

CHATHAM COUNTY PURCHASING & CONTRACTING DEPARTMENT  
ADDENDUM NO. 2 TO 17-0107-4

**FOR: MONTGOMERY STREET JAIL DEMOLITION**

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**PLEASE SEE THE FOLLOWING FOR ADDITIONS, CLARIFICATIONS AND/OR CHANGES:**

**NOTE: Replace current "Special Conditions" section of the ITB with the attached *revised* "Special Conditions" section. Item 22 has been removed. The contractor will be responsible for disposal of all concrete on this project.**

**QUESTIONS RECEIVED:**

1. Q) Section 1.13 - Does Local Preference apply to this project?  
A) *This project is considered a construction project, so therefore Local Preference does not apply to the General Contractor.*
2. Q) Section 2.26 - With respect to Liquidated Damages, shouldn't this section say 120 days and not 40 days?  
A) *Yes, this section should state 120 calendar days. The 40 days was a typo and is incorrect.*
3. Q) Section 16 \_ It appears this section is offering means and methods, when at the site visit at the Pre-Bid Conference, it was stated means and methods are the contractor's prerogative , who is responsible for mean and methods?  
A) *Section 16 requires that the contractor protect their employees safety. The means and methods are still the contractors, and they are allowed to propose alternative, safe means to remove the structure that comply with local, state and federal requirements.*
4. Q) Section 18 Ownership of Material - Has the county removed all those items it considers salvageable?  
A) *All salvage material is removed. Once the contract is signed, the contractor will take ownership of all material required to be removed from the site.*

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**BID OPENING REMAINS:**

**2PM, WEDNESDAY, NOVEMBER 29, 2017**

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**THE PROPOSER IS RESPONSIBLE FOR MAKING THE NECESSARY CHANGES AND MUST ACKNOWLEDGE RECEIPT OF ADDENDUM.**

11/21/17  
DATE

  
\_\_\_\_\_  
ROBERT E. MARSHALL  
SENIOR PROCUREMENT SPECIALIST  
CHATHAM COUNTY

**SPECIAL CONDITIONS**  
**REMOVAL AND DEMOLITION OF MONTGOMERY STREET JAIL**

1. **DESCRIPTION OF WORK:**

The work will consist of the complete removal and demolition of all buildings, structures and all associated objects from the existing jail on Montgomery Street. A set of demolition plans are included in the bid package.

Contract administration and inspection will be performed by County personnel. All asbestos remediation from the structure is complete.

The demolition and removal activities include the entire removal of all structures, pavement, concrete, utilities and any other improvements or structures of any nature or description, lying wholly or partially within the right of way or easement area. The site will be graded and grassed to match existing ground elevation and provide positive drainage of the site. The site will be free of debris to allow for future mowing. Do not remove any pavement or drainage structures that are part of the existing roadway.

2. **QUALIFICATIONS OF CONTRACTOR:**

Contractor with the apparent low bid will have ten (10) calendar days to submit to Purchasing Department the following:

- a. Use of landfill or Waste Disposal Facility
- b. The successful bidder (s) must show proof of a current authorization for disposal at a licensed landfill or other licensed waste disposal facility. If the low bidder ceases to be in good standing with these facilities, this contract shall be canceled and awarded to the next lowest responsible bidder.

3. **COMMENCEMENT AND COMPLETION:**

Notice to proceed will be issued after a mandatory on-site pre-construction meeting. Appropriate steps have been made to remove all asbestos containing materials from the buildings/structures prior to notice to proceed. It is the Contractors responsibility to notify the County if any hazardous materials are observed prior to beginning or during demolition activities.

The contractor shall begin work under this Agreement within 10 calendar days of the date of notice to proceed issued by Chatham County. Utility disconnects (if required) are to commence as soon as the project has been awarded to the successful contractor. The contractor is responsible for coordinating all utility disconnects and the cost for such shall be included in the overall price for the demolition.

- a. The contractor shall have 120 days to complete demolition of the entire structure and stabilize the site. The contract time shall begin 10 days after the issuance of Notice to Proceed with demolition.
- b. Liquidated Damages

From each calendar day that any work remains uncompleted after the above time schedule, the sum of \$250 per calendar day will be deducted from money due to the contractor as liquidated damages.

4. **RESPONSIBILITIES FOR CLAIMS AND LIABILITY:**

Once the County gives the Contractor notice to proceed, the Contractor shall be responsible for any and all damages to property or person and shall hold harmless Chatham County, its officers, agents, and employees, from all suits, claims, actions, or damages of any nature whatsoever resulting from the negligence of the contractor in the performance of work under this contract.

5. **PAYMENT:**

Payment will be made for the complete demolition and removal of the entire structure and stabilization of the entire site in accordance with the Demolition Plans. One partial payment prior to completion of the project will be allowed when work has progressed to 50% complete. At this time, the contractor may bill the County for 40% of the contract cost to complete the demolition. Final payment will be made when all work associated with the project is complete and accepted by Chatham County.

6. **EROSION CONTROL:**

A Notice of Intent to Discharge Stormwater is not required for this project unless the total disturbed acreage exceeds one acre. It is the Contractors responsibility to keep sediment from leaving any site. Silt fence shall be erected and maintained on the perimeter of the site. Temporary or permanent grassing shall be accomplished within one week of completion of demolition and before payment will be made. A stand of permanent grass must be established on all parcels prior to final acceptance of the project. Additional Best Management Practice (BMP) devices shall be utilized as necessary to control erosion and prevent sediment from leaving the site. The price for this work shall be included in the overall bid price for the demolition.

7. **UTILITIES:**

Verify that all utilities have been turned off and disconnected. Call 811 for locates. Cap service lines at back of curb or as required by the utility owner. Contractor is responsible for all utility coordination required prior to beginning demolition activities.

Utility Contacts:

- A. City of Savannah Water and Sewer -- (912) 351-3898, Clay Rogers
- B. City of Savannah Traffic Engineering – (912) 651-6600, Tuan Vu
- C. City of Savannah Storm Water Department – (912) 650-7855, Roger Raines
- D. Georgia Power (Electrical) - (888) 655-5888 Customer Service for service disconnect and removal of facilities. Provide the property address and the meter number.
- E. AT&T (Telephone) Customer Service 866-620-6000 for service disconnect. Call Darrell Tukes for facility removal at 912-964-7351 or 912-713-2137.

- F. Atlanta Gas Light (Natural Gas) - (800) 427-5463 or Charlie Waters at 912-239-6505.
- G. Comcast Communication (Cable) - 354-7531 for service disconnect. Call Patrick Rinehart 912-547-8921 for facility removal.

8. **PERMIT:**

Contractor to obtain a demolition permit from the Chatham County Department of Building Safety and Regulatory Services Department prior to commencement of work. Contact the Department of Building Safety and Regulatory Services at (912) 201-4300.

9. **TREE PROTECTION:**

Contractor shall be responsible for installing all tree protection measures prior to any demolition on-site in accordance with the City of Savannah's Tree Protection Detail (See sheet 1 of the demolition plans).

10. **RIGHT OF WAY ENCROACHMENT PERMIT:**

Contractor shall be responsible for obtaining a right of way encroachment permit from the City of Savannah prior to commencing with work on-site.

11. **HAZARDOUS MATERIALS:**

Contractor shall make a determination as to whether any material of a hazardous nature, as classified in the National Emissions Standards, OSHA, or EPA regulations, will result from the work described. If such material is determined likely, specify precautions and standards to be complied with. Since the Contractor performs the work, the Contractor will be the one responsible for complying with all necessary regulations.

Protect personnel from possible airborne contaminants, such as asbestos fibers, dried fecal matter (bird droppings) and metal dusts.

Disposal of materials must not endanger or pollute the environment.

12. **BURNING:**

The use of burning at the project site for the disposal of refuse and debris will not be permitted at any time.

13. **DUST AND DEBRIS CONTROL:**

Contractor shall be responsible for preventing the spread of dust and debris and avoid the creation of a nuisance in the surrounding area. Do not use water if it results in hazardous or objectionable conditions such as, but not limited to, ice, flooding or pollution. Pavements shall be swept as necessary to control the spread of dust and debris on adjacent roadways.

14. **PROTECTION OF PERSONNEL:**

Before, during and after demolition work contractor shall continuously evaluate the condition of the structure being demolished and take immediate action to protect all personnel working in and around the project site. No area, section or component of floors, roofs, walls, columns, pilasters, or other structural element will be allowed to be left standing without sufficient bracing, shoring,

or lateral support to prevent collapse or failure while workmen remove debris or perform other work in the immediate area.

15. **EXISTING CONDITIONS:**

Before beginning any demolition work, contractor shall survey the site and examine the drawings and specifications to determine the extent of the work. Record existing conditions showing the condition of structures and other facilities adjacent to areas of alteration or removal. Photographs sized 100 mm 4 inch will be acceptable as a record of existing conditions. It is the Contractor's responsibility to verify and document all required outages which will be required during the course of work, and to note these outages on the record document. Submit survey results to County representative.

16. **DEMOLITION:**

Demolish structures in a systematic manner from the top of the structure to the ground. Complete demolition work above each tier or floor before the supporting members on the lower level are disturbed. Demolish concrete and masonry walls in small sections. Remove structural framing members and lower to the ground by means of derricks, platforms hoists or other suitable methods as approved by Chatham County. Locate demolition equipment throughout the structure and remove materials so as to not impose excessive loads to supporting walls, floors or framing.

17. **AIR CONDITIONING EQUIPMENT:**

Remove air conditioning, refrigeration, and other equipment containing refrigerants without releasing chlorofluorocarbon refrigerants to the atmosphere in accordance with the Clean Air Act Amendment of 1990. Recover all refrigerants prior to removing air conditioning, refrigeration, and other equipment containing refrigerants and dispose of in accordance with all local, state and federal regulations. Prevent discharge of Class I and Class II ODS to the atmosphere. Place recovered ODS in cylinders meeting AHRI Guideline K suitable for the type ODS (filled to no more than 80 percent capacity) and provide appropriate labeling.

18. **OWNERSHIP OF MATERIALS:**

Except for salvaged items specified in related Section 22, and for materials or equipment scheduled for salvage, all materials and equipment removed and not reused or salvaged, shall become the property of the Contractor and shall be removed from Government property. Title to materials resulting from demolition and deconstruction, and materials and equipment to be removed, is vested in the Contractor upon approval by the Contracting Officer of the Contractor's demolition, deconstruction, and removal procedures, and authorization by the Contracting Officer to begin demolition and deconstruction. Chatham County will not be responsible for the condition or loss of, or damage to, such property after contract award. Showing for sale or selling materials and equipment on site is prohibited.

19. **PCB REMOVAL AND DISPOSAL:**

Contractor shall comply with the attached Handling of Lighting Ballasts and Lamps Containing PCBs and Mercury for proper removal and disposal of these hazardous materials.

20. **INCIDENTAL ITEMS FOR DEMOLITION:**

The cost associated with any incidental items of demolition in which no specific pay items are set up for shall be included in the overall cost of the project.

21. **WORK HOURS:**

Contractor work hours shall be restricted to daylight hours on weekdays unless specifically approved in writing at least 48 hours in advance by the Contracting Officer.