Spokane hydrant and meter is used, the hookup fee/permit fee/water usage fee should not be part of your bid. That will be billed directly to STA or as reimbursement to the contractor with no markup. See also the Invitation for Bid, Section 002100 – Instructions to Bidders as it relates to permit and utility hookup fees as well as Section 003100 – Project Description and Scope of Work.

Question 19: Are household contents, trash, needles, biohazards, drums, chemicals, or other regulated waste expected inside any structure?

Answer 19: Various household trash, kitchen appliances (i.e. refrigerators, stoves/ovens, dishwasher), hot water tanks, a radiant type heating unit in 1302, garbage, animal feces, cockroaches, bed bugs, and the like should be expected in 1308 and 1302. No containers with chemicals or other regulated materials were found.

Question 20: Who is STA's environmental consultant for the hoist removal, and will they be available promptly after notice to proceed to avoid schedule delays?

Answer 20: Budinger & Associates Inc., who performed all environmental investigation, testing and reporting thus far will remain STA's environmental and geotechnical consultant for the duration of the project. STA will contract with them for the construction / observation / testing phase of the project. They will need a minimum of 72 hours advance notice for the hoist removal efforts. This team is responsive and not expected to have impact to the schedule.

Question 21: If soil sampling results come back clean at the hoist, can backfill begin immediately, or is there a formal written approval process that adds time?

Answer 21: No formal written approval is required unless one is desired by the contractor. If samples come back clean backfill may begin immediately.

Question 22: Is the 20 CY of select gravel borrow a firm bid assumption, or will actual quantity be field-determined?

Answer 22: The actual quantity will be verified in the field and a Change Order issued if necessary. We expect 20CY will be the minimum.

Question 23: Can you quantify lead and asbestos? Ex. Linear foot.

Answer 23: Estimated quantities are provided below as a guide and effort to ensure all bids have a basis to go off. Please use these values to create your Base Bid amounts. Please note that the REVISED Bid Form has been updated to request the Unit Pricing that we expect you used for the Base Bid. In the event actual quantities are lower or higher than anticipated. These prices will be used if needed and are subject to negotiation at the time of deconstruction for change orders.

			Qty	Unit	Notes
1310 W. Boone Ave.	Roof sealants	ACBM	2300	SF	Quantity based on approximate roof area as one section rather than per layer.
	Boiler insulation	ACBM	52	SF	Quantity assumes unit is 2'Wx4'Dx3'H
	Inside (1-first floor and 1-second floor apartment)	Lead+	1650	SF	SF each (Walls + Ceiling)
1308 W. Boone Ave.	Flooring plus adhesives	ACBM	800	SF	Quantity based on the asbestos survey. Areas recorded were averaged and assumed for all 5 units)
	Upstairs Unit -and stairway ceiling surfacing	ACBM	250	SF	Quantity based on the asbestos survey.
	Unit E - ceiling paint	Lead+	700	SF	Quantity assumes entire unit ceiling
	"Lead +" denotes materials where samples show lead in excess of 100 µg				
1302 W. Boone Avenue	Flooring plus adhesive	ACBM	2,000	SF	Quantity based on the asbestos survey. Areas recorded were averaged and assuming for all 12 units)
	Interior bathroom doors	Lead +	6	EA	Other doors salvaged per sheet C-203
	Exterior	Lead+	7,000	SF	Quantity assumes entire structure exterior siding
	Note: garage samples non-detect for ACBM, < 10µg lead exterior gray paint				
	"Lead +" denotes materials where samples show lead in excess of 100 µg				

Question 24: What is the square footage of each building?

Answer 24: Square footage is based on Spokane County Assessors data.

1302 W. Boone = ~7,750 SF

1302 W. Boone Garage = ~2,778 SF

1308 W. Boone = ~2,822 SF

1310 W. Boone = ~7,200 SF

Question 25: If additional ACM/lead materials are discovered in the inaccessible basement areas, will that be handled by change order?

Answer 25: Yes.

Question 26: Was the garage at 1302 tested for lead and asbestos?

Answer 26: Yes. Within the Invitation for Bid, refer to pgs. 154-156 of 238 for asbestos sample results and pg. 195 of 238 for lead sample results.

Question 27: Are the asbestos/lead reports considered complete, or is additional sampling expected during demolition (the survey noted the NW basement unit at 1302, and the 1308 basement were not accessed.)

Answer 27: Yes, the reports are considered complete. The basement of 1308 was not accessed due to an existing sewer break. This must be mitigated, under this contract, to allow access. For your bids assume the same materials that exist in each unit exist throughout. Therefore, treat each of these units as though they have ACBM laminate flooring, adhesive and tile, and that the 1308 basement unit ceiling is ACBM.

Question 28: Where is the main access to the boiler room for 1302?

Answer 28: The boiler is accessed through an approximately 3ft square opening in the exterior of the structure, at ground level near the northeast corner. Interior photo "Basement boiler wrapped with insulation" included on pg. 211 of 238 in the Invitation for Bid. (1310 W. Boone Ave. Asbestos and Lead Survey package.

Attachments:

Revised Bid Proposal Form 004213

Pre-bid Meeting Agenda dated June 9, 2026. Attendance was mandatory.

Pre-bid Meeting Sign In-Sheet, dated June 9, 2026

BID PROPOSAL FORM

Bidder Name: _____

Each Bid item below shall constitute an offer to STA as outlined herein. By executing below and submitted its Bid, Bidder acknowledges no Bidder may withdraw its Bid after the hour and date set for the bid opening except as permitted by Section 002100, Instructions to Bidders.

STA reserves the right to accept or reject any or all Bids within ninety (90) days of the Bid Due Date. Bidder understands and agrees any additional taxes, permits, bonds, business licenses, contractor registrations, prevailing wages, certifications and fees, and any other ancillary charges, as applicable, have been included in the respective Bid item.

Basis of Award. The "Lowest Bid" shall be lowest sum of the Base Bid and any accepted Bid Option. Award of Contract, if any, shall be to the responsive and responsible Bidder submitting the Lowest Bid.

In compliance with the Contract Documents, the following Bid Proposal is submitted:

BASE BID	
	\$
(Please print dollar amount in space above)	DO NOT INCLUDE Washington State Sales Tax
TRENCH EXCAVATION SAFETY PROVISIONS	\$
If the bid amount contains any work which requires trenching excavation exceeding a depth of four (4) feet, all costs for trench safety shall be included in the Base Bid for adequate trench safety systems in compliance with Chapters 39.04 RCW & 49.17 RCW and WAC 296-155-650.	\$ amount included in Base Bid \$ above.
BID OPTION – 2 week (14-day) delay between abatement and demo to allow City of Spokane Fire Department destructive training (see also Section 003100 Project Description & Scope of Work)	
	\$
(Please print dollar amount in space above)	DO NOT INCLUDE Washington State Sales Tax

UNIT PRICES	
ACBM Flooring and Adhesives	\$ /SF
	DO NOT INCLUDE Washington State Sales Tax
ACBM Sealants	\$ /SF
	DO NOT INCLUDE Washington State Sales Tax
ACBM Texturized Surfacing (ceiling / wall)	\$ /SF
	DO NOT INCLUDE Washington State Sales Tax
ACBM Insulation	\$ /SF
	DO NOT INCLUDE Washington State Sales Tax
Lead containing vertical or horizontal paint (interior / exterior)	\$ /SF
	DO NOT INCLUDE Washington State Sales Tax
Unit prices shall include full compensation for the cost of labor, materials, equipment, overhead, profit and any additional cost associated with the Base Bid. These are not costs added to your Base Bid. This pricing to be negotiated if necessary and used during the course of the work in the event additive or deductive changes as related to the abatement	

The undersigned agrees to perform the Work in accordance with the Contract Documents as bid herein.

Signature: _____

Date: _____

Name: _____

END OF SECTION 004213

Pre-Bid Meeting
Invitation For Bid 2026-11163
Structure Demolition
Agenda

DATE: Tuesday, June 9, 2026

TIME: 11:30 a.m. Pacific Time

LOCATION: Spokane Transit Authority 1230 W. Boone Ave. Spokane WA 99201

FACILITATOR: Josh Wood, Procurement Coordinator

1. INTRODUCTION OF SPOKANE TRANSIT AUTHORITY STAFF

2. GUIDELINES

- a. Attendance – please put your contact information on the sign-in sheet.
- b. Questions and answers at today's meeting will be documented for issuing a written addendum.
- c. If an addendum is issued, all prospective Bidders who received the original IFB will receive the addendum along with those in attendance at today's pre-bid meeting who provide STA with their contact information.
- d. In the event of a conflict between the answers provided in the meeting and the written addendum, the addendum shall prevail.
- e. Remarks, clarifications, or corrections to the IFB during the meeting shall not change the terms of the solicitation until an addendum is issued.
- f. Careful attention must be paid to all requirements of the IFB. Please read thoroughly and return all required forms, documentation, and information.

3. SCOPE OF WORK

- a. Summary & project site walk – Jessica Kelch – Project Manager
 - General condition and configuration of each building
 - In ground lift location
 - Bid Option explanation
 - Please be sure to pay attention to permitting requirements and what permits are in your bid vs. those that will be directly reimbursed and separate from the bid.
 - STA submitted for the City of Spokane Demo plan review on May 22, 2026. Historic Preservation plan review is complete.
 - Salvage items
 - Lead and Asbestos reports
 - STA's Operations
- b. Questions from Bidders

4. IMPORTANT NOTES & CLARIFICATIONS

- a. Verify your bid reflects the latest addenda to avoid disqualification.
- b. As a minimum requirement for a Bid to be deemed responsive, Bidders shall be properly and completely registered to do business within the State of Washington, including a UBI number.
- c. This public works project is subject to Washington State Prevailing Wage

requirements and public works contracting requirements.

5. IFB TIMELINE AND NEXT STEPS

- a. Deadline to submit questions, requests for clarifications, or approved equals is 4:00 p.m. Pacific Time, June 22, 2026.
- b. Bids due by 3:00 p.m. Pacific Time, June 30, 2026, at Spokane Transit Authority, 1230 W. Boone Ave, Spokane WA. 99201

SIGN-IN

PLEASE PRINT. ALL INFORMATION IS OPTIONAL

	NAME	COMPANY	PHONE &/OR EMAIL
1	Alex Mottern	Anderson Env.	alexmeacell.net
2	Scott Sullens	Halme Const.	Scotts@halmeconstruction.com
3	Scott Childs	All Valley Demolition	Danie@allvalleyenviro.com
4	Cody Carper	Roob's Demo	Housewreck@GMAIL.COM
5	Camryn Watr	C Watr Trucking	Cwatts85@hotmail.com
6	ERIC PEIFFER	SafeGuard	ERIC@ENTE-BE.NET
7	JEFF Robinson	Air Tech	JEFF@AIRTECHDEMOLITION.COM
8	Jared Corcoran	JTC Hauling	jared@jthauling.com
9	Mick Strills	3 Kings Environmental	VNesterkin@3Kingsinc.com
10	MAUREEN FAY	JRS Environmental	maureen@jrsenviro.com
	Mark Ladd	Ladd Const. & Demo	Ladddemo11163@gmail.com
	Baron Langdon	Wrecking Ball Demo & Abatement	tannonl@wreckingballdemo.com