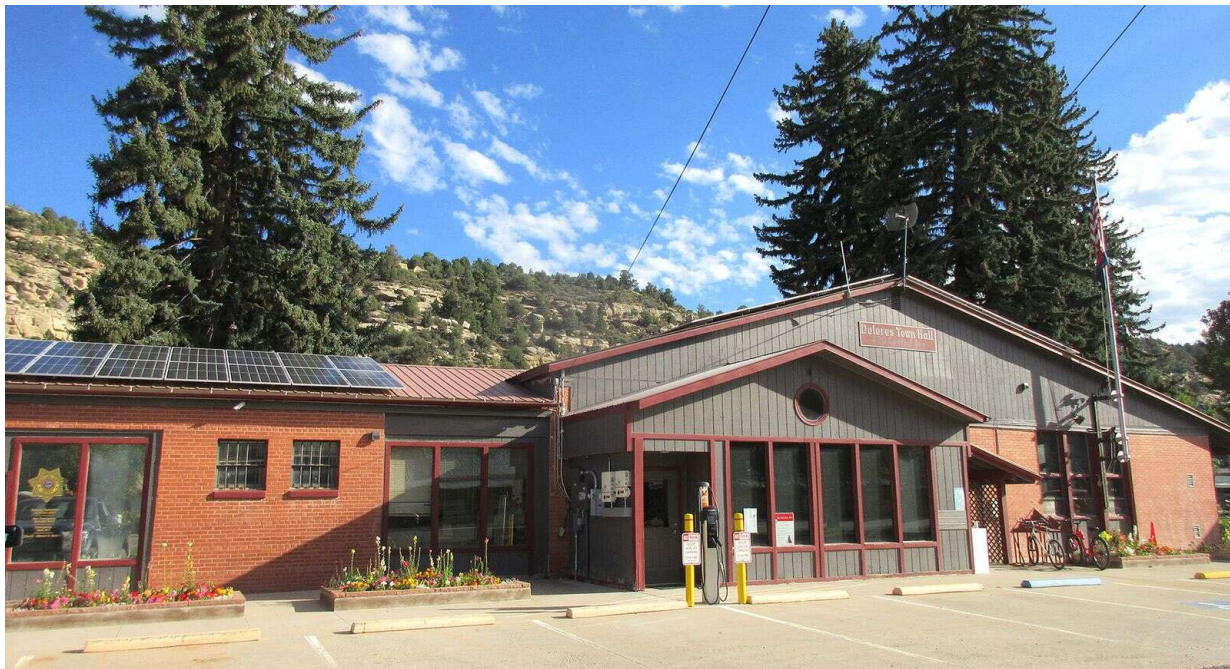


The Town of Dolores Municipal Building Abatement and Demolition Project



Request for Proposal Amendments and

Q/A Answers – Revision 1.5 Final

RFP 24-03

April 16, 2024

420 Central Avenue, PO box 630, Dolores, CO 81323

AMENDMENTS TO RFP

Amendment #1: The requirement for 8% minority participation in the Scope of Work for the Asbestos Abatement General Abatement Contractor has been waived. No DBE participation is required.

QUESTION AND ANSWERS

Question #1: Could you furnish a list of local trucking firms?

Answer: Here is a list of the local trucking firms in the area.

- Candelaria Construction
- D&L construction
- Will Sanchez Trucking
- Smith Trucking
- Stone sand and gravel
- Four Corners Materials

Question #2: What time is the mandatory site walk?

Answer: The mandatory site walk will be held in the Dolores Municipal Building, 430 Central Avenue, Dolores, CO 81323, on April 9, 2024, at 10:00 AM.

Question #3 What is the link for the Pre-Conference Zoom call?

Answer: The reference to the Pre-Conference Zoom call on the RFP was a typo error. This project is a mandatory site walk.

Question #4 Does Dolores have a noise ordinance?

Answer: The Town of Dolores does not have an official town ordinance. The work hours for interior work are 7:00 AM to 7:00 PM, and for exterior work, 7:00 AM to 5:00 PM. Work hours may be extended per request.

Question #5 Is an abatement project design required?

Answer: The General Abatement Contractor shall be responsible for preparing their project design and any waiver requirements to CDPHE.

Question #6 Is a project asbestos project manager required?

Answer: The Town of Dolores will submit an Asbestos Abatement Project Manager Waiver Application to CDPHE.

Question #7: Can contractors submit a bid for both the abatement and demolition?

Answer: The town will accept combined bids from qualified contractors.

QUESTION AND ANSWERS FROM BID WALK

Question #8: Is a bid bond required?

Answer: No

Question #9: Can the contractor's proposal be submitted electronically?

Answer: Yes

Question #10: Can the non-friable roof flashing stay with the building and be disposed of by the demolition contractor as non-friable asbestos?

Answer: We recommend contractors submit pricing for both methods while we investigate this issue.

Question #11: Are there "AS-BUILD" drawings for the current building identifying Load Bearing Walls?"

Answer: Not that the TOD is aware of, but they will look for them and post them on the TOD website if they are found.

Question #12: Besides the vault door, are the other doors to be saved?

Answer: No

Question #13: Are there Liquidated damages?

Answer: To the extent the contractor's gross negligence creates additional cost and fails to correct work. Reference Articles 14 and 16 of the AIA A501 contract agreement.

Question #14: Will the Non-Regulated Asbestos building materials required to be removed before demolition?

Answer: GAC contractors shall submit pricing on removing the non-friable and leaving it in place. The TOD is in the process of reaching out to CDPHE to address these issues. Their response will be posted on the TOD website.

Question #15: If the N-RACM stays for the demolition, will the consultant sign off on the demolition permit?

Answer: If pre-approved by CDPHE.

Question #16: Are the ACM containing roofing materials homogenized? I believe the question is, "Are the ACM roofing materials one homogeneous area?"

Answer: Please reference the Foothills Environmental Asbestos report for specifics.

Question #17: Do the ACM Roofing materials cover the entire roof or just the edges?

Answer: Please reference the Foothills Environmental Asbestos report for specifics.

RESPONSE FROM CDPHE ON QUESTION #14.

Question to CDPHE 4/16/24:

Curtis,

It has been a while since we last talked; I hope this e-mail finds you well.

I am working with the Town of Dolores as their owner representative for the Abatement and Demolition of their municipal building located at 430 Central Avenue. Last Tuesday, 4/9, we conducted the contractor's site walk, and a few questions came up that I could use your help on.

The situation concerns non-friable roofing materials. For this project, for example, the parapet wall on the roof came back with 15%-20% Chrysotile in the black tar to include other samples/materials associated with black tar on the roof. [\(The items have been highlighted on the Foothills asbestos report\)](#) Some of the abatement companies stated that the regulations state these materials do not need to be abated and can be segregated from the demolition debris and disposed of as non-friable asbestos waste. Other contractors commented that CDPHE would not allow this and that the abatement company should abate the material. To be safe, I told the contractors to prepare pricing on both methods while I consult with you and your team for clarification.

As you may or may not be aware, the Town of Dolores received funds from CDPHE to redo the Asbestos Building inspection report and received around \$XXXXK from the CDPHE Brownfield Clean-up grant. We are hopeful this will be sufficient to cover all the abatement expenses; however, the structure contains a significant amount of CMU block filler, of which preliminary pricing exceeds this amount. So, every dollar we save on the abatement is important as Dolores is a small town with limited funds.

So, my question to you and your team is: Will the Division be OK with the non-friable roofing materials being segregated from the demolition debris and disposed of as non-friable asbestos? We are talking 210 SF of non-friable roofing materials.

You are welcome to call if you choose.

Respectfully submitted.

Stephen Di Nardo

The Di Nardo Management Group

RESPONSE FROM CDPHE 4/16/24:

Hello Stephen,

The roofing materials that were determined to be nonfriable would not be required to be abated prior to demolition as long as they remain non-friable and are marked on the demolition application. Yes, the Division would be OK with the nonfriable roofing materials being segregated from the demolition debris and disposed of as nonfriable asbestos. Also, be aware that tar-impregnated roofing felts, asphalt-roofing tiles, roofing asphalts, roofing mastics, asphaltic or bituminous coatings, and asphaltic pipeline coatings that are nonfriable and will remain non-friable during removal are exempt from this regulation (section III.S.3. in CO Reg. 8.). The friable ACM roofing materials must be abated prior to demolition.

Please feel free to reach out with any questions.

Regards,

Severen McGowan

Permitting and Compliance

Indoor Environment Program

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