

## INVITATION TO BID # I00120

### DEMOLITION OF BUILDINGS AT STAUNTON CROSSING

BID SUBMISSION DEADLINE: October 14, 2020, 2:00 P.M.

#### ADDENDUM #1 - DATE: September 28, 2020

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, 2020.

- eVA website: <https://m.vendor.eprocipdc.com/Vendor/public/AllOpportunities>
- City website: <https://www.ci.staunton.va.us/departments/finance/procurement>

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

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| <b>Page 15</b> | <b>Added Line Item:</b> “Steam Tunnels” to the Bid form.<br><b>Added Notation:</b> ** All costs associated with hazardous material disposal shall be the responsibility of the contractor. ** It is <b>not</b> to be included in the waived tipping fees on Option B or C of the Bid Forms.                |
| <b>Page 16</b> | <b>Added Line Item:</b> “Steam Tunnels” to the Bid form.<br><b>Added Notation:</b> ** All costs associated with hazardous material disposal shall be the responsibility of the contractor. ** It is <b>not</b> to be included in the waived tipping fees on Option B or C of the Bid Forms.                |
| <b>Page 17</b> | <b>Added Notation:</b> ** All costs associated with hazardous material disposal shall be the responsibility of the contractor. ** It is <b>not</b> to be included in the waived tipping fees on Option B or C of the Bid Forms.                                                                            |
| <b>Page 44</b> | <b>Added Paragraph 2.5.2.3. :</b> All costs associated with hazardous material disposal shall be the responsibility of the contractor. It is <b>not</b> to be included in the waived tipping fees on Option B or C of the Bid Forms.                                                                       |
| <b>Page 45</b> | <b>Added Paragraph 2.6.2.5. :</b> Sections of Steam Tunnels from connection point at the building to 20’ away from the building should be included in the Building Price. Sections of Steam Tunnels beginning past the 20’ delimiter will be included in the Steam Tunnel Pricing.                         |
| <b>Page 46</b> | <b>Edited Paragraph 2.12.5. :</b> The demolition contractor will stockpile crushed concrete/masonry material on the parking lots and areas 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 |

|                |                                                                                                                                                                                        |
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|                | geotechnical engineer or the City) and placed in bulk storage piles on the asphalt surface area for the owner's use.                                                                   |
| <b>Page 49</b> | <b>Updated Link in Paragraph 4.4. :</b><br><a href="https://www.ci.staunton.va.us/departments/engineering-division">https://www.ci.staunton.va.us/departments/engineering-division</a> |

## Questions & Answers

**Question:** What is the prevailing wage determination?

**Answer:** Prevailing wage determination is not applicable on this project.

**Question:** The chillers are behind building 103 roughly 50' off the backside of the building. Do you want us to remove this equipment and leave the pads, because they are more than 20' off the building? Or just leave all equipment and pads because it falls out of the 20' scope?

**Answer:** The chillers behind Building 103 and between buildings 112 and 118, shall be removed including pads, and included in "Steam Tunnel" Pricing.

**Question:** In the Scope of Work Section 2.5.1, it states that, "All required federal, state and local testing and monitoring procedures will be observed for any and all hazardous materials abatement or demolition on the project". This section also states that "a licensed industrial hygienist will oversee and conduct all testing and reporting operations for HAZMAT monitoring" Section 2.5.2.3 states "The contractor is responsible for providing the 3<sup>rd</sup> party monitoring and reporting for the asbestos abatement scope of work." Are we to follow applicable federal, state, and local regulations for any testing and monitoring, or is the City of Staunton requiring that a 3<sup>rd</sup> party IH be onsite daily throughout the project?

**Answer:** The contractor is responsible for providing the 3<sup>rd</sup> party monitoring and reporting for the asbestos abatement. Refer to Scope of Work Section 2.5. Environmental remediation.

**Question:** In the Scope of Work section 2.5.2.2 states "No change orders will be provided for unforeseen hazardous materials except for contaminated soil" During the pre-bid site visit we observed black mastic on cork duct insulation, not identified in the survey in building 101. This material is typical of the black mastic on cork duct insulation identified in the survey for building 103. It does not appear in the survey that this material was sampled. How will a situation like this be handled and if found to be ACM will the contractor be paid for the abatement?

**Answer:** Refer to Scope of Work Section 2.5.2.2, that states that no change orders will be provided for unforeseen hazardous materials.

**Question:** Is there a permit required for Crushing onsite at the City of Staunton?

**Answer:** No, it will be a task component of the demolition permit.

**Question:** What are the costs and requirements to pull a raze/demo permit?

**Answer:** Approximately \$100 per building.

**Question:** How is the process/requirements for acceptance of subcontractors?

**Answer:** Ultimate acceptance of the subcontractors will be up to the contractor. Subcontractors must have the required permits and licenses (including SCC) to complete the work according to the bid.

**Question:** Please provide a number of elevators per building for consideration of proper removal of hydraulic oils.

**Answer:** The number of elevators per building is unknown. Access to the sites/buildings was provided to bidders to give them an opportunity to determine the number of elevators.

**Question:** Has the EI hazmat report dated: September 3, 2013 taken into account all the previous asbestos abatement and considered all the quantities and items listed in the report from Wiley Wilson dated 8/31/2009? Please clarify.

**Answer:** Refer to Scope of Work, Section 2.5.2.1.

**Question:** What does "complete" means as a status for the above & underground storage tanks?

**Answer:** Refer to Appendix F Tank Inventory table headings "Status" and "Replaced With" when interpreting table.

**Question:** What does "closed/removed" means as a status for the above & underground storage tanks?

**Answer:** Refer to Appendix F Tank Inventory table headings "Status" and "Replaced With" when interpreting table.

**Question:** What does "closed" means as a status for the above & underground storage tanks?

**Answer:** Refer to Appendix F Tank Inventory table headings "Status" and "Replaced With" when interpreting table.

**Question:** What does "in use" means as a status for the above & underground storage tanks?

**Answer:** Refer to Appendix F Tank Inventory table headings "Status" and "Replaced With" when interpreting table. Tank may contain liquids.

**Question:** Does the Above ground storage tanks listed as "closed/removed" on its status mean been already pumped out and cleaned?

**Answer:** Refer to Appendix F Tank Inventory table headings "Status" and "Replaced With" when interpreting table.

**Question:** Is there any other information/report on the above and underground storage tanks?

**Answer:** No.

**Question:** Have the UST been pulled? What does completed or Closed mean?

**Answer:** Refer to Appendix F Tank Inventory table headings "Status" and "Replaced With" when interpreting table.

**Question:** Does the performance and payment bond forms need to be submitted with the bid package?

**Answer:** No, the performance and payment bond forms need to be completed by the awarded bidder only.

**Question:** What test services are required per documents? Per general conditions 5.12

**Answer:** Test services that are required include, but are not limited to, geotechnical reports, HAZMAT reporting, and asbestos abatement reporting. See Bid Package Sections 2.5.1-2.5.2 and 2.12.3

**Question:** Will this package potentially be awarded to multiple contractors or to a solo contractor?

**Answer:** The City reserves the right to award multiple contractors, however, at this point we feel it would be optimal to select one contractor.

**Question:** Is this a wage scale project?

**Answer:** No.

**Question:** Do we need to remove the tunnels between buildings 101, 102, 103, 107 and 115?

**Answer:** Yes, there is now a line item on the Bid form referencing these tunnels on pages 15, 16, 17 and page 45.

**Question:** Can we use the (2) active fire hydrants onsite for dust control and water usage?

**Answer:** No.

**Question:** Are we to provide sediment and erosion control engineered designed plan?

**Answer:** Refer to Scope of Work, Section 2.10 Erosion and Sediment Control.

**Question:** Who will be responsible for the sediment & erosion control installation once the engineered designed plan has been approved?

**Answer:** Refer to Scope of Work, Section 2.10.1 Erosion and Sediment Control.

**Question:** Sediment and erosion control website listed per RFP section 4.4 is no longer valid. Please provide a new website link for access.

**Answer:** <https://www.ci.staunton.va.us/departments/engineering-division>

**Question:** Does the classification of "masonry materials" to be crushed onsite includes concrete and brick?

**Answer:** Refer to Scope of Work, Section 2.12. Crushing of masonry

**Question:** Is there a sequence on where we should start the asbestos abatement and demolition first or can we come up with our own?

**Answer:** The City will work with the contractor to develop an approach.

**Question:** Is there any abatement required for the steam distribution tunnels?

**Answer:** Refer to Scope of Work, Section 2.5 Environmental remediation.

**Question:** Is the Virginia contractor number by DPOR the same as the State Corporation commission registration number by SCC?

**Answer:** No, one is a contractor license number (DPOR) <http://www.dpor.virginia.gov/> and the other (SCC) is a State registration allowing you to work in Virginia. <https://www.scc.virginia.gov/>

**Question:** How to acquire the identification number issued by SCC?

**Answer:** <https://www.scc.virginia.gov/>

**Question:** How do we know if we are bidder/offeror authorized or not to transact business in the commonwealth? Please send us more information on this matter as we have to include a form with our bid submission

**Answer:** You must be registered with the SCC and have the required licenses.

**Question:** Please send the location of the landfill we should use for pricing option B.

**Answer:** SAW Landfill, 749 Christians Creek Road, Staunton, Virginia 24401.

**Question:** What is the SCC Number?

**Answer:** <https://www.scc.virginia.gov/>

**Question:** Per RFP page 43 section 2.5.2.2 - Please confirm we are to price the hazmat abatement per items quantified per hazmat report only. If not, will an allowance be provided for the unforeseen conditions?

**Answer:** Refer to Scope of Work Section 2.5.2.2, that states that no change orders will be provided for unforeseen hazardous materials.

**Question:** Per RFP page 47 section 2.14.3 - Who will be responsible for the maintenance of the site for the period after demolition until the achievement of a full stand stable vegetation/grass that will withstand a "second cut" of normal mowing?

**Answer:** The contractor is responsible for the site until the project is complete.

**Question:** In review of the documents I understand that Tank removals are to be included in the scope of work. During our site visit the 275-gallon fluid level could be easily identified through inspection of the gauges however the other tanks did not have gauges that could be inspected to determine the amount of fuel that remained. Can a qty. be provided for the contents of the remaining tanks or an assumption that bidders assume they are ½ or ¾ full and based on tank size carry an appropriate disposal cost? Or will the unit rate for petroleum contaminated water be applicable to tank liquid product?

**Answer:** Contractor must certify contents and amounts of liquids in each tank.

**Question:** Regarding 2.12.5 under crushing of Masonry- It is clear that materials all masonry, concrete etc. materials are to be crushed to a 3# size and utilized as backfill to fill voids for removed structures and utilities and 500 tons of materials to be stockpiled on parking lots. Please clarify is the intent for all crushed materials to be used for backfilling and stockpiled onsite or will export be required of excess materials?

**Answer:** Amended Scope of Work, Section 2.12.5. to read:

The demolition contractor will stockpile ~~500 tons of~~ crushed concrete/masonry material on the parking lots and areas 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.

**Question:** In review of the asbestos survey and testing results there are many materials that tested less than 1% however there are no description or map indicating where these material are. If they are found on CMU, Brick, Block and concrete are we to assume that any material that is less than 1% can be crushed?

**Answer:** Refer to Scope of Work, Section 2.5 Environmental remediation.

**Question:** Can asbestos sample location maps be provided?

**Answer:** Refer to Scope of Work, Section 2.5.2.1 Environmental remediation.

**Question:** Is the asbestos estimate to be based off of the Quantities provided in the summary tables found in the EI Western State Hospital Hazardous survey dated 9/9/2013?

**Answer:** The asbestos estimate should be based off of information provided, site visits, and bidder experience, there will be no change orders for unforeseen hazardous materials. Refer to Scope of Work Section 2.5.2.2.

**Question:** The Bid sheet is structured for pricing to be provided on a per building basis. Where should the utility removal and underground tunnels pricing be included? Will a sperate line item be added to the bid sheet?

**Answer:** See above. Steam Tunnels pricing.

**Question:** Will there be water and power available on site?

**Answer:** There will be no water service. Electrical services are the responsibility of the contractor.

**Question:** Has a decision been made regarding leaving all crushed material on-site or will it remain at 500 tons?

**Answer:** Amended Scope of Work, Section 2.12.5. to read:

The demolition contractor will stockpile ~~500 tons of~~ crushed concrete/masonry material on the parking lots and areas 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.

**Question:** Can any excess crushed Bricks, Block, and Concrete material be left on site for future development?

**Answer:** See above response.

**Question:** Can existing fire hydrant be used for dust control during demolition and asbestos abatement?

**Answer:** No.

**Question:** Our understanding is that the unit prices for petroleum contaminated water, and sewage will be used for removal and disposal of the content of UST and AST. Please confirm.

**Answer:** Yes.

**Question:** The drawing M1 (underground steam tunnels) shows an steam tunnel that starts at building 114 power plant and end up at building 127, most of the steam piping are in the tunnels but at certain location the steam piping are direct buried.

**A.** Do we treat these steam piping and tunnels as utilities, and only demolish and remove up to 15' from each building?

**Answer:** See above response and Page 45, Section 2.6.2.5. in the bid documents.

**B.** If the answer to (A) is to demolish and remove the entire Steam Piping and Tunnel. Please tell us which buildings we should put the cost.

**Answer:** See above Steam Tunnels pricing.

**C.** Also, there are large tunnels between buildings 107, 102, 103, 101, and 115. Please tell us which buildings we should put the cost.

**Answer:** Apply to closest building.

**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](mailto: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: