

Questions & Answers

RFP #05-CCLBA-2019 – Demolition Services & Site Restoration

June 26, 2019

- 1. Will the weight restriction for streets surrounding (No Trucks over 7,000 lbs. empty) the demolition site be lifted during the demolition activity?**

Currently, the City of Albion is working on road repairs. All roads heading north from Michigan Ave are or will be fairly new. So Chestnut St E and Mulberry St E from Superior St will be the access points for north and south areas of the site. The parking lot adjacent to the south of the site may be used as a potential turn around point so that entering and exiting from Chestnut or Mulberry is viable. This will minimize road damage and keep a tight specified route.

Staff will assist the selected contractor in coordinating routes or any other traffic concerns with the City of Albion.

- 2. Is there existing analytical effect that cites the concrete at the site may be deemed as hazardous material? If there is not, conclusive analytical results determining the existence and quantity of hazardous debris, how will this be handled for the pricing purposes?**

Staff spoke with its environmental consultant, SME, regarding questions about the concrete. They indicated that the contamination concern is related to the underlying soil and not the concrete; therefore, the concrete should be considered clean for the bidding process. However, staff has not tested the concrete directly, including for lead based paint, so we would encourage all contractors to use their professional knowledge in bidding and planning for this component.

SME will conduct further environmental tests for the Phase 2 Environmental Assessment (ESA) and subsequent Due Care Construction Plan after the building is demolished and prior to the removal of the concrete and footings; if new information emerges staff would work directly with the selected contractor to address it and adjust pricing if required.

- 3. For the removal of concrete, driveway entrances and curb replacement, are we to assume that the concrete floor and associated footings are clean and can be recycled as non-impacted concrete?**

Please see the answer for question 2 above.

- 4. Regarding site restoration specification (Page 6-7, article 18c), *Place fill in layers to an elevation between 4 to 6 inches above adjacent undisturbed ground.* Does this mean that the former building area Class II Sand Material will be 4-6 inches higher in elevation of the surrounding ground?**

Staff expects the selected contractor to level the site prior to completing the restoration, but anticipates that there may be some type of capping required after the Phase 2 ESA is completed, this bidding approach will help us get a realistic number should that be required.

5. Are there site restoration specifications for topsoil, grass seed, fertilizer and mulch?

Contractor shall provide at a minimum, four (4) to six (6) of clean, natural, fertile topsoil free of any stones, over 1½ inch, clods, sticks, roots, or other objectionable material. Seeding shall be either clover (preferred) or perennial ryegrass mix at a rate of 4-5 lbs per 1000 sq. ft. The ideal mixture should be 20% Kentucky Blue Grass, 20% perennial Rye grass, 20% hard fescue, and 40% Creeping Red Fescue.

6. How much time is anticipated between the completion of Phase I and the start of Phase II?

The Phase I ESA is available for viewing on the County's website. If you have trouble accessing it, please contact the Land Bank at landbank@calhouncountymi.gov.

Regarding timing, Number 16 under *Other Information Related to Bid Work* provides the timing. Staff plans to start the Phase 2 ESA and subsequent Due Care Construction Plan as soon as possible and that work can take three months to complete. Staff is asking that the concrete and footings be removed by June 1, 2020, to allow for potential weather related delays.

7. Regarding the payment schedule listed on page 7, article 19 (40% for demolition of structure, 30% for demolition of footings, and 30% upon final site restoration/compaction), since the demolition of the structure will exceed 40% of the project cost, can the percentages listed be changed or eliminated and replaced with a schedule of values for the work?

The payment structure has been amended to the following:

- a. 40% **50%** of the project cost will be paid upon completion of the demolition of the structure and preliminary positive inspection by SafeBuilt Inspection Services;
- b. 30% **10%** of the project cost will be paid upon the removal of all footings and a positive inspection by SafeBuilt Inspection;
- c. The final 30% **20%** will be paid upon the final site compaction, restoration and when the CCLBA receives notification of the final permit close out by SafeBuilt Inspection as well as all documentation requested in this bid package (e.g. State notices, waste receipts, etc.)

8. Can you please reschedule another prebid meeting so that bidders can see the site in dryer conditions?

Staff will hold a second opportunity to view the structure at 9:00 am on July 2; however, interested parties must have attended the first prebid meeting and must register with the CCLBA by noon on July 1. Please confirm by sending an email to landbank@calhouncountymi.gov with the subject line "Intent to Attend Prebid #2".