

HANNIBAL COMMERCIAL FLOOD BUYOUT SPECIFICATIONS

ADDENDUM #1

This is Addendum #1 to the Commercial Flood Buyout Bid Specifications – Packages A, B, and C, issued by the City of Hannibal. This Addendum addresses a number of inquiries from the May 17 Pre-Bid Meeting, as well as follow-up inquiries received since. This Addendum is very important, because it also clarifies several erroneous responses I provided during the Pre-Bid meeting (inadvertent errors, but errors nonetheless).

ITEMS

1. Bid bond - Aside from certified checks, cashier's checks, or money orders, bid bonds will also be accepted from surety companies.
2. Timeline – The original timelines for completion of each project were as follows:

Package A	100 days
Package B	60 days
Package C	100 days

Due to contractor feedback on May 17, the timeline has been modified for all three (3) packages as follows:

Package A	180 days
Package B	100 days
Package C	180 days

If a contractor happens to be awarded more than one project (example, both Package A and B), these timelines may be further prolonged/negotiated into the contract to permit a practical and realistic timeline. The city's intent is to be fair, reasonable, and practical, yet avoid unnecessary delay that would jeopardize city compliance with flood buyout grant guidelines.

3. Listing of borrow sites – despite language in the original specifications, your bid package DOES NOT need to identify proposed borrow site(s). That can be determined later, once bid award occurs. The State SHPO office will still need to approve any borrow sites, but there is NO need, nor requirement, to submit proposed borrow site(s) with your bid.
4. Basements can be used to dispose clean fill (concrete, etc.). Per the bid specs, such fill must be no less than 24 inches below finished grade, and have no less than 12 inches of cover over all masonry rubble.
5. For water/sewer disconnects, the contractor should stub near the street and cap; the Hannibal Board of Public Works will inspect.
6. Clean fill CAN BE removed from one demolition site to another to balance sites. For instance, clean fill from two sites can be disposed into the basement of a third site, provided all depths and soil-cover requirements are followed.
7. 101 Church Street issue (Package A) – Through inquiry from several contractors on May 17, we've determined the contractor may remove the paver stones on Church Street fronting this property, stockpile them aside for the city to collect (they remain city property), then raise the grade slightly at 101 Church Street, fanning the soil/grade to blend with slightly-higher properties immediately north. Contractors were concerned

about hauling costs of removing extra fill, yet the site sits slightly lower than those adjacent, and a slight increase in elevation to blend with neighboring sites may permit more opportunity for on-site fill disposal. In doing this, the contractor would need to remove the paver stones for the city, to avoid burying them.

8. Where is the property line at 432 Munger (Package A)? According to the appraisal report, the property line runs along the north edge of the building, as shown in the diagram. Thus, green space immediately north of this building is NOT part of the site. Some expressed in using a depression within this to dispose clean fill and balance the site. Unfortunately, this green space is not owned by



interest was green space the city.

9. Bid bond – Will the city release the bidder’s bid bond once he/she is under contract demolitions? Answer: yes. Prior to beginning successful bidder will be required to submit a bond for the demolition work. Once that bond his/her bid bond will be released. In short, the retain the successful bidder’s bid bond through the project.

successful for the work, the performance is posted, city will not the life of

10. For removal of non-friable asbestos, do you need a licensed asbestos remover? According to DNR, if the contractor decides to do it himself, follow NESHAP and OSHA standards to the “T”. The contractor is responsible for meeting the standards of both, and they do involve training requirements. Note, any disgruntled worker can trigger an OSHA visit the following day, and both the city and the contractor can be held liable for violations. If a contractor CAN meet the standards, and DNR approves of all processes/commitments the contractor can make, the city would consider permitting this. However, the city would rather not permit this if-at-all-possible, due to the complexities involved, and the risk of a negative outcome should errors are made and state agencies become involved. So technically, “yes”, it can be done according to DNR for certain asbestos conditions, but the contractor really needs to know what they are doing – to the city’s comfort level and that of DNR (who would be summoned by the city for assistance).

11. Asbestos report for 527 South Main (Package C): A page was missing in the asbestos report for 527 South Main Street (old gas station) made available to you. It’s the page denoting the Confirmed Asbestos-Containing Material. That page is shown below, here.

**COMMERCIAL BUILDING
527 SOUTH MAIN STREET
HANNIBAL, MARION COUNTY, MISSOURI
Terracon Project No. 15107089**

CONFIRMED ASBESTOS-CONTAINING MATERIAL

HA No.	Description	Material Location	Percent/Type Asbestos	NESHAP Classification	Condition	Estimated Quantity
1	Cement board	Office	19% Chrysotile	Category II non-friable	Good	650 SF
6	Window glazing	Shop windows	2% Chrysotile	Category II non-friable	Good	90 LF

SF = Square feet
LF = Linear feet
C = Chrysotile asbestos

12. 527 South Main (package C) actually has a basement (roughly the size of the building footprint, minus the garage bay area). The original specs did not recognize this. It was

only discovered during the Pre-Bid Meeting/site tour on May 17.

13. Water table levels at/near properties on South Main Street. The city's environmental consulting engineer reports the water levels will be encountered 6-10 feet below the surface. This may allow some opportunity for disposal on-site, subject to the depth requirements described in the specifications.

14. Can painted block go into landfill if there is no lead? My understanding from DNR was "no". but please check directly with DNR – air quality division. I contacted DNR about this again this week. Their expert was unavailable. Another gentlemen provided a "no" response, but then a "possible yes" response, depending on certain things. There were many "ifs". DNR has not forwarded the written literature, as requested, and I want to get this Addendum released ASAP to prevent uncomfortable or impractical timelines on your end.

Jeff LaGarce
Hannibal City Manager
May 24, 2012