



City of Peru



Eric Carls, P.E.
City Engineer

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February 16th, 2017

TO: Contractors

SUBJECT: City of Peru
Marathon Gas Station Demolition & Tank Pull
Project # 16-23-DM
ADDENDUM No. 1

This Addendum shall consist of the following:

The intention of this Addendum is to address all of the potential bidder questions prior to the bid date. Questions were due by the end of the business day on February 15th, 2017.

This Addendum is also posted at our website: www.peru.il.us

Please be advised that this Addendum must be acknowledged and submitted with the bid proposal. Failure to do so may result in rejection of your Bid.

Sincerely,

Eric Carls, P.E.
City of Peru – City Engineer

cc: Mayor & Alderman
Project File 16-23-DM

Enclosures

February 16, 2017

City of Peru
1901 Fourth Street
Peru, Illinois 61354

**Re: Demolition of the Former Marathon Station Building and Tank Pull Project
Addendum #1
2128 Fourth Street
Peru, Illinois**

The following is a description of the questions and answers posed by contractors regarding the above project for the City of Peru.

Q: Gary Johnson from CW3 posed a question to the City concerning pulling the tanks on the property and using reimbursement through the LUST program – under the conditions that CW3 fronts the costs themselves, and uses the LUST program for reimbursement.

A: LUST reporting will be handled for the City of Peru. Bid is for the excavation and proper removal/disposal of the tank and contents.

Q: Robert from Midwest Environmental. The contractor wanted to know if ACM/lead paint testing had been done for the building slated for demolition.

A: ACM and lead-paint samples were collected on February 10, 2017 for confirmation that building materials are non-ACM/lead-paint containing and can be handled appropriately by contractors. Results will be ready for contractors at the time of the bid opening. It is assumed that all materials can be handled as non-ACM/lead-paint containing. Should ACM/lead-paint be discovered, those materials can be handled under a separate line item.

Q: Doug Cox from Perfect(?) Contractors. Contractor interested in the tank pull portion wanted to confirm that LUST reporting will be handled.

A: LUST reporting will be handled for the City of Peru. Bid is for the excavation and proper removal/disposal of the tank and contents.

Q: Todd Rippel from Rippel Construction, Inc. The contractor asked:

- 1) Does the concrete parking lot get removed also or just the structures and foundations?**
- 2) Has there been a phase 1 or phase 2 done on this site, so that during exposure of tanks, if leakage is noted, does the city have a disposal and a clean-up plan in place?**

A: 1) The concrete parking lot is not being removed. The only areas of the lot to be removed are those needed in order to complete the demolition of the building and removal of the tanks and canopy.

2) LUST reporting will be handled for the City of Peru. Bid is for the excavation and proper removal/disposal of the tank and contents.

Q: Mike Bettenhausen, Green Wave Consulting. Manager asked the following:

1) Are there any required permits for the canopy demo, also has the required asbestos inspection been completed on the canopy?

2) Are the soil sampling and the required OSFM site assessment being performed as part of the bid or conducted by the city consultant?

A: 1) The City will not require a City permit for the demo since this is a City project. No suspect ACM containing material was observed within the visible assessment of the canopy. Should suspect materials be noted during demolition – a licensed ACM building inspector will be available during the tank pull activities. To be clear: the canopy demolition is covered in the tank removal (not part of building demo).

2) The contractor responsibility is to coordinate with the OSFM for their Marshall to be present during the tank removal activities. Should a LUST incident be reported, LUST reporting will be handled for the City of Peru separately. This Bid is for the excavation and proper removal/disposal of the tank and contents.

Q: Orvine Environmental-Industrial-Contractor submitted the following questions for the building contract:

1) What will be the cost for permits from the City of Peru or will these be waiver?

2) Has an ACM survey been completed and will you please make this available?

3) Will ACM abatement be part of this scope?

4) Does the scope of work include removal of all the concrete within the property lines or only in and around the building?

5) It states HMA resurfacing is to be part of Item Number 1 pay item Demolition which is a lump sum total. Should the area be based on the estimated area that will be excavated for removal of the building or the entire site within the property lines?

- A:
- 1) *It is not required that contractors submit City permit fees, other than those required for a contractor to register with the City of Peru.*
 - 2-3) *An ACM survey has been conducted. The results will be provided to contractors as soon as possible and before demolition is to begin, it is not anticipated the building contains ACM materials, however should they be identified they will be handled through a separate contract.*
 - 4) *Scope of work includes removal of concrete only in/around the building.*
 - 5) *Estimate should be for the approximate square footage of the building.*

Q: Orvine Environmental-Industrial-Contractor submitted the following questions for the tank removal contract:

- 1) **Please confirm that the building demolition is not part of the contract.**
 - 2) **Will fencing be required or is that covered under the building demolition specification which would not be part of this contract?**
 - 3) **What will be the costs for permits from the City of Peru or will these be waiver?**
 - 4) **Section 4.03 Bid Prices form does not include a line item for backfill to replace contaminated soil that may be removed, should these costs be included in another line item.**
 - 5) **Page 3, Section 1.03 Unit Prices paragraph mentions testing of the underlying soil, is the contractor responsible for soil testing or will that e handled by the City of Peru’s designated engineering firm?**
 - 6) **Should it also be assumed that this same designated engineer will handle all IEPA site remediation reporting minus any documents required from the contractor?**
 - 7) **Can the excavated concrete be broken up and used as backfill of the tank excavation?**
 - 8) **It states HMA resurfacing is to be part of Item Number 3.011 pay item which is a lump sum total. Should the area be based on the estimated area that will be excavated for removal of the tank systems?**
- A:
- 1) *Building demolition is a separate contract and will be awarded separately.*
 - 2) *Assume fencing is to be covered in the lump sum for pay item 3.01 removal of USTs.*
 - 3) *It is not required that contractors submit City permit fees, other than those required for a contractor to register with the City of Peru.*
 - 4) *Assume backfill is to be covered in the lump sum for pay item 3.01 removal of USTs.*
 - 5) *City of Peru has contacted at least two landfills in the area and neither require laboratory analysis of minor impacted gasoline soils generated during UST removal (LandComp – Ottawa, IL is preferred – contractor may assume the verbal pricing of \$24.50/ton or standard “gate rate”).*
 - 6) *City of Peru designated engineering firm will handle reporting to IEPA and closure sample obtainment of the UST pit.*

7) On-site concrete use is not the preferred method for excavation backfilling since compaction is required. The area shall be graded for proper drainage and compaction of fill shall not be less than 95% of the maximum dry density per modified procter test (ASTMD-1557-latest edition) (AASHTO D-180). Moisture content to be within 3% of the optimum water content as determined by the soils engineer. All compacted areas shall be verified by an independent professional soils engineer testing laboratory engaged by the City. A certificate indicating compliance with these specifications shall be furnished to the City. A stated above the top 11-inches of the site shall be graded with a minimum of 8-inches stone aggregate (CA6) or suitable non-organic material and finished with a minimum of 3-inches HMA surface.

8) HMA resurfacing should be based on the estimated area that will be excavated for removal of tank systems (tanks and lines).

Addendum #1 Acknowledgement

Contractor Name

Contractor Signature

Title

Date

*****A copy of this Addendum Acknowledgement must be included with the bid proposal.**