

**Genesee County Land Bank Authority Blight Elimination Program  
Request for Proposals- LB 18-001 Environmental Consulting Firms: Preparation of Demolition  
Specifications and Project Oversight  
ADDENDUM #2**

**January 25, 2018**

The following information is to be incorporated into the bidding and contract documents and acknowledged by all bidders for the above referenced project. Bids submitted that do not acknowledge this Addendum will be deemed incomplete and may be rejected on such basis.

**ITEM 1- General Inquiry Questions and Answers:**

**1. There's no pricing document in RFQ documents, will one be provided?**

No. Respondents are to provide a fee schedule and a list of the services the respondent would perform by address with a total cost per address.

**2. Please define a Tier II Environmental Clearance (located on 2<sup>nd</sup> page of Scope of Work).**

Please refer to Attachment 1. Successful bidders will be supplied with Tier I submittals prepared by the City of Flint and requested to complete the table under **Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities**, and a field inspection. Consultant may be asked to provide guidance on additional items noted as being completed "during Tier II environmental review."

**3. Will hazardous waste types, quantities, and characteristics be provided?**

All material that has been produced is provided on the link to Box.com. Respondents should plan to typify, quantify, and characterize hazardous wastes as necessary/ incorporate such tasks into demolition bid specifications as necessary.

**4. The proposed fees for professional services account for 50% of the selection criteria. The actual fees for professional services will be highly dependent on the quality of the selected demolition contractor, the scope of work required at each site and the length of time it takes for the contractor to complete the work. As the proposed fees for professional services from each of the RFQ respondents will be highly variable due to their assumptions used in fee preparation, how will the fees be compared?**

It is anticipated that the successful bidder will be involved in the bidding and selection process for the demolition contractor. Fees may be compared with several methods, including total proposed cost by project address, staffing fees, and cost for report production. Proposed scopes will be considered and clarification requested where necessary in order to allow for cost comparison.



**5. Should we assume complete removal of all structures, foundations, footings and slab at each site?**

Yes. Each project will consist of 100% removal.

**6. Will all paved surfaces such as parking lots, driveways, and internal sidewalks be removed or left in place?**

All paved surfaces are to be removed per City Ordinance. Additionally, approaches are to be removed and replaced with curb.

**7. Would you like a Summary Report prepared for each individual site or one Summary Report that includes all sites?**

Please plan to complete a summary report for each site upon completion of all remediation and demolition activities.

**ITEM 2- Corrected/Revised Scope of Work:** The Scope of Work has been revised to include preparation of an Environmental Construction Management Plan for 1721 N Saginaw St. and 902 N Stevenson St. Please plan to complete an Environmental Construction Management Plan for each address separately (additional scope highlighted in table below):

<b>ADDRESS/ Funding</b>	<b>Completed Reports</b>	<b>Required Scope</b>
810 S Ballenger Hwy/ MSHDA Blight Elimination and CDBG	<ul style="list-style-type: none"> <li>• Pre-demolition Survey</li> <li>• Phase I ESA</li> <li>• Phase II ESA: N/A</li> <li>• SHPO</li> <li>• Tier II Environmental Clearance- In Progress</li> <li>• Environmental Construction Management Plan</li> </ul>	<ul style="list-style-type: none"> <li>• Prepare demolition specification</li> <li>• Complete demolition oversight</li> </ul>
1425 N Saginaw St./ MSHDA Blight Elimination and CDBG	<ul style="list-style-type: none"> <li>• Pre-demolition Survey</li> <li>• Phase I ESA</li> <li>• Limited Phase II ESA</li> <li>• SHPO</li> <li>• Tier II Environmental Clearance- In Progress</li> <li>• Environmental Construction Management Plan</li> </ul>	<ul style="list-style-type: none"> <li>• Prepare demolition specification</li> <li>• Complete demolition oversight</li> <li>• Please note this site has a suspected 10,000 gallon UST. Specifications will need to clearly delineate UST remediation costs from demolition costs. MSHDA will not fund UST removal/ remediation.</li> </ul>

ADDRESS/ Funding	Completed Reports	Required Scope
1518 Averill Ave./ MSHDA Blight Elimination and CDBG	<ul style="list-style-type: none"> <li>• Pre-demolition Survey</li> <li>• Phase I ESA</li> <li>• Limited Phase II ESA</li> <li>• SHPO</li> <li>• Tier II Environmental Clearance- In Progress</li> <li>• Environmental Construction Management Plan</li> </ul>	<ul style="list-style-type: none"> <li>• Prepare demolition specification</li> <li>• Complete demolition oversight</li> </ul>
1721 N Saginaw St./ Michigan Land Bank Blight Elimination and CDBG	<ul style="list-style-type: none"> <li>• SHPO-In Progress</li> </ul>	<ul style="list-style-type: none"> <li>• Prepare environmental construction management plan</li> <li>• Pre-demolition Survey</li> <li>• Phase I ESA</li> <li>• Phase II ESA as necessary</li> <li>• Tier II Environmental Clearance</li> <li>• Prepare demolition specification</li> <li>• Complete demolition oversight</li> <li>• Please note that this project is to be completed by no later than May 30, 2018.</li> </ul>
902 N Stevenson St./ Non-federal/state grant funding	<ul style="list-style-type: none"> <li>• Pre-demolition Survey</li> <li>• Phase I ESA</li> <li>• Limited Phase II ESA</li> <li>• SHPO: N/A</li> <li>• Tier II: N/A</li> </ul>	<ul style="list-style-type: none"> <li>• Prepare environmental construction management plan</li> <li>• Prepare demolition specification</li> <li>• Complete demolition oversight</li> </ul>

**Each bidder must acknowledge receipt of this addendum on RFP SUBMITTAL REQUIREMENTS CHECKLIST.**

**\*\*END OF ADDENDUM\*\***

Prepared by:  
Genesee County Land Bank  
452 S. Saginaw St., Second Floor

# ATTACHMENT 1



**U.S. Department of Housing and Urban  
Development**

451 Seventh Street, SW  
Washington, DC 20410  
www.hud.gov  
espanol.hud.gov

# **Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58**

## **Project Information**

**Project Name:** Genesee County Land Bank – Residential and Commercial Demo

**Responsible Entity:** City of Flint

**Grant Recipient** (if different than Responsible Entity): Genesee County Land Bank

**State/Local Identifier:** B-17-MC-26-0018

**Preparer:** Deyhana Thompson

**Certifying Officer Name and Title:** Suzanne Wilcox

### **Direct Comments to:**

Deyhana Thompson  
Department of Planning and Development  
Division of Community and Economic Development  
1101 S. Saginaw St  
Flint, MI 48502  
810.766.7426 ext. 3011  
dthompson@cityofflint.com

**Project Location:**

TBD

**Description of the Proposed Project** [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The approved City of Flint 17-18 Action Plan included a \$675,000 allocation for a to-be-determined Residential and Commercial Demolition.

**Statement of Purpose and Need for the Proposal** [40 CFR 1508.9(b)]: Funds will be used for demolition of commercial and residential properties in an effort to resolve blight related issues in the City of Flint.

**Existing Conditions and Trends** [24 CFR 58.40(a)]:

Will be identified when during the Tier II process

**Funding Information**

Grant Number	HUD Program	Funding Amount
B-17-MC-26-0018	CDBG	\$675,000

**Estimated Total HUD Funded Amount:** \$675,000

**Estimated Total Project Cost** (HUD and non-HUD funds) [24 CFR 58.32(d)]: **TBD**

**Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities**

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations TBD when project site is identified.
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6</b>		
<b>Airport Hazards</b>  24 CFR Part 51 Subpart D	Yes    No <input type="checkbox"/> <input type="checkbox"/>	Attached map shows that project area is outside ACZs and APZs for Bishop Airport as it is more than 3.5 miles away from the end of the runway.

<p><b>Coastal Barrier Resources</b></p> <p>Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input type="checkbox"/></p>	<p>There are no Coastal Barrier Resources located within the City of Flint. See attached map.</p>
<p><b>Flood Insurance</b></p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes No</p> <p><input type="checkbox"/> <input type="checkbox"/></p>	<p>Attached: FIRM map, Panel 193 of 475. A FIRM map with a more concise location will be added to the Tier II environmental.</p>
<p><b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 &amp; 58.5</b></p>		
<p><b>Clean Air</b></p> <p>Clean Air Act, as amended, particularly section 176(c) &amp; (d); 40 CFR Parts 6, 51, 93</p>	<p>Yes No</p> <p><input type="checkbox"/> <input type="checkbox"/></p>	<p>Not Applicable</p> <p>Attached: Counties Designated “Nonattainment” for clean Air’s NAAQS map included</p>
<p><b>Coastal Zone Management</b></p> <p>Coastal Zone Management Act, sections 307(c) &amp; (d)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input type="checkbox"/></p>	<p>There are no coastal Zones located within the City of Flint.</p>
<p><b>Contamination and Toxic Substances</b></p> <p>24 CFR Part 50.3(i) &amp; 58.5(i)(2)</p>	<p>Yes No</p> <p><input type="checkbox"/> <input type="checkbox"/></p>	<p>Attached is an EnviroMapper for the City of Flint. Once the project site is identified, the Tier II process will reveal (if any) hazardous substances, toxic chemicals, or radioactive materials within the project area.</p>
<p><b>Endangered Species</b></p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input type="checkbox"/></p>	<p>Attached: Endangered Species list for Genesee County. During the Tier II environmental review any endangered species in the immediate area of the project and remediation plan will be included.</p>
<p><b>Explosive and Flammable Hazards</b></p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input type="checkbox"/></p>	<p>When the address of the project site is identified, The Tier II process will identify any issues that relate to Acceptable Separation Distances under 24 CFR 51C.</p>
<p><b>Farmlands Protection</b></p> <p>Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658</p>	<p>Yes No</p> <p><input type="checkbox"/> <input type="checkbox"/></p>	<p>Attached map shows that the City of Flint is an Urban area. Project will have no adverse effect on Federally protected farmland.</p>

<p><b>Floodplain Management</b></p> <p>Executive Order 11988, particularly section 2(a); 24 CFR Part 55</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input type="checkbox"/></p>	<p>Attached: FIRM map, Panel 193 of 475. A FIRM map with a more concise location will be added to the Tier II environmental.</p>
<p><b>Historic Preservation</b></p> <p>National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input type="checkbox"/></p>	<p>Historic preservation inventory will be completed during the Tier II environmental process once an address is known.</p>
<p><b>Noise Abatement and Control</b></p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input type="checkbox"/></p>	<p>Noise abatement and control will be addressed in the Tier II process and any issues and/or remediation plan will be identified during that process.</p>
<p><b>Sole Source Aquifers</b></p> <p>Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input type="checkbox"/></p>	<p>Attached: the US EPA Region 5 map shows there are no Sole Source Aquifers in the State of Michigan.</p>
<p><b>Wetlands Protection</b></p> <p>Executive Order 11990, particularly sections 2 and 5</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input type="checkbox"/></p>	<p>Attached: Wetland map of the City of Flint; a wetland map with the known address will be added to the Tier II environmental.</p>
<p><b>Wild and Scenic Rivers</b></p> <p>Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input type="checkbox"/></p>	<p>Attached: Map of Michigan's Natural and Wild &amp; Scenic Rivers. Project is outside of a Wild &amp; Scenic Rivers Act area.</p>
<p><b>ENVIRONMENTAL JUSTICE</b></p>		
<p><b>Environmental Justice</b></p> <p>Executive Order 12898</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input type="checkbox"/></p>	<p>Project will have no adverse environmental effects on Federally protected classes of people. The project is in a low-moderate income area.</p>

**Environmental Assessment Factors** [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**



**Impact Codes:** Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>LAND DEVELOPMENT</b>		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design		TBD; will be identified during Tier II environmental review
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff		TBD; will be identified during Tier II environmental review
Hazards and Nuisances including Site Safety and Noise		TBD; will be identified during Tier II environmental review
Energy Consumption		TBD; will be identified during Tier II environmental review

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>SOCIOECONOMIC</b>		
Employment and Income Patterns		TBD; will be identified during Tier II environmental review
Demographic Character Changes, Displacement		TBD; will be identified during Tier II environmental review

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>COMMUNITY FACILITIES AND SERVICES</b>		
Educational and Cultural Facilities		TBD; will be identified during Tier II environmental review
Commercial Facilities		TBD; will be identified during Tier II environmental review
Health Care and Social Services		TBD; will be identified during Tier II environmental review
Solid Waste Disposal / Recycling		TBD; will be identified during Tier II environmental review
Waste Water / Sanitary Sewers		TBD; will be identified during Tier II environmental review
Water Supply		TBD; will be identified during Tier II environmental review
Public Safety - Police, Fire and Emergency Medical		TBD; will be identified during Tier II environmental review
Parks, Open Space and Recreation		TBD; will be identified during Tier II environmental review
Transportation and Accessibility		TBD; will be identified during Tier II environmental review

Environmental Assessment Factor	Impact Code	Impact Evaluation
<b>NATURAL FEATURES</b>		
Unique Natural Features, Water Resources		TBD; will be identified during Tier II environmental review
Vegetation, Wildlife		TBD; will be identified during Tier II environmental review
Other Factors		TBD; will be identified during Tier II environmental review

**Additional Studies Performed:**

**Field Inspection** (Date and completed by):

Will be completed during Tier II environmental review

**List of Sources, Agencies and Persons Consulted** [40 CFR 1508.9(b)]:

Websites:

Environmental Protection agency, HUD Exchange, Federal Emergency Management Agency, United States Fish & Wildlife Service, Michigan.gov, US Census Bureau – Tigerweb,

**List of Permits Obtained:**

Will be completed during Tier II environmental review

**Public Outreach** [24 CFR 50.23 & 58.43]:

Public notice in the Flint Journal on Sunday, September 3, 2017 and a correction published on Tuesday, November 21, 2017. These notices were published as a part of the Tier I environmental review process. Specific addresses or project sites were not included, any additional public outreach information will be provided in the Tier II environmental review.

**Cumulative Impact Analysis** [24 CFR 58.32]:

Will be completed during Tier II environmental review

**Alternatives** [24 CFR 58.40(e); 40 CFR 1508.9]

Will be completed during Tier II environmental review

**No Action Alternative** [24 CFR 58.40(e)]:

Will be completed during Tier II environmental review

**Summary of Findings and Conclusions:**

Based upon the Tier I level of review a finding of No Significant Impact. A fully detailed Environmental Review will be completed once the project address is known.

**Mitigation Measures and Conditions [40 CFR 1505.2(c)]**

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Based on the Tier I level of review a finding of No Significant Impact has been determined. A fully detailed Environmental Review will be completed once the project address is known. Any mitigation measures identified will be addressed once project is known.

Law, Authority, or Factor	Mitigation Measure

**Determination:**

**Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]  
The project will not result in a significant impact on the quality of the human environment.

**Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]  
The project may significantly affect the quality of the human environment.

Preparer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name/Title/Organization: \_\_\_\_\_

\_\_\_\_\_

Certifying Officer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name/Title: \_\_\_\_\_

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).