

Genesee County Land Bank Authority Blight Elimination Program
Request for Qualifications- Large-Scale Demolition Program Technical Assistance/ Consulting
Services
ADDENDUM #1

July 15, 2022

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 may be deemed incomplete and may be rejected on such basis.

The Genesee County Land Bank Authority (GCLBA) received the following questions requesting clarification for RFQ 22-004.

1. **Q: Are the services you're seeking more centered around environmental consulting or demolition program consulting?**

A: GCLBA is primarily seeking consulting firms to assist in improving design and implementation of a multi-grant funded large-scale demolition program. Environmental consulting scopes are included as GCLBA would like the successful firm to be able to assist as needed.

2. **Q: How do you envision working with multiple consultants?**

A: GCLBA anticipates issuing requests for specific and defined scopes of work and will select the most advantageous proposal from contracted parties.

3. **Q: We have never been requested to provide Medical Malpractice insurance. We have successfully performed under contract using our existing insurance limits on hundreds of projects of similar size and scope. We respectfully ask the client to consider removing the medical malpractice insurance requirement from this RFP.**

A: Revised Attachment A attached. Medical Malpractice insurance is not required.

4. **Q: Further, Item 06: Contractual Liability and Item 07: Explosion, Collapse, and Subsidence is included in the general liability policy and the limits exceed those requested by Items 06 and 07. Will the client accept the higher limits for those items included within General Liability rather than as separate items?**

A: This is acceptable as long as it is indicated that these coverages are included under your general liability.

5. **Regarding Evidence of Financial Stability, will the client accept a letter from our accounting firm and three years of reviewed financials in lieu of two years of tax returns?**

A: Yes.

6. **Q: Will the client accept smaller font (size 9) within graphics, tables, and illustrations?**

A: Yes.

7. **These questions all pertain to, Appendix 2 – Environmental Assessment Scopes**

- a. **Q: Clarification: Is the selected contractor required to prepare, submit, and receive approval from EPA for a QAPP for the GCLBA Demolition Program? (ESA SOW #1; bullet #2)**

A: No.

- b. **Q: Is point counting (PC) required and under what circumstances? (ESA SOW #1; bullet #5)**

A: Point counting is not required. Should a consultant propose to use point counting, GCLBA would like to know the circumstances under which this testing method would be imposed and why. GCLBA anticipates that the successful bidder will provide GCLBA with guidance as regards to point counting to remain in compliance with all rules and regulations while maintaining a focus on community health and safety first, and then cost efficiency. GCLBA does anticipate that point counting is an option, even if not required.

- c. **Q: Does GCLBA require PC for non-friable organically bound (NOB) materials by means of gravimetric reduction?**

A: Please refer to Answer 7. b. above.

- d. **Q: Clarification: Are photographs required for each ACM? (ESA SOW #1; bullet #6f)**

A: Yes. Successful bidder should anticipate taking representative photos of all ACMs present within a structure to the best of their ability. GCLBA requires abatement contractors to take pre and post-abatement photos as well, and will often use survey photos as a reference. This requirement does not mean that successful bidder will need to take a picture of every duct run or every window, rather of a run showing the ACM material and a window representing the glazing/caulk/etc.

- e. **Q: Will GCLBA provide report and worksheet templates for use in the program? (ESA SOW #1)**

A: GCLBA has not to date provided a required layout for a regulated materials/ hazardous materials inspection reports. GCLBA does however, have a required layout for the submittal of summary data in excel file post survey production. Please refer to Attachment 2 for example.

- f. **Q: Will selected contractor prepare a single report for both asbestos and other hazardous/regulated materials, or separate reports? (ESA SOW #1)**

A: Reports should be prepared for both types of materials in a single report.

Bidders 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
Flint, Michigan 48502

ATTACHMENT 1

REVISED ATTACHMENT A: BIDDERS INSURANCE CHECKLIST

ATTACHMENT A: GENESEE COUNTY LAND BANK BIDDER'S INSURANCE CHECKLIST

Coverages Required	Limits (Figures denote minimums)
<input checked="" type="checkbox"/> 1. Workers' Compensation	Statutory limits of Michigan
<input checked="" type="checkbox"/> 2. Employers Liability	\$100,000 accident/disease \$500,000 policy limit, disease
<input checked="" type="checkbox"/> 3. General Liability	Including Premises/operations \$1,000,000 per occurrence with \$2,000,000 aggregate
<input checked="" type="checkbox"/> 4. Professional liability	\$1,000,000 including errors & omissions \$200,000 per occurrence \$600,000 in aggregate for Medical Malpractice
<input type="checkbox"/> 5. Products/Completed operations	\$1,000,000 per occurrence with
<input type="checkbox"/> 6. Contractual liability	\$2,000,000 aggregate
<input type="checkbox"/> 7. Explosion, Collapse, Subsidence Automobile liability	\$1,000,000 general aggregate (gen. agg.) Excess Policy with limits at least \$2,000,000
<input checked="" type="checkbox"/> 8. Owned, hired, nonowned Pollution Liability for contracts involving removal	\$1,000,000 combined single limit each accident-Owned, hired, nonowned
<input type="checkbox"/> 9. and disposal of waste or storage tanks	\$1,000,000 per loss
<input type="checkbox"/> 10. Authority's and Contractors Protective	\$1,000,000 aggregate
<input checked="" type="checkbox"/> 11. Genesee County named as an additional insured on other than workers' compensation via endorsement. A copy of the endorsement must be included with the certificate. Cancellation notice is to read:	
<input checked="" type="checkbox"/> 12. Should any of the above described policies be cancelled before the expiration date thereof, the issuing insurer will mail 30 days written notice to the certificate holder	
<input checked="" type="checkbox"/> 13. named to the left or 10 day notice for non-payment of premium.	
<input checked="" type="checkbox"/> 13. The certificate must state bid number and title	

A copy of the insurance certificate with the Genesee County Land Bank listed as a certificate holder is required and must be attachment to the response to this proposal.

Bidder's Statement

I understand the insurance requirements and will comply in full if awarded the contract.

Bidder

Signature

ATTACHMENT 2

EXAMPLE EXCEL FILE SUMMARY OF RMS/HAZARDOUS MATERIALS SURVEYS

PROJECT COST ESTIMATE- EXAMPLE EXCEL FILE SUMMARY- TAB 1

No	PARCEL-NO	Address	Direction	Street	Zip	Fund	ABATEMENT ESTIMATE	DEMOLITION ESTIMATE	PROJECT ESTIMATE	Notes
1	40-02-404-031	2321		LAWNDALE AVE	48504	HHF4			\$ -	
2	40-02-404-032	2317		LAWNDALE AVE	48504	HHF4			\$ -	
3	40-02-404-033	2313		LAWNDALE AVE	48504	HHF4			\$ -	
4	40-02-405-018	2222		LAWNDALE AVE	48504	HHF4			\$ -	

No	PARCEL-NO	Address	Direc	Street	Zip	Fund	Category	Location	Material	Quantity	Notes
1	40-02-404-031	2321		LAWNDALE AVE	48504	HHF4	ACM	House Ducting	Vent Wrap	240 SF	
1	40-02-404-031	2321		LAWNDALE AVE	48504	HHF4	ACM	Exterior	Basement Window Glaze	40 SF	
1	40-02-404-031	2321		LAWNDALE AVE	48504	HHF4	ACM	Basement	Stack Cement	5 SF	
1	40-02-404-031	2321		LAWNDALE AVE	48504	HHF4	ACM	Garage	Garage Window Glaze	15 SF	
2	40-02-404-032	2317		LAWNDALE AVE	48504	HHF4	ACM	House Ducting	Vent Wrap	240 SF	
2	40-02-404-032	2317		LAWNDALE AVE	48504	HHF4	ACM	Exterior	House Window Glaze	240 SF	
2	40-02-404-032	2317		LAWNDALE AVE	48504	HHF4	HAZ	Room 2	Television	1	
2	40-02-404-032	2317		LAWNDALE AVE	48504	HHF4	LIMITED	Basement - Flooded			
3	40-02-404-033	2313		LAWNDALE AVE	48504	HHF4	ACM	House Ducting	Vent Wrap	240 SF	
3	40-02-404-033	2313		LAWNDALE AVE	48504	HHF4	ACM	Room 1, Room 2, Room 3	Black Wall Mastic (behind paneling)	1120 SF	
3	40-02-404-033	2313		LAWNDALE AVE	48504	HHF4	ACM	Exterior	Window Glaze	120 SF	
3	40-02-404-033	2313		LAWNDALE AVE	48504	HHF4	HAZ	2nd Floor Hall, Basement	Smoke Detector	2	
3	40-02-404-033	2313		LAWNDALE AVE	48504	HHF4	HAZ	Room 3	Fluorescent Bulb	2	
3	40-02-404-033	2313		LAWNDALE AVE	48504	HHF4	HAZ	Room 3	Ballast	1	
3	40-02-404-033	2313		LAWNDALE AVE	48504	HHF4	TIRE	Basement	Tire	1	
4	40-02-405-018	2222		LAWNDALE AVE	48504	HHF4	ACM	House Ducting	Vent Wrap	240 SF	
4	40-02-405-018	2222		LAWNDALE AVE	48504	HHF4	ACM	Basement	Green 9x9 Floor Tile (Checkered)	100 SF	
4	40-02-405-018	2222		LAWNDALE AVE	48504	HHF4	ACM	Basement	Yellow 9x9 Floor Tile (Checkered)	100 SF	
4	40-02-405-018	2222		LAWNDALE AVE	48504	HHF4	ACM	Basement	Stack Cement	5 SF	
4	40-02-405-018	2222		LAWNDALE AVE	48504	HHF4	ACM	Attic	Vermiculite	160 CF	
4	40-02-405-018	2222		LAWNDALE AVE	48504	HHF4	LIMITED	Room 6 - Inaccessible			

LIMITED INSPECTIONS- EXAMPLE EXCEL FILE SUMMARY- TAB 3

No	PARCEL-NO	Address	Direction	Street	Zip	Fund	Category	Location
2	40-02-404-032	2317		LAWNDALE AVE	48504	HHF4	LIMITED	Basement - Flooded
4	40-02-405-018	2222		LAWNDALE AVE	48504	HHF4	LIMITED	Room 6 - Inaccessible