



Date: May 15, 2023

Project: City of Raleigh – NC DMV Abatement and Demolition Services
COR Project # 274-ESIFS-NCDMV-AD2024

ADDENDUM NO. 1

Please note following corrections, revisions and clarifications to RFQ # 274-ESIFS-NCDMV-AD2024 dated 04/26/24:

Item 1.1 Questions & Responses:

1. Can you provide the hazardous material quantities identified during the hazardous material testing (HMT)?
Yes, please find the HM quantities identified in Appendix 1 – HMT Quantities.
2. Will you share the pre-proposal conference sign-in sheet?
Yes, please find the pre-proposal sign-in sheet attached.
3. Can anyone submit a bid for this RFQ or is it only for the companies that were at the pre-bid meeting last week?
The pre-proposal conference was not mandatory therefore, the RFQ is open to any qualified firms until the closing date on May 22, 2024 at 10:00 a.m.
4. To clarify timeline, the 6 weeks or less of design time includes bidding and contracting as well as the listed Section 4 Scope of Services?
No, the six-week timeline shall include the time required to perform all design services, compiling the construction bid documents, advertising the bid publicly, hosting the bid opening and supporting the documents required to execute a construction contract with the successful bidder. All this work MUST be completed per the required timeline in the RFQ. The purpose of the expedited timeline is due to the federal funding source of this project which must be encumbered no later the December 2024. In different terms, the items listed below, from Section 4 – Scope of Services MUST be completed within six-weeks:
 - a. Architectural and Engineering Consulting Services
 - b. Design Services
 - c. Bidding Assistance

To further clarify, the remaining portions of the scope advertised in this RFQ must be completed no later than December 2026. This date does NOT reflect the expectations of the actual abatement and demolition project time, as the successful Abatement and Demolition Contractor's project schedule will be expedited. However, while the federal funds to support this project must be encumbered by December 2024, the Federal Government allows until December 2026 for all American Rescue Plan Act (ARPA) funds to be expensed. In different terms, the items listed below, from Section 4 – Scope of Services MUST be completed per the future established project schedule yet, not later than December 2026:

- d. Architectural and Engineering Consulting Services continued
- e. Abatement Project Administration and Management
- f. Permitting
- g. Air Quality Monitoring
- h. Construction Administration

5. Will the City be partnering with the selected proposer to award the demolition contract after the 6 weeks of Abatement and Demolition Design?
Yes, See response to question #4.
6. Who will own the property at the time of proposal selection?
The City anticipates owning the facilities located at 1100 New Bern Avenue, Raleigh, NC at the time this solicitation is awarded.
7. Will the State Construction Office be involved?
There is no anticipation the State Construction Office would engage on this project.
8. Has survey been completed for this site? Can the City share any survey documents with the proposed bidders via Addendum?
Yes, please see response to question #1 and the Appendices attached to this Addendum. As noted in the RFQ on page 4, a Phase I ESA and Property Condition Assessment has been performed which, shall be provided to the successful proposer of this RFQ, upon successful execution of a contract.
9. Are base plans (drawings) available for the site or will we need to produce those for the abatement (location of materials, etc.)?
No, there are very few to no plans available for these facilities through previous research. The successful proposer should prepare to perform a full field verification of the existing facilities. Any information the City has shall be provided to the successful proposer upon successful execution of an executed contract.
10. Will the design/construction documents be reviewed by SCO or only COR personnel? Will or can those reviews be expedited?
Yes, the design, bidding and construction documents shall be reviewed by the City of Raleigh. Yes, the review can be expedited and must be to meet the required timeline.
11. Will these be bid publicly or does the city just need a minimum of 3 qualified bidders for the abatement/demolition?
Yes, the abatement and demolition must be bid publicly.
12. What should the final post-demolition grade look like? Straw and grass? Will any of the pavement remain?
Yes, after abatement, the demolition shall include full building demolition, full asphalt| pavement removal, rough grade, seed and straw.
13. Will the site need to be secured once vacated? Will the city handle that or will that be a part of the demo contractors' scope?
At this time, it is anticipated the City will secure the site after abatement and demolition are complete. However, the bid documentation may include an allowance for full site fencing with manually secured man and vehicular access gates.
14. Any limitations on workdays or hours for the abatement/demolition contractor?
No known limitations currently.

Item 1.2 Appendices:

Appendix 1 – HMT Quantities

Appendix 2 – Pre-Proposal Sign-in Sheet



APPENDIX I – HMT Quantities

◆ Hazardous Material Inventory

Table 1 Summary of Hazardous Materials

Hazardous Material	Material Description	Estimated Quantity
Asbestos	Main Building	
	Textured Ceiling	>5,000 SF
	Floor Tile Mastic, 12-inch, white/gray streak tile	1200 SF
	Black mastic beneath 12" floor beige fleck floor tile	200 SF
	Floor tile, 9-inch teal	1300 SF
	Floor tile, 9-inch white, black mastic	1300 SF
	Floor tile, 12-inch light grey and black mastic	1250 SF
	Cove base mastic	1200 LF
	Vinyl sheet floor, beige pebble pattern	400 SF
	Floor tile and mastic, 9-inch black w/white streak	2200 SF
	Floor tile and mastic, 9-inch white w/blue streak	1200 SF
	Floor tile, 9-inch gray w/white streak	1200 SF
	Black mastic beneath floor tile, 12-inch beige w/brown fleck	1200 SF
	Ceiling tile adhesive pucks	50 SF
	Black sink coating	8 SF
	Grey door caulk	241 LF
	White vibration damper	90 SF
	Thermal System Insulation (TSI), 3-inch elbows	15 SF
	TSI, 12-inch elbows	9 SF
	TSI, 6-inch elbows	30 SF
	TSI, 8-inch straight run at wrapping	200 SF
	TSI, 8-inch elbows	3 SF
	TSI, 12-inch straight run	200 SF
	Spray-on caulk	25 SF
	Exterior joint caulk, gray	50 LF
	Built up Roof, w/stone aggregate	26,000 SF
	Modified Bitumen Roof, Tar layer	24,000 SF
	Parapet/ intrusion wall, Tar layer	1,050 SF
	Silver coating, caulk	200 LF
	Parapet, upper roof	490 SF

Hazardous Material	Material Description	Estimated Quantity
	Exterior window glazing	80 LF
Asbestos	Annex Building	
	Floor tile and mastic, 12-inch, beige w/flecks	20,000 SF
	Black mastic on piping	10 LF
	Gray window glazing	20 LF
	Black metallic caulk on roof	100 SF
	Silver aluminum coating on roof	400 SF
Lead	Main Building, Concrete walls, light blue	First Floor
	Main Building, Metal Doors and frames, Brown	Throughout
	Main Building, Metal fire suppression equipment, red	Mechanical Rooms
	Main Building, Metal Stairs, gray/teal	Two Stairwells
	Annex Building, Metal stairs, beige	Two Stairwells
	Main Building, Metal handrail, black	South side
	Main Building, metal rails and doors, gray	South and East sides
PCB	Older Fluorescent Light Ballasts without "No PCBs" labeling	Main Building
Mercury	Fluorescent Light Bulbs: linear, compact, U-shaped	Throughout both Buildings
CFC/Refrigerant	Main Building, Water Fountains	Approximately 4
	Annex Building, Water Fountains	Approximately 4
	Refrigerator	One at Main
	HVAC Equipment: Roof-top Units, Interior Units at Mechanical Rooms	Throughout Main and on roof
CFC/Refrigerant	HVAC Equipment: Roof top Unit, Exterior Mechanical Yard, and Interior Mechanical Rooms	Mechanical Room and Courtyard at Main

CFC = chlorofluorocarbon

PCB = polychlorinated biphenyls

HVAC = heating, ventilation, and air-conditioning



APPENDIX 2 – Pre-Proposal Sign-In Sheet



RFQ # 274-ESIFS-NCDMV-AD2024 PRE-PROPOSAL - SIGN-IN SHEET			
Project:	City of Raleigh NCDMV Abatement and Demolition Design Services	Meeting Date:	05.02.24
Facilitator:	Echo Swanzey	Place/Room:	OEP 809

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