

ADDENDUM NO: 1

RFP 153723: Request for Proposal for Demolition Services

DEPARTMENT: Economic and Community Development

REASON: Questions and Answers

PLEASE SIGN ONE (1) COPY OF ADDENDUM AND RETURN TO THE PURCHASING DEPARTMENT WITH YOUR PROPOSAL. RETAIN A COPY FOR YOUR FILES.

Name _____

Company _____

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Q: Do you have an idea of how many demolitions we're talking about over twelve months?

A: We can't predict the number we're going to need to do. What we plan for begins with a budget figure, which for next year is approximately \$400,000.00. The number that we're able to do depends on the cost for each one. The highest number that we've done in a year is about a hundred. The average in the last few years has been about sixty to seventy a year.

Q: Are these all residential type situations?

A: It's not limited to residential, but the majority of them are residential properties. The structures may have burned or started collapsing from years without maintenance...that kind of thing. Occasionally, we have an urgent or emergency commercial property that has to be demolished..

Q: Will this all be inside the city limits?

A: Yes.

Q: About the basement area and in-ground pool demolition...if it has a concrete slab in the bottom, does that have to come up also?

A: Yes. You have to crush the concrete slab up until no pieces are any larger than 8" in diameter. Then, you have to fill it up to ground level with clean fill dirt. You can use the pieces of rock that are no larger than 8" as part of the fill in the bottom. The top two feet as you bring it up to ground level need to be solid clean fill dirt that's suitable for growing grass. [Read e) under General Requirements on page 8 of 19 of the Main RFP Document]

Q: About the dirt...you wanted it by the yard...is that topsoil or backfill below grade? [top of page 12 of 19]

A: You don't have to use topsoil grade. For the top two feet of surface, you do have to use clean fill dirt. The top two feet need to be at least clean fill dirt that's suitable for growing grass. And, of course, it will need to be smoothed well enough that we'll be able to mow it.

Q: Does the solid waste (concrete, blocks, rocks, bricks) have to go to the landfill or can I use a crusher?

A: .As long as what you're doing is environmentally and otherwise acceptable, then you should be okay to crush it.

Q: About the load tickets at the landfill....does that have to be in Tennessee?

A: I would assume any legal landfill that will accept it, that that would be fine, and that you could just turn in the receipt.

Q: So, if I pay a sub-contractor in Georgia to do my disposal, and I get a receipt from him, would that be okay ?

A: As far as the landfill being in Georgia, as long as the landfill is State approved to be a landfill, including meeting all licensing and operator certification requirements, and State approved to accept the types of materials being disposed of from our demolition sites. The landfill will also need to provide receipts to the demolition contractor to submit to the City as evidence that the debris was disposed of legally.

Q: My sub-contractor in Georgia is in the process of getting his own landfill. So, if he has a State permit number, will that be adequate for you all?

A: I don't know. That's something that we have to check on. (Another contractor said Georgia is EPD regulated and TWC regulates Tennessee, so they're under different regulations.) We're not particular about which landfill you use. There are certain things that you may have to take to certain landfills. One contractor we used had to take certain things to Cleveland, TN.

Q: If there's asbestos present in the structure, are we responsible? We talked to the environmental people, and they told us that, as the contractor, we're not responsible...it's the owner.

A: It's a little bit different demolishing for the City because we're demolishing structures that we do not own, usually. Under this agreement, the contractor will pay for the asbestos surveys, permits, abatements, and any other costs.

Q: How do the City and the Contractor decide on the asbestos situations?

A: We meet with the Contractor on site to determine the square footage and the price. After that we send you a letter to proceed, and we're done with it. You send us an invoice.

Q: So each job...you'll look at it and see if it's permitable as far as the asbestos part of it? We don't need to put it in the price? Because it depends on how many asbestos tests you do as to how much it costs for the tests.

A: We meet with the Contractor on site to determine the square footage and the price. After that we send you a letter to proceed, and we're done with it. You send us an invoice.

Q: How do the City and the Contractor decide on the price again?

A: We have a person on staff who meets with the Contractor. Our staff person has generally already done a drawing of the structure. Our staff person and the Contractor take measurements together to make sure that everyone agrees on the square footage of the structure and whatever else has to be demolished. The square footage and which prices apply are worked out right there between our staff person and the Contractor. Let's say there's an unusual amount of debris....say the house is full of furniture...that falls under "Excess debris and overgrowth," so that would be the rate that the Contractor would agree to do the job for.

Q: So, in other words, when we bid this, the amount that we bid is not concrete on every job?

A: Your prices are what you bid. You can't change the prices you bid, and we don't negotiate on those. What we negotiate on is which of the prices you bid applies to each situation.

Q: I need to clarify about the asbestos...we need to include the survey into our price?

A: Yes.

Q: And, if asbestos is encountered, then, at that time, we will negotiate the cost of the abatement.

A: Yes. Chances are that you would not be abating it but would be having it abated. Also, not every structure is regulated, but we do have to go through the environmental review process on every asbestos situation. Asbestos work is negotiated per job. [See top of page 12 of 19]

Q: There's no bonding required, right?

A: That's correct.

Q: There will be three companies named in case the top company can't respond in the appropriate amount of time, right?

A: Yes...two or three. The best bidder will be sent the work pretty much all of the time, but if that bidder can't pick up the work, then we can go on to the other Contractor.

Q: On page 12 of 19, can you explain what's meant by "not part of a site development?"

A: This refers to natural property features and other property conditions that may interfere with or make the demolition more challenging since this is listed under Problem/Extreme Condition and Extreme Areas. Some examples of a Problem/Extreme Condition and Extreme Areas that are not part of a site development would include having to cross a grade so steep to access the demolition area that it creates barriers to getting equipment in and demolition debris out or a demolition site that is on an extremely busy road with poor sight visibility that requires the use of flaggers.

Q: What will the payment schedule be for these projects? Is direct deposit available?

A: Payment is typically made within 30 days after the contractor submits the invoice to the City and the job is approved for payment. Direct deposit may be available in the future but isn't currently available for vendors.

Q: The financial reports request Schedule C tax papers. What papers are required to show health, safety, and environmental compliance?

A: Please state whether you have been fined or cited for violations related to a demolition project and provide an explanation for any demolition related violations. The City will also search for all local, state and federal violations.