



Spokane Tribe of Indians

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Two Rivers Site Restoration Addendum 1

Two Rivers Site Restoration

1. Work limits and items to remain

Question: Please identify the work limits for removal, backfill, and grading. What pavement, sidewalks, curbs, paths, or pads may remain?

Response: The RFP describes an approximately 22,000 square foot project area. Remove man-made improvements within the designated limits unless the Tribe identifies them in writing to remain.

2. Finished grading and backfill

Question: What elevations, backfill, compaction, testing, surface finish, seeding, and erosion control are required?

Response: Use clean backfill, compact excavations to a firm, stable surface, and grade to blend with surrounding ground and provide positive drainage. The finish is compacted soil. The RFP does not specify surveyed elevations, density testing, gravel, topsoil, or seeding. The contractor shall control erosion caused by its work.

3. Slabs, foundations, and buried improvements

Question: Are drawings or records available for slabs, footings, tanks, or underground improvements? How are concealed conditions handled?

Response: No construction or subsurface plans are available. The former casino was a steel-frame building. Include removal of its slabs, foundations, footings, anchors, and associated improvements as required by the RFP. Report a concealed condition believed to be outside the scope before disturbing it; additional work requires written Tribal authorization.

4. Utilities to remain

Question: Which water, sewer, and electrical components must be preserved? Who handles locating, verification, disconnection, and terminations?

Response: The Contractor shall locate and verify utilities before demolition. Preserve only the underground water and sewer lines where they enter and leave the building; cap and mark those lines at locations approved by the Tribe. Avista will disconnect electrical service. Remove building electrical components within the project area, subject to Avista's direction for any utility-owned equipment, including poles and transformers.

5. Generators

Question: Are the two generators to remain, be relocated, or be removed? What happens to their pads, fuel systems, and connections?

Response: Both enclosed generators are to be removed from the site. Include removal of their pads, fuel systems, and electrical connections, with safe disconnection and lawful disposal. Reconnection is not required.

6. Tank

Question: Is the horizontal tank and pump assembly included in removal? What are its contents, capacity, and cleaning status? Are there other tanks?

Response: The Contractor shall include removal of the horizontal tank, pump and hose assembly, associated piping, and pad in its base bid. A qualified environmental contractor shall identify and, if needed, sample the contents before the tank is drained or moved. The Contractor shall submit the results and proposed disposal method to the Tribe for written approval, then pump, clean, remove, transport, and lawfully dispose of the contents and tank. Provide testing and disposal records at closeout.

Because the tank's contents and volume are unknown, each bidder shall state the assumed contents, quantity, testing, and disposal method included in its lump sum price. If the actual condition differs materially from those stated assumptions, the Contractor shall notify the Tribe and obtain written authorization before performing the affected additional work. Any leak or suspected contaminated soil shall be secured and reported to the Tribe before remediation.

7. Conex containers

Question: How many containers are included, and must they be removed or relocated with their contents?

Response: All Conex shipping containers within the designated project area shall be removed and disposed of or recycled; none will be relocated. The lump sum bid shall include removal of the containers and their contents. Bidders shall verify the number and sizes during the site visit. If unidentified liquids or suspect regulated materials are found inside, secure them and obtain written Tribal direction before handling them.

8. Vehicles, boats, and trailers

Question: Are these items included in contractor removal, or will the Tribe remove them?

Response: Vehicles, boats, and trailers are excluded from the Contractor's scope and will remain on site during restoration. The Contractor shall work around them. The lump sum bid shall include removal of loose burned debris and other fire-damaged materials around the site perimeter. Identifiable vehicles, boats, and trailer frames shall remain undisturbed unless the Tribe directs otherwise in writing.

9. Batteries, appliances, and other materials

Question: Are batteries, refrigeration equipment, fuel and oil containers, and similar materials included? Are inventories or reports available?

Response: Include removal and lawful disposal of batteries, appliances, refrigeration equipment, fuel and oil containers, and similar visible materials within the project area. No separate inventory is available.

10. Asbestos report and unexpected materials

Question: Will the Tribe provide the EMSL report, including sampling locations and limitations? What is the procedure for unexpected materials?

Response: The referenced EMSL Two Rivers Casino asbestos report will be provided with the addendum. Its findings apply only to the samples analyzed. For untested suspect materials or contaminated soil, stop work in the affected area, secure it, and obtain written Tribal direction.

11. Disposal and salvage

Question: Are receiving facilities or haul routes required? Who owns salvage, and may bidders apply salvage credits?

Response: The Contractor shall verify that its chosen facilities accept each waste stream and shall include all hauling, recycling, and disposal costs in the lump sum bid. The Tribe does not require a particular facility or haul route. No salvage credit or deduction shall be applied to the bid. Materials become the Contractor's property when they leave the site. The Contractor shall transport and dispose of them lawfully and provide the Tribe with disposal and recycling records.

12. Trees, fencing, and access

Question: Are damaged trees, stumps, and fencing included? Where may the contractor stage and load, and who maintains security?

Response: Remove fire-damaged trees and stumps within the immediate project footprint. Remove burned fencing within the project footprint. The Contractor is responsible for site security during the work and may stage equipment and materials in a reasonable area adjacent to the project site, coordinated with the Tribe.

Two Rivers Site Cleanup plan

