

Pre-Bid Inquiry

Pre-Bid Inquiry: Harriman Back Tax Properties Demolition	
6.5.2015	519, 523 N. Roane Street Harriman, Tennessee
Roane County Rep.	Lynn Farnham, Roane County Purchasing Agent
Project Manager	Rick Bruce, S&ME, Inc.
Project Engineer	Ken Barry, S&ME, Inc.
Project Industrial Hygienist	Emmy Buckingham, S&ME, Inc.
Project Inquiry	
Answers provided by S&ME, Inc.	
Written questions from bidders will be answered no less than ninety-six (96) hours before the bid opening date. Questions will be answered via addenda.	
MATERIALS TESTING AND SAMPLING	
Question No. 1 - Reference SC.1 – What tests will be required?	
Response- Question No. 1	Materials testing required to determine suitability of proposed structural soil fill shall be as follows: natural moisture content (ASTM D2216), Atterberg Limits (ASTM D4318), grain size analysis (ASTM D422), and standard Proctor (ASTM D698) tests.
Question No. 2 - Will the structural fill material testing (Reference Drawing Sheet 3 – Note #3) and Compaction Testing (Reference Drawing Sheet 3 – Note #4) be done by S&ME? Will this be a cost to the Contractor?	
Response- Question No. 2	Testing of structural fill and compaction testing will be performed by S&ME under contract with Roane County. The contractor will not be required to incur costs for soils properties testing.
PERMITS	
Question No. 3 - Will a fee be required from the city or county for purchasing a permit for demolition, traffic, etc.?	
Response- Question No. 3	Building Inspector Maria Nelson with the City of Harriman notified those present during the pre-bid meeting that the General Contractor will not be responsible for any permits required by Roane County since this is a government owned project. Contractor will be responsible for costs associated with the TDEC APC 10-day notification application.
CAPPING UTILITIES	
Question No. 4 - Will it be required to cap the line within two (2) feet of the edge of pavement (under the sidewalk), or can it be capped within two (2) feet of the sidewalk (Reference TS 01010-1 #5)?	
Response- Question No. 4	Utilities shall be capped within two feet of the edge of the sidewalk.
Question No. 5 - What type of capping will be required from the local utility company?	
Response- Question No. 5	During the pre-bid meeting, the Harriman Utilities Board indicated that they would assist the General Contractor with capping the utilities. See answer to Question 13 of Addendum No. 1 for capping requirement details.
Question No. 6 - Will the contractor be responsible for damage to any utilities NOT marked with 811 (reference Drawing Sheet 1 Note #2)?	
Response- Question No. 6	Yes, contractor will be responsible for damage to any utilities. See Drawing 1 of 3, Rev. 1 Notes 1, 2, and 4.
Question No. 7 - Will HUB blanket the adjacent overhead electrical lines? Will this be a cost to the Contractor?	
Response- Question No. 7	Roane County/HUB to provide clarification

Commented [KB1]: We're in violation of this. Lynn needs to move the bid opening back.

Pre-Bid Inquiry

ASBESTOS	
Question No. 8 - Reference TS 01010-1 #2 states it is the contractor's responsibility to provide identification of any potential additional asbestos that is not reported with the engineer's report. If additional ACM is identified, how will this change in the scope of work be handled?	
Response- Question No. 8	
The general contractor and abatement contractor are responsible for obtaining their own quantities of asbestos containing materials they propose to remove from the building. Any additional asbestos containing materials not reported in the engineer's report shall be removed and appropriately disposed in accordance with all federal and state regulations and General Contractor's bid shall bid shall reflect these costs.	
Question No. 9 - The asbestos report has no mention of the Building 519. Was this building tested? What was the result/determination?	
Response- Question No. 9	
Building 519 was included in the pre-demolition asbestos survey. No materials sampled as part of the survey tested positive for asbestos. A list of materials tested in building 519 is included in the asbestos report as Table 1 in Appendix I.	
Question No. 10 - Was the roofing material tested at either address?	
Response- Question No. 10	
The roofing material was not tested for asbestos at either address due to safety concerns. Since the buildings were constructed in the early 1900's, the roofing material for both buildings is assumed to be an asbestos containing material. The roof of both buildings must be removed and disposed of in accordance with federal and state regulations.	
WATER	
Question No. 11 - Will the City/County charge for water used on this project?	
Response- Question No. 11	Roane County/HUB to provide clarification
LICENSE	
Question No. 12 - Will it be possible for the General Contractor to be licensed and hire a SUBCONTRACTOR with the proper licensing to handle hazardous material?	
Response- Question No. 12	
Yes. Clarification provided in Addendum No. 2 issued June 5, 2015.	
Question No. 13 - Could you identify what concrete curb/gutter is removed (approximately 100 LF)?	
Response- Question No. 13	
The extent of concrete curb/gutter to be removed and replaced is not known at this time. This is a unit price item and the quantity may vary from zero to replacement of all of the curb and gutter around the facility. See Item 2 in Addendum 3.	
Could you identify what concrete sidewalk is removed (approximately 100 SF)?	
Response- Question No. 14	
The extent of concrete sidewalk to be removed and replaced is not known at this time. This is a unit price item and the quantity may vary from zero to replacement of all of the concrete sidewalk around the facility. See Item 2 in Addendum 3.	
TRAFFIC CONTROL	
Will the section of Roane Street and Crescent Avenue remain closed throughout the duration of the project?	
Response- Question No. 15	
The section of Roane Street and Crescent Avenue will remain closed throughout the duration of the project.	
Will the existing fence remain in place during the contractor's portion of the project?	
Response- Question No. 16	
The existing fencing will remain in place throughout the duration of the project.	

Commented [RB2]: Roane County to confirm

Commented [RB3]: Roane County to confirm

Pre-Bid Inquiry

INTERIOR CONTENTS	
Will the interior personal contents be removed prior to demolition?	
Response- Question No. 17	
As discussed during the pre-bid meeting, there is an issue with the former property owner concerning personal property inside the building. There may be a hearing with the former property owner on July 2, 2015. Contractor's bid shall reflect costs to remove and appropriately dispose of all building contents.	
OTHER	
May we have a copy of the Pre-Bid sign in sheet?	
Response- Question No. 18	
Pre-bid meeting sign-in sheet is attached to this Addendum	
Will electronic submittals be accepted? What should be the expected turnaround time from the engineer?	
Response- Question No. 19	
Yes, a follow up hard copy will be required for the project file, however to save time of review S&ME will accept electronic versions of submittals and reports. The extent of deficiencies in the preconstruction submittals will determine the turnaround time for their review of the preconstruction submittal package. Ideally, the turnaround time for the review of a perfect preconstruction submittal will be two business days.	
Will the county accept an Irrevocable Letter of Credit as a Payment/Performance Bond? As a Bid Bond?	
Response- Question No. 20	Roane County to provide clarification
Is it acceptable after the ACM Floor Tiles are abated to dispose of the ACM mastic on the wood floor with the construction debris as long as that portion of material is disposed of at a landfill compliant with Non-Friable Asbestos disposal? Is it acceptable to dispose of the roofing material which is assumed to be ACM as construction debris in an acceptable landfill accepting non-friable ACM?	
Response- Question No. 21	
ACM mastic and any roofing material containing non-friable ACM shall be disposed of at a landfill permitted to accept non-friable asbestos.	