

INVITATION TO BID # I00219
DEMOLITION OF BUILDINGS AT STAUNTON CROSSING
BID SUBMISSION DEADLINE: October 31, 2019, 2:00 P.M.

ADDENDUM #3 - DATE: October 4, 2019

TO ALL POTENTIAL BIDDERS:

The following information is being provided for purposes of clarification or in response to questions received from potential bidders. In addition to this addendum being posted on the eVA website and City website at the following links, and will be emailed to those potential bidders that attended and signed in at the Pre-Bid Meeting on September 17, 2019.

- **eVA website:**
https://m.vendor.evro.cgipdc.com/Vendor/public/VBODetails.jsp?DOC_CD=IFB&DEPT_CD=LA35&BID_INTRNL_NO=152485&BID_NO=I00219&BID_VERS_NO=1
- **City website:**
<https://www.ci.staunton.va.us/Home/Components/RFP/RFP/123/150>

In the event that any of these specifications conflict with the previous specifications, the specifications in this addendum shall control. Prepare your bids accordingly:

Revised Dates:

The dates for the deadline for submitting questions and the posting of the addenda and answers are revised as follows:

	Initial	New
Bid Submission Deadline	October 17, 2019 by 2:00 PM	October 31, 2019 by 2:00 PM

Site Access:

The site will be open for potential bidders from 8:00 AM to 5:00 PM on the following date. Access to Building#126 is not allowed unless escorted by City staff.

- **The week of Monday, October 7, 2019 through Friday, October 11, 2019**

Revised Bid Form:

Buildings 114 and 125 are being substituted for Buildings 123 and 124 in Options A, B, C, and D, as identified on Pages 5 and 6 in the original ITB, as follows and in **Appendix H**.

Option	Initial	New
A	Buildings and associated tanks excluding buildings 123, 124, and 126.	Buildings and associated tanks excluding buildings 114, 125 , and 126.
B	Buildings 123, 124, and 126 and associated tanks.	Buildings 114, 125 , and 126 and associated tanks.
C	Buildings and associated tanks excluding buildings 123, 124, and 126.	Buildings and associated tanks excluding buildings 114, 125 , and 126.
D	Buildings 123, 124, and 126 and associated tanks.	Buildings 114, 125 , and 126 and associated tanks.

Revised Bid Details:

Buildings 114 and 125 are being substituted for Buildings 123 and 124 as identified on Page 9 in the initial ITB as follows and in **Appendix H**.

Initial	New
Buildings and associated tanks excluding buildings 123, 124, and 126.	Buildings and associated tanks excluding buildings 114, 125 , and 126.
Buildings 123, 124, and 126 and associated tanks.	Buildings 114, 125 , and 126 and associated tanks.

Questions and Answers

Question Number	Question	Response
1	Are there any documents or quantities that can be provided to help quantify the extent of the underground utility tunnels that will need to be removed as part of this project?	Information on these structures is found on pdf titled “Under Ground Steam Tunnels” provided in the ITB data. The utility tunnels have been described as being approximately 10’w x 10’ h in interior dimension. This data is for information purposes only and the City makes no claims to their completeness or accuracy.
2	Please confirm who is responsible for providing the 3rd party monitor for the asbestos abatement scope of work.	The contractor is responsible for performing asbestos abatement design, phasing, abatement, and monitoring.
3	Please confirm who is responsible for providing the 3rd party to test soil compaction at all areas to be backfilled.	The contractor is responsible for 3 rd party geotechnical firm to confirm soils placement and compaction.

Question Number	Question	Response
4	The ITB specifies that the masonry materials can be crushed onsite and used as fill. Are we only allowed to use crushed masonry materials as fill onsite?	Unless told otherwise by technical advisors, concrete, masonry, or asphalt material can be processed and used for onsite fill.
5	Can the concrete debris be crushed onsite to be used as fill as well?	Any clean concrete, asphalt, or masonry rubble can be crushed and used as fill and placed in lifts under the direction of the geotechnical engineer with lift depth and maximum particle size allowed in each lift to be determined by the geotechnical engineer.
6	Is there any need for additional crushed masonry and/or concrete to be stockpiled onsite for use by others on the future development of the site?	Yes. The demolition contractor will stockpile 500 tons of crushed concrete/masonry material on the parking lots within the site as determined by the City during contract negotiations. The material will be crushed to #3 size stone or less gradation (unless approved by the geotechnical engineer or the City) and placed in bulk storage piles on the asphalt surface area for the owner's use.
7	ITB references AASHTO T191 as well as VTM-1 & VTM-12. Will particle size be restricted to certain sieve sizes to meet a VDOT Standard?	Any clean concrete, asphalt, or masonry rubble can be crushed and used as fill and placed in lifts under the direction of the geotechnical engineer with lift depth and maximum particle size allowed in each lift to be determined by the geotechnical engineer.
8	A question at the pre-bid was asked about how the abatement that is hidden and not included in the report would be handled from a contractual standpoint. Will this report type of unforeseen conditions be handled as a change order?	No change orders will be provided for unforeseen hazardous materials except for contaminated soils. The bidder should provide a breakdown of costs in their cost estimate for all (not only asbestos) hazardous material testing, planning, abatement, and monitoring.
9	Scope of Work requires an erosion and sediment plan with the City. The City website requires sites larger than an acre or sites less than an acre but part of a common development to obtain a VSMP permit from DEQ. Would the SWPPP plan need to be approved by the City or DEQ?	The City will provide an approved E&S plan and SWPPP for the project.

Question Number	Question	Response
10	At the pre-bid meeting the City said that the site would be graded for sheet drainage. If permanent E&S measures beyond sheet grading are required by the City Engineering or DEQ would these be handled as a change to the contract?	The City will provide an approved E&S plan and SWPPP for the project.
11	The Scope of Work Section 14 says pavement removal is not required. Most pavement will be disturbed due to utility removal in Scope of Work Section 5 & 6. Confirm there is no requirement for preservation of pavement or patching.	Note the identified areas: generally, the main entry roads, main loop road and marked parking lots. These areas are to be preserved as useable roadways as defined by the City during and after all demolition and site restoration work. The asphalt in the marked areas may be removed to allow utility demolition and replaced with suitable, compacted subgrade material and topped with stone base and asphalt paving in thicknesses to match the existing paving profile. All other asphalt areas can be travelled by the demolition contractor during the course of demolition operations, but must be maintained by the demolition contractor to provide non-broken pavement surfaces during and after all demolition and site restoration work is complete. Refer to Appendix G .
12	The report provides only the laboratory analysis. It does not identify the type of material sampled or the location of the material. As such, there is no way to quantify the asbestos containing materials and provide a proposal for removal. Are the full asbestos survey reports available for review?	The City has provided reports on hazardous materials that contain information such as type of material and location of material on the City website; however, the City makes no claims as to the completeness of these reports, and they are for informational purposes only.
13	Regarding the crushing of masonry materials, the Scope of Work mentions testing per requirements of AASHTO T191. AASHTO T191 is intended for material (2) inch minus. Please confirm if this will be the size requirement for the crushing.	Any clean concrete, asphalt, or masonry rubble can be crushed and used as fill and placed in lifts under the direction of the geotechnical engineer with lift depth and maximum particle size allowed in each lift to be determined by the geotechnical engineer.

Question Number	Question	Response
14	Will topsoil be required over fill areas? If so, what are the topsoil specifications?	Contractor shall use onsite material to cap rubble fill areas, and add soil amendments as necessary to achieve stable vegetation that will withstand a “second cut” of normal mowing.
15	What is bidder to assume will be the quantity of product/ residual present in the AST’s and UST’s?	The bidder should assume that no product is in the AST’s and UST’s.
16	Per the VA asbestos regulations- the owner needs to provide 3rd party air monitoring for all friable removal. Please confirm this is an accurate statement.	The contractor is responsible for performing asbestos abatement design, phasing, abatement, and monitoring.
17	Will the city provide a proposed abatement schedule for bidding purposes?	No.
18	Will the city be providing a Erosion Control plan? We will need to have a plan showing where to install silt fence, diversion ditches, type of seed, etc.	The City will provide an approved E&S plan and SWPPP for the project.
19	What is the determination as to when the project is complete? Upon establishing growth? After the 1st or 2nd cut?	Contractor shall achieve a full stand stable vegetation that will withstand a “second cut” of normal mowing.

New Files

The following files will be posted on the above referenced websites.

1. **Appendix G** - Map identifying current asphalt pavement and parking lots that shall be protected, but if used, destroyed, or removed during demolition, shall be restored to pre-demolition conditions.
2. **Appendix H** - Buildings 114 and 125 are being substituted for Buildings 123 and 124 in as noted in the Bid Form and the Bid Details section.

Inquiries Concerning the Bid

Any questions or comments concerning this Invitation to Bid should be directed in writing to:

William L. Vaughn
Director of Community and Economic Development
City of Staunton, Virginia
P.O. Box 58
Staunton, Virginia 24402-0058
vaughnwl@ci.staunton.va.us

Note: A signed acknowledgement of this addendum must be received by this office prior to the due date and time, or must be attached to your bid. Signature on this addendum does not constitute signature on the original bid document. The original bid document must also be signed per bid instructions.

Company Name: _____

Signature: _____

Type/Print Name: _____

Title: _____

Date: _____