

ADVERTISEMENT FOR BIDS
RE-POSTED: 2/14/2024
ORIGINALLY POSTED:12/19/2023
CITY BID NUMBER: 274-PRCR-1014NWESTST2023R

Project: 1014 N. West Street Underground Storage Tanks Removal and Service Station Demolition

Owner: City of Raleigh, North Carolina, Parks, Recreation, and Cultural Resources Department, 222 West Hargett Street, Suite 608, Raleigh, NC 27601
Contact: Gary Claiborne, Capital Projects Supervisor,
Gary.Claiborne@raleighnc.gov

Engineer: Tetra Tech, Inc. / 4000 Sancar Way, Suite 200, Research Triangle Park, NC 27709

Sealed Bids will be received until 11:00 AM, Wednesday, 2/28/2024 at Raleigh Municipal Building, 222 West Hargett Street, Room 609, Raleigh, NC 27601, at which time and place bids will be publicly opened and read aloud for the construction of the **1014 N. West Street Underground Storage Tanks Removal and Service Station Demolition** project.

After Bids are opened, the Owner shall evaluate them following the methods and criteria outlined in the Instructions to Bidders. The Owner/City Council reserves the right to waive any informality or to reject any or all Bids. Unless all Bids are rejected, an Award will be made to the lowest responsible and responsive Bidder, taking into consideration quality, performance, and the time specified in the Bid Form for the performance of the Contract.

A Mandatory Pre-Bid Meeting will be held at 1:00 PM, Tuesday, 2/20/2024 at 1014 N. West Street, Raleigh, NC 27601. The meeting is NOT mandatory for bidders that attended the 1/4/2024, Pre-Bid Meeting.

Questions and comments on the plans and specification will be accepted in writing by mail or email until 12:00 PM, Wednesday, 2/21/2024. Responses will be issued via Addendum by the end of the day, Thursday, 2/22/2024.

The Project consists generally of the following major items:

The City of Raleigh intends to demolish the existing service station and remove 13 underground storage tanks. The project includes environmental site remediation, with no impact on wetlands or environmentally sensitive areas.

Complete Bidding Documents may be obtained by registering at the office of the Engineer. Electronic documents will be provided at no cost. If desired, hard copies may be obtained which include all contract documents. These documents are available as hard copy for \$100 or as a digital download at no cost. Both options are available through Accent Imaging at 8121 Brownleigh Drive, Raleigh, NC 27617, (919) 782-3332, or at www.accentimaging.com. For additional information or to submit questions please contact Tetra Tech Administrator Christina Buxton at christina.buxton@tetratech.com.

With each request for Bidding Documents supply the following information: Company name, contact person, street address, phone number, and email address for the Bidding point of contact; North Carolina contractor's license with limitation and classification; indicate if the firm will be a Prime bidder, Supplier or Sub-Contractor. Bidders will be required to show evidence that they are licensed to perform the work in the Bidding Documents as required by the North Carolina General Statute, Chapter 87, and the Instruction to Bidders.

Bid Security in the amount of five percent (5%) of the Bid must accompany each Bid and shall be subject to the conditions provided in the Instruction to Bidders.

Pursuant to General Statutes of North Carolina Sections 143-128.2 and 143-131, and following City policy, the City of Raleigh encourages and provides equal opportunity for certified Minority and Woman-Owned Business Enterprise (MWBE) businesses to participate in all aspects of the City's contracting and procurement programs to include Professional Services; Goods and Other Services; and Construction. The prime contractor will be required to identify participation of MWBE businesses in their Bid, and how that participation will be achieved.

Furthermore, the City's goal is to contract or sub-contract fifteen percent (15%) of the contract amount to certified MWBEs on construction projects over \$300,000, or with contracts that include \$100,000 or more in state funding.

END OF DOCUMENT

Date: February 12, 2024

Project: 1014 N. West Street Underground Storage Tanks Removal and Service Station Demolition CITY BID NUMBER: 274-PRCR-1014NWESTST2023R

Owner: City of Raleigh Parks, Recreation and Cultural Resources
222 W. Hargett Street, Raleigh, NC 27601

Subject: **ADDENDUM No. 1 (Rebid)**
Summary of Addenda for Bid Re-post

ADDENDUM NO. 1 (REBID)

The **1014 N. West Street Underground Storage Tanks Removal and Service Station Demolition Project** was originally advertised on December 19, 2023. The project will be re-posted for bid. This **Addendum No. 1 (Rebid)** serves to provide an updated schedule and summary of relevant information from the original bid posting addenda 1 through 5.

The updated Bid Package, including corrections from earlier addenda, will be published on the Accent Imaging PlanRoom website and announced on the North Carolina electronic Vendor Portal (eVP), where additional details on the bid schedule will also be provided.

Bid Schedule:

| | |
|-----------|---|
| 2/20/2024 | Mandatory Pre-Bid Meeting will be held at 1:00 PM, Tuesday, 2/20/2024 at 1014 N. West Street, Raleigh, NC 27601 (Not mandatory for bidders that attended the 1/4/2024 Pre-Bid Meeting) |
| 2/21/2024 | Questions due at 12:00 PM |
| 2/22/2024 | Response to questions issued by addenda by end of day |
| 2/28/2024 | Sealed Bids received until 11:00 AM at Raleigh Municipal Building, 222 West Hargett Street, Room 609, Raleigh, NC 27601 |

Addenda Summary:

- The January 4, 2024 Pre-Bid Meeting Sign-In Sheet information is available in **Attachment 1**. Bidders that attended the January 4, 2024 Pre-Bid Meeting do not need to attend the Pre-Bid Meeting on February 20, 2024.

Response to Questions:

- With respect to the bid that came out for the COR; you guys are only looking for removal services correct – not geological and regulatory reporting services?

Answer: The required services are limited to demolition, abatement, UST removal services, and support for sample collection in the basins. UST closure forms, reporting, and actual sampling will be performed by the City's onsite geologist provided by Tetra Tech.

- Does the project completion timeframe include acquisition of all permits? We have experienced significant delays in receipt of final permits from the City.

Answer: It is the contractor's responsibility to determine and procure all necessary permits related to this project prior to initiation of the work as stated in Specifications: Section 00700-11 21. The following permits are ready for issuance pending contractor selection: Urban Forestry - Tree Impact Permit (UF-05879-2-23), Land Disturbance (Grading Permit-Grading (LDG-052212-2023), ENG- Floodplain-FEMA (FL-053348-2023), ENG- Watercourse Buffer-Watercourse Buffer (WCB-053350-2023), and ENG-Stormwater Control- Stormwater Control (SC-053347-2023). In addition, a demolition permit is in process requiring the City to supply selected contractor information and for the contractor to pay permit fees (DEMO-054623-2023). If permitting approval is delayed more than 20 days after contractor permit submittal/payment, the project timeframe will be extended by the owner/engineer accordingly for this delay in the permitting process.

- Can the contractor reroute or remove the overhead line above the UST basin to the east of the service station?

Answer: Specifications: Section 01 73 00-2 3.02 A. and Section 02 41 00-4 3.04 G. describes the procedure for maintaining services to remain in operation during construction activities.

- Who leads the permitting?

Answer: Specifications: Section 00700-11 21. discusses who is responsible for procuring project permits.

- Sheet C5 reflects a sanitary line (1) to be removed per the notes, we do not see any line to be removed. Please provide a plan reflecting the removal or clarify that it is not there.

Answer: The sanitary line in question runs north to south parallel to the limits of disturbance (LOD) on Sheet C5. Line is to be plugged at each manhole connection and removed per the Note 1 on Sheet C5.

- Sheet C4 is so cluttered that to see the lines to be removed is almost impossible. Please provide a separate plan so that the lines to be removed are clear and legible so we can get a better understanding of the qty to be removed. This plan would only show where the tanks are and where the limits of the existing utilities are to be removed. Also, C6 the Construction Sequence notes that removals are to be within the saw cut of the UST removals which is a conflict with other notes that need to be clarified.

Answer: Specification: Section 02 41 00-3 3.02 defines the LOD.

- Does anybody know the depth of these tanks and or size to be removed? Are we to assume 10 feet or can you provide a number for us to assume in the event they are deeper or ??

Answer: Tank volumes are included in the specifications in Section 02 65 00-1 1.03. This information can be used to determine an approximate tank depth.

- Please confirm there is gate valves we are to assume can be closed and not cut and capped.

Answer: Gate valve icons are shown on the project drawings.

- Again the plan sheet C4 indicated the storm to be removed but cannot see a line as it appears to be pointing to the grease trap. Please clarify and provide clearer details and plan sheet separation to quantify the removals.

Also, please clarify if this is storm pipes to be removed to the nearest structure, please provide a details as to how to bulk up the hole left from removing the pipe.

Answer: Sheet C4 was replaced. The version in the rebid package is up to date. See Specification 02 41 00 - 7 3.08 for below grade infrastructure demolition.

- Because of plan clarity, can you provide just how many test- pits we will need before UST removals? Plans indicate before UST's removal begins.

Answer: Specifications: Section 02 65 00-5 3.05 outlines the procedure for UST removal and soil testing.

- We cannot validate quantities within the building to be demolished that vaguely reflect utilities and the like to be removed within it, please provide a plan that reflects the utility removals by itself, and notes within are conflicting with others.

Answer: The cross hatching on the service station has been removed for clarity on Sheet C4. The version in the rebid package is up to date.

- Per our site visit, there appears to be a lot of hd concrete removal which is not reflected in the demo plans. Please clarify and provide a clear plan to reflect if this is the case.

Answer: Specifications: Section 02 41 00-7 3.07 and 3.08 describes the demolition procedure for all structures.

- Please provide clarity that all demolition is based on the plans provided that Area A and Area B are the contract basis of bids, remaining pages are for others.

Answer: All demolition for the project is shown in Areas A and B in the plan set.

- Plans indicate the seeding and mulching of the site upon completing demolition (note on C6 #11) in placing select fills assuming you're asking us to provide gravel screenings, how are we to obtain grass growth, are we to assume topsoil import of X thickness to have the ability to get grass to grow in these areas? Please clarify the intent.

Answer: Specifications: Section 32 92 00-4 Article 3 - Execution describes the soil preparation prior to seeding. Specifications: Section 31 20 00-2 2.01 defines the product specifications.

- Some notations in general indicate chasing underground utilities for removal, but on C6 the Construction Sequence notes that removals are to be within the saw cut of the UST removals. Please clarify what is the actual intent of expectations as to these removals and what limits we are to be bound by.

Answer: Specifications: Section 02 41 00-7 3.08 describes the procedure for removing underground utilities and the limits of removal.

- How long is the bond to be in place and expected release? What is the maintenance period? What is the determining factor of the official start of maintenance date?

Answer: Three bonds are described in the bidding specifications - Bid Bond, Performance Bond, and Payment Bond. Bid Bond holding time is indicated on 00200-6 Instructions to Bidders, Article 8 - Bid Security. The Performance and Payment Bonds must be for 100 percent of the contract amount, including increases due to approved change orders, and must remain in effect for the life of the project (term of contract). End of project is the completion date shown on the certificate of final completion or when the City has issued the final project payment to contractor, whichever is later.

- When will retention be released?

Answer: Retainage is held until the Certificate of Substantial Completion is issued, although the City may retain up to two-and-a-half times the value of the remaining work to secure completion or correction of that work (i.e., the “punch list” work).

- How are hazardous soils below the tanks and potential surroundings of the UST's to be paid for if we do not know the depth of the tanks? Will you allow a unit cost for this item to be used? How are we to validate the bottom of the UST's? Is the owner providing the geotech services to validate the elevations of the bottoms in order to quantify further hazardous excavations if required in additional costs?

Answer: Please read the Project Manual that details the size of USTs, unit rates and allowances, the onsite geological support by Tetra Tech Inc. including UST closure sampling and direction for any additional excavation needed or required during UST removal/closure.

- What, if any, permits is the owner supplying? Will you tell us what actual permits are to be anticipated/required under this contract?

Answer: It is the contractor's responsibility to determine and procure all necessary permits related to this project as stated in Specifications: Section 00700-11 21. The following permits are ready for issuance pending contractor selection: Urban Forestry - Tree Impact Permit (UF-05879-2-23), Land Disturbance (Grading Permit-Grading (LDG-052212-2023), ENG- Floodplain-FEMA (FL-053348-2023), ENG- Watercourse Buffer-Watercourse Buffer (WCB-053350-2023), and ENG-Stormwater Control- Stormwater Control (SC-053347-2023). In addition, a demolition permit is in process requiring the City to supply selected contractor information and for the contractor to pay permit fees (DEMO-054623-2023).

- Will the General Contractors be required to have 21 NCAC 12A.0202 (PU) Fuel Distribution classification to remove the underground storage tanks?

Answer: The City/Tetra Tech is providing UST closure sampling, UST closure reporting, and geologist oversight during the UST removals. The contractor is responsible for demonstrating that they are properly qualified to conduct UST removal activities per NCDEQ and other relevant requirements. (see <https://www.deq.nc.gov/about/divisions/waste-management/underground-storage-tanks-section/ust-permanent-closure> for more information on NCDEQ requirements).

- Please provide a list of what will be removed, prior to site activities, from inside the vehicle service shop and truck wash bays.

Answer: The project owner will remove all powered landscape equipment from the service station. The contractor will be responsible for removing and disposing of all other equipment and materials.

- What specific tasks in the bid require a mechanical contractor?

Answer: It is the contractor's responsibility to determine which, if any, elements of the project require a mechanical contractor.

- What is the anticipated down time for waiting on analytical results?

Answer: Analytical results will be expedited by Tetra Tech, a local laboratory is procured that should be able to provide 2-4 day turnaround times for most of the analytical methods required by NCDEQ for tank closure. If the sequencing of the tank removals and closure sampling is coordinated properly with Tetra Tech, we do not expect substantial down time for the contractor.

- Will there be a daily or hourly rate for equipment and personnel down time awaiting analytical results?

Answer: We anticipate minimal downtime while awaiting analytical results, provided that the contractor sequences the UST removals properly with Tetra Tech's onsite sampling support.

- Is HAZWOPER training required for the site contractor?

Answer: See Specification 01 90 00 - 2 1.03 B and 02 65 00 - 1.06 B for HAZWOPER certification requirements.

- On the bid submittal checklist there are the following two items:

- Alternate bids
- Total bid proposal including base bid and alternates

What is required for each of these?

Answer: See Specifications Section 00200-8 Article 12.

- In Section 01, 01 40 00 (Quality Requirements) Article 1, section 1.07 (page 3) – Quality Assurance item B:

Contractor Qualifications: A firm or individual experienced in installing, erecting, or assembling work similar in material, design, and extent to that indicated for this Project, whose work has resulted in construction with a record of successful in-service performance.

1. Bidder shall have a minimum of five (5) years of recent experience in commercial or industrial structural concrete repair, concrete waterproofing, expansion joint repair, and steel repair services of a magnitude similar to the scope of this Project.
2. Bidder shall provide a minimum of five (5) references for work completed following the requirement above. The project name, address, and phone number should be provided for each reference along with a current contact person for that reference. All work cited as references shall have been performed within the last ten (10) years.
3. Bidder shall provide resumes of the Project Manager and Site Superintendent demonstrating experience within the last five (5) years in services of similar scope and magnitude. Two (2) references must be included on each resume.
4. Bidder shall provide a concise description of their work experiences as related to the scope of work outlined herein. Said description should include, but not be limited to, the number of years the Bidder has been providing these types of services, the number and types of customers the Bidder presently services, types of systems provided, references, and other documentation to verify the Bidder's experience.

Is this a requirement for this bid?

Answer: Bidders should use professional knowledge and experience to include services in their proposals that they deem essential, based on current understanding of the project requirements and objectives. The bidder is required to submit 3 references of similar work.

- Is there an existing SPCC Plan we need to review?

Answer: There is no SPCC Plan for this project. All relevant sediment and erosion control requirements of the contractor are provided in the plans and project manual.

- In Division 01, 01 90 00 (Health and Safety) Article 3, section 3.16 (page 9) it outlines air monitoring. Is this a requirement of this bid?

Answer: As further detailed in Division 02 82 00 (Asbestos Remediation), Article 2, Section 2.03, the owner will be providing perimeter air monitoring during the abatement work and the contractor must provide the proper air monitoring for their staff as required by OSHA.

- On Demolition pdf page 226 section 1.05 D in the project manual it says no hazardous materials are expected to be encountered. During the mandatory site walk, fluids were observed in the sump catchment of the hazardous waste storage building. Have the fluids been sampled?

Answer: These fluids have not been sampled. Access to this area was not possible for the engineer prior to the pre-bid meeting. These fluids will be sampled and characterized for disposal by the engineer. Analytical results will be provided to the selected contractor (winning bidder) to determine costs for proper transportation and disposal of these fluids. Based on the analytical results, these fluids could be covered by existing unit rate and project allowances.

- Excavation pdf page 239 section 3.05 references that waste goes to an approved facility, does the owner have a list of approved facilities?

Answer: No, the owner does not have a list of approved facilities. The contractor will need to provide waste facility names to be vetted and approved by the engineer/owner.

- Is Tetra Tech performing soil compaction, sampling and geotechnical testing of flowable fill?

Answer: See Specification 31 20 00 - 7 3.14 and 31 23 23.33 - 4 3.04 for Field Quality Control Procedures.

- If backfill material is coming from a state permitted quarry, is analytical still required if so what is needed?

Answer: State-permitted quarries or approved soil borrow areas will be considered to have met the clean fill requirement on a case-by-case basis. The owner reserves the right to require laboratory analyses demonstration that a fill source contains clean material.

- Per the E&SC drawings, could you confirm that silt fence and tree protection is required outside of the LOD?

Answer: Silt fence and tree protection is shown offset from the LOD for clarity but should define the LOD. The contractor shall place silt fence and tree protection along the LOD line.

- Item 9 in section 01 22 00 says subtitle D for non-hazardous contaminated soil disposal. Is it possible to take impacted soils to a NCDEQ permitted soil treatment disposal facility (landfarm) due to subtitle D TPH limits?

Answer: Yes, permitted soil treatment facilities can be used. However, all facilities to be used for waste disposal on this project must be identified and conveyed by the contractor to the engineer/owner for prior approval.

- Section 01 27 00-5 Item 3. Temporary 8-foot chain link fence-Where is this depicted on the drawings?

Answer: The temporary construction fence is shown on Sheet C-4 (Area A).

- Section 31 23 23.33 pdf page 317 of the project manual discusses flowable fill for abandoned utilities? Could you please provide the estimated volume of fill needed?

Answer: Contractor is responsible for determine overall volumes needed for flowable fill.

- On the Bid Proposal Form, could Item 5, Allowance 4, and Allowance 5 be a per ton rate vs CY? Item 9 is per ton and it would make tracking disposal and backfill more efficient.

Answer: Bid form units for Allowance 4 and 5 are changed from cubic yards to tons. The version in the rebid package is up to date.

- Bid form seems to be missing Bid Item #1 Service station Demo. Can the bid form be revised to include this bid item?

Answer: No, the service station demolition rolls up under the base bid.

- Are tank sizes known? If so, can the sizes be provided?

Answer: Tank volumes are included in the specifications in Section 02 65 00-1 1.03. This information can be used to determine an approximate tank depth.

- For bidding purposes shall bidders assume tanks are constructed of steel?

Answer: Records show that the USTs are both fiberglass and steel, the contractor is to verify before any excavation. The older USTs are assumed to be steel (Basin #2 and #3) and we suspect the gasoline and diesel USTs from Basin #1 are steel with the remaining USTs assumed to be fiberglass along with most of the associated piping based on available records.

- Can bid specs be modified to allow for disposal of non-hazardous petroleum impacted soil at a permitted bioremediation facility?

Answer: Yes, permitted soil treatment facilities can be used. However, all facilities to be used for waste disposal on this project must be identified and conveyed by the contractor to the engineer/owner for prior approval.

- Can the bid form units be changed under Allowance No. 4 and No. 5. from cubic yards to tons?

Answer: Bid form units for Allowance 4 and 5 are changed from cubic yards to tons. The version in the rebid package is up to date.

Bidders shall acknowledge receipt of the Addendum by signing below and including this page with proposal submissions.

Contractor (Corporate Name)

By:

Title:

ATTACHMENT 1: JANUARY 4, 2024 PRE-BID MEETING SIGN-IN SHEET

SIGN-IN SHEET

| | | | |
|------------------|--|--------------|----------------------------|
| Project: | 1014 N. West Street Underground Storage Tanks Removal and Service Station Demolition | | |
| Location: | Project Site, 1014 N. West Street, Raleigh, NC 27601 | | |
| Owner: | City of Raleigh Parks, Recreation and Cultural Resources Department | Date: | January 4, 2024 2:00 PM |



| Name | Company | Phone | E-mail |
|-------------------|---|----------------------------------|--|
| Chuck Ohnmacht | 4 Seasons Demo | (910) 612-2650 | chuck4demo@gmail.com |
| Andre Laws | A+ Tree and Crane | (919) 868-1193 | alawsgrading@gmail.com |
| Kenny Ellis | A+ Tree and Crane | none | none |
| Kenneth Ellis | A+ Tree and Crane | (919) 854-0020 (919) 868-1193 | info@aplustrees.com aplustreeestimating@gmail.com |
| Mark Mabe | Buckeye Elm Contracting | (336) 337-6001 | markm@buckeye-elm.com |
| Jerry Wigham | Buckeye Elm Contracting | (864) 747-8487 | jerryw@buckeye-elm.com |
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