March 27, 2020

TO:  All Bidders under Invitation to Bid No. 20-101232

FROM:  Department of Purchasing and Contracting, DeKalb County, Georgia

ADDENDUM NO. 2

Invitation to Bid (ITB) No. 20-101232, George Luther Property Remediation, is hereby amended as follows:

1. We have received questions pertaining to this Invitation. The questions and their resulting answers appear below:

   A. **Question**: Will the county consider non-general contractors for this bid as discussed during site visit?

      **Answer**: Mandatory requirement has been changed; a GC is preferred, but not mandatory.

   B. **Question**: Will the county re-issue a scope of work considering one of the buildings is demolished?

      **Answer**: Since this is a lump sum bid and a portion of the structure was removed, the scope of work does not change. It still requires the demolition and treatment of the slab and mastic that still remains.

   C. **Question**: Will open-air/no-containment asbestos-abatement be permitted for building C?

      **Answer**: Since only mirror mastic as ASM, there is no requirement for containment.

   D. **Question**: What type of post-abatement testing will be required?

      **Answer**: A minimum of a visual inspection by a 3rd party consultant with appropriate asbestos certification.

   E. **Question**: Remedial Area No. 1, slated for excavation to a depth of 5 feet, is located within the existing pole barn footprint. In order to excavate the soils in this area, is the Contractor requested to demolish the existing pole barn structure (in whole or
limited to the area located within the excavation boundary) or excavate around the existing structure?

**Answer:** The entire existing pole barn structure is to be demolished.

**F. Question:** If demolition is required, are the pole barn columns required to be removed completely or can they be cut/removed only to the depth of excavation (approximately 5 feet below ground surface)?

**Answer:** They can be cut approximately 5 feet below the ground surface.

**G. Question:** If demolition is required, can demolition debris be stockpiled onsite or will it require offsite transport and landfill disposal (note that some of the pole barn structural steel, due to the extensive span, may require torch cutting prior to sending to the landfill)?

**Answer:** It will require off site transport. No debris is to be left on site.

**H. Question:** Concerning borrow source soil: How many samples need to be obtained and submitted for:

**Answer:** Laboratory analytical testing? 1 sample per 1,000 cubic yards, with a minimum of 1 sample per borrow source. Geotechnical testing? Per Geotech

**I. Question:** Concerning excavated soils stockpile samples:
For clarification – the County’s Environmental Consultant, not the Contractor (bidder), is responsible for obtaining and submitting stockpile samples for laboratory analysis?

**Answer:** Correct.

**J. Question:** Concerning excavation boundaries of Remedial Area No. 1 and No. 2:

Are the proposed excavation boundaries (or the soil boring locations) of the two excavation areas going to be marked by the environmental consultant prior to excavation activities, or is the Contractor responsible for marking the excavation areas?

**Answer:** Yes, the consultant is.

**K. Question:** If the Contractor is responsible for locating the excavation areas, is the Contractor to rely on the figures as presented in the United Consulting report dated March 26, 2018, titled “Report of Prospective Purchaser Corrective Action Plan” to approximate the excavation area or is there an alternative method the County would like to utilize for marking the excavation areas?
Answer: See answer to “a.”

L. Question: If sloping/benching is utilized for excavation protection during the activities, can soil excavated for slope/bench construction be segregated from the targeted impacted soils and reused as backfill, or do these soils need to be treated as impacted materials and be sent to the landfill as well?

Answer: Provided the sloped soils are outside the needed remedial limits, they can be used as backfill.

M. Question: If slope/bench construction soils are to be sent to landfill, can these soils be segregated, or are these soils be mixed with the targeted excavation soils to be sampled for laboratory analysis and possibly treated with Enviroblend®?

Answer: Please see answer above.

N. Question: Premier Magnesia, LLC, the company selling Enviroblend®, have communicated that they can perform a treatability study to confirm the dosage rates, if treatment of excavated soils is required. Is this an additional task the Contractor (bidder) is to perform?

Answer: Yes, this is an additional task that the contractor is to perform and is considered to be the responsibility of the Contractor.

O. Question: Regarding site security – during the site visit conducted on March 9, 2020, it was observed that the excavation site area was used as a parking lot for the workers performing construction on adjacent land parcels – can the Contractor (bidder) assume that this practice will be halted during the performance of the excavation activities?

Answer: Yes, we will make sure that DWM has completed their work.

P. Question: With the current coronavirus outbreak and localized conditions (school and business closures), how does Dekalb County see this affecting this project schedule? Will the contractor be given leeway in relation to the proposed schedule due to coronavirus impacts?

Answer: Yes, this will vary on the situation on any given day. Currently, County operations are open for business. If this changes, the project schedule can be adjusted.
2. It is the responsibility of each bidder to ensure that he is aware of all addenda issued under this ITB. Please sign and return this addendum. You may email Merenica Banks Procurement Agent, at mbanks@dekalbcountyga.gov before the bids are due to confirm the number of addenda issued.

3. All other conditions remain in full force and effect.

Merenica Banks
Procurement Agent
Department of Purchasing and Contracting

ACKNOWLEDGMENT

Date: 3/27/20

The above Addendum is hereby acknowledged:

(NAME OF BIDDER)

(Signature) (Title)

Agent (initials): Deputy (initials)