



ADDENDUM 002
Contract NWI RDA-BE-2026-02
Demolition and Site Restoration -
Parcels 45-08-04-429-004 & 45-08-04-332-012

Contract Document	Description of Changes
Parcel Specifics Sheet – SITE 2	1. Replace the Parcel Specifics Sheet – SITE 2 (A1) with the revised Parcel Specifics Sheet – SITE 2 (A2)
Proposal	2. Incorporate Figure 6 – SITE 2 BLDG C Tunnel Abandonment Details into the Proposal

New and/or revised documents are provided in the following pages. Changes to existing documents are denoted with **bold red** text.

PARCEL SPECIFICS SHEET

SITE 2 (A2)

PROJECT NUMBER

NWI RDA-BE-2026-02

PARCEL NUMBER(S)

45-08-04-332-012

PARCEL ADDRESS(ES)

540 Tyler Street, Gary, IN 46402

PARCEL INFORMATION

1) SITE DESCRIPTION

This site is located within the northwest quadrant of the intersection of Tyler Street and W. 6th Avenue. The existing structure(s) are situated between an alley to the north, W. 6th Avenue to the south, adjacent buildings and a surface lot to the west, and Tyler Street to the east. There are three multi-level buildings and one single level building present on the site which are dilapidated. The parcel is L-shaped and encompasses approximately 164,000 square feet.

2) STRUCTURE DESCRIPTION(S)

Parcel 45-08-04-332-012: 4 Each Commercial Buildings

Structure ID	Structure Designation*	Structure Height	Structure SFT
BLDG A - Hospital	BLIP	5-story	135,808
BLDG B – Heating Plant/Converted Shop	BLIP	2-story	10,564
BLDG C – Heating Plant	BLIP	3-story	15,118
BLDG C – Adjacent Paint and Carpentry Building	BLIP	1-story	2,480

**as defined per Special Provision for Commercial Building and Property Improvements Removal*

BLDG A is a 5-story structure with basement, BLDG B is a 2-story structure with basement, and BLDG C is a 3-story with an adjoining single-story structure with basement. Portions of BLDGs A-C are severely dilapidated and in various states of disrepair, including collapsed ceilings, roofs, and walls.

A tunnel is present between the western side of BLDG A and the adjacent Gary Police Department facility which will be partially abandoned in place. Refer to Section 3.d.v.1 for abandonment details.

A tunnel is present between the south side of BLDG B and the adjacent Gary Police Department facility which will be abandoned in place. Refer to Section 3.d.v.2 for abandonment details.

Basements/vaults are present on the north side of BLDG C, adjacent to the public alleyway, outside the footprint of BLDG C. Refer to Section 3.d.v.3 for removal details.

A tunnel is present between the south side of BLDG C and the adjacent Gary Police Department facility which will be abandoned in place. Refer to Section 3.d.v.4 for abandonment details.

A pedestrian bridge is present on the western side of BLDG A, connecting the second levels of BLDG A and BLDG B, which is partially affixed atop the adjacent Gary Police Department facility. Selective demolition methods will be required to remove this feature as described in Section 3.b.iii.

Structural features of the buildings include concrete block foundation walls, exterior concrete and brick façade walls. Interior walls are concrete block/brick with plaster and tile, and/or wood/steel framed with paneling/wallboard. Overhead ceilings are coated in plaster, select ceilings are also

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paneled, and the flooring is primarily concrete, with select areas of tile. The roofing components consist of flat roof materials, flashing and rubber membrane. A brick smokestack is located on the western side of BLDG C, adjacent to the public alleyway. Interior and exterior features include, but are not limited to, electrical and mechanical components, elevators, boiler equipment, piping, plumbing equipment and insulation, various fixtures, furniture, and other miscellaneous appurtenances.

Parcel 45-08-04-332-012 – Environmental

Various hazardous and regulated materials, including but not limited to Asbestos Containing Materials (ACM), Lead-Based Paints (LBP), and Other Regulated Materials (ORM) are present throughout the structures as identified in the *Parcel 45-08-04-332-012 HRM Report*, dated April 14, 2025.

Parcel 45-08-04-332-012 – Site Work and Utilities

Various ancillary features are present throughout and adjacent to the site, including but not limited to concrete sidewalk, concrete and asphalt pavement, fencing, guardrail, trees/vegetation, miscellaneous debris, street lighting, and permanent signage.

Various public and private utility facilities are present adjacent to the parcel, including but not limited to electric, gas, water, sewer, and communications. Refer to *Figure 3 – Existing Utility Map – SITE 2* for the approximate locations of existing utility facilities as identified by the Engineer.

An active underground electrical General Primary Distribution (GPD) line is present between BLDG A and BLDG B, extending from the northern alleyway to the pad-mounted transformers referenced below. Exploratory excavation and protection of this facility is required as described in Sections 3.c.i. and 3.c.ii.

Active pad-mounted electrical transformers are present between BLDG A and the Gary Police Department facility. Protective measures are required during demolition as described in Section 3.c.iii.

A decommissioned communications cable and span wire are present on the north side of BLDG B, crossing the alleyway and connected to a wood utility pole. Removal of these facilities is required prior to demolition as described in Section 3.c.iv.

Existing street lighting facilities are present on the east and south sides of the Site, adjacent to Tyler Street and W. 6th Avenue.

3) SCOPE OF WORK

a) Environmental

- i) Prior to demolition of BLDGs A-C, fully remove and dispose of all Asbestos Containing Materials (ACM) and Other Regulated Materials (ORM) identified in the *Parcel 45-08-04-332-012 HRM Report*, dated April 14, 2025.

- (1) Temporary works, including but not limited to shoring and/or stabilization, may be required to access and facilitate removal of ACM and ORM at select locations.

b) Demolition

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- i) Prior to demolition, clear vegetation located on all sides of BLDGs A-C, including brush immediately adjacent to the structure(s) exterior walls. Existing trees along W. 6th Avenue and Tyler Street, located between the back of curb and public sidewalks, shall not be removed and will remain in place.
- ii) Prior to demolition, sawcut all pavement adjacent to the east and north sides of BLDG A, and adjacent to the north, west, and south sides of BLDG B and BLDG C, as close to the structure(s) as possible, but no greater than 1 foot from the face of buildings. Remove pavement within the limits of saw cutting with all other street, alleyway, and sidewalk pavement to remain in place. Layout of saw cutting shall be coordinated with and approved by the Engineer prior to saw cutting work commencing.
- iii) Prior to removal of the pedestrian bridge connecting BLDG A and BLDG B, detach roof flashing material associated with the Gary Police Department facility from the bridge. Plan and perform demolition activities in a manner that does not damage the existing Gary Police Department facility. If damage occurs or it becomes apparent that damage may occur, suspend work and immediately notify the Engineer.
- iv) Fully remove and dispose of all above grade components of BLDGs A-C
- v) Fully remove and dispose of all below grade components of BLDGs A-C, except for basement walls, floor slabs, and foundations or as noted below. Modify remaining below grade components according to Section c.3.C (Basement Left in Place) of the *SPECIAL PROVISION FOR COMMERCIAL BUILDING AND PROPERTY IMPROVEMENTS REMOVAL*, or as noted below.
 - (1) Bulkhead and abandon the tunnel between BLDG A and the Gary Police Department facility by constructing a masonry block wall at the location shown in *Figure 4 – SITE 2 BLDG A Tunnel Abandonment Details*. The masonry block wall shall be constructed 16 inches thick and the full height and width of the tunnel opening.
 - (2) Bulkhead and abandon the tunnel between BLDG B and the Gary Police Department facility by constructing a masonry block wall at the location shown in *Figure 5 – SITE 2 BLDG B Tunnel Abandonment Details*. The masonry block wall shall be constructed 16 inches thick and the full height and width of the tunnel opening.
 - (3) Remove and dispose of the ceilings and interior appurtenances of the basements/vaults located outside the northern footprint of BLDG C. Modify remaining below grade components according to Section c.3.C (Basement Left in Place) of the *SPECIAL PROVISION FOR COMMERCIAL BUILDING AND PROPERTY IMPROVEMENTS REMOVAL*.
 - (4) **Bulkhead and abandon the tunnel between BLDG C and the Gary Police Department facility by constructing a masonry block wall at the location shown in Figure 6 – SITE 2 BLDG C Tunnel Abandonment Details. The masonry block wall shall be constructed 16 inches thick and the full height and width of the tunnel opening.**
- vi) Fully remove and dispose of all ancillary features located within the limits of the Site, including but not limited to, asphalt and concrete pavement, retaining walls, bollards, fencing, signage, guardrail, and miscellaneous debris.

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c) Utilities

- i) Prior to demolition, perform exploratory excavation to sufficiently confirm the location, alignment, and depth of the active electrical GPD line. Exploratory excavation shall be completed utilizing vacuum excavation, hand digging, or a combination thereof. Perform exploratory excavation in a manner that does not damage the existing facility. If damage occurs or it becomes apparent that damage may occur, suspend work, immediately notify the Engineer, and contact the facility owner (NIPSCO).
- ii) Protect the GPD line during demolition to ensure no damage occurs. If damage occurs or it becomes apparent that damage may occur, suspend work, immediately notify the Engineer, and contact the facility owner (NIPSCO).
- iii) Plan and perform activities to ensure protection of the active electrical transformer components positioned between BLDG A and the Gary Police Department facility. Placement of temporary protective features may be required. If damage occurs or it becomes apparent that damage may occur, suspend work and immediately notify the Engineer.
- iv) Prior to demolition, remove and dispose of the existing decommissioned communications cable and span wire connected to BLDG B and crossing the northern alleyway. Removal shall be completed by cutting the cable and span wire at the wood utility pole located on the north side of the alleyway.
- v) Perform grade adjustments, as required, of existing sanitary sewer structures on the west side of BLDG A in accordance with Section 720 of the Standard Specifications and as directed by the Engineer.

4) SPECIAL CONDITIONS

- a) Protect all existing adjacent features to remain throughout demolition, including but not limited to, sidewalks, pavement, trees, street lighting, and permanent signage. If damage to existing features occurs, replacement in kind will be required at the Contractor's expense.
- b) Stage and perform all work from within the limits of the parcel or from closed portions of adjacent roadways and/or alleyways. The parking lots located north of SITE 2 and bounded by Polk Street, 5th Avenue, Tyler Street, and the public alleyway may also be used for staging.
- c) Plan and perform all work such that no damage to the adjacent Gary Police Department facility occurs. If damage occurs or it is apparent that damage may occur, suspend work and immediately notify the Engineer.
- d) Maintain full access to the Gary Police Department facility at all times. Plan and stage activities such that facility operations are not impacted.

