

Questions and Answers regarding CCLBA RFP 2014-1003: Demolition and Deconstruction Services

The following are questions provided to CCLBA at the Pre-Bidders Meeting on September 19, 2014 and through email to proposal@cookcountylandbank.org.

1. Who makes the decision if the property should be demolished or deconstructed?

Answer: CCLBA will make the final decision, but will rely on the contractor to provide a professional opinion and documentation supporting a recommended disposition.

2. Is there a list of properties?

Answer: CCLBA will allow estimates using the three addresses below. The contractor may provide other examples, as long as the example are comparable to the ones provided in terms of building size, type, construction, location, etc.

Examples are:

Frame 2-unit house located at 2213 W 50th Street, Chicago

Brick 1-unit house at 7428 S Oakley, Chicago

Frame 1-unit house at 45 W 14th Place, Chicago Heights

3. How many successful bidders?

Answer: To demolish or deconstruct 50 properties, CCLBA anticipates 3-5 contracts may be awarded, however, if we have 15 respondents who have the capacity to do demolition or deconstruction to our standards, CCLBA may increase the volume of activity and the number of contracts awarded. CCLBA also anticipates issuing additional RFPs for similar services in the future.

4. From the three (3) example properties provided by CCLBA, can you tell us which ones are slated for demolition or deconstruction?

Answer: No, CCLBA is depending on the contractor to provide recommendations and costs for final disposition.

5. When does the work begin?

Answer: As soon as possible. CCLBA has identified 7-8 houses to be immediately removed, with additional projects coming on a rolling basis.

6. Once the contractors have been awarded contract, how will the work be distributed?

Answer: Our goal is to have the contract distributed in a fair and equitable fashion that is predictable and consistent.

7. What are the payment terms?

Answer: Payment terms are described in the RFP

8. Who is responsible for permits?

Answer: Contractor

9. Is there a possibility to do a walk-through on example properties?

Answer: No. All respondents must make estimates using the same information available equally to all.

10. If asbestos is found on the premises, who is responsible for remediation?

Answer: CCLBA anticipates the Contractor can/will retain a qualified subcontractor, if necessary. Respondents who know of or have experience with licensed asbestos abatement companies are welcome to identify that company and associated costs in their estimates for demolition and deconstruction.

11. If lead-based paint is found on the premises, who is responsible for remediation?

Answer: CCLBA anticipates the Contractor can/will retain a qualified subcontractor, if necessary. Respondents who know of or have experience with licensed lead paint abatement companies are welcome to identify that company and associated costs in their estimates for demolition and deconstruction. CCLBA anticipates that most houses to be removed were built prior to 1978 and some have been partially demolished (i.e. removal of drywall and other painted surfaces) prior to acquisition by CCLBA.

12. Ownership of materials?

Answer: This is addressed in the RFP.

13. Who dictates removal of material?

Answer: The contractor will inventory and provide to CCLBA a list of what is believed to be salvageable, with a disposition strategy for all materials as required by local ordinance. CCLBA will approve disposition strategy or request modifications prior to project starting.

14. Is the RFP being issued to find out who is capable of handling demolition and deconstruction?

Answer: Yes.

15. In regard to the fill for the three sites. Are we to bring in Stone? Dirt? Can the masonry/rubble from the Demolition (if applicable) be used?

Answer: *The specific requirements for each site is determined by local code.*

USEPA Region 5 has established that bringing in soil is a preferred best practice and that would be permitted by CCLBA, if the contractor elected to do so. See: Section F of the document. <http://www2.epa.gov/sites/production/files/2013-09/documents/road-to-reuse-residential-demolition-bid-specification-201309.pdf>

