



Request for Demolition or Deconstruction Services of the Emerson/Jackson Site

RFP # 22-63

ADDENDUM No. 3

November 15, 2022

Any and all changes to the Request for Proposal are valid only if they are included by written addendum to all potential respondents, which will be emailed prior to the proposal due date. Each respondent must acknowledge receipt of any addenda by indicating in its proposal. Each respondent, by acknowledging receipt of addenda, is responsible for the contents of the addenda and any changes to the bid therein. Failure to acknowledge receipt of addenda may cause the submittal to be rejected. If any language or figures contained in this addendum are in conflict with the original document, this addendum shall prevail.

This addendum consists of the following:

1. Addendum Number Three (3) is attached and consists of a total of eight (8) pages including this cover sheet.

Please contact me at 847-866-2971 or johngonzalez@cityofevanston.org with any further questions or comments.

Sincerely,

John Gonzalez
Purchasing Specialist

Request for Demolition or Deconstruction Services of the Emerson/Jackson Site

RFP # 22-63

ADDENDUM No. 3

November 15, 2022

This addendum forms a part of for RFP #22-63 and modifies these documents. This addendum consists of the following:

Questions Received

Question 1

Question: Do the large mounds of dirt, rocks and wood chips have to be removed from the site or can they be used to fill in areas around the property once excavation of the foundation is completed?

Response: Expectation is houses and foundations removed and site graded and seeded. Natural materials on site can be maintained as fill on site.

https://library.municode.com/il/evanston/codes/code_of_ordinances?nodeId=TIT4BURE_CH2BUCO_4-2-2AM

Question 2

Question: Do the tree stumps have to be removed?

Response: Yes

Question 3

Question: Will all the utilities be turned off? Will confirmation be provided that all utilities have been turned off?

Response: NICOR and ComEd Permit need to be filed. City Water and Sewer disconnect has not occurred at this time.

Question 4

Question: Could you please clarify some of the differences between the demolition and deconstruction scope? There is significantly more detail required in the deconstruction scope like tree and vegetation protection, specifics on removing utilities, foundation removal etc. Most of points 3 through 19 from the deconstruction scope are not included in the demolition scope even though it looks like most of it should apply to both?

Response: The end result of the contract will be a development ready site - cleared of trees and brush, foundations removed, and site filled, leveled and seeded. The deconstruction method will require some level of demo (i.e. foundation removal, backfill, site leveling, etc.) Staff will work with selected demolition contractor to determine if there are any significant trees that may be incorporated into a future development prior to tree removal services commence.

Question 5

Question: Are both the demolition and deconstruction scopes subject to the Cook County Demolition Debris Diversion Ordinance?

Response: City must comply with Cook County Demolition Debris Diversion Ordinance.

Question 6

Question: Is it to be broom clean basement foundations left in place, or is it the complete removal of all foundations to their full depth?

Response: Full foundation removal.

Question 7

Question: What is the expectation of how it is filled?

Response: Please recommend a cost effective clean fill material. Ultimately the material will likely be removed for new development within 12 to 18 months post demolition. Typical guidelines require the contractor to “ fill all holes or cavities with clean fill sand, so as to leave the premises in a clean, safe and sanitary condition. All disturbed areas must be raked free of debris and leveled to provide a uniform grade throughout.”

Question 8

Question: Point 6 of demolition scope and Point 19 of deconstruction scope seem to say different things. Could you please clarify which is correct?

Response: Regardless of demolition / deconstruction, “ fill all holes or cavities with clean fill sand, so as to leave the premises in a clean, safe and sanitary condition. All disturbed areas must be raked free of debris and leveled to provide a uniform grade throughout.”

Question 9

Question: Point 13 references waste management goals. Does the City of Evanston have specific goals they would like to reach?

Response: The City of Evanston does not have a formal goal but advocate for meeting or exceeding the Cook County 70% diversion and 5% reuse debris requirements from residential demolition projects.

Question 10

Question: Should the capping of utilities be temporary or permanent?

Response: Right of Way moratorium in effect November 1, 2022 - March 1, 2023. Cap at property line.

Question 11

Question: Are we able to work on more than one structure simultaneously?

Response: Yes

Question 12

Question: What is the current status of the sewer and water connections?

Response: Requires disconnection. Nicor and ComEd requires disconnection as well

Question 13

Question: What should a 501-c-3 nonprofit organization submit in lieu of a disclosure of ownership interest statement?

Response: If you are an Evanston Based Enterprise (EBE), please submit your business registration information for the Evanston based office

Question 14

Question: M/W/EBE Requirements - as a 501-c-3 nonprofit organization we are not eligible to receive certification. However, we meet the requirements by myself being a minority woman, our board chair being a minority, and our organization being based in Evanston and serving a commercial purpose. How might we reflect this in our application as meeting the requirement?

Response: Potential contractors should provide their certifications demonstrating they meet the requirement. Evanston Businesses Enterprises can provide their business license for verification.

Question 15

Question: Will the construction fences currently on site be there for the duration of the demolition project?

Response: City is managing fence contract

Question 16

Question: Will contractors be responsible for the demolition tax or will the City of Evanston be waiving those fees?

Response: City will cover City demolition tax and permit fees as an internal transfer as this is city owned land. Cook County demo tax will not be waived and will be included in the cost of the demolition bid.

Question 17

Question: Are we installing black dirt and seed with blankets or sod? Are we taking down the fence? are we disposing of the fence?

Response: Upon demolition/deconstruction, vacant lot shall be filled, graded, and seeded.

https://library.municode.com/il/evanston/codes/code_of_ordinances?nodeId=TIT4BURE_CH2BUCO_4-2-2AM

Question 18

Question: Are any utility disconnects the responsibility of the bidding contractor?

Response: Yes, disconnections are to be capped at the property line due to the right of way construction moratorium November 1, 2022 through March 1, 2023. Disconnection in the street shall occur after moratorium. Note: Sewer services connected to the 54" sewer on Emerson could be plugged at the sewer main from inside the 54" sewer (instead of any excavation). The contractor will need to obtain a right-of-entry permit from the City to enter the City's sewer main.

Question 19

Question: Are fees being waived? (e.g. pay for city water... dust control?)

Response: Yes, this is a city project. Technically, funds will be transferred from the TIF to the impacted revenue departments

Question 20

Question: Water disconnection permit fees etc...?

Response: Yes, this is a city project. Technically, funds will be transferred from the TIF to the impacted revenue departments Nicor, ComEd and other fees administered by non-city entities apply.

Question 21

Question: Is this tax exempt?

Response: Yes

Question 22

Question: How deep are both the water and sewer disconnections?

Response: The water services are approximately 5 to 6' deep. The sewer services are approximately 7 to 10' deep. Note: Sewer services connected to the 54" sewer on Emerson could be plugged at the sewer main from inside the 54" sewer (instead of any excavation). The contractor will need to obtain a right-of-entry permit from the City to enter the City's sewer main.

Question 23

Question: Where would you like the water and sewer disconnections capped?

Response: Until the right of way moratorium expires on March 1, 2023, disconnections are temporarily capped at the property line. Disconnection at the main(s) to occur in the spring. Note: Sewer services connected to the 54" sewer on Emerson could be plugged at the sewer main from inside the 54" sewer (instead of any excavation). The contractor will need to obtain a right-of-entry permit from the City to enter the City's sewer main.

Question 24

Question: Has there been an asbestos inspection? What are the results?

Response: Please review the Phase I Report posted here:

<https://www.cityofevanston.org/home/showdocument?id=75734>

Question 25

Question: Has a professional survey or plat been completed for the properties? Or should we anticipate commissioning a full survey in order to comply with the city requirements for filing for a building removal permit?

Response: Yes, a plat of survey has been completed

Question 26

Question: Would the city prefer that we estimate any potential asbestos or hazardous materials abatement as part of an overall price, or assume that abatement costs will be invoiced on a per incident occurrence?

Response: Please review the Phase I Report posted here:

<https://www.cityofevanston.org/home/showdocument?id=75734>

Question 27

Question: Has a Phase I Environmental Site Assessment been completed, and is there any information about potential contamination or underground abandoned equipment to be removed?

Response: Please review the Phase I Report posted here:

<https://www.cityofevanston.org/home/showdocument?id=75734>

Question 28

Question: We are in the process of upgrading our insurance, do we need to submit the proposed bid at the full listed insurance caps, or can we submit with our current coverage and secure the higher cap at the time of award?

Response: Insurance coverage must be met at the time the contract awarded.

Question 29

Question: Will current fencing remain on site at City expense or are we expected to replace it at our cost?

Response: City is managing fence contract

Question 30

Question: If asbestos is found can we put in for a change order?

Response: Yes. Please review the Phase I study on the Jackson Emerson website

<https://www.cityofevanston.org/business/jackson-and-emerson-affordable-housing>

Question 31

Question: Are we to put our total cost of the job on page #23?

Response: Yes, you should include your total proposal price and subcontractor costs related to MWEBE on page 23. Please include a separate document that includes the breakdown of your costs/fees related to this project.

Question 32

Question: Is a bid bond required, if so what percentage of the job?

Response: No

Question 33

Question: Any other pertinent information that we need to be made aware of?

Response: No

Question 34

Question: Do the water water and sewer disconnections on Emerson require IDOT permit?

Response: No

Note: Acknowledgment of this Addendum is required in the Submittal.