

The questions below cover issues covered during the pre-bid meeting.

1. Do you want an engineer to sign off on the façade replacement work?

The County will hire an independent contractor to inspect the façade work.

2. Was the paint throughout the jail tested for lead?

The CCLBA requested that the paint be tested in the walkway only; however, the contractor did take limited samples in other areas. A revised report was obtained and uploaded in the Dropbox folder (see question 9 regarding access to the Dropbox folder). The walkway was targeted for testing because this area may need to be demolished by hand and we wanted to make that information available to potential bidders. All bidders should ASSUME lead based paint contamination throughout the jail because the structure predates 1978. *Disposal of concrete should be done in compliance with all applicable laws.*

3. Can you please clarify the bid opening process and whether or not there will be a second public opening for the pricing?

The first phase of the bidding identified as PART ONE in the RFP will be opened at a public opening at the appointed time/date/place to announce the bidders. A public opening will not be held for the pricing contained in PART TWO. Bidders who do not receive enough points under PART ONE will receive their bid packets for PART TWO returned unopened.

4. How will you price additional vermiculite if found during demolition?

We have added a section to the bid pricing in the amended RFP posted online to accommodate a place for pricing this material by cubic feet (see amended RFP).

5. The abatement contractor who did the work was not present at the mandatory pre-bid meeting; did that company receive a waiver?

The County granted a waiver for this requirement to this contractor per a request that was received after the mandatory pre-bid meeting. The reason the pre-bid meeting was mandatory was to discuss the vermiculite issue; said contractor is very familiar with that issue as he brought it to the County's attention, thus the request was approved.

6. Will third party air monitoring be required during the demolition?

Third party air quality monitoring will be required for all exterior abatement, e.g. the windows, and may be required for the demolition if it becomes an ACM demolition. A stand-alone price point for this work has been added to Appendix A.

7. Should abatement be bid separately from demolition?

Yes, using the separate pricing units in Appendix A.

8. How does the County want the wall of the County Office Building to be repaired?

This wall should be repaired to match the current wall and in accordance with all applicable building codes. A copy of the blueprint for the “Structural_Walkway_Plans” that includes this wall section has been uploaded to the shared Dropbox file (see question 9 regarding access to the Dropbox folder).

9. Who shall be the owner for the bid bond and is there a warranty on the project?

The bid bond should be made in the name of Calhoun County Land Bank Authority; there is not a warranty on the project.

10. How do I access building plans, including plans showing the structural walkway, and hazardous materials reports?

An invitation to access the information, via a Dropbox account, has been sent to all contractors who registered their intent to bid with the CCLBA by sending an email to landbank@calhouncountymi.gov with the subject “INTENT TO BID”. Available information includes building plans, structural walkway plans, asbestos and hazardous materials reports, a revised lead report, and the pre-bid sign in sheet. If you have not received this email or have trouble accessing the information, please contact the Land Bank at 269-781-0777.